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Document Information

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1	24.03.2026	Initial Issue	HC	KT
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Forward – Planning Report Structure and Approach

This report has been prepared having regard to the Queensland Government's DA forms guide: Planning Report template, July 2017 which:

- *prepares a 'report-by-exception' approach;*
- *discusses only the key matters where the proposed development does not exactly meet the requirements of, or conflicts with, the planning scheme or other planning instrument; and*
- *where required, puts forward an alternative outcome to the planning scheme outcomes, or other relevant matters that are assessed under section 45 (5) of the Planning Act 2016.*

1. Executive Summary

This town planning report has been prepared on behalf of Eagers Automotive (**Applicant**) in support of a Minor Change application to a Development Approval over land located at 99 Breakfast Creek Road, Newstead, formally described as Lot 2 on SP275688.

Ultimate Planning Solutions has been engaged by the applicant in the submission of this application to conduct a Minor Change a Development Approval, pursuant to s78-82 of the *Planning Act 2016* in relation to a Development Permit for a Material Change of Use.

The subject site is located within a Low impact industrial zone, benefiting from an existing approval for a Material Change of Use (Showroom). The proposed changes are identified as Minor in nature, relating solely to the façade treatments of the approved Showroom (A004555399). These changes do not alter the approved use or drastically differ the built form of the development but will simply result in the improved visual experience of the showroom.

This town planning report assesses the proposed Minor Change against the relevant provisions of the *Planning Act 2016*. The updated plans, prepared by Wim Architects, update the previous plans. The change improves the visual amenity of the Showroom without introducing new impacts or altering the development footprint.

The proposed amendments to the existing approval are limited to referencing the updated plans. The scale and intensity of the approved development remain unchanged, and the proposal continues to comply with the overall outcomes of the relevant planning codes.

It is contended that the proposed Minor Change is reasonable, improves the development's visual amenity, maintains consistency with the planning framework, and warrants favorable consideration by Council.

2. Summary

2.1 Development application details

Application	Minor Change to Material Change of Use
Category of Assessment	N/A
Development proposal	Minor Change to the approved Material change of use over the subject site to support façade improvements to the showroom.
Property address (Real property description)	99 Breakfast Creek Road, Newstead, Qld 4006 (Lot 2 on SP275688)
Site area (m²)	Total: 18,070m ²
Assessment manager	Brisbane City Council
Associated current approvals or applications	Originating Approval: A004555399
Applicant details	Eagers Automotive C/O Ultimate Planning Solutions 4/113 Scarborough Street, Southport QLD, 4215

2.2 Planning instrument details

State planning policy (SPP) Assessment Benchmark Mapping	Not applicable. All relevant SPP matters addressed by Gold Coast City Plan (version 13)
SEQRP land use category designation	Urban Footprint
SARA DA Trigger Mapping	N/A
EPBC Protected Matters mapping	The site is not affected by mapping
Planning scheme	Gold Coast City Plan Version 13
Category of assessment	N/A
Zone	Low impact industry
Precincts/Neighbourhood plans	Newstead north neighbourhood plan Evelyn Street industrial precinct – NPP-004
Applicable overlays	<ul style="list-style-type: none"> - Airport environs overlay - Bicycle network overlay - Coastal hazard overlay - Community purposes network overlay - Critical infrastructure and movement network overlay - Flood overlay - Brisbane River flood planning area - Creek/waterway flood planning area

	<ul style="list-style-type: none"> - Overland flow flood planning area - Industrial amenity overlay - Potential and actual acid sulfate soils overlay - Road hierarchy overlay - Streetscape hierarchy overlay - Transport air quality corridor overlay - Transport noise corridor overlay
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3. Site details

3.1 Site description

Existing number of lots	One (1) allotment associated with the approval
Topography and views	The site is flat
Vegetation	Landscaped vegetation along the north, south, and west frontages
Existing land use	Vehicle Showroom premises
Frontage and access	Approx 89m to Breakfast Creek Road Approx 174m to Evelyn Street (relevant frontages) Access to Ford provided via Evelyn Street

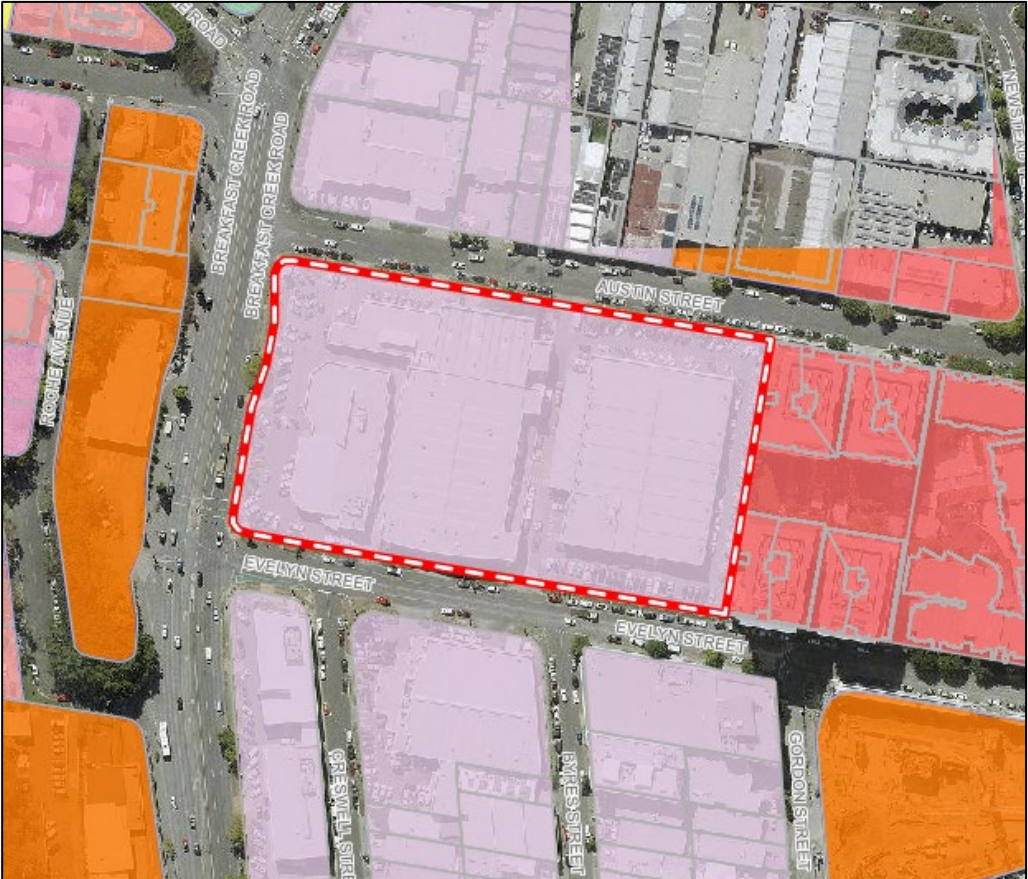


Figure 1 - Aerial imagery of site (source: Nearmaps).



Figure 2 - Frontage to Breakfast Creek Road/Evelyn Street – Porsche Centre portion of allotment; subject site
(source: google maps)

3.2 Context and surrounding land-use

<p>Context</p>	<p>The subject site is located within the Low impact industry zone. The surrounding area generally consists of primarily industrial land uses, with residential allotments found within the medium density residential zone adjacent to east of the allotment.</p> 
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North	North of the subject site is characterised by further Low impact industrial zoning. The allotments are consistent with this zoning, however, utilise smaller allotments than that of the subject site.
South	Consistent with the Low impact industrial zoning, south of the allotments provides varying industrial uses on various lot sizes.
East	East of the subject site, the allotment adjoins Medium density zoning. These allotments are improved by typical Medium density developments, including multiple dwellings in medium rise buildings.
West	To the west of the subject site, Breakfast Creek Road separates the allotments from the Mixed use zoning across this roadway. These allotments accommodate a mixture of community uses, such as offices and a petrol station. A dwelling house is also present.

4. Application History

A summary of the town planning history and applications is listed below.

Application number	Lodgment date	Approval date	Application	Proposal
A004555399	22 December 2016	09 October 2017	Material Change of Use (Impact)	Extension; Showroom
A004962199	02 July 2018	26 September 2018	Carry Out Building Work; Material Change of Use (Code)	Low Impact Industry
A005894228	01 December 2021	13 March 2025	Material Change of Use (Impact)	Various
A006861635	18 September 2025	N/A	Material Change of Use (Impact)	Various

The site has established development approvals. There have been various further development applications lodged over the site since the originating approval, each relating to various uses on the site. The originating application (reference: A004555399) was approved by City Development on 09 October 2017.

5. Request to change an existing development approval (Minor change) pursuant to Section 78 of the Planning Act 2016

5.1 Changes to conditions

As noted previously the applicant seeks a change to the following against the development approval under A004555399. Although not a condition, Condition 3 of the Decision Notice references that the development must: 'Carry out the approved development generally in accordance with the approved DRAWINGS AND DOCUMENTS.'

DRAWINGS AND DOCUMENTS (Page 2 of 10) currently reads:

Drawing or Document	Number	Plan Date
Existing Locality Plan	SK19 A (Amended In Red 09-OCT-2017)	22-DEC-2016 (Received)
Existing Site Plan	SK20	22-DEC-2016 (Received)
Existing Lower Ground / Lower Ground	SK21	22-DEC-2016 (Received)
Existing Ground Floor Plan	SK22	22-DEC-2016 (Received)
Ground Floor Plan	SK23	22-DEC-2016 (Received)
Mezzanine Floor Plan	SK24 A	22-DEC-2016 (Received)
Elevations	SK25 (Amended In Red 09-OCT-2017)	22-DEC-2016 (Received)
Elevations	SK26 (Amended In Red 09-OCT-2017)	22-DEC-2016 (Received)
Elevations	SK27	22-DEC-2016 (Received)

Proposed change to DRAWINGS AND DOCUMENTS (Page 2 of 10):

Drawing or Document	Number	Plan Date
Existing Locality Plan	SK19 A (Amended In Red 09-OCT-2017)	22-DEC-2016 (Received)
Existing Site Plan	SK20	22-DEC-2016 (Received)
Site Plan – Ford	F-100	26-02-16
Existing Lower Ground / Lower Ground	SK21	22-DEC-2016 (Received)
Existing Ground Floor Plan	SK22	22-DEC-2016 (Received)
Ground Floor Plan	SK23	22-DEC-2016 (Received)
Floor Plan – Existing / Demolition - Ford	F-110	26-02-16
Floor Plan – Proposed - Ford	F200	26-02-16
Mezzanine Floor Plan	SK24 A	22-DEC-2016 (Received)
Elevations	SK25 (Amended In Red 09-OCT-2017)	22-DEC-2016 (Received)
Elevations	SK26 (Amended In Red 09-OCT-2017)	22-DEC-2016 (Received)
Elevations	SK27	22-DEC-2016 (Received)
Building Elevation - West	F-300	26-02-16
Building Elevation - South-West	F-301	26-02-16
Building Elevation - South	F-302	26-02-16
Orthography View – Newstead – Sheet 01	F-900	26-02-16
Perspective View – Exterior – Sheet 01	F-910	26-02-16
Perspective View – Exterior – Sheet 02	F-911	26-02-16
Perspective View – Exterior Sheet 03	F-912	26-02-16
Perspective View – Exterior – Sheet 04	F-913	26-02-16
Perspective View – Exterior – Sheet 05	F-914	26-02-16

As detailed, it is requested that the DRAWINGS AND DOCUMENTS be amended to reference the additional drawings that relate to the Ford Showroom. This will provide an improvement to the external façade of the dealership.

5.2 Overview of proposed changes

The proposed changes relate to a minor façade improvements to the approved façade of the Ford Showroom under Council reference A04555399. The overall development remains consistent with the currently approved land use and intended design outcome. The following key amendments are proposed:

- Alterations to the façade treatment, including an increase in the height of the entrance fascia and associated elements to improve prominence and visual articulation.
- Proposed Ford pylon to further offer advertising potential and visual articulation.

These refinements are intended to enhance the overall presentation of the showroom, contributing to a more contemporary and cohesive built form that responds to the evolving character of the Newstead locality, while also improving the customer interface.

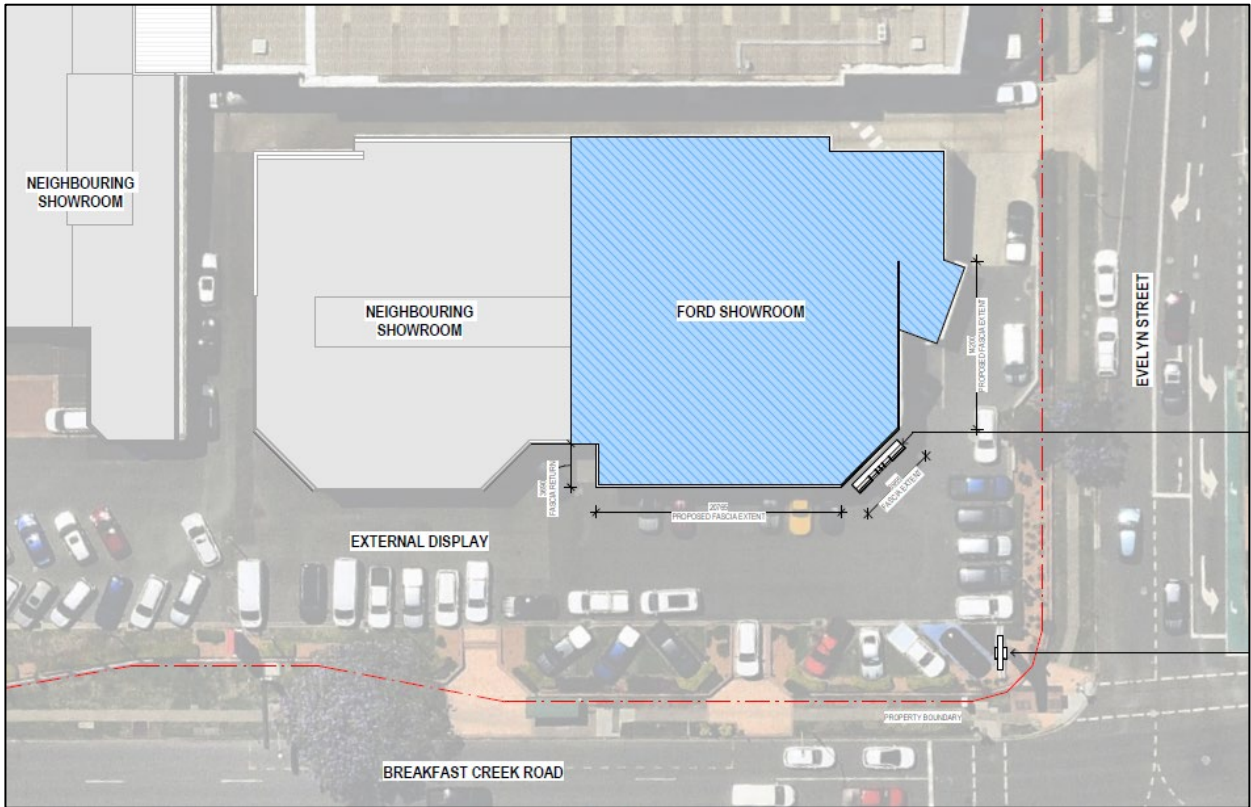
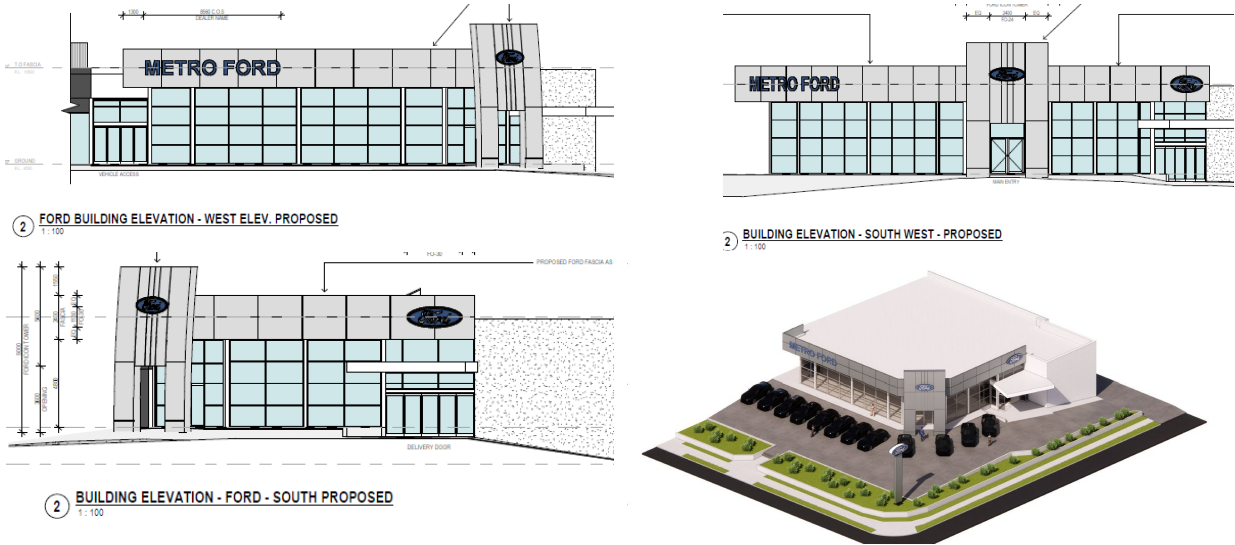


Figure 3 – Proposed Ford Site Plan Displaying Proposed Facia and Pylon prepared by Wim Architects



Overall, the proposed changes are low impact in nature and do not alter the approved use or fundamental design outcome. They are considered to represent a positive design evolution that supports the ongoing functionality, viability, and visual quality of the development.

5.3 Justification to support the proposed change

The proposed change seeks an amendment to the approved Showroom under Council reference A004555399. The changes are considered suitable for progression as a Minor Change for the following reasons:

The proposed amendments represent a minor and well-considered refinement to the approved

development, enhancing the visual presentation and functionality of the Ford Showroom without altering the approved land use or overarching design intent.

The façade modifications, including the increased height of the entrance fascia and associated elements, improve the articulation and prominence of the building entry, supporting clear wayfinding and a more legible customer interface. The proposed updates also include minor fascia amendments to signage, ensuring consistency with the showroom branding and contributing to a cohesive architectural outcome.

The introduction of an additional pylon sign on the eastern side of the frontage further strengthens the visibility and identity of the showroom. The pylon has been designed to be complementary in scale and form to the existing signage on-site, maintaining a unified and coordinated presentation across the development. Additional fascia signage is also proposed, which will be visible from the eastern approach, improving site legibility and activation along the frontage.

Importantly, the proposed works will have no impact on the existing landscaping within the site, and do not result in any increase in the intensity or scale of the approved use. The amendments are limited to external façade and signage enhancements and are therefore low impact in nature.

Collectively, the façade and signage enhancements will significantly improve the visual quality of the development, creating a more contemporary, engaging, and visually cohesive frontage. These elements are integral to showroom developments, as they support business visibility, customer attraction, and active engagement with passing traffic and pedestrians, while contributing positively to the streetscape and the evolving character of the Newstead locality.

Accordingly, the proposed changes are considered appropriate and supportable, representing a positive design evolution that enhances the functionality, presentation, and ongoing viability of the development without giving rise to adverse planning impacts.

6.0 Statutory assessment

As identified through Section 81 of the *Planning Act 2016*, the Assessment Manager must be satisfied that the proposed amendment constitutes a 'minor change'. The following assessment provides justification to the assessing officer that the proposed change constitutes a 'minor change'. Refer assessment and discussion herein:

Schedule 2 of the *Planning Act 2016* defines 'minor change' as follows:

Minor change means a change that -

(a) for a development approval –

(i) would not result in substantially different development; and

(ii) if a development application for the development, including the change, were made when the change application is made would not cause—

(A) the inclusion of prohibited development in the application; or

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

(C) referral to extra referral agencies, other than to the chief executive; or

(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or

(E) public notification if public notification was not required for the development application.

A detailed discussion regarding the changes sought to the development approval against the Schedule 2 definition for 'minor change' is discussed below.

Table 1 - Review of minor change criteria (PA 2016)

MINOR CHANGE CRITERIA (PA 2016)	DISCUSSION AND COMMENT
<i>(i) would not result in substantially different development</i>	Schedule 1 of the Development Application Rules (DAR) provides guidelines which the assessment manager may consider in their determination of a substantially different development. The assessment below demonstrates that the proposal does not constitute a substantially different development. Therefore, this application is considered a minor change. Refer further discussion below.
Review: Substantially Different Development under DAR	
<i>(a) involves a new use; or</i>	The proposal does not involve a new land use.
<i>(b) results in the application applying to a new parcel of land; or</i>	The proposal does not result in the application applying to a new parcel of land.
<i>(c) dramatically changes the built form in terms of scale, bulk, and appearance; or</i>	The proposal has no impact on built form, scale, bulk or appearance.
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	The proposal does not change the ability of the proposed development to operate as intended.
<i>(e) removes a component that is integral to the operation of the development; or</i>	The proposal does not remove a component that is integral to the operation of the development.
<i>(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The proposed change will have no impact on traffic flow or transport network. All impacts are known and not set to change.
<i>(g) introduces new impacts or increase the severity of known impacts; or</i>	The proposed change will not introduce new impacts or increase the severity of known impacts.
<i>(h) removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	The proposal will not remove an incentive or offset that would manage a perceived negative impact of the previous development.
<i>(i) impacts on infrastructure provisions</i>	There will be no impact on infrastructure provisions because of this change.
(ii) If a development application for the development, including the change, were made when the change application is made would not cause -	
<i>(A) the inclusion of prohibited development in the application.</i>	The changes sought will not cause development to which the approval relates to include any prohibited development.
<i>(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the</i>	No referral agencies are triggered to review this minor change application.

<i>development application.</i>	
<i>(C) referral to extra referral agencies, other than to the chief executive</i>	If the application for the approval were remade include the change, no referral agencies would be triggered.
<i>(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made.</i>	Not applicable.

Given the detailed assessment in response to Schedule 2 definition of ‘minor change’ supporting *Planning Act 2016* and Schedule 1 supporting the DAR provided above, it is our contention that the proposed change to the development approval constitutes a ‘minor change’ application.

7.0 Proposed changes to the development application

This application is for a Request to Change an Existing Development Approval (Minor Change) – Development Permit for a Material Change of Use (Impact Assessment) for a Showroom at 99 Breakfast Creek Road, Newstead, formally described as Lot 2 on SP275688.

The intent of this application is to amend:

- **DRAWINGS AND DOCUMENTS** – to include the Ford amended plans.

The Applicant presented the following points to assist in the support of this Other Change application:

- The proposed amendments are minor in nature and limited to façade and signage refinements, with no change to the approved land use or overall development intent.
- The increase in height of the entrance fascia improves building articulation, prominence, and wayfinding, enhancing the customer interface.
- The updated façade and signage treatments provide a more contemporary and cohesive architectural outcome, consistent with the evolving character of the Newstead locality.
- The proposed pylon signage is complementary in scale and design to the existing on-site signage, ensuring a unified and coordinated presentation across the development.
- Additional fascia signage improves visibility from the eastern approach, strengthening site legibility and engagement with passing traffic and pedestrians.
- The works will have no impact on existing landscaping and do not alter the established built form envelope in any meaningful way.
- The proposed changes do not result in adverse impacts in terms of amenity, bulk and scale, or intensity of use.
- The enhancements are typical and necessary for showroom developments, supporting business visibility, branding, and ongoing viability.
- The proposal contributes positively to the streetscape by delivering a more refined, modern, and visually engaging frontage.

Overall, the proposed change represents a well-considered improvement that enhances the presentation and commercial viability of the approved development while remaining consistent with planning intent and previously approved outcomes.

8.0 Conclusion

The applicant seeks Council's approval to change the existing development approval to allow for an amendment of the plans and drawings component of the approved material change of use for a Showroom at 99 Breakfast Creek Road, Newstead (Lot 2 on SP275688).

The proposed change application to the development approval complies with the requirements of the *Planning Act 2016* and is considered 'Minor in nature in accordance with the applicable provisions of the Act.

Sufficient planning grounds have been provided supporting the proposal, which satisfy all relevant planning considerations.

The proposed change does not substantially alter the intent of the original approval and therefore warrants favourable consideration of this change application.

Should you have any enquiries concerning this correspondence or application, please do not hesitate to contact the undersigned on (07) 5649 8665.