

Our ref: 10668
Council ref: A006862182

14 October 2025

Brisbane City Council
GPO Box 1434
Brisbane QLD 4000

Dear Council,

**RE: CHANGE APPLICATION (MINOR CHANGE) A006862182
SECTION 81 OF THE *PLANNING ACT 2016*
6 WELLINGTON RD EAST BRISBANE, 14, 16, 18 WELLINGTON RD, WOOLLOONGABBA
AND 25 NILE ST WOLLOONGABBA QUEENSLAND 4102 (LOT 1 ON RP123545, LOT 2 ON
RP123545, LOT 3 ON RP122636, LOT 1 ON RP42898 AND LOT 1 ON RP122636)**

We act on behalf of 25 Nile Pty Ltd, the Applicant, in relation to a Change Application made in accordance with sections 78 & 81 of the *Planning Act 2016* (the Planning Act). The Minor Change application was made by letter dated 17 September 2025 and noted as received by Council on 19 September 2025. It has an associated reference number **A006862182**.

The change recently requested has been made seeking amendments to the approval given by Council for application A006350223 dated 27 November 2024. That approval related to an 'Other' change for combined Material change of use and Building work Development permits for delivering two buildings in an integrated complex known as 'Nuage'.

Changes to the approval now being sought are detailed in full within the application letter dated 17 September 2025 and benefit the 'Minor' category. In order to deliver completed housing supply faster to Brisbane, the Applicant has worked to isolate works to complete Nuage North for occupation prior to starting construction on Nuage South. At the completion of both stages as now proposed, the development will be generally consistent with the previously approved scheme.

To achieve staged development, some consequential redistribution of car and bicycle parking, adjustment to the ground floor retail tenancy boundaries to meet construction stages and an overall reduction in the number of dwellings (from 582 approved to 540 units proposed) is now necessary.



After considering the limited technical assessment review required for these changes (limited to only a few matters), we request the fee is discounted on the following basis:

- The proposed changes to the floor plat configuration for Nuage North and parking elements will not impact on the overall visual impact and density of the development in height, scale, floor plate size and external finishes of the development as approved by Council; and
- The changes will not impact functional elements of the site in terms of access arrangements, emissions controls, waste management, landscaping or stormwater movement.

Whilst it is understood that the fees and charges are implemented as a cost recovery mechanism, we believe that this amount does not reflect the extent of time or analysis required by Council.

The existing fee amount is nominated by Council's Schedule of Fees and Charges calculation methodology as being "50% of a fee equal to the current application fee". That fee is currently identified as \$150,150.00. On behalf of the Applicant, and in consideration to the minor nature of the changes proposed, we ask that Council consider the following **amended fee calculation**:

- \$150,150.00 invoiced fee payable (being 50% of a new application rate, as noted by the Fees & Charges Schedule)
- Revision of fee proportion requested to 15% of applicable fee rather than 50% as currently applied
- **Proposed fee = \$22,500.00**

We believe a fee of \$22,500.00 appropriately reflects the assessment required for this application and considers fees that have already been paid for earlier applications for the site and is consistent with the scale of changes requested. If Council considers that an alternative reduction calculation may be appropriate, we will welcome discussion and consideration of any such alternative.

We thank Council for their consideration of this request and look forward to your response. Please contact the undersigned at your convenience by phone 0431 566 735 or email nickchristofis@saundershavill.com

Yours sincerely
Saunders Havill Group



Nick Christofis
Regional Manager, Springfield / Associate Partner