

7 April 2026

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

**REQUEST FOR MINOR CHANGE TO DEVELOPMENT APPROVAL
(A006370708) – DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF
USE (WAREHOUSE, TRANSPORT DEPOT AND LOW IMPACT INDUSTRY) –
202 COULSON STREET, WACOL – LOT 64 SP 132084**

Dear Ms Freeman

Urban Advisory, acting on behalf of the Applicant, is seeking a minor change to an existing Development Permit for Material Change of Use (Warehouse, Transport Depot, and Low Impact Industry) issued by Brisbane City Council on 27 May 2024 – ref. A006370708.

This correspondence is accompanied by the following attachments in support of the change application:

- change application form (Form 5)
- land owner’s consent form
- amended architectural drawings
- amended landscape drawings.

A detailed summary of the proposed changes is provided below, along with an assessment against the relevant provisions of the *Planning Act 2016* relating to a minor change.



Proposed changes

As a result of detailed design and cost planning, the Applicant has determined to make the following changes, essentially reducing the overall scale and intensity of the existing approved development:

- reduction in the office/administration component from two storeys and 712m² (approved) to one storey and 676m² (proposed), with consequential internal layout changes
- reduction in workshop area from 1,961m² (approved) to 1,789m² (proposed), with consequential internal layout changes
- minor changes to the front of the building with respect to main building entry, pathways, landscaping, and outdoor seating areas to accommodate the above-mentioned changes to the overall building layout
- change to overall building footprint, including the addition of 10m wide awnings to the workshop building for improved weather protection
- increase in overall number of carparking spaces from 25 (conditioned) to 43, including minor redesign of carparking areas to the front and northern sides of the building
- reduction in overall impervious area from 13,467.27m² to 13,021.61m².

Importantly, the key design and land use aspects of the proposed development remain as per the existing approval. In particular:

- the office/administration component remains ancillary to the primary industrial use of the site
- the provision of landscaping, footpaths and streetscape works, is not reduced



- all rehabilitation measures will be carried out in accordance with the existing approval
- all setbacks to buildings and external use areas remain the same as per the existing approval, notably the setbacks to the creek boundary (west and south-west) are unchanged
- overall site cover remains generally equivalent to existing approval, at approximately 17% of total site area
- overall building height has not increased
- vehicular access arrangements remain as per the existing approval.

The proposed changes do not require modifications to the existing conditions of development approval, other than to update the list of approved drawings and documents as indicated in the table below (changes shown in **red** and ~~strikethrough~~).

Drawing or Document	Number	Date
Site Plan	SK 04 Issue A 23120 Sheet No. 0-10 Rev. M	01-MAR-2024 (Received) 16.02.2026
Ground Floor	SK 06 Issue K (Amended in Red 16-MAY-2024) 23120 Sheet No. 1-10 Rev. M	01-MAR-2024 (Received) 16.02.2026
Roof Plan	SK 07 Issue J 23120 Sheet No. 1-11 Rev. H	01-MAR-2024 (Received) 16.02.2026
Ground Floor - Office	23120 Sheet No. 1-20 Rev. N	16.02.2026
Roof Plan - Office	23120 Sheet No. 1-21 Rev.	16.02.2026



Drawing or Document	Number	Date
	M	
Sections	SK 08 Issue H 23120 Sheet No. 2-10 Rev. J	01-MAR-2024 (Received) 16.02.2026
Sections	23120 Sheet No. 2-20 Rev. F	16.02.2026
Elevations	SK 09 Issue I (Amended- in Red 16-MAY-2024) 23120 Sheet No. 3-10 Rev. F	01-MAR-2024 (Received) 16.02.2026
Floor Plans-	SK 10 Issue C (Amended- in Red 16-MAY-2024)	01-MAR-2024 (Received)
Section 2	SK 11 Issue I	01-MAR-2024 (Received)
Elevations	23120 Sheet No. 3-11 Rev. F	16.02.2026
Elevations - Colour Scheme	23120 Sheet No. 3-20 Rev. L	16.02.2026
Elevations - Colour Scheme	23120 Sheet No. 3-21 Rev. L	16.02.2026
Elevations - Colour Scheme	23120 Sheet No. 3-22 Rev. D	16.02.2026
Elevations - Colour Scheme	23120 Sheet No. 3-23 Rev. D	16.02.2026
Traffic Management Plan*	211759 Rev.00	01-MAR-2024 (Received)
Stormwater Management Plan*	CDA031 Revision P5	01-MAR-2024 (Received)
Concept Bulk Earthworks Plan*	CDA021 Revision P4	01-MAR-2024 (Received)
Rehabilitation Plan	SK01 (Amended in Red	25-SEP-2023 (Received)



Drawing or Document	Number	Date
	20-OCT-2023)	
Rehabilitation Plan	SK02 (Amended in Red 20-OCT-2023)	25-SEP-2023 (Received)
Landscape Concept Plan	Sheet No. 1 Issue D E (Amended in Red 10- APR-2024)	01-MAR-2024 (Received) 25/02/26
Tree to Carpark Ratio	Sheet No. 2 Issue D E (Amended in Red 10- APR-2024)	01-MAR-2024 (Received) 25/02/26
Existing Tree Schedule	Sheet No. 3 Issue D E	01-MAR-2024 (Received) 25/02/26
Proposed Planting Schedule	Sheet No. 4 Issue D E	01-MAR-2024 (Received) 25/02/26
Proposed Planting Schedule	Sheet No. 5 Issue D E (Amended in Red 10- APR-2024)	01-MAR-2024 (Received) 25/02/26
Site Based Stormwater Quality Management Plan*	230298 (Amended in Red 16-MAY-2024)	25-SEP-2023 (Received)

Note: Drawings and documents marked with an asterisk () do not require updating as part of this minor change application given the civil works components of the development have been already approved by Council under the compliance assessment process - ref. A006821940, A006821964, A006823307.*

Minor change assessment

An assessment against the definition of Minor Change under Schedule 1 of the *Planning Act 2016* is provided below, along with a review of whether the



proposed changes constitute “substantially different development”.

Minor change criterion	Comment
The change does not result in substantially different development	Refer to table below for assessment of this criterion.
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 (b) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application (c) referral to extra referral agencies, other than to the chief executive (d) a referral agency, to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made (e) public notification if public notification was not required for the development application	The proposed changes would not cause the inclusion of prohibited development, or referral to any referral agency, noting: <ul style="list-style-type: none">• there were no referral agencies for the original application; and• clearing of mapped koala habitat area on the site is exempt under Schedule 24 of the <i>Planning Act 2016</i>. Although the original application was subject to impact assessment and public notification, the proposed changes would not cause the application to require further public notification given the changes do not involve a new land use and, in effect, result in an overall reduction in scale and intensity of development through reduced gross floor area of both the office/ administration component and the industrial/workshop component on the site.



Substantially different development criterion**	Comment
Does not involve a new use	The proposed development remains as a Warehouse, Transport Depot and Low Impact Industry use, consistent with the existing development approval.
Does not result in the application applying to a new parcel of land	The proposed development remains on the same parcel of land as the existing development approval.
Does not dramatically change the built form in terms of scale, bulk and appearance	The proposed changes to the built form do not increase or dramatically change the overall scale, bulk, or appearance.
Does not change the ability of the proposed development to operate as intended	The development will continue to operate as intended by the existing development approval.
Does not remove a component that is integral to the operation of the development	The proposed changes do not remove any integral components that would affect the operation of the development. The development is capable of being serviced with all essential infrastructure, and all external environmental impacts are able to be managed in accordance with the conditions of the existing approval.
Does not significantly impact on traffic flow and the transport network, such as increasing traffic to the site	The proposed changes have no implications in terms of increased traffic to the site or additional



Substantially different development criterion**	Comment
	impacts on the external transport network.
Does not introduce new impacts or increase the severity of known impacts	The proposed changes remain generally consistent with the existing development approval and do not introduce new impacts or increase the severity of known impacts.
Does not remove an incentive or offset component that would have balanced a negative impact of the development	Not applicable as the existing approval did not include any incentives or offsets, and the proposed changes do not raise any new negative impacts that would require same.
Does not impact on infrastructure provision	The proposed changes do not impact the provision of infrastructure to the site.

***Extracted from Development Assessment Rules, Version 3.0, July 2025*



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Conclusion

In conclusion, the Applicant is proposing to make minor modifications to the approved Development Permit for Material Change of Use (Warehouse, Transport Depot and Low Impact Industry) in response to project budget and detailed design considerations. The changes ultimately result in a reduced scale and intensity of development overall, while ensuring the key planning and design parameters, and environmental management measures are retained. Further, the proposed changes have been demonstrated to be consistent with the criteria for Minor Change under the *Planning Act 2016* and would not result in substantially different development.

I trust that the information contained within this letter and associated attachments is sufficient for Council to assess and decide the minor change application favourably, and issue an amended infrastructure charges notice to reflect the changes to gross floor area and impervious area.

Should you require any further information or clarification regarding the proposed changes, please do not hesitate to contact me on 0434 098 597.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Jones'.

Anthony Jones
Director

Encl.