

Job Reference: TP25/5153  
Council Reference: A006830827



17 April 2026

Katrina Bogoevski  
Senior Urban Planner  
Planning Services South  
Development Services  
Brisbane City Council

**RE: PLAN AMENDMENT IN RESPONSE TO NO INFORMATION REQUEST**

**Application Reference: A006830827**

**Address of Site: 115 King Avenue, Willawong QLD 4110**

**Activity: Medium Impact Industry, Warehouse & Transport Depot**

Dear Katrina,

The following information is provided in response to the Council's End of Information Request Period letter, dated the 23 September 2025.

We interpreted this lack of issuing of an Information Request to mean that the proposal was initially determined by Council to represent overdevelopment of the site and as such, in response we have elected to change the scope and intensity of the development through a reduced development footprint, to remove a significant number of issues present for the initial application.

**Changes undertaken in response to issues raised in the issued Information Request include:**

- [Amended Architectural Plans to depict a significant reduction on the proposed development footprint, to align with the existing cleared extent of the site.](#)

**Attached Plans and Specialist reporting include:**

- [Revised Architectural Plan set](#)
- [Points below to identify how the changes made significantly increase compliance with the requirements for the site](#)

## Impact of proposed reduction of proposed development footprint on the subject site and surrounds:

The site is Zoned Environmental Management and is impacted by the Biodiversity Overlay, Bushfire Overlay, Flood Overlay and Waterway Corridor Overlay. The site also is entirely covered with Core Koala Habitat Area in accordance with State Mapping.

### Site History

A previous development approval A006061676 (Dwelling House and Domestic Outbuilding), approved 17 November 2022 established a development footprint for the site to the road / site frontage.

A subsequent application (this application) sought conversion of the uses to Medium Impact Industry, Warehouse and Transport Depot, utilising the existing built form, and proposing a larger (increasing extent of development footprint) external hardstand area.

### Surrounding Development

The immediate surrounds for the subject site are characterised by commercial / industrial development, generally either on fully cleared sites, or as has been the pattern in recent times, consolidated development to the front of the site with a largely retained pristine vegetated rear.

A recent development application was approved to the southern side of King Avenue (96) being **A006399927** – decided 28 November 2025. This proposal was for *Low Impact Industry, Medium Impact Industry and Warehouse*.



### ***Proposed plans***

Refer to attached revised architectural plan set for details. These plans have been amended to reduce the additional impact of the proposal back to the extent of that previously approved.

The Development Footprint extent is now consistent with that of the previously approved extent, with the hardstand proposed now reduced back to the extent of that approved under the previous application.

It is within this existing cleared extent that the proposed revised plans depict the proposed reduced scale of the development proposal.

### ***Operational Works***

Previously proposed additional filling and drainage requirements to that of the previously approved development footprint have now been removed from the proposal.

This removes previously proposed adverse impacts on vegetation, flood storage capacity, stormwater discharge, and the ecological integrity of the Waterway Corridor, resulting from the additional development footprint extent.

### ***Ecological values***

Previously proposed additional development footprint has now been removed from the proposal.

The Development Footprint extent is now consistent with that of the previously approved extent, with the hardstand proposed now reduced back to the extent of that approved under the previous application.

This removes previously proposed adverse impacts on vegetation and the ecological integrity of the Waterway Corridor.

Through this change the proposal removes additional fragmentation to, or loss of the vegetation on site.

### ***Flooding***

The entirety of the site is mapped under the Flood Overlay (Brisbane River & Creek / Waterway). The removal of the additional development footprint (proposed as additional hardstand) returns the proposal back to the extent of development previously approved, removing any additional impacts on flooding for the subject site and surrounds.

### ***Waterway Corridor***

The entirety of the site is mapped under the Flood Overlay (Brisbane River & Creek / Waterway). The removal of the additional development footprint (proposed as additional hardstand) returns the

proposal back to the extent of development previously approved, removing any additional impacts on flooding for the subject site and surrounds.

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As can be seen from the above the proposed return to the originally approved development footprint for the site has removed the conflict between the previous approval and the initial proposal. Through this revision to the proposal the development footprint and impact on the site is now consistent with that of the existing approval, including site layout and built form.

This means the application effectively now seeks approval for a use change on the site only, not a use change and extension to the development footprint.

No physical works to the site outside of the previously approved development footprint are now proposed.

As a result the potential impacts of the proposed change now relate solely to the proposed uses, not the physical attributes or constraints of the site.

### ***Proposed Uses***

The proposal is for Medium Impact Industry, Warehouse and Transport Depot.

The existing house is proposed to be utilised as the ancillary administrative component to the defined landuses of Medium Impact Industry, Warehouse and Transport Depot, with these activities generally located within the existing shed and surrounding hardstand apron.

Assessment of the appropriateness of these proposed uses has been undertaken, and it is considered that the proposed development achieves a balance of environmental outcomes at the rear of the site that ensures the retention and protection of the established ecological corridor to the north.

While Industrial uses typically are not anticipated in the Environmental Management Zone, the development achieves a suitable balance of ecological outcomes for the site that is consistent with the Biodiversity Areas Overlay Code. This is demonstrated by the fact that the proposal does not further impinge on the Environmental Management Zone, the Biodiversity Overlay, the Flood Overlay or the Waterway Corridor Overlay.

The application has provided a development layout that balances the ecological outcomes anticipated for the site whilst expanding on the economic outcomes for the city.

The proposed development is to occupy the front portion of the site which has been historically cleared of any ecological values.

The rear of the site is retained unchanged and maintained for environmental purposes to balance the outcomes across the site and achieve a suitable ecological outcome in the future.

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We trust that the information and revised plans provided have, through returning the development footprint back to that of the previously approved extent, appropriately reduced the impact on the subject site and surrounds that would have resulted from the initial proposal.

We seek engagement from Council on the reduced scope of the proposal.

We will now seek to undertake public notification of the proposal in accordance with the Development Assessment Rules.

A notice of intention to commence public notification will be forwarded in due course.

If you have any further queries or questions, please do not hesitate to contact the undersigned on 0403 383 064.

Yours faithfully,



**Ben Lewis**  
*Senior Town Planner*

**Bartley Burns – Building Certifiers & Town Planners**