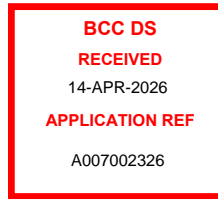




H4610ZIL-TP-001-RequestToChangeDevelopmentApproval_S81MC

14 April 2026



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ATTENTION: ASSESSMENT MANAGER

Development Services North
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Dear Sir/Madam

**RE: 535 ZILLMERE ROAD, ZILLMERE QLD 4034
LOT 5 ON REGISTERED PLAN RP116362
REQUEST TO CHANGE AN EXISTING DEVELOPMENT APPROVAL (MINOR CHANGE)
UNDER SECTION 78 & 81 OF THE PLANNING ACT 2016
COUNCIL APPLICATION REFERENCE: A006301819**

We write on behalf of our client – Riparian Investments Trust & Indvelop Pty Ltd – with respect to the existing Development Approval that is attached to the land at 535 Zillmere Road, Zillmere, more particularly described as Lot 5 on Registered Plan RP116362 (“the Subject Site”).

APPLICATION HISTORY

June 2024

On 28 June 2024, Brisbane City Council issued a Decision Notice under Section 63 of the *Planning Act 2016* approving development application **A006301819** for:

- *Material Change of Use (Development Permit) for Warehouse, Low Impact Industry, & Caretaker’s Accommodation.*

A copy of the current Development Approval package is enclosed as **Attachment E**.

Construction of the building is well advanced and nearing completion. A number of refinements to the approved architectural plans have been identified during construction. This application seeks to ensure that an updated plan set can be endorsed prior to the plan sealing process so as to avoid unnecessary delays in titling at project completion.

PROPOSED CHANGES

The primary change to the current approved plans involves the removal of the caretaker’s accommodation unit from the development. As a result, the car space previously allocated to the caretaker’s unit has been reassigned to the general pool of industrial work store units, thereby enabling an increase in Gross Floor Area (GFA) within the development.

Specifically, the mezzanine floor area of Tenancy 29, has increased from a GFA of 60.34m² to 90.95m².

The proposed changes are deemed minor in nature and will not materially alter the function of the property as previously approved.

All of the proposed changes are illustrated and annotated on the revised Architectural Proposal Plans prepared by HAL Architects Pty Ltd – **H4610ZIL-MC-101-MC502-Issue B** (enclosed as **Attachment B**).

Under Section 78(3)(c) of the *Planning Act 2016*, Brisbane City Council is the appropriate entity to assess this change application. The changes have been reviewed in the context of the statutory definition of a *minor change*, and it is considered that they satisfy the relevant criteria.

A detailed summary of all proposed changes is provided in the table below:

FLOOR/LEVEL	DRAWING NUMBER	DETAILS OF CHANGE
Site Plan - Ground	MC101	<ul style="list-style-type: none"> a. MC01 – Relocated pylon sign. b. MC02 – Adjusted column structure. c. MC03 – Reconfigured bin enclosure. d. MC04 – Reconfigured landscaping and pedestrian pathways. e. MC05 – Removed caretaker’s unit and increased mezzanine floor area. f. MC06 – Added sliding security gate & adjusted retaining wall. g. MC010 – Adjusted GFA calculation. h. MC11 – Reconfigured landscaping and pedestrian pathways. i. MC12 – New driveway sliding gates. j. MC17 – Adjusted landscaping. k. MC18 – New steps to walkway. l. MC20 – Flipped internal stairs. m. MC21 – Reduced communal recreation area.
Site Plan – Existing GFA	MC102	<ul style="list-style-type: none"> n. No Change.
Ground Floor Plan – Part A	MC201	<ul style="list-style-type: none"> o. MC01 – Relocated pylon sign. p. MC02 – Adjusted column structure. q. MC03 – Reconfigured bin enclosure. r. MC04 – Reconfigured landscaping and pedestrian pathways. s. MC06 – Added sliding security gate & adjusted retaining wall. t. MC07 – Relocated car parking. u. MC18 – New steps to walkway. v. MC21 – Reduced communal recreation area.
Ground Floor Plan – Part B	MC202	<ul style="list-style-type: none"> w. MC04 – Reconfigured landscaping and pedestrian pathways. x. MC05 – Removed caretaker’s unit and increased mezzanine floor area. y. MC06 – Added sliding security gate & adjusted retaining wall.



Mezzanine Floor Plan – Part A	MC203	z. MC01 – Relocated pylon sign. aa. MC03 – Reconfigured bin enclosure. bb. MC08 – Removed section of roof.
Mezzanine Floor Plan – Part B	MC204	cc. MC05 – Removed caretaker’s unit and increased mezzanine floor area. dd. MC20 – Flipped internal stairs.
Roof Plan – Part A	MC205	ee. MC08 – Removed section of roof.
Roof Plan – Part B	MC206	ff. MC05 – Removed caretaker’s unit and increased mezzanine floor area.
End of Trip Facilities	MC521	gg. MC04 – Reconfigured landscaping and pedestrian pathways. hh. MC05 – Removed caretaker’s unit and increased mezzanine floor area. ii. MC13 – Adjusted entry door.
South Elevation	MC401	jj. MC04 – Reconfigured landscaping and pedestrian pathways. kk. MC14 – Adjusted façade pattern and colour selection.
East & North Elevations	MC402	ll. MC01 – Relocated pylon sign. mm. MC03 – Reconfigured bin enclosure. nn. MC05 – Removed caretaker’s unit and increased mezzanine floor area. oo. MC09 – Adjusted mezzanine levels. pp. MC14 – Adjusted façade pattern and colour selection.
North & West Elevations	MC403	qq. MC01 – Relocated pylon sign. rr. MC09 – Adjusted mezzanine levels. ss. MC14 – Adjusted façade pattern and colour selection.
Internal South Elevation	MC404	tt. MC09 – Adjusted mezzanine levels. uu. MC14 – Adjusted façade pattern and colour selection.
Internal West Elevation	MC405	vv. MC03 – Reconfigured bin enclosure. ww. MC05 – Removed caretaker’s unit and increased mezzanine floor area. xx. MC09 – Adjusted mezzanine levels. yy. MC14 – Adjusted façade pattern and colour selection.
Internal North Elevation	MC406	zz. MC08 – Removed section of roof. aaa. MC14 – Adjusted façade pattern and colour selection.
Internal South Elevation	MC407	bbb. MC09 – Adjusted mezzanine levels. ccc. MC14 – Adjusted façade pattern and colour selection.

Internal East & North Elevations	MC408	ddd. MC09 – Adjusted mezzanine levels. eee. MC14 – Adjusted façade pattern and colour selection. fff. MC18 – New steps to walkway.
Section 1	MC501	ggg. MC09 – Adjusted mezzanine levels. hhh. MC14 – Adjusted façade pattern and colour selection.
Section 2	MC502	iii. No Change.
Section 3	TP503	jjj. MC05 – Removed caretaker’s unit and increased mezzanine floor area.

Table 1: Detailed summary of proposed changes to the approved development

It is considered that the changes as proposed do not significantly differ from the development that was approved by Brisbane City Council on 28 June 2024. This correspondence, in conjunction with the attached documents, demonstrates that, where variations do exist, they do not result in a Development Application that cannot satisfy the current and relevant provisions of *Brisbane City Plan 2014 – Version 35 - December 2025*.

PROPOSED CHANGES – CONDITIONS OF APPROVAL:

For the purposes of capturing removal of the caretaker’s accommodation unit from the development, **Condition 9** should be deleted from the development condition’s package.

REFERRAL AGENCIES

When initially lodged, the application was referred to Energex based on the site’s proximity to a substation. No changes are sought to the approved front boundary setback, land use or Energex conditions of approval and for this reason we are not of the view modification to the Energex approval in necessary in this circumstance.

STATUTORY REQUIREMENTS - MINOR CHANGE TEST

As defined in Schedule 2 of the *Planning Act 2016*, a ‘minor change’ means a change that –

(b) 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.

An assessment of the proposed changes against the minor change provisions is provided below:

(i) would not result in a substantially different development

Schedule 1 of the *Development Assessment Rules (DA Rules)* outlines what changes may be considered to result in a substantially different development. These examples are assessed against the proposal in **Table 3** below:

DEVELOPMENT ASSESSMENT RULES - SCHEDULE 1 'SUBSTANTIALLY DIFFERENT DEVELOPMENT'	COMMENT
<i>a. Involves a new use.</i>	Not applicable. No new use is proposed.
<i>b. Results in the application applying to a new parcel of land.</i>	Not applicable. The amended application does not apply to a new parcel of land.
<i>c. Dramatically changes the built form in terms of scale, bulk and appearance.</i>	The proposed changes do not dramatically alter the scale, bulk and appearance of the approved building.
<i>d. Changes the ability of the proposed development to operate as intended.</i>	The proposed changes do not prevent the ability of the proposal to operate as intended.
<i>e. Removes the component that is integral to the operation of the development.</i>	No integral component of the building has been removed that will impede the operation of the building.
<i>f. Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.</i>	The vehicular crossover and car parking layout have generally been maintained in accordance with the original approval. Significant impacts on traffic flow and the transport network, such as increasing traffic to the site will not result on account of the proposed change sought.
<i>g. Introduces new impacts or increase the severity of known impacts.</i>	The proposed minor amendments to the architectural plans will not introduce new impacts or increase severity of known impacts.
<i>h. Removes an incentive or offset component that would have balanced a negative impact of the development.</i>	Not applicable. It is not proposed to remove any incentive or offset components.
<i>i. Impacts on infrastructure provisions.</i>	There will not be significant impacts on infrastructure provision, location or demand as a result of the proposed amendments.

Table 2: Assessment of amended architectural plans against Schedule 1 of the *Development Assessment Rules (DA Rules)*.

Taking into account the definition of a substantially different development, the above table confirms the changes to the architectural plans do not result in a substantially different development.

- (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*

The proposed changes to the architectural plans do not constitute or include prohibited development.

- (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*

The proposed changes to the architectural plans do not require referral to an additional/extra referral agency.

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

When initially lodged, the application was subject to Impact Assessable procedures and was assessed against the relevant provisions of the *Brisbane City Plan 2014 – Version 35 - December 2025*. The proposed changes do not alter the category of development and assessment.

SUPPORTING INFORMATION

Please find enclosed the following documents in support of this request:

- A duly executed *Planning Act* DA Form 5;
- **Attachment A:** Landowners Consent Form;
- **Attachment B:** Amended Architectural Proposal Plans **H4610ZIL-MC-101-MC502-Issue B** prepared by HAL Architects;
- **Attachment C:** Updated Civil Drawings prepared by Projex Partners (RPEQ);
- **Attachment D:** Updated Traffic Swept Path – Site Access – prepared by PTT Traffic (RPEQ); &
- **Attachment E:** Current Council Development Approval (Ref: **A006301819**).

**

As per the Brisbane City Council Development Assessment Fees 2025–26, we understand a fee of **\$3,432.00** applies. As the application is being submitted electronically, we kindly request that Council issue a fee quote made payable to Riparian Investments Trust & Indvelop Pty Ltd.

We submit that the proposed amendments are consistent with the definition of a *minor change* under the *Planning Act 2016* and are suitable for Council's support. We respectfully request that Council issue an amended Decision Notice formalising the proposed changes at its earliest convenience.

Should you have any questions or require further clarification, please do not hesitate to contact us.

A handwritten signature in blue ink, appearing to read 'Adam Lockhart'.

Kind Regards,
Adam Lockhart
BBE(URP) MPIA
Director – Town Planning

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