URBAN ADVISORY

BCC DS
RECEIVED
18-NOV-2026
APPLICATION REF
A007152427

18 November 2026

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

Attention: Diana Sun, Urban Planner

REQUEST FOR MINOR CHANGE TO EXISTING DEVELOPMENT APPROVAL FOR MATERIAL CHANGE OF USE (WAREHOUSE, TRANSPORT DEPOT AND LOW IMPACT INDUSTRY) OVER LAND AT 202 COULSON STREET, WACOL (LOT 64 SP 132084)

Dear Ms Sun

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 and subsequently modified on 30 June 2026 (council ref. A006370708 & A007020190).

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

- Change application form (Form 5)
- Land owners' consent
- Amended architectural plans
- Amended landscape plans

Details of the proposed change are provided below, along with an

assessment against the relevant provisions of the *Planning Act 2016* relating to a minor change.

Proposed change

Following further review of the development design, project costs and business requirements, the Applicant proposes to make changes to the most recent approved layout (council ref. A007020190) to reduce the overall scale and intensity of the existing approved development as follows:

- Reduction in overall gross floor area (GFA) of combined workshop and office/ administration building from 2,484.37m^2 to 2,061m^2, representing a reduction of 423.37m^2 and including deletion of one workshop bay.
- Resulting GFA of workshop and office/administration areas equate to 1,616m^2 and 445m^2 respectively.
- Reduction in overall length of workshop from 60.57m to 53.66m.
- Reduction in overall site cover from 16.85% to 13.97% of total site area.
- Consequential changes to internal layout resulting from reduced building extent.
- Minor changes to external areas with respect to main building entry, pathways, landscaping, outdoor seating and carparking configuration.
- Minor changes to external materials, colours and finishes.

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.

- All setbacks to buildings and external use areas remain generally as per the existing approval, notably the setbacks to the creek boundary (west and south-west) are unchanged.
- Overall maximum building height remains unchanged at 10.92m.
- Vehicular access arrangements and overall number of carparking spaces remain as per the existing approval.
- All site rehabilitation measures will be carried out in accordance with the existing approval.

The proposed changes do not require modifications to the existing conditions of 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
Survey Plan	0-02 Rev. C	08-MAY-2026 (Received)
Site Plan	~~0-10 Rev. M (Amended in Red 25-JUN-2026)~~ TP-01 Rev P4	~~08-MAY-2026 (Received)~~ NOV 2026
Pervious & Impervious Areas	~~0-20 Rev J~~ TP-02 Rev P3	~~08-MAY-2026 (Received)~~ OCT 2026
~~Ground Floor~~	~~1-10 Rev. M (Amended in Red 25-JUN-2026)~~	~~08-MAY-2026 (Received)~~

URBAN ADVISORY

Drawing or Document	Number	Date
Detail Site Plan	TP-03 Rev P5	NOV 2026
Roof Plan	~~1-11 Rev. H~~ TP-04 Rev P3	~~08-MAY-2026 (Received)~~ OCT 2026
~~Ground Floor – Office~~ Office Floor Plan	~~1-20 Rev. N (Amended in Red 25-JUN-2026)~~ TP-05 Rev P4	~~08-MAY-2026 (Received)~~ NOV 2026
~~Roof Plan - Office~~	~~1-21 Rev. M~~	~~08-MAY-2026 (Received)~~
Sections - 1	~~2-10 Rev. J (Amended in Red 25-JUN-2026)~~ TP-06 Rev P3	~~08-MAY-2026 (Received)~~ OCT 2026
Sections - 2	~~2-20 Rev. F (Amended in Red 25-JUN-2026)~~ TP-07 Rev P3	~~08-MAY-2026 (Received)~~ OCT 2026
Elevations - 1	~~3-10 Rev. F (Amended in Red 25-JUN-2026)~~ TP-08 Rev P3	~~08-MAY-2026 (Received)~~ OCT 2026
Elevations - 2	~~3-11 Rev. F~~ TP-09 Rev P3	~~08-MAY-2026 (Received)~~ OCT 2026

URBAN ADVISORY

Drawing or Document	Number	Date
Elevations – 3 Colour Scheme	~~3-20 Rev. L (Amended in Red 25-JUN-2026)~~ TP-10 Rev P3	~~08-MAY-2026 (Received)~~ OCT 2026
Elevations – 4 Colour Scheme	~~3-21 Rev. L~~ TP-11 Rev P3	~~08-MAY-2026 (Received)~~ OCT 2026
~~Elevations – 5 Colour Scheme~~	~~3-22 Rev. D TP-12 Rev P3~~	~~08-MAY-2026 (Received) OCT 2026~~
~~Elevations – Colour Scheme – Entire Building~~	~~3-23 Rev. D (Amended in Red 25-JUN-2026)~~	~~08-MAY-2026 (Received)~~
~~Landscape Concept Plan~~	~~1 Issue E~~	~~09-JUN-2026 (Received)~~
~~Tree to Carpark Ratio~~	~~2 Issue E~~	~~09-JUN-2026 (Received)~~
~~Existing Tree Schedule~~	~~3 Issue E~~	~~09-JUN-2026 (Received)~~
~~Proposed Planting Schedule~~	~~4 Issue E~~	~~09-JUN-2026 (Received)~~
~~Proposed Planting Schedule~~	~~5 Issue E (Amended in Red 25-JUN-2026)~~	~~09-JUN-2026 (Received)~~

URBAN ADVISORY

Drawing or Document	Number	Date
Landscape Concept	SK01 Issue B	OCT 2026
Landscape Concept	SK02 Issue B	OCT 2026
Landscape Concept	SK03 Issue B	OCT 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 20-OCT-2023)	25-SEP-2023 (Received)
Rehabilitation Plan	SK02 (Amended in Red 20-OCT-2023)	25-SEP-2023 (Received)
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.

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 the parameters for "substantially different development" under Schedule 1 of the *Development Assessment Rules* (version 3.0):

Minor change criterion	Comment
The change does not result in substantially different development	Discussed in further table below.
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	The proposed changes would not cause the inclusion of prohibited development, or referral to any referral agency, noting: • 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 *Planning Act 2016.* Although the original application was subject to impact assessment and public notification, the proposed changes would not cause the

Minor change criterion	Comment
against, or had regard to, when the application was made (e) public notification if public notification was not required for the development application	application to require further public notification given the changes do not involve a new land use and, in effect, the changes result in an overall reduction in scale and intensity of development including reduced GFA, building footprint and impervious area across the site.

Substantially different development criterion	Comment
The proposed change 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.
The proposed change does not result in the application applying to a new parcel of land	The proposed development is located on the same parcel of land as the existing development approval.
The proposed change 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

Substantially different development criterion	Comment
	scale, bulk, or appearance. Rather the proposed changes represent a reduced bulk and scale compared to the original and subsequently modified development approval.
The proposed change 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.
The proposed change 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.
The proposed change 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 impacts on the external transport network.

Substantially different development criterion	Comment
The proposed change 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 severity of known impacts.
The proposed change 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.
The proposed change does not impact on infrastructure provision	The proposed changes do not impact the provision of infrastructure to the site.

Conclusion

The Applicant proposes minor modifications to the existing approved Development Permit for Material Change of Use (Warehouse, Transport Depot and Low Impact Industry) following further review of the development design, project costs and business requirements.

The proposed changes result in an overall reduction in the scale and intensity of the approved development, while retaining the key planning and design outcomes and environmental management measures. Further, the changes

URBAN ADVISORY

satisfy the statutory criteria for a 'minor change' under the *Planning Act 2016* and do not give rise to 'substantially different development'.

In light of the information provided in support of the minor change application, it is respectfully requested that council approve the application and issue an amended Infrastructure Charges Notice to account for the reduced gross floor area (GFA) and impervious area of the development.

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



Anthony Jones
Director

Encl.