

30 March 2026

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

Dear Sir/Madam,

RE: MINOR CHANGE TO A DEVELOPMENT APPROVAL ASSESSED UNDER SECTIONS 78 AND 81 OF THE PLANNING ACT 2016 IN RELATION TO THE APPROVED CHANGE APPLICATION FOR LAND AT 88, 100 AND 124 COULSON STREET, WACOL QLD 4076, DESCRIBED AS LOTS 59, 60 AND 61 ON RP79956 (COUNCIL REF: A006847097)

On behalf of our client, Southern Steel Properties Pty Ltd, and in accordance with the requirements of section 78 of the *Planning Act 2016* (the Act), we submit a change application seeking a minor change to the existing development approval, to be assessed under section 81 of the Act.

The application relates to land at 88, 100 and 124 Coulson Street, Wacol QLD 4076, described as Lots 59, 60 and 61 on RP79956, and seeks minor amendments to the current approval issued by Council under change application reference A006847097.

CURRENT APPROVAL & PRELODGE MENT ADVICE

The subject site has the benefit of an earlier development approval granted by Council on 4 February 2021 Council Ref A005543331, which was subsequently changed by an s82 other change approval granted on 11 August 2021 Council Ref A005708674. Most recently, Council approved a further s82 Other Change application on 22 December 2025 under Council reference A006847097.

The current approval provides for a staged industrial development comprising a warehouse for the bulk storage and distribution of steel products, together with associated office, parking and servicing areas. The approved and constructed development is retained as Stage 1, with additional built form approved as Stages 2 to 4.

The site is located within the *Industry investigation zone* and the *Wacol industrial precinct* of the *Richlands Wacol corridor neighbourhood plan*. The site is affected by a number of overlays including *Airport environs*, *Biodiversity areas*, *Bushfire*, *Critical infrastructure and movement network*, *Flood*, *Road hierarchy*, *Streetscape hierarchy* and *Waterway corridors*.

The planning merits of the development have been comprehensively considered through the original approval and subsequent s82 change approvals, including traffic, stormwater, flood and environmental matters. The site's access, servicing and stormwater infrastructure are already established, and the rehabilitated waterway corridor to the eastern side of the site remains protected.

In its decision report for Application A006847097, Council confirmed that the development:

- accommodates industrial land uses in an orderly sequence;
- is of an appropriate built form, mass and setback;
- is integrated with surrounding land uses and infrastructure; and
- appropriately manages environmental constraints and operational impacts.

Council also accepted performance based outcomes in relation to car parking, building height, setbacks and landscaping.

Accordingly, the approved development establishes the planning and operational framework for the site, and the current application represents a further refinement to that outcome rather than a reconsideration of the use.

PROPOSED MINOR CHANGES TO THE APPROVED DEVELOPMENT

This application seeks approval for minor refinements to Stages 2 and 3 only. The proposed changes do not alter the approved warehouse use, staging, access, servicing arrangements or overall development intent.

The proposed changes are summarised as follows:

- deletion of the approved Stage 3 office
- relocation of the office to Stage 2, reduced from 393m² to 176m²
- reconfiguration of car parking, including provision of spaces in the former Stage 3 office area
- increase in total parking spaces from 139 to 154 in Stage 3
- no change to access, truck manoeuvring or internal circulation
- retention of 8 bicycle spaces, relocated adjacent the revised office
- reduction of the Stage 2 northern awning from 757m² to 90m²
- inclusion of a roofed and screened bin enclosure
- reduction in impervious area from 2,650m² to 2,530m²
- minor amendments to louvre locations

The changes reduce and rationalise elements of the approved built form while improving site functionality. In particular, the proposal results in reduced office area and awning extent, increased parking supply and a slight reduction in impervious area. The approved warehouse use and operational characteristics remain unchanged. The amendments: are confined to the approved development footprint; do not affect the rehabilitated waterway corridor; and do not introduce new impacts in terms of traffic, amenity, stormwater or infrastructure.

Overall, the proposal represents a minor reconfiguration of the approved development rather than any material intensification or change to the established planning outcome.

Table 1: Proposed Minor Change to Plans

Approved Plans	Minor Change Plans
	Site Plan - Stage 1 Existing, AR-1002 Revision D, 21-AUG-2025
	Site Plan - Impervious Area Comparison, AR-1501 Revision E, 20-MAR-2026
Existing Conditions and Grid Setout, AR-0500 Revision E, 05-JUL-2021 (Received)	No change
Site Plan, AR-1001 Revision K Amended In Red 02-AUG-2021), 05-JUL-2021 (Received)	Site Plan, AR-1001 Revision H, 20-MAR-2026
Plan, AR-2001 Revision K (Amended In Red 02-AUG-2021), 05-JUL-2021 (Received)	No change
Roof, AR-2002 Revision F, 05-JUL-2021 (Received)	No change
Elevations, AR-3001 Revision J, 05-JUL-2021 (Received)	No change

Approved Plans	Minor Change Plans
Sections, AR-4001 Revision K, 05-JUL-2021 (Received)	No change
Site Plan - All Stages, AR-1001 Revision G (Amended In Red 04-DEC-2025), 17-OCT-2025 (Received)	No change
Site Plan - Stage 2, AR-1003 Revision D, 25-AUG-2025 (Received)	Site Plan - Stage 2, AR-1003 Revision E, 20-MAR-2026
Site Plan - Stage 3, AR-1004 Revision D, 25-AUG-2025 (Received)	Site Plan - Stage 3, AR-1004 Revision E, 20-MAR-2026
Ground Floor, AR-2001 Revision E, 25-AUG-2025 (Received)	Ground Floor, AR-2001 Revision F, 20-MAR-2026
Office Plan, AR-2002 Revision D, 25-AUG-2025 (Received)	Office Plan, AR-2002 Revision E, 20-MAR-2026
Roof, AR-2003 Revision D, 25-AUG-2025 (Received)	Roof, AR-2003 Revision E, 20-MAR-2026
Elevations, AR-3001 Revision D, 25-AUG-2025 (Received)	Elevations, AR-3001 Revision E, 20-MAR-2026
Office Elevations & Sections, AR-3002 Revision D, 25-AUG-2025 (Received)	Office Elevations & Sections, AR-3002 Revision E, 20-MAR-2026
Sections, AR-4001 Revision D, 25-AUG-2025 (Received)	Sections, AR-4001 Revision E, 20-MAR-2026
Landscape Concept, LS-1501 Revision C, 05-JUL-2021 (Received)	No change
Site Based Stormwater Quality Management Plan, Issue A, 15-AUG-2025	No change
Stormwater Management Plan, 20-015.01-SWMP V 1.0, 30-MAR-2021	No change
Stormwater Management Plan, 20-015-SWMP V.1.1 (Amended In Red 04-AUG-2021), 03-DEC-2020 (Received)	No change
Stormwater Management Plan - Appendix C - Afflux Mapping, 20-015-SWMP C (Amended In Red 21-JAN-2021) , 03-DEC-2020 (Received)	No change
Concept Rehabilitation Management Plan - Cover Sheet, CRMP1_RevA, 11-JUN-2020	No change
Concept Rehabilitation Management Plan - Rehabilitation Zones, RMP2_RevA (Amended In Red 28-SEP-2020), 11-JUN-2020	No change
Concept Rehabilitation Management Plan - Rehabilitation Activities, RMP3_RevA (Amended In Red 28-SEP-2020), 11-JUN-2020	No change

REQUESTED CHANGES TO CONDITIONS

The following conditions require amendments to facilitate the minor change.

Approved Condition	Minor Change
<p>158) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>...</p> <p>iii. Parking on the site (Stage 3) for 58 cars one of these for people with disabilities and for the loading and unloading of vehicle(s) within the site. The total number of cars when completing Stage 3 is 139 cars including 3 spaces for people with disabilities.</p> <p>...</p>	<p>158) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>...</p> <p>iii. Parking on the site (Stage 3) for 73 cars one of these for people with disabilities and for the loading and unloading of vehicle(s) within the site. The total number of cars when completing Stage 3 is 154 cars including 3 spaces for people with disabilities.</p> <p>...</p>

Other than the amendment to Condition 158 outlined above, all existing conditions of approval remain relevant and continue to be capable of being complied with.

REQUESTED CHANGES INFRASTRUCTURE CHARGE NOTICE

As detailed above, the minor alterations to the approved floor area and impervious surface area in Stages 2 and 3 will require the infrastructure charge notices for each stage to be amended accordingly.

CONCLUSIONS

Overall, the minor change application to the development approval to be assessed under section 81 of the *Planning Act 2016*, accords with the definition of 'minor change' as defined under Schedule 2 of the Act in that the proposed change:

- (i) *would not result in a 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.*

In reviewing the definition of 'substantially different development' under schedule 1 of the Development Assessment Rules, it has been demonstrated that the nature of the proposed changes to the development approval will not:

- (a) *involve a new use; or*
- (b) *result in the application applying to a new parcel of land; or*
- (c) *dramatically change the built form in terms of scale, bulk and appearance; or*
- (d) *change the ability of the proposed development to operate as intended; or*
- (e) *remove a component that is integral to the operation of the development; or*
- (f) *significantly impact on traffic flow and the transport network, such as increasing traffic to the site; or*
- (g) *introduce new impacts or increase the severity of known impacts; or*
- (h) *remove an incentive or offset component that would have balanced a negative impact of the development; or*
- (i) *impact on infrastructure provisions.*

The proposed change will not dramatically change the built form or layout of the development. As such, it is requested the minor change application be approved.

If you have any further questions regarding the above-mentioned please do not hesitate to contact me on 0407-291-104.

Yours faithfully,

iPLAN TOWN PLANNING PTY LTD



Ben Battist
DIRECTOR

Enc