

18 June 2026

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

Via Email: dalodgement@brisbane.qld.gov.au

Council Reference: A006490000
Attention: Kellie Hilton

Dear Kellie,

RE: Request to make a 'Minor Change' under Section 81 of the Planning Act 2016 to a Development Approval – Development Permit for Material Change of Use and Building Works for Low Impact Industry, Outdoor Sales, Shop and Warehouse at 104 King Avenue, Willawong (Lot 22 on RP80241)

We write to Council (the responsible entity) on behalf of our client, A1 Global Autoparts Pty Ltd, with respect to the abovementioned approval issued over 104 King Avenue, Willawong (Lot 22 on RP80241). The original approval was granted on 03/02/2026 and received on 09/02/2026 and granted approval for a Development Permit for Material Change of Use and Building Works for Low Impact Industry, Outdoor Sales, Shop and Warehouse (vide: A006490000).

Since approval, the applicant has made considerations regarding the number of structures and the need for additional outdoor storage space. The applicant now seeks to regularise the changes by requesting a 'Minor Change' to the approval pursuant to Section 81 of the Planning Act 2016 ("The Act"). The changed proposal complies with the relevant assessment benchmarks having regard to the existing approval. We therefore request the approved plans and conditions are altered in accordance with Section 83 of the Act.

This request for a Minor Change to a Development Approval is accompanied by:

- Stormwater Technical Note prepared by Civil Works Engineers;
- Proposal Plans prepared by The Design Studio; and
- Planning Act Form 5 – Change Application Form.

Upon receipt of Council's fee quote, payment of the relevant application fee shall be made.

This letter now sets out the changes proposed.

Site Details

The subject site is the land found at 104 King Avenue, Willawong or as it is formally identified Lot 22 on RP80241. The land is rectangular in shape with a width and road frontage of 45m and depth of 253m, totalling a site area of 11,508sqm. The front portion of the block is largely devoid of vegetation with the rear portion of the block being heavily vegetated. Topographically the land is largely flat with a gradual slope towards the north-west corner. The land is predominately flat sitting at approximately 9m AHD at the frontage and rising to 10m AHD towards the middle of the site



Figure 1: Subject Development Site – Nearmaps (December 2026)

Application History

A Development Permit for Material Change of Use and Building Works for Low Impact Industry, Outdoor Sales, Shop and Warehouse was granted on 03 February 2026 (vide: A006490000). The application was assessed and approved under Version v29 of the Brisbane City Plan 2014 (effective 08 December 2023) and the Planning Act 2016. The change at hand relates to this Development Approval.

It is noted the land is benefitted by several other development applications; these however are of no relevance to this proposal.

Proposed Changes

The proposed changes submitted for the Council's consideration relate entirely to Stage 1 of the approved development. As identified below, the applicant seeks to remove one of the four approved dome structures which form part of approved Stage 1. Further, it is intended that all three domes be relocated to form a single cluster towards the front of the site.

As a result of this reconfiguration, it has required to extend the internal driveway and vehicle turn around to be located further within the site. While these changes to access have been made, the driveway aisle width and vehicle turnaround sizing remains as approved. Further, with the proposed reduction in gross floor area, a reduction in the number of carparks is also sought, to eleven (11) vehicle spaces which continues to be in accordance with the requirements of the Transport, Access, Parking and Servicing Policy.

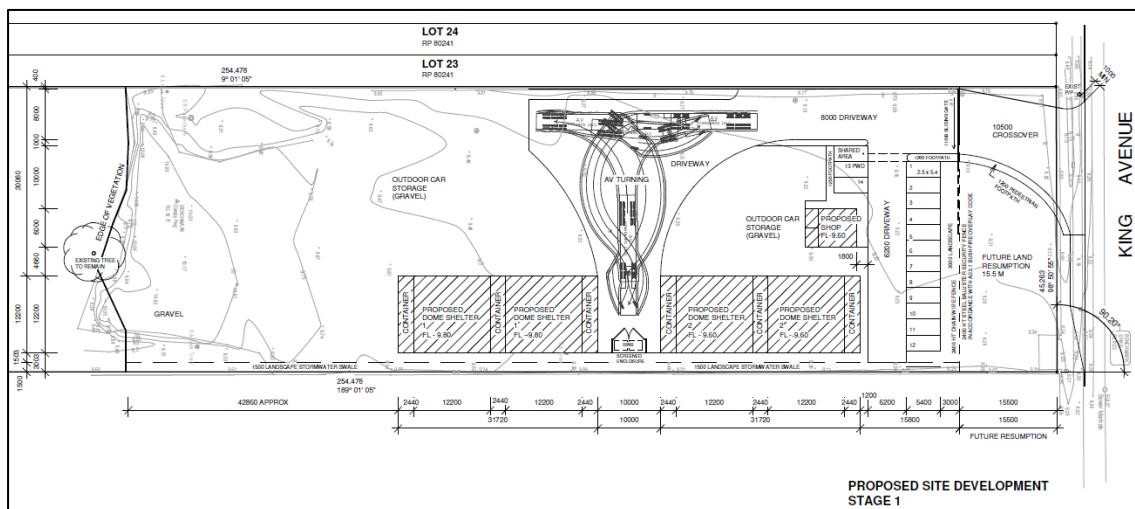


Figure 2: Approved Stage 1 Site Development Plan – The Design Studio (October 2025)

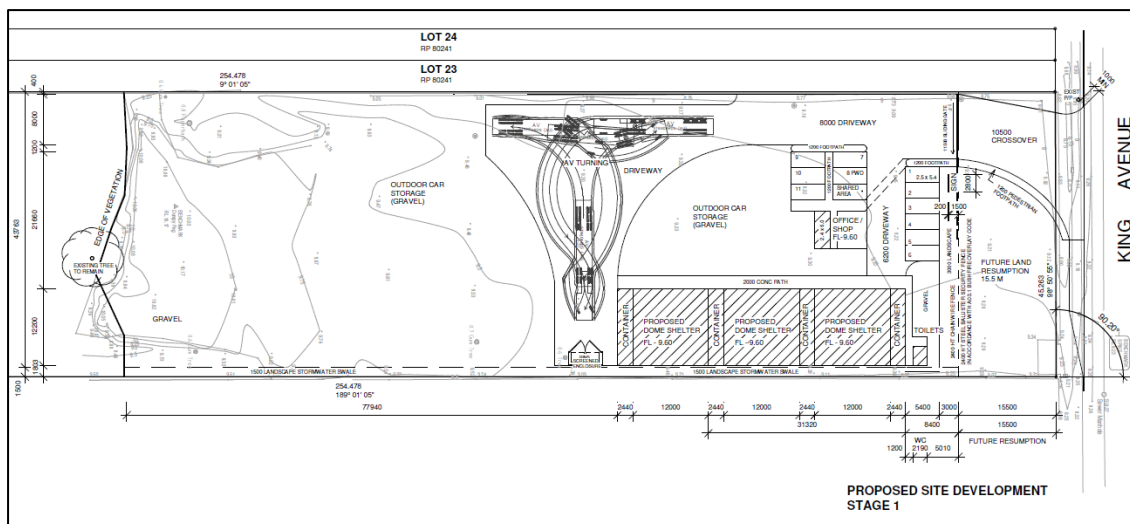


Figure 3: Proposed Stage 1 Site Development Plan – The Design Studio (March 2026)

Changes to Approved Drawings and Documents List

It is requested that the Drawings and Documents table and relevant conditions be updated as follows.

Approved drawings:

Drawing or Document	Author	Date	Drawing/Plan No.	Version
Stage 1 and 2 Proposed Site Development	The Design Studio	24 October 2025	SK-01	Issue I
Stage 1 Proposed Shop and Proposed Dome Shelters 1 & 2	The Design Studio	24 October 2025	Sk-02	Issue I
Stage 2 Proposed Building A Floor Plans	The Design Studio	24 October 2025	SK-03	Issue I
Stage 2 Proposed Building A Elevations	The Design Studio	24 October 2025	SK-04	Issue I
Stage 2 Proposed Building B and C Floor Plan	The Design Studio	24 October 2025	SK-05	Issue I
Stage 2 Proposed Building B, C and D Elevations	The Design Studio	24 October 2025	SK-06	Issue I
Concept Stormwater Drainage Post Development Catchment Plan	Inertia	03 September 2025	SK5-550	-
Site Based Stormwater Management Plan	Inertia	21 March 2025	10709	-
Acoustic Report	Acoustic Works	06 September 2024	-	R01B
Vegetation Retention Plan	S5 Environmental	12 February 2025	VRP001	1
Bushfire Management Plan	S5 Environmental	24 October 2025	BFSK-01	Issue I

As amended by:

Drawing or Document	Author	Date	Drawing/Plan No.	Version
Stage 1 and 2 Proposed Site Development	The Design Studio	24 October 2025	SK-01	Issue J
Stage 1 Proposed Shop and Proposed Dome Shelters 1 & 2	The Design Studio	24 October 2025	SK-02	Issue J
Stage 2 Proposed Building A Floor Plans	The Design Studio	24 October 2025	SK-03	Issue J
Stage 2 Proposed Building A Elevations	The Design Studio	24 October 2025	SK-04	Issue J
Stage 2 Proposed Building B and C Floor Plan	The Design Studio	24 October 2025	SK-05	Issue J
Stage 2 Proposed Building B, C and D Elevations	The Design Studio	24 October 2025	SK-06	Issue J
Concept Stormwater Service Sketch (Sheet 1 of 2)	Civil Works Engineers	10 June 2026	CW25210-SK01	A
Concept Stormwater Service Sketch (Sheet 2 of 2)	Civil Works Engineers	10 June 2026	CW25210-SK02	A
Acoustic Report	Acoustic Works	06 September 2024	-	R01B
Vegetation Retention Plan	S5 Environmental	12 February 2025	VRP001	1
Bushfire Management Plan	S5 Environmental	24 October 2025	BFSK-01	Issue I

Conditions to be Altered

We request that any conditions referencing the previous, approved plans are updated to reflect the plans submitted with this Minor Change request. Of specific note, alterations to the conditions as per below:

Condition 29 & 100 – Stormwater Quality:

Currently Reads As:

Manage stormwater quality in accordance with this condition.

(a) Implement Management Plan

Implement the Site Based Stormwater Quality Management Plan No.10709 Rev 2 (consisting of 11 Atlan Stormsacks and a 3 cartridge Atlan Filter), prepared by Inertia and dated 21/03/2024.

(b) Certification

Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the Site Based Stormwater Quality Management Plan No.10709 Rev 2 (consisting of 11 Atlan Stormsacks and a 3 cartridge Atlan Filter), prepared by Inertia and dated 21/03/2024, have been implemented.

(c) Maintain Management Plan

Maintain the Site Based Stormwater Quality Management Plan No.10709 Rev 2 (consisting of 11 Atlan Stormsacks and a 3 cartridge Atlan Filter), prepared by Inertia and dated 21/03/2024

To be Amended to Reads As:

Manage stormwater quality in accordance with this condition.

(c) Implement Management Plan

*Implement the **Site Based Stormwater Quality Management Plan provided in the Stormwater Technical Assessment Ref.CW25210 Rev A (consisting of 5 Atlan Stormsacks and 1 Atlan FlowFilter) prepared by Civil Works Engineers and dated 10/06/2026.***

(d) Certification

*Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the **Site Based Stormwater Quality Management Plan provided in the Stormwater Technical Assessment Ref.CW25210 Rev A (consisting of 5 Atlan Stormsacks and 1 Atlan FlowFilter) prepared by Civil Works Engineers and dated 10/06/2026., have been implemented.***

(c) Maintain Management Plan

*Maintain the **Site Based Stormwater Quality Management Plan provided in the Stormwater Technical Assessment Ref.CW25210 Rev A (consisting of 5 Atlan Stormsacks and 1 Atlan FlowFilter) prepared by Civil Works Engineers and dated 10/06/2026.***

Condition 46 & 117 – Site Drainage - Major:

Currently Reads As:

Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run- off onto the site from adjacent areas and convey the collected run- off to a lawful point of discharge, generally in accordance with the Drawing Number 10709 – SK5-550, Revision C, dated 01 September, 2025, and as amended in red by Council on 17 September, 2025, and in accordance with the relevant Brisbane Planning Scheme Codes.

To be Amended to Reads As:

Provide an internal drainage system to collect stormwater run-off from all proposed lots, roofed and developed surface areas and any run- off onto the site from adjacent areas and convey the collected run- off to a lawful point of discharge, generally in accordance with

the **Drawing Number CW25210-SK01 & CW25210-SK02, Revision A dated 10 June, 2026, and as amended in red by Council on 17 September, 2025**, and in accordance with the relevant Brisbane Planning Scheme Codes.

Condition 47 & 118 – Work for Stormwater Network (Non-Trunk):

Currently Reads As:

Construct stormwater drainage to service the development in accordance with the relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge. Construct an underground drainage system (approximately 170 metres in length of stormwater drainage pipe) on the King Avenue road reserve, extending from the eastern site boundary to Blunder Creek, to discharge to the Council owned land located at Lot 26 on RP 80241, generally as shown on the Drawing Number 10709 – SK5-550, Revision C, dated 01 September, 2025, and as amended in red by Council on 17 September, 2025.

To be Amended to Reads As:

*Construct stormwater drainage to service the development in accordance with the relevant Brisbane Planning Scheme Codes, ensuring that the works are connected to a lawful point of discharge. Construct an underground drainage system (approximately 170 metres in length of stormwater drainage pipe) on the King Avenue road reserve, extending from the eastern site boundary to Blunder Creek, to discharge to the Council owned land located at Lot 26 on RP 80241, generally as shown on the **Drawing Number CW25210-SK01 & CW25210-SK02, Revision A dated 10 June, 2026, and as amended in red by Council on 17 September, 2025.***

Changes to Infrastructure Charges

We request that Council provides a revised Infrastructure Charges Notice to reflect the changes to gross floor area / the total number of units proposed.

Statutory Requirements

Minor Change

In accordance with Section 81(2) of the Planning Act 2016, the Council must decide upon a request for a Minor Change to a development approval having regard to:

- (a) *the information the applicant included with the application; and*
- (b) *if the responsible entity is the assessment manager – any properly made submissions about the development application or another change application that was approved; and*
- (c) *any pre-request response notice or response notice given in relation to the change application; and*

- (d) *if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*
- (da) *if paragraph (d) does not apply— all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
- (e) *another matter that the responsible entity considers relevant.*

Further in accordance with Section 81(3) of the Planning Act, 2016, Council must in assessing the change application consider:

- (a) *a statutory instrument; or*
- (b) *another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*

In accordance with the definitions in Schedule 2 of the Planning Act 2016, a Minor Change to a Development Approval is a change that:

“(b)

- 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, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, 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.”*

The proposal meets each aspect of the Minor Change definition as described below.

Substantially Different Development

The following is an assessment of the proposed change against the relevant components of Schedule 1 – Substantially Different Development of the Development Assessment Rules.

Element from the Guideline	Changed Proposal
Does not involve a new use.	Complies The proposal does not seek to include a new land use as part of this proposal.

Element from the Guideline	Changed Proposal
Does not result in the approval applying to a new parcel of land.	Complies The proposal does not seek to include a new land parcel as part of this proposal.
Does not dramatically change the built form in terms of scale, bulk and appearance.	Complies The proposal results in a reduce to the overall form of the Stage 1 approval by reducing the number of structures which are established.
Does not change the ability of the proposal to operate as intended.	Complies The proposed change does not impact the proposal and its ability to operate as intended.
Does not remove a component that is integral to the operation of the development.	Complies The proposal is for the reconfiguration of the approved development; the only substantial change is the removal of one of the four proposed dome structures and the consolidate them to one grouping.
Does not significantly impact traffic flow and the transport network.	Complies There is no change proposed the internal manoeuvring or site access arrangements which were approved by Council.
Does not introduce new impacts or increase the severity of known impacts.	Complies The proposal does not introduce new or increase severity of known impacts. The proposal is a general reconfiguration of the previous approved Setout.
Does not remove an incentive or offset component that would have balanced a negative impact of the development.	Complies The proposal does not seek to remove the offsets which the application is subject to relating to the removal of vegetation.
Does not impact on the infrastructure provisions.	Complies The proposal does not seek to make changes which would impact on the provision of infrastructure.

Prohibited Development

The proposed development is not identified as being prohibited development.

Referral Agencies

The original approval did not trigger referral to any state agencies and the change proposed would not trigger any referral agencies.

Level of Assessment

When initially approved, the development was subject to Impact Assessment. The proposed changes would not alter the formal level of assessment for this application.

Submissions

The original approval was subject to Impact Assessment and, as such 15 business days of Public Notification was undertaken as part of the development application process. No properly made submissions were received during the notification period.

Changes to Planning Instruments

Pursuant to Section 81(4) of the Planning Act 2016, the Council 'must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.'

The development was approved under Version v29 of the Brisbane City Plan 2014 (effective 08 December 2023) and as demonstrated remains consistent with the relevant planning instruments.

Conclusion

We write in relation to proposed alterations to the approved Development Permit for Material Change of Use and Building Works for Low Impact Industry, Outdoor Sales, Shop and Warehouse at 104 King Avenue, Willawong (Lot 22 on RP80241). We are of the opinion that the proposed alterations meet the criteria to constitute a Minor Change within the meaning of Schedule 2 of the Planning Act 2016. We therefore request that the change is assessed and decided pursuant to Section 83 of the Act.

Thank you for your consideration of this request. Should you require any further clarification or information, please don't hesitate to contact our office on (07) 3360 4200.

Yours faithfully

URBAN STRATEGIES PTY LTD



Blair McPherson

SENIOR TOWN PLANNER