



10 April 2026  
Job Ref: B4977P

Brisbane City Council  
GPO Box 1434  
**BRISBANE QLD 4001**

Att: Development Assessment  
via Online Lodgment

**Re: Request to Change Development Approval under s.78 of the *Planning Act 2016* – 297 Sherbrooke Rd Willawong QLD 4110 – Council ref: A006751253**

Dear Sir/Madam,

We refer to a recent development permit issued over the above site on 19 January 2026 (BCC ref: A006751253). On behalf of the Applicant, Aurum Constructions Pty Ltd and in accordance with s.78 of the *Planning Act 2016* (the Act), we hereby lodge a request to change this Development Approval. A Change Application (Minor Change) is proposed with the following changes:

## 1. Changes to Approved Plans

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The detailed design of the project has significantly progressed since Council's approval in January 2026 and has necessitated a number of minor changes and refinements that were approved as part of the development permit. Overall, the proposed modifications are considered to be generally consistent with the original approval.

### 1. Amended Architectural Plans

- The proposed changes to the approved plans are as follows:
  - Removal of the Ancillary Administration Area in Tenancy 9
  - Removal of the Mezzanine over the driveway. New internal mezzanine now proposed.
  - Expanding the warehouse eastward to compensate for the removal of the Mezzanine and Ancillary Administration Area. The Total GFA achieved is 5,917m<sup>2</sup>.
  - Carparking design has been modified to accommodate the servicing route for nominated refuse vehicles.
  - Refuse enclosures now located on the northern side, above car spaces 30 and 12 to enable direct access from the rear via the forklift lane.
  - Aisle widths of the servicing route have been increased from 6.2m to 6.5m to provide sufficient width for nominated refuse vehicles.
  - Car spaces 44 to 71 have been relocated in front of the Warehouse tenancies to provide greater manoeuvrability within the HRV backout turning areas.
  - New recreation shelter located along the northern boundary.
  - Secure Bicycle Parking Spaces re-located in front of new recreation shelter.
  - Additional Motorcycle Parking Bays now included in the carparking design.

- Right-Hand side of driveway taper along the kerb has been increased from 18m to 21m to provide greater manoeuvrability.
- Total landscape area has been reduced to from 700m<sup>2</sup> to 366m<sup>2</sup> due to the revised building and carpark design. Notwithstanding the new landscape area is in accordance with AO13.1 of the Landscape Works Code as it meets the minimum 3% requirement.

2. Amended Landscape Concept Plan

- Landscape areas now reflect the modifications to the design layout.

3. Traffic Memorandum

- A Traffic Memorandum and Swept Paths analysis has been prepared to demonstrate that amended design layout can be supported from a functional traffic perspective.

To enable the proposed modification the following changes are requested. Proposed **insertions are formatted as shown**, with ~~proposed deletions formatted as shown~~.

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| <b>Condition 13) Landscape the Site - Self Certification</b>   |
| <b>Proposed Amendment</b>  |
| <b>13(a) Detailed Landscape Plan for Self- Certification</b>   |
| <p>Prepare a Detailed Landscape Plan at a scale of 1:100 for all on-site landscape works including planting areas identified on the approved Landscape concept plan (<del>amended in red 09/01/2026</del>). The plan must be prepared by a Qualified Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes.</p> <p>The plan must include the following:</p> <ul style="list-style-type: none"> <li>- Planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.</li> <li>- Unless otherwise specified, trees provided as 45 litre stock or larger, staked and tied, and complying with Australian Standards.</li> <li>- Plant selection and densities to achieve full surface coverage of garden beds within 2 years of planting.</li> <li>- A reticulated drip irrigation system to all planting areas, with drainage connected to the stormwater system; the irrigation system must be connected to a non-mains water source.</li> <li>- Trees required to be retained are documented, integrated into landscape design, and protected in accordance with the relevant sections of Australian Standard AS4970 Protection of trees on development sites.</li> <li>- Details of a 12 week establishment period.</li> </ul> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i><br/> <i>A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form.</i><br/> <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i></p> |
| <b>Condition 26) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b>   |
| <p>Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</p>   |

- i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.
- ii. Manoeuvring on site for a AV and for the loading and unloading of vehicle(s);
- iii. Parking on the site for 69 cars, 2 parking spaces for people with disabilities, **2 car spaces for electric vehicles (EV)** and for the loading and unloading of vehicle(s) within the site. There must a minimum number of 71 spaces provided on site.
- iv. Provide and maintain 14 secure bicycle parking spaces and 28 lockers and 5 shower cubicles with ancillary change rooms for both females and males;
- v. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).
- vi. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site.
- vii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.
- viii. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.

**PROOF OF FULFILMENT**

*Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.*

No other changes are required or requested.

**4. Assessment against the applicable provisions of the Act**

In accordance with s.81 and Schedule 2 of the Act, please find below an assessment of the proposed change against the minor change criteria of the Act.

| Criteria  | Response   |
|---|--|
| Minor change means a change that— (b) for a development approval—   |  |
| (i) would not result in substantially different development; and  | <b>Complies</b> – Please refer to the table below. |
| (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>Complies</b> – The proposed amendments do not introduce a 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  | <b>Complies</b> – The proposed amendments do not require the development to be referred to any additional referral agencies nor additional matters prescribed by a regulation under s. 55(2).   |
| (C) referral to extra referral agencies, other than to the chief executive; or  | <b>Complies</b> – The proposal will not require additional referral agencies  |
| (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 | <b>Not Applicable</b> – No referral agencies are involved.  |
| (E) public notification if public notification was not required for the development application.  | <b>Complies</b> – The proposed amendments are minor in nature and do not impact on the operation or function of the approval nor its impact on adjoining uses and therefore would be unlikely to result in additional submissions against the proposal. |

Further to item (b)(i) in the above table, please find below an assessment of the proposed changes against the ‘substantially different’ criteria as defined by Schedule 1 of the Development Assessment Rules:

| Substantially Different Criteria  | Response  |
|---|---|
| A change may be considered to result in a substantially different development if the proposed change:           |   |
| (a) involves a new use; or  | <b>Complies</b> – The proposed amendments do not seek to introduce a new use.   |
| (b) results in the application applying to a new parcel of land; or   | <b>Complies</b> – The proposed amendments do not seek the introduction of a new land parcel to the development.   |
| (c) dramatically changes the built form in terms of scale, bulk and appearance; or                              | <b>Complies</b> – Given the changes are in relation to Gross Floor Area, Refuse Area locations, Finished Floor Levels the proposed amendments will not dramatically alter the built form of the proposal. |
| (d) changes the ability of the proposed development to operate as intended; or                                  | <b>Complies</b> – The proposed amendments will not adversely impact on the development’s operation.   |
| (e) removes a component that is integral to the operation of the development; or                                | <b>Complies</b> – The proposed amendments do not remove a component of the approval which is integral to the operation of the development.  |
| (f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or | <b>Complies</b> – The proposal will not create any significant impact on traffic flows  |
| (g) introduces new impacts or increase the severity of known impacts; or  | <b>Complies</b> – The changes will not increase the severity of know impacts.   |

(h) removes an incentive or offset component that would have balanced a negative impact of the development; or

**Complies** – The proposed amendments will not result in the removal of an incentive / offset component of the development.

(i) impacts on infrastructure provisions.

**Complies** – The proposed amendments will not adversely impact on infrastructure provision.

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## 5. Affected Entities

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As no referrals were triggered as a result of the original application, this request does not trigger referral to any affected entities.

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## 6. Amendments to Infrastructure Charges Notice

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An amended Infrastructure Charges Notice is sought as a result of the above amendments.

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## 7. Amendments to Currency Period of Approval

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It is noted that no change to the currency period of this approval is sought as a result of this request.

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## 8. Summary

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As demonstrated above, the proposed modification represents a minor change under s.78 of the *Planning Act 2016* and Schedule 1 of the Development Assessment Rules, as the outcome would not result in a 'substantially different' development, require additional referral agencies or change in the level of assessment were the application to be re-logged. The changes would not likely cause a person to make a properly made submission objecting to the proposed change if the circumstances allowed.

The applicable fee for this application, calculated in accordance with Council's current resolution of fees and charges is **\$3,432.00**. The relevant fee will be paid prior to the application being properly made.

In support of our request, please find enclosed the following:

|                      |                                 |  |
|----------------------|---------------------------------|--|
| <b>Attachment A.</b> | DA Form 5                       | prepared by JFP Urban Consultants        |
| <b>Attachment B.</b> | Title Search and Owners Consent | prepared by JFP Urban Consultants        |
| <b>Attachment C.</b> | Architectural Plans             | prepared by Gary Grieve Design           |
| <b>Attachment D.</b> | Landscape Concept Plan          | prepared by Legacy Engineers             |
| <b>Attachment E.</b> | Traffic Memorandum              | prepared by Velocity Traffic Engineering |
| <b>Attachment F.</b> | Approved Plans – Mark Up        | prepared by JFP Urban Consultants        |
| <b>Attachment G.</b> | Conditions of Approval Mark-Up  |  |

We look forward to receiving Council's modified approval package for the application within DA timeframes. Should you require any clarification on any of the above issues please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Liam Worrall', with a long horizontal flourish underneath.

LIAM WORRALL  
TOWN PLANNER  
JFP URBAN CONSULTANTS PTY LTD