

15 July 2026

Chief Executive Officer
Logan City Council
PO Box 3226
LOGAN CITY DC QLD 4114

Change Application (Minor)
Council Reference: MCUC/117688/2001/A
17-27 Cinderella Drive, Springwood QLD 4127

Dear Council,

Ratio Consultants acts on behalf of *I2C Architect* (the **applicant**) in relation to a change application (minor) to a development permit for a material change of use for a shopping centre development at 17-27 Cinderella Drive, Springwood QLD 4127 (formally described as Lot 33 on SP162403) (the **site**).

This change application (minor) is lodged in accordance with Section 78 of the *Planning Act 2016* (Qld) (the **Planning Act**). This change application is accompanied by the following supporting documentation:

- **Appendix A** – Planning Act Form 5.
- **Appendix B** – Owners Consent.
- **Appendix B** – Proposal Plans, prepared by i2C, dated 26 March 2026.

Prelodgement advice was sought from Council regarding the appropriate historic development approval to 'change', given the age of the relevant approvals and lack of publicly available application and approval documentation. The prelodgement advice also clarified the bus interchange matter that is proposed to be removed from the conditions.

1. The Site

The site is located at 17-27 Cinderella Drive, Springwood QLD 4127 (formally described as Lot 33 on SP162403) (the **site**). The site is currently improved by a shopping centre development, including the subject Coles tenancy. The site is shown in **Figure 1** below.

Figure 1 Aerial Image of the Site



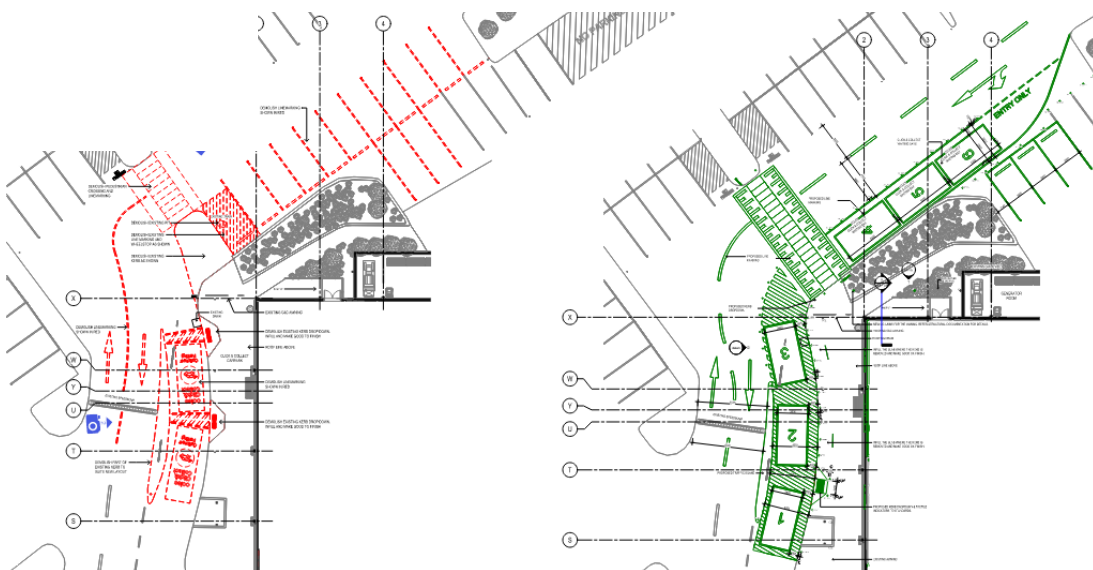
Source: Landchecker

2. Proposed Changes

The proposed changes relate primarily to the Coles 'Click and Collect' facility on-site. This is isolated to the area shown in **Figure 1** above. The changes include:

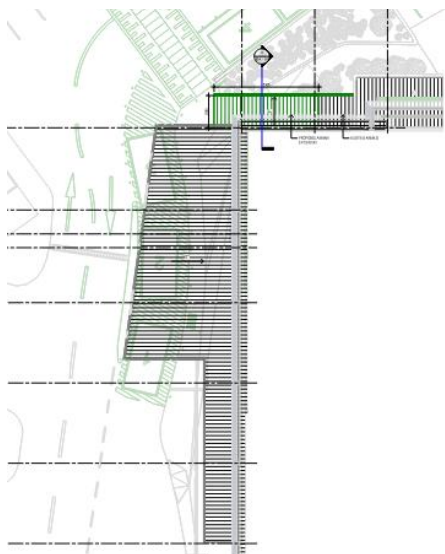
- Demolition / removal of the existing Click and Collect facilities, 10 x car parking spaces, and the pedestrian crossing. The demolition extent is shown in **Figure 2** below.
- Reinstatement of the Click and Collect facilities and expansion into the demolished car parking spaces area, and reinstatement of the pedestrian crossing (see **Figure 2** below).
- The changes also include an extension to the existing awning to improve the pedestrian amenity outcome at the staff building access point. This is shown in **Figure 3** below.
- Regularisation of the car parking layout, which does not align with the most recent approval (as identified in the prelodgement advice). This is shown in **Figure 4** below.

Figure 2 Proposed Demolition Plan and Site Plan



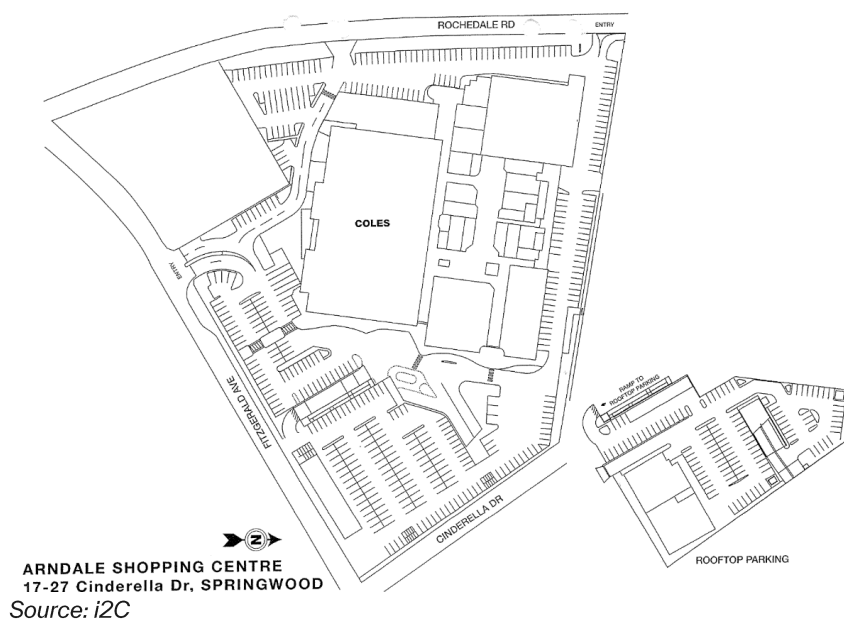
Source: i2C

Figure 3 Proposed Awning Plan



Source: i2C

Figure 4 Arndale Shopping Centre Car Parking Plan



Source: i2C

Refer to the proposal plans prepared by i2C for further details.

Separately, the condition/s relating to the bus interchange easement requirement are proposed to be removed as the bus interchange was not established on the site. A prelodgement advice request has been submitted to SARA and they are actively liaising with DTMR and Translink.

It is understood that confirmation will be required before this condition can be removed from the development approval.

Council is requested to amend the conditions of the development approval as necessary to facilitate the proposed changed development. This includes removing the condition/s relating to the bus interchange easement requirement.

3. Planning Act Assessment

3.1 Minor Change

This change application seeks a 'minor change' to the approved development, pursuant to the definition for the same included in Schedule 2 of the Planning Act, which states (inter alia):

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, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or
 - (E) public notification if public notification was not required for the development application.

The consideration of these two aspects of the 'minor change test', (i) and (ii), are included below.

3.2 Substantially Different Development

The determination as to whether the extent of changes will result in 'substantially different development' is a matter of discretion, as there is no defined or bounded assessment framework enshrined within the planning legislative framework.

Notwithstanding, the *Development Assessment Rules (Version 3.0)* provide useful guidance for considering whether proposed changes may constitute 'substantially different development'.

An assessment against the guidance criteria is provided in the table below.

Criteria	Response
a) involves a new use	The proposed changes do not result in any additional land uses being included in the development.
b) results in the application applying to a new parcel of land	The proposed changes do not result in the inclusion of any additional land parcels in the site.
c) dramatically changes the built form in terms of scale, bulk and appearance	The proposed changes do not include any changes to the built form other than the minor change to the awning. This complements the proposed click and collect facilities and is integrated into the existing shopping centre built form.

d) changes the ability of the proposed development to operate as intended	The proposed changes do change the ability for the proposed development to operate as intended. The change facilitates movement between the subject lot and adjoining lot; there are no changes to the operation of the development as approved and intended.
e) removes a component that is integral to the operation of the development	The proposed changes do not involve the removal of any integral component of the development. Some car parking spaces are proposed to be removed, however, the development maintains an appropriate provision of on-site car parking.
f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site	The proposed changes do not result in any increase in the floor area of the development and by extension no additional traffic movements are expected as a result of the development. The proposed changes include the removal of some car parking; however, the development maintains an appropriate provision of on-site car parking.
g) introduces new impacts or increase the severity of known impacts	The proposed development does not introduce any new components to the development, and accordingly no new impact are expected to arise from this minor change. The Click and Collect area is proposed to be increased. This component of the development, existing and proposed changed, does not result in any unreasonable adverse impacts.
h) removes an incentive or offset component that would have balanced a negative impact of the development	The proposed changes do not involve the removal of any component of the development. Notwithstanding, there are no incentives or offsets that were incorporated into the approved development.
i) impacts on infrastructure provisions	No impacts on infrastructure provisions are expected as a result of the proposed change.

Therefore, the proposed changed development does not result in substantially different development.

3.3 Other Assessment Considerations

The other assessment considerations for the minor change definitional test are detailed as follows:

- The proposed changes do not include prohibited development in the application.
- The originating development application required referral. The proposed changes do not require additional referrals or assessment considerations.
- The originating development application was subject to code assessment, and the proposed changes do not elevate the level of assessment to impact assessment.

Therefore, the proposed changes satisfies the definitional test for a minor change.

3.4 Planning Scheme Compliance

With respect to the assessment of the proposed changed development against the *Logan Planning Scheme 1997* (the **historic Planning Scheme**) and the *Logan Planning Scheme 2015 (Version 9.2)* (the **current Planning Scheme**), the following is noted:

- Given the vintage of the originating development approval, there has been a complete overhaul of the planning scheme, including modernising the planning scheme in 2015 to align with the standardised format across all local government areas.
- The proposed change is so minor that the seismic changes to the Logan Planning Scheme since the originating development application was properly made would be inconsequential for the purposes of assessing the proposed change.

Therefore, the development (including the proposed changes) maintains compliance with the Planning Scheme, historic and current versions.

4. Application Requirements

Pursuant to Section 79 of the Planning Act, the following application requirements apply:

- Section 79(1)(a) requires that the change application be made in the approved form. A completed copy of Planning Act Form 5 has been provided in **Appendix A**.
- Section 79(1)(b)(i) requires that the required fee be paid. Pursuant to the Register of Cost Recovery Fees 2026-27, a change application (minor) for is **\$2,230.00**. This fee will be paid upon receipt of Council's notice to pay post lodgement.
- Section 79(1A) requires that owner's consent be provided where the applicant is not the owner. Owners consent is provided in **Appendix B**.

Accordingly, subject to payment of the change application fee following receipt of Council's notice to pay post lodgement, the application requirements have been satisfied.

5. Summary

In summary, the above assessment demonstrates that the proposed change constitute a 'minor change', pursuant to Schedule 2 of the Planning Act, and compliance with the Logan Planning Scheme, historic and current versions, is maintained.

It is therefore respectfully requested that Council favourably consider the proposed changed development and approve this change application (minor), as detailed above.

If you have any queries regarding this change application (minor), please do not hesitate to contact the undersigned on (07) 3724 9277 or via email at cameron.see@ratio.com.au.

Kind regards,



Cameron See
Associate: Planning
Ratio Consultants Pty Ltd

ratio:

Appendix A Planning Act Form 5

Appendix B Owners Consent

Appendix C Proposed Plans