Job Reference: TP27/5025

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12/11/2026
APPLICATION REF
A007150837

11 November 2026

Luke Hadrick
Planning Services North
Development Services
Brisbane City Council

RE: CHANGE APPLICATION (MINOR CHANGE) IN ACCORDANCE WITH SECTIONS 78 AND 79 OF THE *PLANNING ACT 2016*

Council Reference:	A004221587; 253/25-3918/97
Approval Type:	SPA – Development Permit – Material Change of Use
Description of Proposal:	Licenced Club (Extension)
Address of Site:	21 Kittyhawk Drive, Chermside QLD 4032
Real Property Details:	Lot 2 on Survey Plan 300894

Dear Luke,

Following on from our discussions back in July 2026, we respectfully seek to change the above-mentioned development approval by way of a change application (minor change) in accordance with Sections 78 and 79 of the *Planning Act 2016*. For Council's reference, this development approval was originally issued in March 1998 (253/25-3918/97) and later amended via a permissible change application in November 2015 (A004221587) with a copy of the relevant documents associated with this approval included as part of this application.

In particular, this application relates to the following – as depicted in the amended architectural plans (attached):

- the conversion of an existing building plant room into a bar storeroom on the first floor of the existing Kedron Wavell Services building which will result in an increase of 8m² of gross floor area (GFA);
- the removal of an existing internal fire stair near the southern wall of the existing Kedron Wavell Services building which will result in an increase of 10m² of GFA;
- the establishment of a new external fire stair not far from the existing internal fire stair which will result in the loss of three onsite car parking spaces.

In assessing these changes, it is important to note that while they will increase existing/approved GFA calculations across the site, this increase will be minimal in the grand scheme of things and, by nature, will not increase patron, staff, etc. numbers onsite *or* hours of operation. Beyond this, these changes will not alter existing/approved impervious area or site cover calculations across the site. Moreover, these

changes will not result in a building height greater than what exists onsite currently, nor will they result in any reduced setbacks. On top of this, these changes will not significantly alter the physical appearance of the overall development, nor will they include or require any alterations to existing/approved landscaping, access, servicing or infrastructure provisions.

And while it is acknowledged that an increase in GFA can necessitate an increase in onsite car parking spaces *and* there will be a reduction in onsite car parking spaces, the site is believed to have an excess of approximately 51 onsite car parking spaces based on a recent (July 2026) parking assessment by Rytenskild Traffic Engineering (RTE), so the proposed changes are not believed to warrant any further changes to existing/approved car parking provisions.

With this in mind, it is considered that the changes will *not* create a worsening effect when it comes to associated traffic, stormwater, environmental or amenity conditions and as such, there is seen to be no anticipated reason as to why this change application should not suitably approved.

Further to this, it is also important to note that this change application will not require any major amendments be made to the approved conditions package other than updating references to the approved drawings and documents *and* amending Condition 2 to account for the reduction of three onsite parking spaces.

In relation to these changes, it is important to note that they will comply with the following minor change requirements laid out in Schedule 2 of the *Planning Act 2016*:

minor change means a change that:

(b) for a development application –

(i) would not result in substantially different development; and

Response: The changes will not result in a substantially different development. This is based on the fact that the changes will not include a new use, nor will they result in the application applying to a new parcel of land. Further to this, the changes will not dramatically alter the development's built form in terms of scale, bulk or appearance. Moreover, the changes will not alter the ability of the development to operate as intended, nor will they remove an integral component of the development. In addition, the changes will cause no impact on surrounding traffic flows or the surrounding transport network, nor will they introduce any new impacts or increase the severity of known impacts. And finally, the changes will not remove an incentive/offset of the original development, nor will they impact on surrounding infrastructure provisions.

(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

Response: If a development application were to be made today, inclusive of the changes, it would not include 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

Response: The original development application is believed to have required referral to a referral agency.

(C) referral to extra referral agencies, other than to the chief executive; or

Response: If a development application were to be made today, inclusive of the changes, it is not believed to require referral to an extra referral agency.

(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

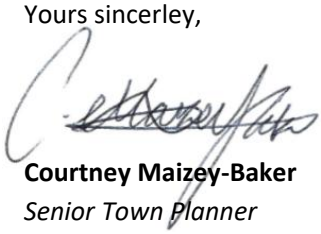
Response: If a development application were to be made today, inclusive of the changes, it is not believed to require a referral agency to assess the application against, or have regard to, additional matters prescribed by regulation.

(E) public notification if public notification was not required for the development application.

Response: If a development application were to be made today, inclusive of the changes, it would not require public notification.

We thank you for your attention to this change application and look forward to receiving approval through the issuing of a revised development approval – inclusive of the proposed architectural plans and an updated conditions package. If you have any queries or questions relating to this change application, please do not hesitate to contact the undersigned on 0481 153 265 or 1300 051 189.

Yours sincerley,



Courtney Maizey-Baker
Senior Town Planner
Bartley Burns – Building Certifiers & Town Planners