Brisbane City Council ABN 72 002 765 795

Community and the Arts Services
Sport and Recreation
Sport and Community Partnerships
Level 6 Brisbane Square
GPO Box 1434, BRISBANE Qld 4001
Phone: 07 3403 8888
www.brisbane.qld.gov.au

Dedicated to a better Brisbane

BCC DS
RECEIVED
12/11/2026
APPLICATION REF
A007150837

26 October 2026

Lyndon Broome
Chief Executive Officer
Kedron-Wavell Ltd

lbroome@kwltd.com.au

Dear Lyndon,

Re: Supported - Application for Works

Your organisation has requested consent from Brisbane City Council (Council) on 28 September 2026 to conduct the following works at Burringbar Park, 21 Kittyhawk Drive, Chermside.

- **Refurbishment of the club's main showroom on level 1, which will increase capacity and modernise the facilities**

Relevant Council stakeholders have been consulted and Council as landlord, consents to your application subject to the organisation obtaining necessary approvals per the Building Regulation 2021 and with the conditions listed below:

1. Support is based on the information provided in the Application for Works application form and the documents provided.

Prior to any works commencing the following has been provided to your Sport and Community Officer:

2. Agreed upon project commencement date and estimated project completion date.
3. The location of the internal building works as shown in the AFW are in the SPORT AND RECREATION (METROPOLITAN) ZONE and within the CHERMSIDE CENTRE NEIGHBOURHOOD PLAN, CHERMSIDE CENTRE NP - COMMUNITY USE AND SPORTS PRECINCT. The area is mapped by numerous overlays including the Flood overlay (Overland flow path) and the Heritage overlay (Area adjoining a heritage place).
4. The proposed refurbishment works is considered to create additional gross floor area (GFA) and may constitute as an increase in gross floor area (GFA) per the definition in City Plan 2014.

   It is considered this may require either a minor change application to A004221587 or new development application, depending on the existing approval and extent of the changes.

   Development Services recommends that you engage a suitably qualified private town planning consultant to review the historic land use approvals and proposal to confirm the applicable development approval requirements.

5. Building Certifier advice should be obtained to determine the applicable building approval requirements, particularly in relation to the proposed internal layout modifications, accessibility, fire safety and emergency egress arrangements.
6. Any structural alterations associated with the works should be designed and certified by an appropriately qualified structural engineer where required.
7. As the submitted documentation is currently at concept/schematic design stage and does not include structural or building-services engineering documentation, relevant specialist designs and certifications should be developed and reviewed by the appropriate qualified professionals as the design progresses.

Mandatory requirements:

8. The proposed works should not adversely affect existing fire safety systems, essential services or emergency egress arrangements.
9. Any electrical works should be undertaken by appropriately licensed electrical contractors, with the completed electrical installation appropriately certified.
10. Existing switchboards, electrical equipment, communications infrastructure and other building services should remain appropriately accessible for inspection, servicing and future maintenance.
11. Any penetrations or alterations to existing building elements should be appropriately sealed and reinstated, with existing fire-rated construction and compartmentation maintained where applicable.
12. Relevant approvals, certifications, warranties, as-constructed documentation and operating/maintenance information should be retained and provided on completion where applicable.
13. Any damage to existing Council assets or infrastructure arising from the works should be appropriately rectified as part of the project.
14. All works, construction materials and vehicles are required to be contained within the lessee's leased area.
15. All works must commence within a two year period from the date of this support letter.

Within 10 days of completion of works the following must be provided to your Sport and Community Officer:

16. Copies of relevant approvals, certifications, commissioning records, and as-constructed documentation are to be provided to Council upon completion of the works.
17. Any building layout and door changes must be shown on emergency diagrams within 30 days of the modification.

For any further enquiries, please contact your Sport and Community Officer via email or on 07 3403 8888 and quote reference 24267256.

Yours sincerely



Matt Wardlaw
Sport and Community Team Manager
Sport and Community Partnerships | Sport and Recreation
Community and the Arts Services | **BRISBANE CITY COUNCIL**

Ref: OL 24267256

For the purpose of *section 142 of the Property Law Act 2023 (Qld)*, this letter is a decision notice.