

DECISION BY DELEGATE OF COUNCIL CHANGE APPLICATION – s81 Minor Change

SUBMISSION BY Laura Urbina

10 June 2026

SITE:

Address of Site:	186 TOOMBUL RD NORTHGATE QLD 4013, 186 TOOMBUL RD NORTHGATE QLD 4013, 196 TOOMBUL RD NORTHGATE QLD 4013, 202 TOOMBUL RD NORTHGATE QLD 4013
Real Property Description:	L1 RP.220052, L21 SP.330708, L2 RP.910932, L3 RP.910932
Area of Site:	4466 m ²
Zone:	LOW DENSITY RESIDENTIAL ZONE
Name of Owner:	Greystone Nominees Pty Ltd, , Kenlynn Hospitality Pty Ltd, Kenlynn Hospitality Pty Ltd
Name of Ward:	Northgate, , Northgate, Northgate

APPLICATION:

Aspects of Development:	DA - IPA - Carry Out Building Work – Development Permit and Preliminary Approval
Aspects of Development:	DA - PA - Building Work – Development Permit
Aspects of Development:	DA - IPA - Material Change of Use – Development Permit and Preliminary Approval
Aspects of Development:	DA - PA - Material Change of Use – Development Permit
Description of Proposal:	Request to change approval under PA s81 (Minor Change)
Applicant:	Kenlynn Property Group C/- Norris Clarke & O'Brien Pty Ltd PO Box 3448 NEWMARKET QLD 4051
Application Number:	A006944584
Paid is Made Date:	29 January 2026
Properly Made Date:	29 January 2026

DECISION on change application

1. Having considered the application detailed above, I am satisfied that the application to change the existing approval accords with the requirements of the *Planning Act 2016* and as such;
 - a) approve the application in accordance with the attached development approval package
 - b) approve the infrastructure charges in accordance with the attached Infrastructure Charges Notice

And direct that:

2. the applicant be advised of the decision
3. the Infrastructure Charges Notice for Community Purposes, Stormwater and Transport be given
4. the Central SEQ Distributor-Retailer Authority be advised of the decision

Dated 10 June 2026



Joe McShane
Principal Urban Planner
Planning Services North
As **DELEGATE** of Council