

23 February 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Via Email: dalodgement@brisbane.qld.gov.au

Council Reference: A006332159

Dear Sir / Madam,

RE: Request to make a ‘Minor Change’ under Section 81 of the Planning Act 2016 to a Development Approval – Material Change of Use for Community Facilities at 2 Hamish Street, Calamvale (Lot 17 on RP96255)

We write to Council (the responsible entity) with respect to the above-mentioned approval issued over 2 Hamish Street, Calamvale (Lot 17 on RP96255). The relevant approval was granted and received on 15 March 2024 which granted approval for a Minor Change (s81) to a Development Approval for Community Facilities (vide: A006332159).

Since approval, the project has been substantially progressed with all works up to and including Stage 1B being completed, with the exception of the works relating to the location of the pad mounted transformer and chiller room. Due to operational requirements in addition to uncertainty surrounding the securing of funds for completion of the remaining stages the applicant seeks to reconfigure the remaining works, as detailed, of Stages 2 and 3. In doing so this will allow for the site to function in accordance with relevant conditions while still providing the ability for remaining works to be provided once appropriate funding is secured.

The applicant seeks to make a ‘Minor Change’ to the approval pursuant to Section 81 of the Planning Act 2016 (“The Act”). The changed proposal complies with the relevant assessment benchmarks having regard to the existing approval. We therefore request the approved plans and conditions are altered in accordance with Section 83 of the Act.

This request for a Minor Change to a Development Approval is accompanied by:

- Revised Architectural Plans prepared by Arqus Design;
- Chiller Room plan by Elia Architecture;
- Noise Impact Assessment prepared by Matrix Acoustics; and
- Planning Act Form 5 – Change Application Form.

Upon receipt of Council's fee quote, payment of the relevant application fee shall be made. This letter now sets out the changes proposed.

Site Details

The subject site is the land found at 2 Hamish Street, Calamvale formally identified as Lot 17 on RP96255. The lot is generally rectangular in shape with a central width of 72m and length of 170.6m resulting in a total site area of 11,129m². The land has a primary frontage to Hamish Street of 81.31m and secondary frontage of 22.51m.

The site currently includes a centrally located community hall (previous church hall) and ancillary structures, the new church building positioned towards the southern portion of the site, and single residence positioned towards the front of the site at the northeast corner.



Figure 1: Subject Development Site – Nearmap (23 August 2025)

The site is allocated wholly within the Emerging Community Zone and forms part of the land within the boundaries of the Calamvale District Neighbourhood Plan area. The site is identified as being constrained by several overlays, none of which are of relevance to this particular request.

Application History

The development site is noted as being subject to several development approvals, including development permits, requests for extension of time and compliance assessments. The latter of which have been excluded from the summary below.

The sites development history is as follows:

- **A003444479** – Development Permit for Material Change of Use for Community Facilities and Preliminary Approval for Building Works decided on 22 May 2014.
- **A004915049** – Request to Extend Currency Period and Minor Change to A003444479. Decided on 2 May 2019, extending the currency period by four (4) years to 22 May 2022, and approving the requested changes, notably reconfiguration of the then proposed church building.
- **A005846328** – Request to change (minor) the Development Permit, A004915049. Decided on 15 July 2022, the approval granted changes to the approved plans including the Landscape and Stormwater Management Plan, as well as amendment, inclusion and removal of several conditions.
- **A006332159** – Request to change (minor) to the Development Permit, A005846328. A decision was granted on the 26 October 2023, which appears to have included plans relating to the new Stage 1B as well as inclusion of additional conditions pertaining to this new stage reflective of those which were relevant to other stages.
- **A006460728** – Request to Extend the Currency Period of A006332159. Decided on 15 March 2024, and extended the currency period of the development approval to midnight on 24 May 2026.

The most recent approval which is the subject of this Minor Change request is **A006332159** – Development Permit for Material Change of Use for Community Facilities and Preliminary Approval for Building Works decided on 26 October 2023.

Proposed Changes

This section sets out the key changes to the approved plans:

Stage 1A

- Removal of the proposed pad mount transformer from Stage 1A to Stage 1B

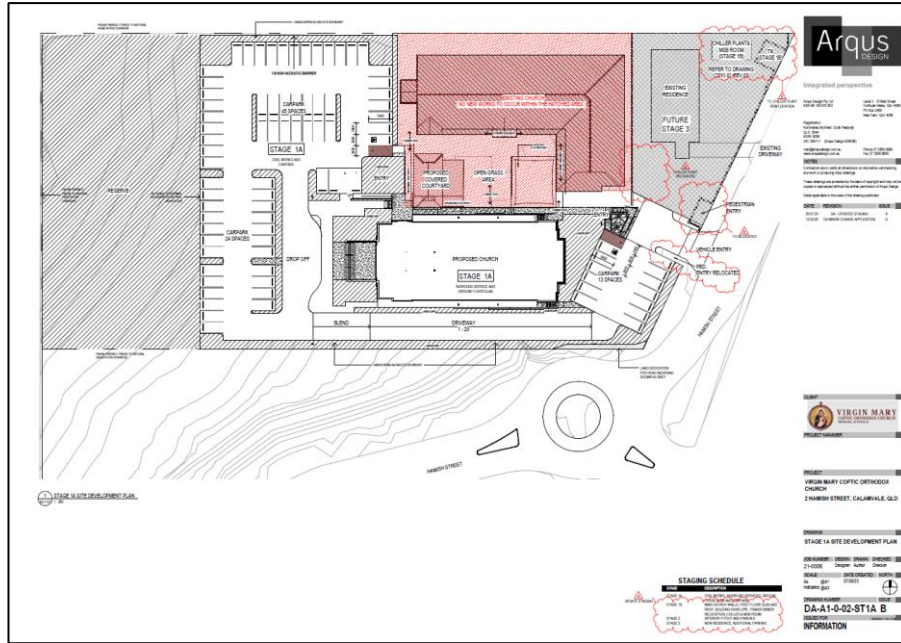


Figure 2: Proposed Stage 1A Plan Issue D – Arqus Design (12 February 2026)

Stage 1B

- Inclusion of the proposed Chiller & Main Switch Board Room (previously Stage 3) positioned along northern boundary at front of existing caretakers residence.
- Relocation of the pad mount transformer previously located adjoining to the north of the crossover and to be provided as part of Stage 1A.

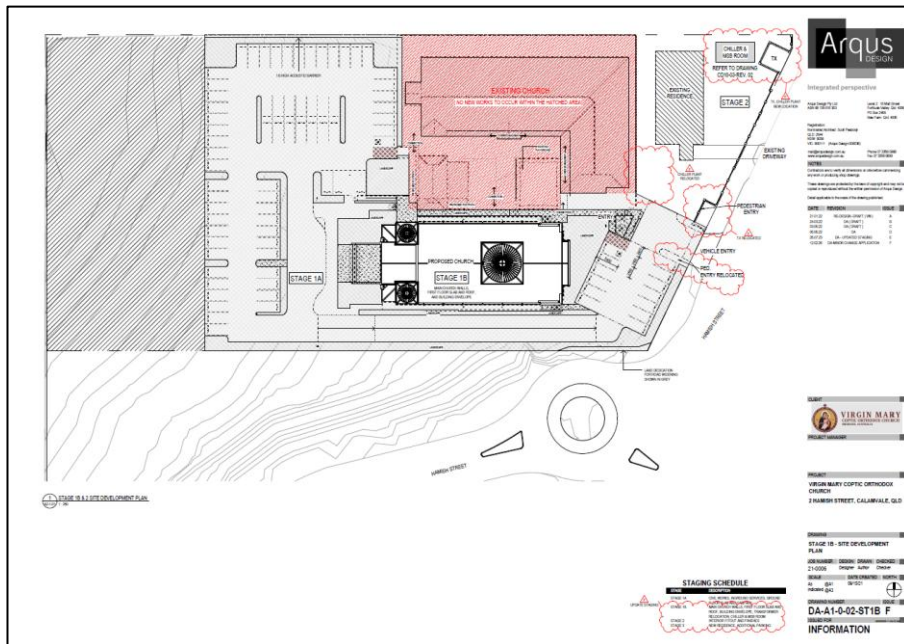


Figure 3: Proposed Stage 1B Plan Issue F – Arqus Design (12 February 2026)

Stage 2 –

- Remains unchanged, with scope of works included as part of this stage limited to the internal fitout of the church.

Stage 3 –

- Removal of Chiller Plant from Stage 3 and relocated to the north aligning with Stage 1B
- Future residence footprint amended to account for relocated chiller plant

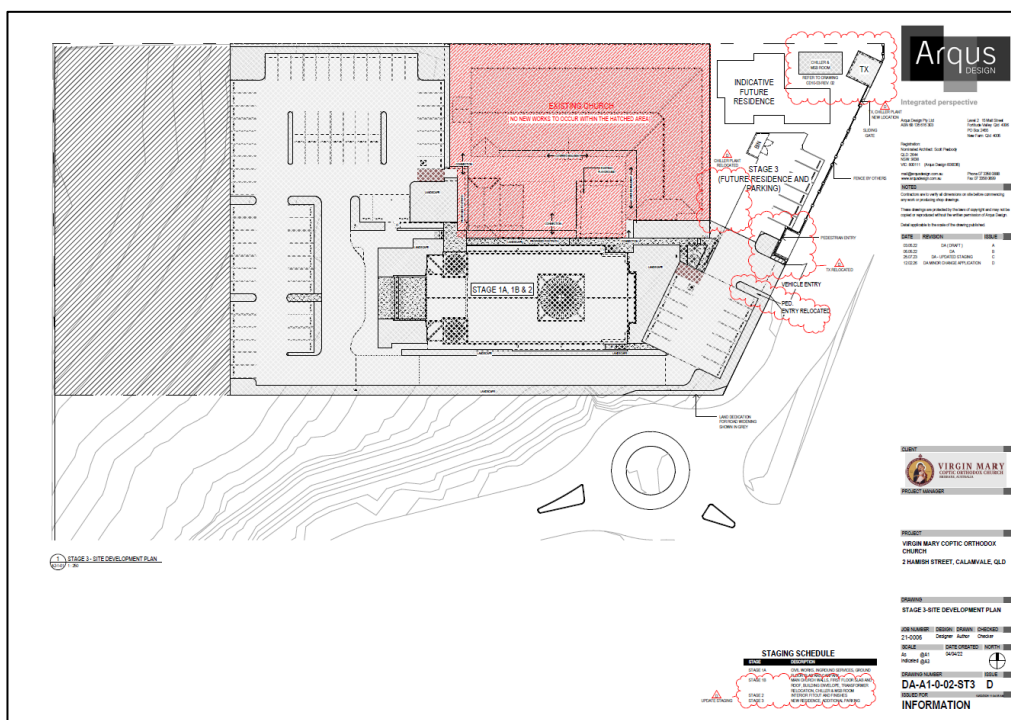


Figure 3: Proposed Stage 3 Development Plan Issue D – Arqus Design (12 February 2026)

Changes to Approved Drawings and Documents List

It is requested that the Drawings and Documents table and relevant conditions be updated as follows. For ease of reference the original relevant portion of conditions and Drawings and Documents table to be altered are 'struck through' with the replacement table provided beneath it.

Approved drawings:

Drawing or Document	Author	Date	Drawing/Plan No.
Stage 1A Site Development Plan	Arqus Design	03-AUG-2023	DA-A1-0-02-ST1A ISSUE A (Amended In Red 24-OCT-2023)
Stage 1B – Site Development Plan	Arqus Design	03-AUG-2023	DA-A1-0-02-ST1B ISSUE E (Amended In Red 24-OCT-2023)
Stage 1A – Ground Level General Arrangement Plan	Arqus Design	03-AUG-2023	DA-A1-2-01-ST1A ISSUE A

Drawing or Document	Author	Date	Drawing/Plan No.
Stage 1B – Ground Level General Arrangement Plan	Arqus Design	03-AUG-2023	DA-A1-2-01-ST1B ISSUE E
Stage 1B – Level 1 General Arrangement Plan	Arqus Design	03-AUG-2023	DA-A1-2-02-ST1B ISSUE E
Stage 1B – General Arrangement Plan – Roof	Arqus Design	03-AUG-2023	DA-A1-2-03-ST1B ISSUE E
Stage 1A – External Elevations	Arqus Design	03-AUG-2023	DA-A2-1-01-ST1A ISSUE A
Stage 1B – External Elevations	Arqus Design	03-AUG-2023	DA-A2-1-01-ST1B ISSUE D
Stage 1A – External Elevations	Arqus Design	03-AUG-2023	DA-A2-1-02-ST1A ISSUE A
Stage 1B – External Elevations	Arqus Design	03-AUG-2023	DA-A2-1-02-ST1B ISSUE E
Building Sections	Arqus Design	03-AUG-2023	DA-A3-1-02 ISSUE E
Overall Plan	Andrew Gold Landscape Architecture	03-AUG-2023	000 Issue B
Landscape Plan	Andrew Gold Landscape Architecture	23-JUN-2022	101 Issue B (Amended In Red 25-OCT-2023)
Landscape Plan	Andrew Gold Landscape Architecture	23-JUN-2022	102 Issue B (Amended In Red 25-OCT-2023)
Landscape Plan	Andrew Gold Landscape Architecture	23-JUN-2022	103 Issue B (Amended In Red 25-OCT-2023)
Planting Schedule & Images	Andrew Gold Landscape Architecture	23-JUN-2022	201 Issue B
Landscape Notes	Andrew Gold Landscape Architecture	23-JUN-2022	202 Issue B
Landscape Details	Andrew Gold Landscape Architecture	23-JUN-2022	203 Issue B
Site Locality Plan	Arqus Design	03-AUG-2023	DA-A1-0-01 Issue E (Amended In Red 24-OCT-2023)
Stage 3 – Site Development Plan	Arqus Design	03-AUG-2023	DA-A1-0-02-ST3 ISSUE C (Amended In Red 24-OCT-2023)
Stage 2 – Ground Level General Arrangement Plan	Arqus Design	03-AUG-2023	DA-A1-2-01-STE ISSUE D
Stage 2 – Level 1 General Arrangement Plan	Arqus Design	08-MAY-2022	DA-A1-2-02-ST2 ISSUE C
Area Comparison	Arqus Design	03-AUG-2023	DA-A2-1-05 Issue C
Building Sections	Arqus Design	08-AUG-2013	DA-A3-1-01-ST1A ISSUE A
Building Sections	Arqus Design	26-APR-2013	DA-A3-1-01-ST1B ISSUE E
Residential Units	David Hackwood Architect Pty Ltd	05-JUN-2013	SK.02 Issue E
Landscape Concept Plan	-	26-FEB-2014	12.92 A3.LP.1 Issue B (Amended In Red 04-JUL-2022)
Site Based Stormwater Management Plan	HCE Engineers	03-AUG-2023	3173-130508-RPT-SBSMP-Rev 0.doc
Figure 4 Proposed Stormwater Layout Plan	HCE Engineers	03-AUG-2023	3173-130513-SK02 (Amended In Red 19-MAR-2014)

As amended by:

Drawing or Document	Author	Date	Drawing/Plan No.
Stage 1A - Site Development Plan	Arqus Design	05-DEC-2025	DA-A1-0-02-ST1A ISSUE B
Stage 1B – Site Development Plan	Arqus Design	05-DEC-2025	DA-A1-0-02-ST1B ISSUE F
Stage 1A – Ground Level General Arrangement Plan	Arqus Design	03-AUG-2023	DA-A1-2-01-ST1A ISSUE A
Stage 1B – Ground Level General Arrangement Plan	Arqus Design	03-AUG-2023	DA-A1-2-01-ST1B ISSUE E
Stage 1B – Level 1 General Arrangement Plan	Arqus Design	03-AUG-2023	DA-A1-2-02-ST1B ISSUE E
Stage 1B – General Arrangement Plan – Roof	Arqus Design	03-AUG-2023	DA-A1-2-03-ST1B ISSUE E
Stage 1A – External Elevations	Arqus Design	03-AUG-2023	DA-A2-1-01-ST1A ISSUE A
Stage 1B – External Elevations	Arqus Design	03-AUG-2023	DA-A2-1-01-ST1B ISSUE D
Stage 1A – External Elevations	Arqus Design	03-AUG-2023	DA-A2-1-02-ST1A ISSUE A
Stage 1B – External Elevations	Arqus Design	03-AUG-2023	DA-A2-1-02-ST1B ISSUE E
Building Sections	Arqus Design	03-AUG-2023	DA-A3-1-02 ISSUE E
Overall Plan	Andrew Gold Landscape Architecture	03-AUG-2023	000 Issue B
Landscape Plan	Andrew Gold Landscape Architecture	23-JUN-2022	101 Issue B (Amended In Red 25-OCT-2023)
Landscape Plan	Andrew Gold Landscape Architecture	23-JUN-2022	102 Issue B (Amended In Red 25-OCT-2023)
Landscape Plan	Andrew Gold Landscape Architecture	23-JUN-2022	103 Issue B (Amended In Red 25-OCT-2023)
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Landscape Notes	Andrew Gold Landscape Architecture	23-JUN-2022	202 Issue B
Landscape Details	Andrew Gold Landscape Architecture	23-JUN-2022	203 Issue B
Site Locality Plan	Arqus Design	05-DEC-2025	DA-A1-0-01 Issue F
Stage 3 – Site Development Plan	Arqus Design	05-DEC-2025	DA-A1-0-02-ST3 ISSUE D
Stage 2 – Ground Level General Arrangement Plan	Arqus Design	03-AUG-2023	DA-A1-2-01-ST2 ISSUE D
Stage 2 – Level 1 General Arrangement Plan	Arqus Design	08-MAY-2022	DA-A1-2-02-ST2 ISSUE C
Area Comparison	Arqus Design	05-DEC-2025	DA-A1-2-04 Issue D
Building Sections	Arqus Design	08-AUG-2013	DA-A3-1-01-ST1A ISSUE A
Building Sections	Arqus Design	26-APR-2013	DA-A3-1-01-ST1B ISSUE E
Residential Units	David Hackwood Architect Pty Ltd	05-JUN-2013	SK.02 Issue E
Landscape Concept Plan		26-FEB-2014	12.92 A3.LP.1 Issue B (Amended In Red 04-JUL-2022)

Drawing or Document	Author	Date	Drawing/Plan No.
Site Based Stormwater Management Plan	HCE Engineers	03-AUG-2023	3173-130508-RPT-SBSMP-Rev 0.doc
Figure 4 Proposed Stormwater Layout Plan	HCE Engineers	03-AUG-2023	3173-130513-SK02 (Amended In Red 19-MAR-2014)
Proposed Shed Plans	Elia Architecture	04-DEC-2025	CD10-03 Rev 2
Background Noise Measurement Report	Matrix Acoustics	05-DEC-2025	20250046 Rev 2

Conditions to be Altered

We request that any conditions referencing the old, approved plans are updated to reflect the plans submitted with this Minor Change Request.

Further, it is requested that Conditions 18, 52, 75 and 97 of the respective stages be amended. These conditions are to be amended to include reference to the provided Acoustic Assessment prepared by Matrix Acoustics (dated 5 December 2025).

The proposed changes, also require the staging details to be amended to reflect the new development configuration. As detailed on the Staging Schedule provided in the plans, Stage 1B is to now include the relocated pad mounted transformer, chiller plant, interior works of the church and finishes. Further, Stage 3 will now include works related to the future on-site residence and the additional six (6) parking spaces and bin store. It is requested that the approval package is updated to reflect this.

Changes to Infrastructure Charges

We request that Council provides a revised Infrastructure Charges Notice to reflect the changes to gross floor area proposed.

Statutory Requirements

Minor Change

In accordance with Section 81(2) of the Planning Act 2016, Council must decide upon a request for a Minor Change to a development approval having regard to:

- (a) *the information the applicant included with the application; and*
- (b) *if the responsible entity is the assessment manager – any properly made submissions about the development application or another change application that was approved; and*
- (c) *any pre-request response notice or response notice given in relation to the change application; and*
- (d) *if the responsible entity is, under section 78A(3), the Minister—all matters the Minister would or may assess against or have regard to, if the change application were a development application called in by the Minister; and*

- (da) if paragraph (d) does not apply— all matters the responsible entity would or may assess against or have regard to, if the change application were a development application; and*
- (e) another matter that the responsible entity considers relevant.*

Further in accordance with Section 81(3) of the Planning Act, 2016, Council must in assessing the change application consider:

- (a) a statutory instrument; or*
- (b) another document applied, adopted or incorporated (with or without changes) in a statutory instrument.*

In accordance with the definitions in Schedule 2 of the Planning Act 2016, a Minor Change to a Development Approval is a change that:

- “(b)*
 - 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 matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
 - (E) Public notification if public notification was not required for the development application.”*

The proposal meets each aspect of the Minor Change definition as described below.

Substantially Different Development

The following is an assessment of the proposed change against the relevant components of Schedule 1 – Substantially Different Development of the Development Assessment Rules.

Element from the Guideline	Changed Proposal
Does not involve a new use.	Complies The approval does not look to include a new land use beyond the current community facilities.
Does not result in the approval applying to a new parcel of land.	Complies The proposal does not look to include any new land parcels beyond those that were originally included, being Lot 17 on RP96255.

Element from the Guideline	Changed Proposal
Does not dramatically change the built form in terms of scale, bulk and appearance.	Complies The proposal is largely a request to make change to minor ancillary aspects of the approved development. The proposal does not intend to make change to the approved form of the newly constructed church or the associated facilities which currently exist on-site.
Does not change the ability of the proposal to operate as intended.	Complies The proposed changes are for the relocation of the approved pad mount transformer, chiller plant, fencing and pedestrian access. These will maintain the intended operation of the site.
Does not remove a component that is integral to the operation of the development.	Complies The proposal does not result in the removal of any items which are integral to the operation of the development.
Does not significantly impact traffic flow and the transport network.	Complies The approved access, internal manoeuvring and parking is to remain unchanged.
Does not introduce new impacts or increase the severity of known impacts.	Complies The proposed relocation of the chiller and main switch board structure closer to the northern boundary will have a negligible impact on sensitive receivers. As determined by the provided acoustic assessment prepared by Matrix Acoustics, the proposed air conditioning system with the recommended treatments will not create adverse noise impacts. Both relocated structures will be screened from the neighbouring property by landscaping and fencing.
Does not remove an incentive or offset component that would have balanced a negative impact of the development.	Complies The proposed alterations to the approval do not impact on any incentives or offsets.
Does not impact on the infrastructure provisions.	Complies The proposal does not inhibit the ability for necessary infrastructure to be provided.

Prohibited Development

The proposed development is not identified as being prohibited development.

Referral Agencies

The original application required referral to Department of Transport and Main Roads. A review of the Planning Regulation 2017 confirms that the change proposed would not trigger referral to new referral agencies.

Level of Assessment

When initially approved, the development was subject to Impact Assessment. The proposed changes would not alter the formal level of assessment for this application.

Public Notification

The original development application was subject to Impact Assessment and would continue to be subject to Impact Assessment.

Submissions

Section 81(2)(b) of the Planning Act states that the responsible entity must consider '... any properly made submissions about the development application... that was approved'.

Council's Response Decision Notice confirms no submissions were received during the statutory notification period.

Changes to Planning Instruments

Pursuant to Section 81(4) of the Planning Act 2016, the Council 'must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made.'

The development was approved under Version City Plan 2000 v2.9 of the Brisbane City Plan 2014 (effective 6 January 2012) and as demonstrated remains consistent with the relevant planning instruments.

Conclusion

We write in relation to proposed alterations to the approved Minor Change (s81) to Development Approval at 2 Hamish Street, Calamvale (Lot 17 on RP96255). We are of the opinion that the proposed alterations meet the criteria to constitute a Minor Change within the meaning of Schedule 2 of the Planning Act 2016. We therefore request that the change is assessed and decided pursuant to Section 83 of the Act.

Thank you for your consideration of this request. Should you require any further clarification or information, please don't hesitate to contact our office on (07) 3360 4200.

Yours faithfully

URBAN STRATEGIES PTY LTD



Blair McPherson
TOWN PLANNER