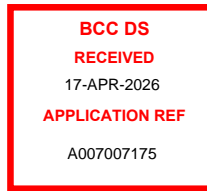


urbis.com.au

Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)

Urbis Ltd
ABN 50 105 256 228



17 April 2026

The Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir/Madam,

Minor Change Application to an Existing Development Application at 652 Toohey Road, Salisbury 4111 [Council Reference: 420/10-1610/89 (A001546131)]

In accordance with Section 78 of the *Planning Act 2016* ('the Act') and on behalf of *Queensland Venue Co. Pty Ltd* ('the Applicant'), please accept this Minor Change development application in relation to the existing original development approval [Council Ref.: 420/10-1610/89 (A001546131)] over land at 652 Toohey Road, Salisbury 4111, other known as 'Salisbury Hotel'.

Full details of the proposed minor change, including relevant background information, are included below. This letter should be read in conjunction with the following attachments:

- **Appendix A** – DA Form 5;
- **Appendix B** – Title Search and Owner's Consent;
- **Appendix C** – Existing Development Approval [Council Ref.: 420/10-1610/89 (A001546131)];
- **Appendix D** – Proposed Plans, prepared by *Red Architecture*;
- **Appendix E** – Noise Impact Assessment; and
- **Appendix F** – Traffic Impact Assessment.

1 Site Details

The site is located at 652 Toohey Road, Salisbury QLD 4111, formally described as Lot 2 on SP133483 (refer to **Figure 1** below). The site has a total area of 15,870m², and benefits from several development and building works approvals which have been detailed in **Section 2** below. The site is mapped within the Neighbourhood Centre zone of the *Brisbane City Plan 2014* and is situated within the Nathan-Salisbury-Moorooka Neighbourhood Plan.

Figure 1 – Site Context



Source: Nearmap, 2026

2 Approval History

The site benefits from a number of development approvals, as noted through the Standard Planning and Development Certificate received on 20 March 2026. A summary of the existing and past approvals relevant to the site is provided in the **Table 1** below.

Table 1 Approval history

Reference Number	Approval Date	Land Use	Description
420/10-1610/89 (A001546131)	14 September 1989	Hotel/Motel and Drive-In Bottle Shop	Extension to a Hotel This is the approval to which this minor change application relates.
DRS/USE/H99-212896 (A001648424)	8 February 2000		Carry Out Operational Work (Preliminary Approval) - (SUBDIVISION OF LAND)

			Reconfigure a Lot (Development Permit) - (SUBDIVISION OF LAND) [Relates to Historical/Parent Property: L.2/RP.803269]
DRS/USE/H02-827653 (A001641427)	20 September 2002	Local Store	Material Change of Use (Development Permit) - Extension to centre activity (liquor barn)
DRS/USE/O04-890229 (A001606789)	5 May 2004		Carry Out Operational Work (Development Permit) - Roadworks & Drainage
DRS/USE/O04-890226 (A001606787)	5 May 2004		Carry Out Operational Work (Development Permit) - Erosion & Sediment Control Plan
DRS/USE/O04-890228 (A001606788)	28 May 2004		Carry Out Operational Work (Development Permit) - Site based Stormwater Management Plan
Certifier Ref: 2004/2196	9 June 2004	Shop, Warehouse	Building Work Development Permit - Building Certification (New Building) - Construction of Liquor Barn Bottle Shop (Class 6-Other residential buildings, Class 7-Warehouse)
Certifier Ref: 08.0282	18 March 2008	Retail	Building Work Development Permit - Building Certification (Tenancy Fit out) - Liquor Barn fitout (Class 6-Shop (retail))
Certifier Ref: CBS 2019/5958	30 August 2019	Retail	Building Work Development Permit - Building Certification (Non-Residential alteration/addition (incl fit out)) - Retail Tenancy Fitout (Class 6-Shop (retail))

Several permits were issued by private certifiers relating to various aspects of building work on the site however, no development approvals were noted through Council's Online Development Enquiry Tool

(Development I), leading to the purchase of the Standard Planning and Development Certificate. No plans were provided with the Certificate, any architectural plans used for this report will replace existing plans.

This minor change application relates to Application No. 420/10-1610/89 (A001546131), which was approved in 1989. The application is considered appropriate as the approved use is for a hotel, which remains consistent with the proposed minor changes.

3 Nature of Requested Changes

The proposed changes seek to revise the layout of the existing hotel area that provides indoor dining and kid's play areas located to the east of the site. The changes predominately involve alterations to the approved layout arrangement.

Below are the proposed amendments to the existing approval:

- Extension of existing Beer Garden into the existing car parking; and
- A new kid's play area.

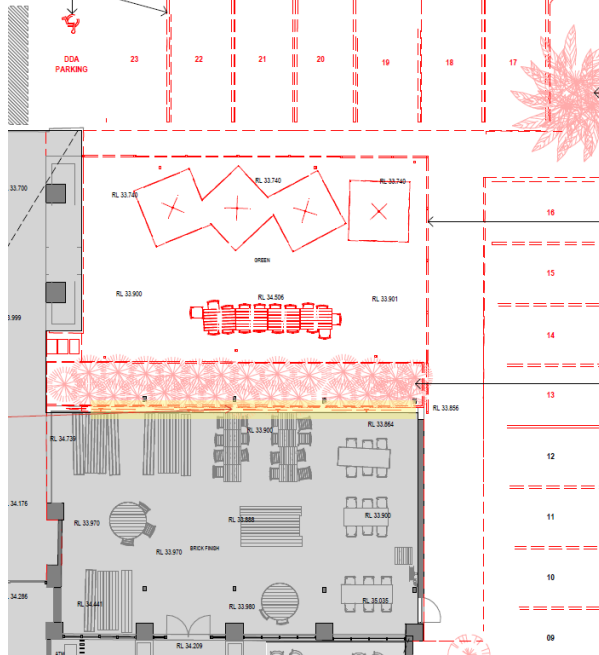
With the abovementioned amendments, the proposed changes will establish an improved design of the beer garden area for patrons to utilise the space for social gatherings and improve the offering across the broader site.

A more detailed description of the proposed changes is detailed below.

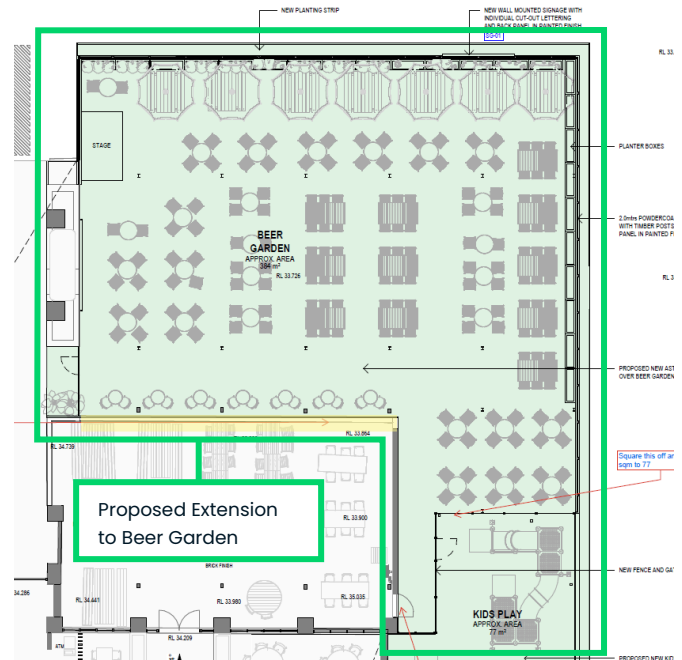
3.1 Proposed Changes to Beer Garden

The copy of the original approval provided by Brisbane City Council did not include a copy of the approved plans, a comparison of existing conditions and proposed changes are illustrated in **Figure 1**.

Figure 2 Comparison of existing conditions and proposed changes



Picture 1 Existing conditions
Source: Red Architect



Picture 2 Proposed Changes
Source: Red Architect

The plans illustrate the proposed changes that largely relate to the layout and result in an increase in Gross Floor Area (GFA) as illustrated in Figure 2 (Picture 2). The beer garden extension involves expanding the existing beer garden into the existing car parking.

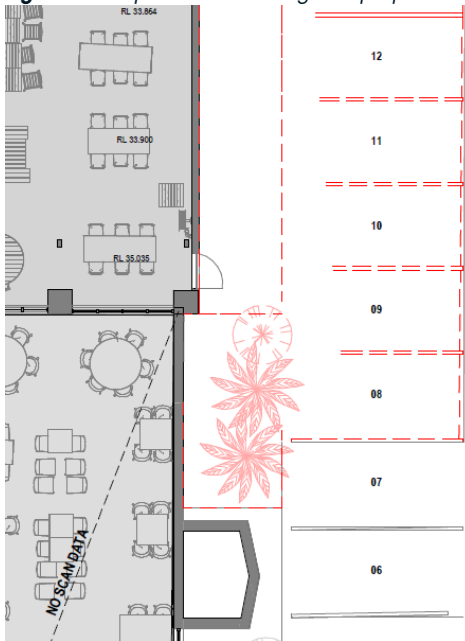
Specifically, the proposed changes include –

- Extension of the existing beer garden by approximately 384m² to the north and north-east of the site.
- 2m high powder coated metal fence with timber posts and solid back panel in painted finish.
- Alterations of the landscaping – removal of two existing planting strips – and adding new planting strips along the borders of the extension.
- New Astro turf flooring over the beer garden extension.
- Fixed translucent roof on timber roof frame over the extended beer garden.
- Removal of existing fence that will enable extension of the beer garden into the landscape and car-park areas.
- Addition of kids play area to the east of the beer garden extension
- Removal of 17 Car Parks.

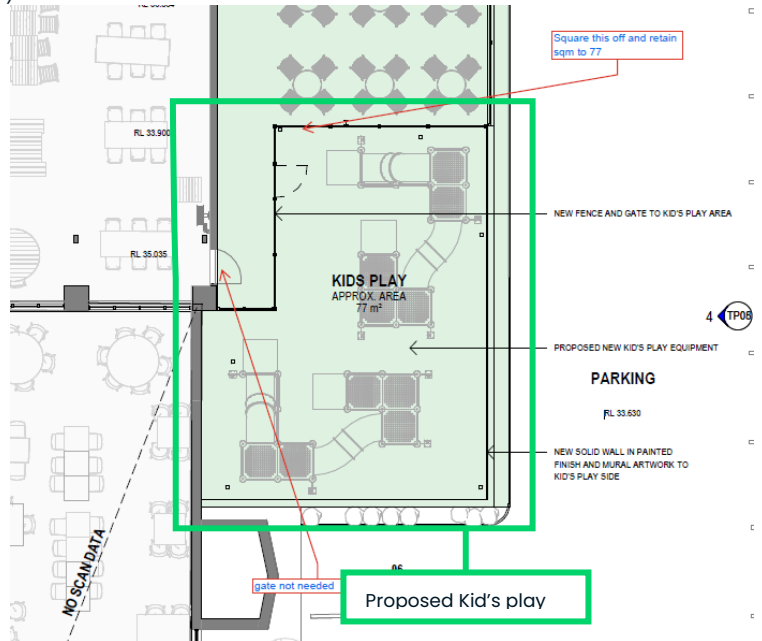
3.2 Kids Play

The proposed extension sees a new kid’s play area created adjacent to the southern side of the proposed Beer Garden to enhance the existing outdoor area. The kid’s play area has been designed as illustrated in Figure 3 (Picture 4).

Figure 3 Comparison of existing and proposed area – kid's play area



Picture 3 Existing conditions
Source: Red Architect



Picture 4 Proposed Kid's Play Area
Source: Red Architect

4 Effect of Development

A summary of the overall alterations to the existing approval is provided below. The summary confirms that the proposed amendments to the extension area are minor in nature and the car parking, site cover and GFA of the auxiliary uses remain unchanged. This proposal therefore maintains the integrity of the existing development approval while allowing for necessary adjustments.

4.1 Amenity

Detailed noise propagation modelling, as attached in **Appendix E**, was undertaken to assess the proposed extension of the existing beer garden and the establishment of a new outdoor children's play area at the Salisbury Hotel, 668 Toohey Road, Salisbury. The assessment considered patron noise, amplified music within the beer garden, and noise generated by children using the play area.

Noise levels were assessed against the relevant Brisbane City Plan 2014 criteria, including intrusiveness, amenity, low-frequency and night-time noise standards, at the nearest noise-sensitive receptors. The modelling demonstrates that the proposal complies with all applicable noise criteria.

To maintain acceptable noise amenity, mitigation measures are recommended, including the construction of a 2.0 m high acoustic barrier along the boundaries of the beer garden and play area, designed in accordance with the specifications outlined in the acoustic report. Operational controls are also recommended, including limits on the hours and levels of outdoor amplified music.

Subject to the implementation of the recommended noise mitigation and management measures, the assessment concludes that there are no further acoustic constraints to the proposed minor change.

4.2 Car Parking

Traffic Impact Assessment, in **Appendix F**, concludes the following key points to outline the findings of this assessment

- This minor change application proposes an 462m² beer garden and children’s play area extension to the existing Salisbury Tavern.
- The existing approval refers to the now superseded City of Brisbane Town Planning Act 1964-1988.
- Based on the approved parking rate of 3 spaces per 50m² GFA, the proposed extension is required to provide an additional 28 spaces.
- Parking survey data confirms that the site has a maximum observed demand of 113 spaces; a minimum 52 spaces is available at all times.
- The parking supply is sufficient to accommodate the additional demand generated by the proposed extension and the removal of 17 parking spaces.
- No changes are proposed to the on-site servicing arrangements.
- No changes are proposed to the existing access arrangements.
- The proposed extension is expected to generate an additional 41 peak hour trips. This amount of trips is anticipated to have a minimal impact on the external road network.

5 Proposed Changes to Development Package

The following section outlines the proposed changes to the approval package. Specifically, text ~~struck through in red~~ indicates wording to be deleted and blue and underlined indicates proposed changes.

5.1 Proposed Changes to Development Package

The following amendments to the list of approved drawings and documents are requested to ensure that any resultant approval correctly acknowledges the updated drawings and documents as shown in **Table 2** below. The copy of the original approval provided by Brisbane City Council did not include a copy of the approved plans and as such, the below listed plans are to be added.

Table 2 Changes to approved plans and documents

Plan/Document Name	Reference Number	Plan Date
<u>SUBMISSION COVER SHEET & SITE PLAN</u>	<u>TP00 Rev 2</u>	<u>March 2026</u>
<u>EXISTING AERIAL SITE OVERLAY PLAN</u>	<u>TP01 Rev 1</u>	<u>March 2026</u>
<u>EXISTING SITE PHOTOS</u>	<u>TP02 Rev 1</u>	<u>March 2026</u>

EXIST. CONDITIONS & DEMOLITION PLAN – GROUND FLOOR	TP03 Rev 2	March 2026
EXIST. CONDITIONS & DEMOLITION PLAN – ROOF PLAN	TP04 Rev 1	March 2026
EXIST. CONDITIONS & DEMOLITION – ELEVATIONS	TP05 Rev 2	March 2026
PROPOSED GENERAL ARRANGEMENT PLAN – GROUND	TP06 Rev 2	March 2026
PROPOSED ROOF PLAN	TP07 Rev 2	March 2026
PROPOSED BUILDING ELEVATIONS	TP08 Rev 3	March 2026
PROPOSED 3D VIEWS	TP09 Rev 2	March 2026
DEVELOPMENT STATISTICS – GFA & TUA	TPI0 Rev 2	March 2026

5.2 Changes to Approved Conditions

The following amendments to the list of approved conditions are requested to ensure that any resultant approval correctly acknowledges the updated conditions as shown in the table below.

Table 3 Changes to approved conditions

Condition	Proposed Change	Rationale
(b)	that land and building or other structure are as; particularised on plan of layout No. 1610/89 TP01 Rev 1 , received in on 24th July, 1989 March 2026 .	Amendment to approved plans and documents. Please refer to Appendix D for proposed changes.
(c)	pursuant to its being so satisfied and so considering hereby grants the application, subject to the following conditions:- The development to be generally in accordance with the plan of layout: no. 1610/89-89 TP01 Rev 1 , received in on 24th July, 1989 March 2026 ;	Amendment to approved plans and documents. Please refer to Appendix D for proposed changes.

6 Assessment of Minor Change

Consideration has been given to the relevant matters for assessment a minor change in the Planning Act, having regard to the definition of a minor change in Schedule 2 and the assessment criteria in Section 81, as well as the 'substantially different development' test prescribed in the Development Assessment Rules.

6.1 Minor Change Criteria

Schedule 2 of the *Planning Act 2016* defines a minor change for a development approval. The relevant part of the minor change definition is stated as follows:

“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 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 regard to, when the application was made; or*
 - (E) public notification if public notification was not required for the development application.”*

The proposed changes satisfy each of the criteria stated in this definition as the development:

- does not result in substantially different development (see assessment below);
- does not include prohibited development;
- does not trigger referral to a referral agency; and
- does not increase the level of assessment for the Development Application or trigger the requirement for Public Notification.

The following assessment further demonstrates that the proposed changes will not result in substantially different development.

6.2 Substantially Different Development

In respect to part (b)(i) of the definition of ‘Minor Change’ and what constitutes a substantially different development, it is appropriate to have regard to the *Development Assessment Rules*, Schedule 1, which sets out the substantially different development ‘test’. An assessment of the proposed changes against the substantially different development criteria in the *Development Assessment Rules* is included in the **Table 4** below.

Table 4 Substantially different development criteria and response

Criteria	Response
Involves a new use.	The proposed changes do not introduce a new use to the development. The changes only include an increase in the

	Total Usable Area of an approved Beer Garden and kids play area.
Results in the application applying to a new parcel of land.	The proposed changes do not result in the development applying to any additional parcels of land.
Dramatically changes the built form in terms of scale, bulk and appearance.	<p>The proposed built form changes are minor and will not “dramatically” change the existing built form for the following reasons:</p> <ul style="list-style-type: none"> ▪ The beer garden is proposed to be extended into the car park area. This leads to removal of existing planting strip and kerb. ▪ Existing fence is demolished and replaced with a new timber fence and metal mesh entry gate; and ▪ The proposed changes do not change the size or setbacks of the existing building. <p>The demonstrates that the proposed changes will not <i>dramatically</i> change the appearance of the approved built form.</p>
Changes the ability of the proposed development to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	<p>The proposed changes are summarised in Section 3 of this report.</p> <p>The proposed development, including the proposed changes, will continue to operate as a Hotel. The proposed changes specifically relate to the increase in area of the approved Beer Garden layout, which will enhance the existing approved arrangement.</p> <p>The above demonstrates that the proposed changes will not prevent the development from operating as intended.</p>
Removes a component that is integral to the operation of the development.	No integral element of the existing development is proposed to be removed.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	There will be no change to the anticipated traffic generation of the proposal which would impact upon the external transport network.
Introduces new impacts or increases the severity of known impacts.	The proposed changes involve minor changes that predominantly relate to the Beer garden extension and Kid’s Play area.

	<p>The proposed development will maintain the same height, boundary setbacks and general overall scale of development.</p> <p>The above demonstrates that the proposed development will not result in any new or increased impacts compared with the existing approved development.</p>
Removes an incentive or offset component that would have balanced a negative impact of the development.	The development does not involve any incentives or offsets. Accordingly, this criterion is not relevant to the proposed minor change.
Impacts on infrastructure provision.	The proposed minor changes do not result in any material change to the scale or intensity of the approved development. The development, including the proposed changes, is intended to be serviced by the same infrastructure. Accordingly, the proposed development does not impact on infrastructure provision.

6.3 Notifying Affected Entities

There are no affected entities associated with the proposed minor change.

6.4 Prohibited Development

In respect to part (b)(ii)(A) of the definition of Minor Change, the proposed Minor Change will not introduce or involve any prohibited development.

6.5 Referral Agencies

The proposed change will not trigger the need for the development to be referred to any additional referral agencies or any referral agency to have regard to any additional referral matters. The above demonstrates that the proposed changes comply with the criteria stated in parts (b)(ii)(B), (C) and (D) of the minor change definition

6.6 Category of Assessment

In respect to parts (B)(ii)(E) of the definition of Minor Change, the original application was subject to Code Assessment. The application if remade with the proposed changes, would also be subject to Code assessment.

In this respect, the proposed changes do not change the level of assessment of the original application.

6.7 Public Notification

Public notification was not required as part of the original development application. Accordingly, this criterion is not relevant to the proposed minor change.

7 Application Fee

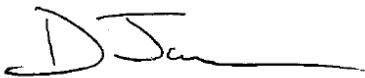
In accordance with Brisbane City Council's Schedule of Fees and Charges 2025-2026, a minor change to a development approval, development assessment area charge/reconfiguration, under Section 81 of the *Planning Act 2016* attracts a fee of \$3,432.00. The fee will be paid upon receipt of Council's fee quote.

8 Conclusion

As outlined in this letter, the proposed changes are demonstrated to be a Minor Change and do not comprise 'substantially different development' as described by the Planning Act 2016 and Development Assessment Rules. Accordingly, we recommend Council approve the proposed changes.

We trust the supplied documentation is sufficient for Council to undertake a complete assessment of this proposal. If you have any questions or require further information, please contact Hannah Knarr (Consultant), Anmol Chhina (Consultant) or the undersigned on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "DJanson", with a long horizontal flourish extending to the right.

David Janson
Associate Director
+61 7 3007 3590
djanson@urbis.com.au

Appendix A

DA Form 5



Appendix B

Title Search and Owner's Consent

Appendix C

Existing Development Approval
[Council Ref.: 420/10-1610/89
(A001546131)]



Appendix D

Proposed Plans

Appendix E

Noise Impact Assessment

Appendix F

Traffic Impact Assessment