

18 February 2026

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

Via Email: Online Smart Form

Dear Sir / Madam,

RE: REQUEST FOR MINOR CHANGE IN ACCORDANCE WITH S81 OF THE *PLANNING ACT 2016* – MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) FOR MEDIUM IMPACT INDUSTRY UPON LAND LOCATED AT 27 BALACLAVA STREET, WOOLLOONGABBA QLD 4102 (LOT 46 ON RP11846) – COUNCIL APPLICATION REFERENCE: A004776687.

We write on behalf of the applicant, *Clandestine Design Group Pty Ltd*, with respect to the approval given over the abovementioned land granted by the Brisbane City Council on 14 March 2018 for a Material change of Use (Development Permit) for Medium impact industry B (coffee roasting) – Council file reference A004776687.

In accordance with sections 78 and 81 of the *Planning Act 2016*, we hereby request a Minor Change to the development approval. We provide below an overview and assessment of the Minor Change with respect to relevant provisions under the *Planning Act 2016*.

To facilitate Councils assessment of the proposal, please find enclosed the following:

- Planning Act Form 5;
- Signed Owners Consent; and
- Proposal Plans prepared by *Impact Fitouts*.

We trust that the information provided is to your satisfaction.

Should you wish to discuss the matter further please do not hesitate to contact our office on (07) 3361 9999.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD

Tom Kedda
PRINCIPAL PLANNER

Enc Minor Change Application

MINOR CHANGE APPLICATION

1. Site Details

Site Address	27 Balaclava Street, Woolloongabba QLD 4102
Real Property Description	Lot 46 on RP11846
Area of Site	306m ²
Zone	Mixed use (Inner city) zone
Neighbourhood Plan	Woolloongabba centre neighbourhood plan (Ipswich Road and Stanley Street corridor precinct - NPP-003)
Overlays	<ul style="list-style-type: none"> ▪ Airport environs overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Potential and actual acid sulfate soils overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay

The subject site comprises land located at 27 Balaclava Street, Woolloongabba QLD 4102, more particularly described as Lots 46 on RP11846. The site is a rectangular shaped allotment measuring approximately 306m², with a single street frontage to Balaclava Street (approx. 10m wide).



Figure 1: Recent aerial view (November 2025) of the subject site.

Pursuant to the *Brisbane City Plan 2014 (v35)*, the site is identified within the Mixed use (inner city) zone category and the Woolloongabba centre neighbourhood plan. The site is surrounded by a mixture of zones within proximity to high frequency bus services along Ipswich Road and is within short distance to the Gabba Priority Development Area. The intent of the Mixed use zone is to provide for commercial, retail, residential, government, service, community and cultural activities.

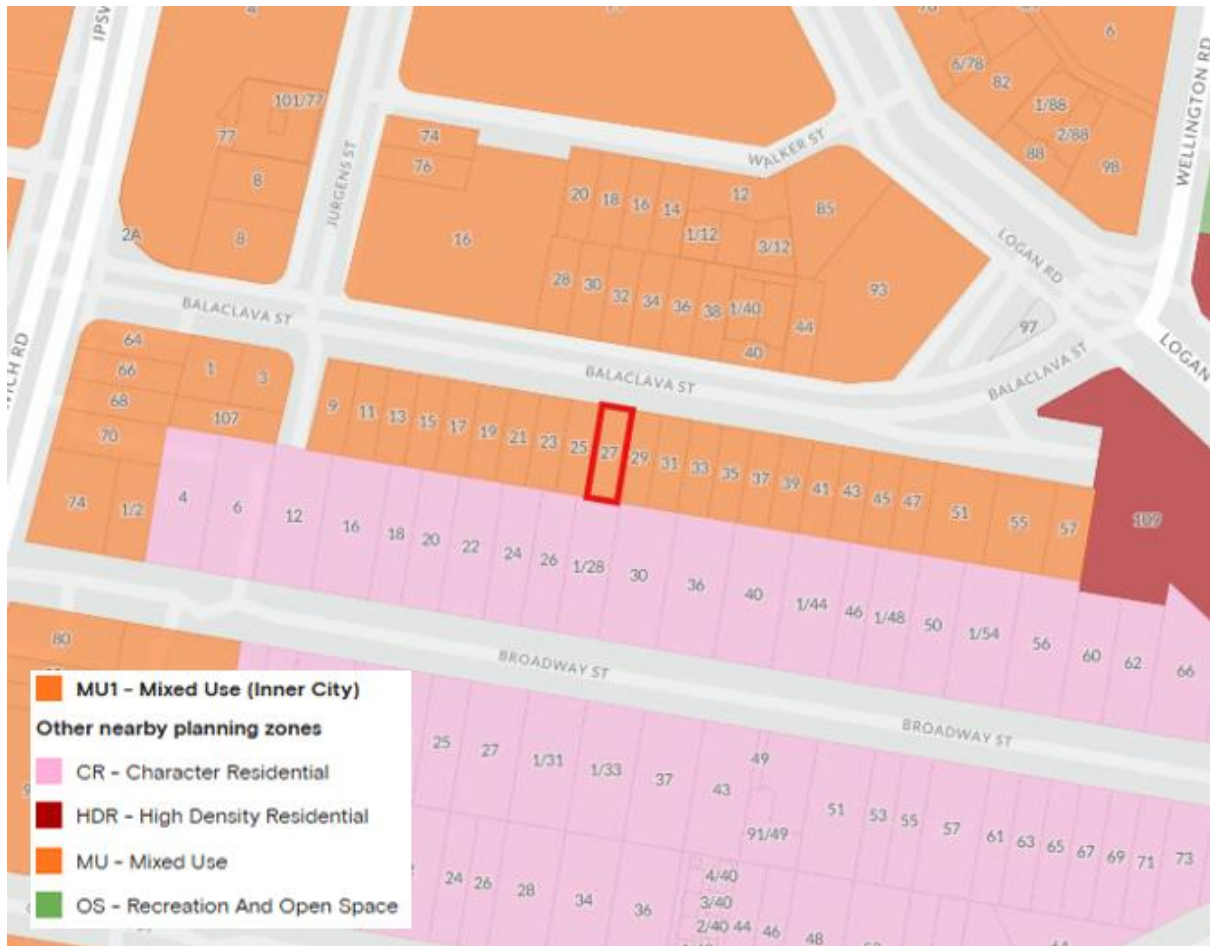


Figure 2: Brisbane City Council City Plan 2014 (v35) zone mapping.

2. Application History

To assist Council with this request, the development approval history over the site is detailed below as follows:

- A004776687 | March 2018**
 On 14 March 2018, Brisbane City Council granted a Development Permit for a Material Change of Use for a Medium impact industry. The approval granted 290m² of GFA for the purposes of coffee roasting (Medium impact industry B). We note that the application was subject to Impact assessment and did not receive any properly made submissions.

The previous applicant (*Coffee Supreme Pty Ltd*) recently terminated their lease on the property. *Clandestine Design Group Pty Ltd* are now in the final stages of securing a long-term lease on property with the intention of basing their innovative design business from the existing building. As such, this application seeks Council support to convert the existing development approval to best reflect onsite operation.

3. Proposed Changes

As part of their lease arrangement, the applicant seeks to undertake some internal modification and fit-out works to modernise the building and create a tenancy that is more fit-for-purpose. Accordingly, the proposal seeks Council support to introduce an additional 35m² of GFA and remove the limitation of the 'coffee roasting' component of the development permit originally granted by Brisbane City Council on 14 March 2018 (Council file ref: A004776687).

Upon review of the applicant's business operations and client services, the land use is considered to be appropriately characterised as Medium impact industry as defined in Schedule 1 of the *Brisbane City Plan 2014*. Notably, *Clandestine Design Group* is a Brisbane-based industrial design and innovation consultancy specialising in strategic product development and applied research. The business integrates market analysis, design strategy, prototyping and limited-scale fabrication to support clients in the design, testing, refinement and assembly of new products and technical solutions for both domestic and international markets.

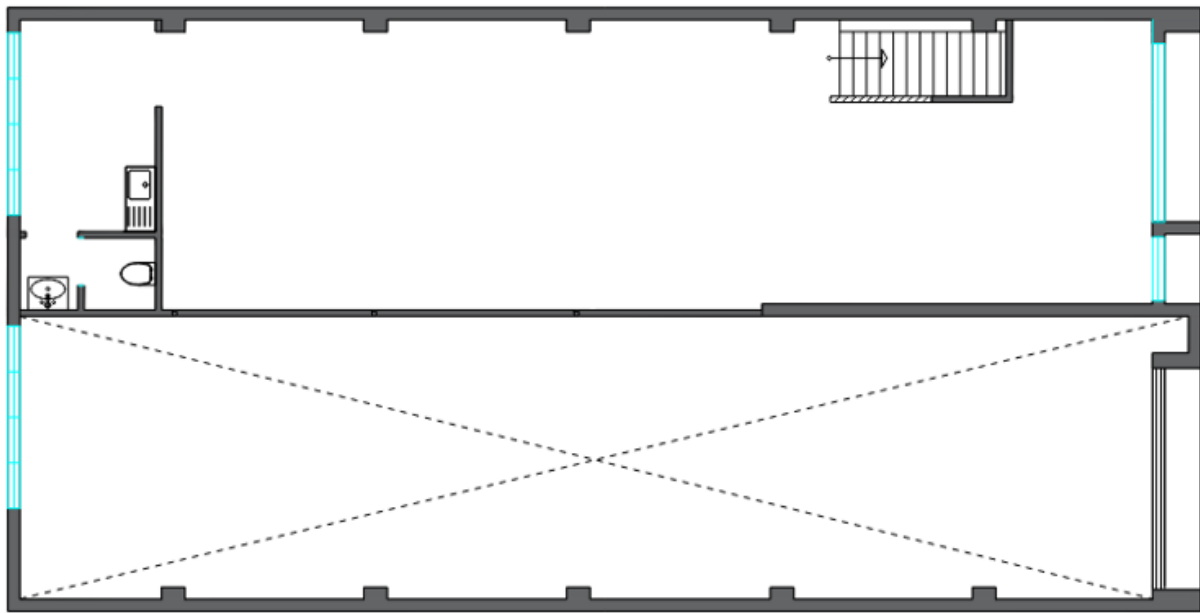
Activities undertaken onsite typically include research and development, product design, small-scale production runs, testing and modification of components and equipment. These activities are conducted within an enclosed building environment using specialist equipment and tools appropriate to product development and fabrication processes. Operations are structured around controlled, project-based workflows rather than continuous high-volume production. As such, while the use involves elements of manufacturing and product handling consistent with an industrial activity, it remains moderate in scale and intensity, particularly when compared to that of coffee roasting business, with impacts appropriately managed through indoor operation and standard industry controls.

Specifically, the proposed changes are limited to the following:

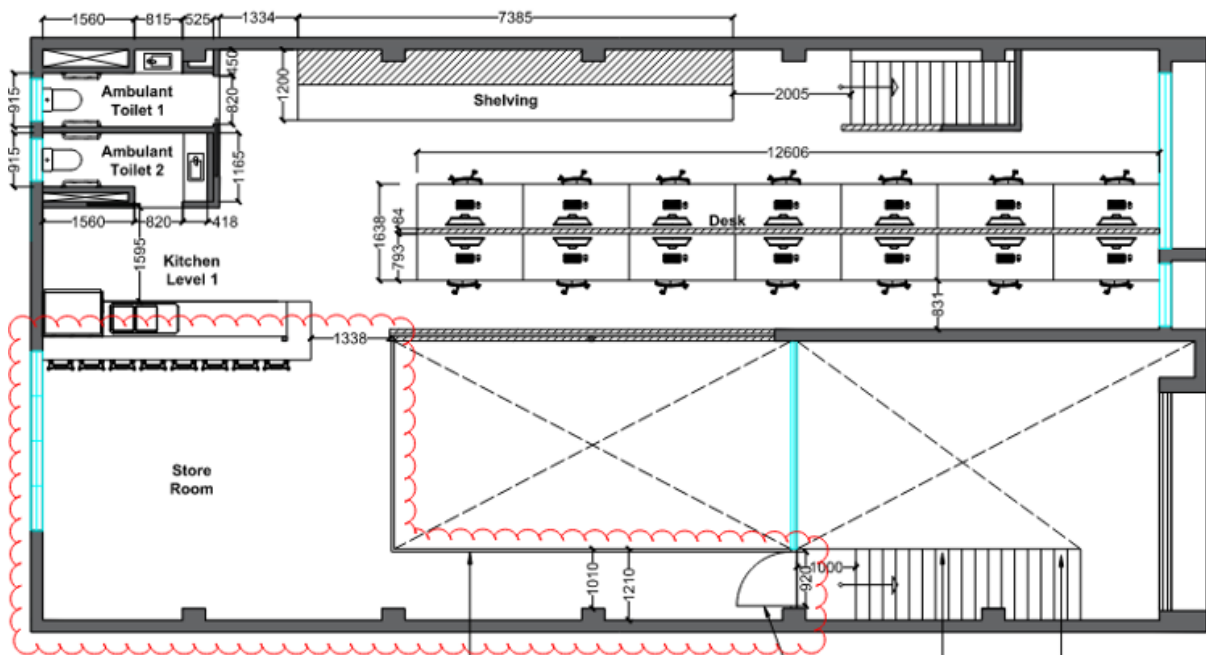
	APPROVED (A004776687)	MINOR CHANGE	DIFFERENCE
Land use	Medium impact industry B (Coffee Roasting)	Medium impact industry B	No change
GFA	290m ²	325m ²	+ 35m ²
Car Parking	3x car bays	3x car bays	No change
Building Height	2 storeys	2 storeys	No change
Built Form	No change	No change	No change

NB: The extent of the proposed additional GFA is best illustrated in Figure 3 below as well as the Proposal Plans prepared by Impact Fitouts.

Moreover, it is noted that the proposed increase in GFA results from an internal extension of Level 1. The proposed changes are limited to land use and internal GFA. No external built form or site layout changes are proposed as part of this change application. Site access, landscaping and services are all proposed to remain as they currently operate. Three (3) dedicated on-site car parking bays at the front portion of the site are to be maintained, which also provides sufficient space for a delivery vehicle to load / unload within the site boundary. Given the site is situated within the City core and City frame parking areas and within walking distance to high frequency public transport services surrounding the Gabba Stadium, the proposal maintains the existing three (3) car parks onsite.



EXISTING FLOOR PLAN LEVEL 1



PROPOSED FLOOR PLAN LEVEL 1

Figure 3: Existing Level 1 Floor Plan vs proposed Level 1 Floor Plan.

Suitability of Proposed Land Use

As noted, the subject site is located within the Mixed use (Inner city) zone category as well as the Ipswich Road and Stanley Street corridor precinct (NPP- 003) of the Woolloongabba centre neighbourhood plan under *Brisbane City Plan 2014*. The zone seeks to accommodate a broad mix of employment-generating uses, including commercial and light industrial activities that can operate in close proximity to sensitive land uses, particularly residential development.

Under Part 5 of the *Brisbane City Plan 2014*, it is acknowledged that a Medium impact industry is not typically an anticipated land use within the Mixed use (inner city) zone. However, the site has a history of industrial activity, with a current approval for a Medium impact industry (coffee roasting) use and is located within an

established employment corridor nearby to Ipswich Road, public transport services as well as the Gabba PDA. Given the underlying development approval and historic land use operations, continuation of a Medium impact industry use is appropriate on the subject site in this instance.

Importantly, the nature of the proposed activity is materially less intensive than the currently approved coffee roasting (Medium impact industry). The proposed use does not involve high-intensity manufacturing processes, bulk raw material handling, continuous heavy vehicle movements, or regular emissions which are typically associated with roasting operations. Instead, the use is best characterised by small-scale research, design, testing, and associated ancillary activities, undertaken within a controlled internal environment.

As a result, the proposed change represents a clear improvement in amenity outcomes for adjoining and nearby properties. In particular, *Clandestine Design Group* operations are expected to generate:

- Reduced noise and vibration impacts;
- Lower traffic and servicing demands;
- Fewer and smaller service vehicle movements; and
- Reduced potential for odour or particulate emissions.

Accordingly, the proposal represents a more compatible and sensitive outcome, having regard to the mixed-use and residential interfaces in the locality.

The proposed change therefore achieves a planning outcome that better aligns with the intent of the Mixed-use (Inner city) zone, delivers an appropriate employment use in a well-serviced inner-city location and results in reduced off-site impacts when compared to the approved coffee roasting use.

4. Responsible Entity

Section 78A of the Planning Act 2016 outlines the responsible entity for a change application, as follows:

(1) *The **responsible entity** for a change application is—*

- (a) *if the change application is for a minor change to a development condition of a development approval stated in a referral agency's response for the development application or another change application for the approval—the referral agency; or*
- (b) *otherwise—the assessment manager.*

Note—

For the responsible entity for a change application for a development approval that was a PDA development approval, see also the Economic Development Act 2012, section 51AN.

(2) *However, the P&E Court is the responsible entity for the change application instead of the person under subsection (1) if—*

- (a) *the change application is for a minor change to a development approval; and*
- (b) *the development approval was given or changed by the P&E Court; and*
- (c) *a properly made submission was made about—*
 - (i) *the development application for the development approval; or*
 - (ii) *another change application for the development approval.*

(3) *Also, the Minister is the responsible entity for the change application instead of the person under subsection (1) if—*

- (a) *the change application is for a change to—*
 - (i) *a condition of a development approval that the Minister directed be imposed or amended under section 95; or*
 - (ii) *a condition of a development approval that the Minister directed be imposed under the old Act, section 419 or the repealed Integrated Planning Act 1997, section 3.6.1; or*
 - (iii) *a development approval given or changed by the Minister for an application that was called in under a call in provision; and*

(b) the P&E Court is not the responsible entity for the change application.

With reference to the above, we note that the responsible entity for this change request is Brisbane City Council.

5. Changes to Approval Documents

We wish to formally change the development approval to introduce an additional 35m² of GFA and remove the limitation of the 'coffee roasting' component of the development permit originally granted by BCC on 14 March 2018 (Council file ref: A004776687). The proposal differs from the approved plan set in accordance with Section 3 above and are reflected in the attached Proposal Plans prepared by *Impact Fitouts*.

To assist Council with their assessment, and for completeness, the amended table of drawings and documents sought to be approved is provided below. The proposed plans submitted as part of this change application will supersede the existing approved plans as follows:

Drawing or Document	Number	Plan Date
Site / Ground Floor Plan	SK01 (Amended in Red 23 FEB-2018)	24-OCT-2017 (Received)
First Floor Plan	SK01 (Amended in Red 23 FEB-2018)	24-OCT-2017 (Received)
Equipment List and Finishes Schedule	SK01 (Amended in Red 23 FEB-2018)	11-DEC-2017 (Received)
Road Widening Plan	RC16104 Issue 1	01-NOV-2017 (Received)
Site Plan	CDG-101, Issue 2	11-FEB-2026
Proposed Floor Plan Ground Level	CDG-105, Issue 2	11-DEC-2025
Proposed Floor Plan Level 1	CDG-106, Issue 3	11-DEC-2025
Front Elevation	CDG-104, Issue 1	11-FEB-2026

6. Amendments to Conditions

Further to the above, the proposed change to the development approval also involves amendments to the conditions package. Words removed from the existing conditions have been ~~crossed out~~ while suggested additions are **provided in red**.

Specifically, it is sought to amend **Conditions 1, 7, 8, 9 & 17** to ensure that the revised approval package is consistent with the extent of changes sought. The proposed conditions are to read as follows, or similar, as per the typical wording from Brisbane City Council for conditions of this nature:

1) Limitation of Use

All administration areas and training areas on the premises are to remain ancillary and subordinate to the Medium impact industry B (~~coffee roasting~~) (**industrial design studio**) use. The Medium impact industry use is limited to ~~coffee roasting~~ **an industrial design studio**.

7) Afterburner (thermal oxidizer)

The use of an afterburner (thermal oxidizer) is required to be used when coffee roasting to ensure that the air quality emissions meet the BCC air quality criteria for this industrial use.

8) Commercial Air Emissions

Commercial uses/development are to ensure that coffee roasting odours and are released via exhaust vent outlets which are discharged vertically and directed away from any sensitive use and include the following:

- food/cooking air emissions exhausts are to be separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use;

9) Mechanical Ventilation Certification

Mechanical ventilation and exhaust vents associated with the approved Food and Drink Outlet use shall be designed and installed in accordance with relevant sections of AS1668.2 -2012: The use of ventilation and air conditioning in buildings – Mechanical ventilation in buildings.

9(a) Submit Certification – Mechanical Ventilation System – Food and Drink Outlet

Submit to Development Assessment certification that the exhaust vents and mechanical ventilation systems associated with a Food and Drink Outlet are installed in accordance with AS1668.2 - 2012: The use of ventilation and air conditioning in buildings – Mechanical ventilation in buildings.

17) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking

Provide access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:

- i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.
- ii. Manoeuvring on site for a car and for the loading and unloading of vehicle(s).
- iii. Parking on the site for maximum 2 3 cars and for the loading and unloading of vehicle(s) within the site.

17(a) Submit certification

Submit to Development Services, certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first.

7. Planning Act 2016 Provisions

The changes to the Development Approval outlined in the above sections are identified as meeting the benchmark for a Minor Change in accordance with Schedule 2 of the *Planning Act 2016*, given that the change:

- (i) **Would not result in a substantially different development** – The proposal as described above does not result in a substantially different development having regard to the matters in Schedule 1 of the Development Assessment rules. In particular, the changes do not result in the following:

- a) ***Involve a new use*** – The proposed change does not involve a new use. The change is limited to removal of the coffee roasting component only to be replaced by an industrial design studio, both of which fall under the broader Medium impact industry B land use definition.
 - b) ***Results in the application applying to a new parcel of land*** – The proposed change does not result in the application applying to a new parcel of land. The development remains only on the allotments included in the original approval.
 - c) ***Dramatically changes the built form in terms of scale, bulk and appearance*** – The proposed changes do not dramatically change the built form in terms of scale, bulk and appearance in accordance with the approved plans. There is no change to the built form in terms of scale, bulk or appearance, noting that the additional GFA is limited to a small mezzanine extension within the existing built form.
 - d) ***Changes the ability of the proposed development to operate as intended*** – The proposed changes do not alter the ability of the development to operate as intended. The development currently operates under an approval for Medium impact industry which will be maintained upon approval of this Minor Change application.
 - e) ***Removes a component that is integral to the operation of the development*** – The proposed change does not result in the removal of a component that is integral to the operation of the development. The development will continue to operate within the bounds of a Medium impact industry land use.
 - f) ***Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site*** – The proposed minor change will not result in any impacts on traffic flow or the transport network. Further, the number of on-site car parking spaces is to be maintained. Proposed vehicle and pedestrian access will also remain.
 - g) ***Introduces new impacts or increase the severity of known impacts*** – The proposed changes does not introduce new impacts or increase the severity of known impacts. The proposed change represents a clear improvement in amenity outcomes for adjoining and nearby properties.
 - h) ***Removes an incentive or offset component that would have balanced a negative impact of the development*** – The proposed change does not remove any incentive or offset component.
 - i) ***Impacts on infrastructure provisions*** – The proposed change does not impact on infrastructure provision.
- (i) ***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*** – The proposed changes would not cause the inclusion of Prohibited development in the application if a development application including the change was made.
 - (B) ***Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application*** – If a development application for the development including the change was made, the proposed changes would not cause the referral to a referral agency, other than to the chief executive.
 - (C) ***Referral to extra referral agencies, other than to the chief executive*** – The change would not cause referral to extra referral agencies if a development application for the development including the change was made.

- (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* – The change would not cause a referral agency to assess the application against additional matters if a development application for the development including the change was made.
- (E) *Public notification if public notification was not required for the development application* – If a development application including the change was made, it would not require public notification.

8. Conclusion

In view of the above, the proposed changes meet the benchmark for a Minor Change to a development approval as detailed in the *Planning Act 2016*. The proposal seeks Council support to introduce an additional 35m² of GFA and remove the coffee roasting component of the development permit given by Brisbane City Council on 14 March 2018 (Council file ref: A004776687).

We request that Council update the approval package inclusive of the amended plans and changes detailed above. The proposed amendments are sought to align the site existing development approval for Medium impact industry with the new tenant's operations.