

Job Reference: TP26/5078

30 March 2026

Planning Services East
Development Services
Brisbane City Council

**RE: CHANGE APPLICATION (MINOR CHANGE) IN ACCORDANCE WITH SECTIONS 78 AND 79 OF THE
PLANNING ACT 2016**

Council Reference: A001635477
Approval Type: IPA – Development Permit – Material Change of Use
Description of Proposal: Indoor Sport and Recreation
Address of Site: 19-21 Castlemaine Street and 10 Churchill Street, Coorparoo QLD 4151
Real Property Details: Lots 74, 75 and 77 on Registered Plan 12775

Dear Sir/Madam,

On behalf of the applicant, Michael Gavriel, we respectfully seek to change the above-mentioned development approval by way of a change application (minor change) in accordance with Sections 78 and 79 of the *Planning Act 2016*. For Council's reference, this development approval was issued in September 2008 with a copy of the relevant documents associated with this approval included as part of this application.

In particular, this application relates to the following – as depicted in the proposed architectural plans (attached):

- retrospective conversion of 285m² of gross floor area (GFA) at the 'front' of the existing building onsite that is currently approved for use by a dance school, but in recent years, has been used by a specialised gym – noting that the dance school continues to operate out of the 'rear' of this building;
- the provision of five new 'overflow' parking spaces to the north of the existing building within an existing hardstand area;
- the construction of a new lightweight, open-air awning over three of the five aforementioned parking spaces which will provide much needed weather-protection *and* security.

In assessing these changes, it is important to note that they *will not* result in additional GFA or impervious area across the site. Beyond this, these changes *will not* alter the existing building in any way, nor will they alter existing/approved building heights or setbacks *or* include or require alterations to existing/approved landscaping, access or servicing provisions.

With this in mind, it is considered these changes *will not* create a worsening effect when it comes to associated stormwater, traffic, environmental or amenity conditions. In regard to traffic conditions, for example, a Traffic Engineering Report from Modus Transport and Traffic Engineering has been prepared (attached) which outlines how these changes will achieve a suitable outcome across the site.

In line with this, this change application seeks to simply legitimise an existing scenario (which has existed without major issue for a long time), while also improving the functionality and usability of the existing/approved development and as such, there is seen to be no anticipated reason as to why this change application should not suitably approved.

Further to this, it is also important to note that this change application will not require any major amendments be made to the approved conditions package other than perhaps updating the currency period in Condition 2 *and* modifying Condition 8 to reflect the current onsite pedestrian arrangement i.e. a delineated pedestrian pathway with bollards between the dance school parking spaces and the dance school building entrance which is deemed to be more than suitable in this instance.

In relation to these changes, it is important to note that they will comply with the following minor change requirements laid out in Schedule 2 of the *Planning Act 2016*:

minor change means a change that:

(b) for a development application –

(i) would not result in substantially different development; and

Response: The changes will not result in a substantially different development. This is based on the fact that the changes will not include a new use, nor will they result in the application applying to a new parcel of land. Further to this, the changes will not dramatically alter the development's built form in terms of scale, bulk or appearance. Moreover, the changes will not alter the ability of the development to operate as intended, nor will they remove an integral component of the development. In addition, the changes will cause no impact on surrounding traffic flows or the surrounding transport network, nor will they introduce any new impacts or increase the severity of known impacts. And finally, the changes will not remove an incentive/offset of the original development, nor will they impact on surrounding infrastructure provisions.

(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

Response: If a development application were to be made today, inclusive of the change, it would not include prohibited development.

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

Response: The original development application required referral to a referral agency.

(C) referral to extra referral agencies, other than to the chief executive; or

Response: If a development application were to be made today, inclusive of the change, it would not require referral to an extra referral agency.

(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; or

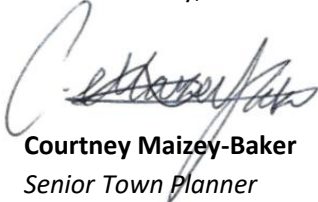
Response: If a development application were to be made today, inclusive of the change, it would not require a referral agency to assess the application against, or have regard to, other matters.

(E) public notification if public notification was not required for the development application.

Response: The original development application required public notification.

We thank you for your attention to this change application and look forward to receiving approval through the issuing of a revised development approval – inclusive of the proposed architectural plans and an updated conditions package. If you have any queries or questions relating to this change application, please do not hesitate to contact the undersigned on 0481 153 265 or 1300 051 189.

Yours faithfully,



Courtney Maizey-Baker
Senior Town Planner

Bartley Burns – Building Certifiers & Town Planners