

BCC DS
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15/09/2025
APPLICATION REF
A006861218

Change Summary

Re: Application for a change (minor change) to a development approval under Sect 78 of the Planning Act 2016

For: Place of public worship (extend car parking area)

At: 32 Carseldine Rd Bridgeman Downs 4035

KEN DREW TOWN PLANNING Pty Ltd

M: 0438 600 200

Email: ken@kendrew.com.au

Date: 13/9/25

1. Details

Applicant Details

Applicant: Christian Outreach Centre, ABN 79400 419 737

Applicant address: c/- Ken Drew Town Planning P/L

Site details

Address: 32 Carseldine Rd Bridgeman Downs 4035

Area: 12,860 m²

RPD: L 10/11 SP 111812

Attachments

Proposed drawings: AO-001/P1, AO-002/P1

Approved drawing markup: 2009-05-11

Signed consent form

DA Form 5

RP data ownership

Existing approval details

Application no: A002437378

Issued: 7/5/2010

Referral agencies: Yes – DTMR, Powerlink, Energex

Change details

The site contains a church building (Victory Church Brisbane) and associated outbuildings, as well as a sealed car parking area. The proposal is to extend the existing car park.

Development data

Additional car spaces: 63

2. Changes to the existing approval

Change to approved drawings

Add the car spaces to the approved site plan

Change to approved conditions

Nil

Additional infrastructure charges

N/A

3. Town planning issues

Impact on approval:

Approved landscaping: Nil

Existing easements: Nil

Maneuvering area: Nil

4. Criteria for the proposed change to be a minor change

Does the proposal:

- Result in a substantially different development: No, the use remains the same
- Include prohibited development: No
- Introduce impact assessment where previously code assessment: No
- Introduce new grounds for assessment by a referral agency: No
- Introduce a new or additional referral agency: No

Criteria for the proposed change to be not substantially different

Does the change:

- Involve a new use: No, the use remains the same
- Apply to a new parcel of land: No
- Dramatically change the built form: No
- Change the operation of the development from that intended: No
- Impact on traffic flow or transport networks: No
- Introduce new impacts or increase the severity of new impacts: No
- Remove an offset component: No
- Impact on infrastructure provisions: No
- Remove a component that is integral to the operation of the development: No

Conclusion:

The proposed change to the existing approval meets the criteria for a minor change under the Act.

The property lot report shows the zone, neighbourhood plan, overlays and related information that apply to the lot on plan selected.

Property Address

32 CARSELDINE RD BRIDGEMAN DOWNS 4035

Parcel Details

Lot No and Plan: Lot 11 on SP111812

Full Property Holding:

Lot 10 on SP111812

Lot 11 on SP111812

Title Area *: 12,860 m²

Ward: MCDOWALL

PDF Maps GRID Reference: Map 5

* refer NOTES below

Open Cityplan.Brisbane.qld.gov.au



Zones

Name	Description
CF4 Community facilities (Community purposes)	The purpose of the Community facilities zone code is to provide for community related activities and facilities whether under public or private ownership. These may include the provision of municipal services, public utilities, government installations, hospitals and schools, transport and telecommunication networks and community infrastructure of an artistic, social or cultural nature. Refer to Part 6 in the City Plan 2014 and the Factsheets.

Neighbourhood Plans

Name	Description
Bridgeman Downs neighbourhood plan	Neighbourhood Plans provide detailed guidance for development on sites within a Neighbourhood Plan boundary. Refer to the Bridgeman Downs neighbourhood plan code
Bridgeman Downs residential precinct - NPP-001	Bridgeman Downs residential precinct -NPP-001 of the Bridgeman Downs neighbourhood plan

Overlays

Name	Description
Airport environs overlay	The Airport environs overlay deals with issues of State Interest. It may also include locally identified issues that relate to airport environments. Refer to Part 8 in the City Plan 2014.
OLS - Horizontal limitation surface boundary	OLS – Horizontal limitation surface boundary sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
Procedures for air navigation surfaces (PANS)	Procedures for air navigation surfaces (PANS) sub-categories of the Airport environs overlay. NOTE: Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.
BBS zone - Distance from airport 8-13km	BBS zone - Distance from airport 8-13km sub-categories of the Airport environs overlay.

Name	Description
Bicycle network overlay	<p>The Bicycle network overlay deals with the provision of bikeway infrastructure and facilities to encourage the safe and efficient movement of pedestrians and cyclists through the movement network. Development is governed by the Bicycle network overlay code. Refer to Part 8 in the City Plan 2014.</p> <p>The Bicycle network overlay includes:</p> <ul style="list-style-type: none">• Primary cycle route sub-category• Secondary cycle route sub-category• Local cycle route sub-category• Riverwalk - Typology 1 (City reaches north and south) sub-category• Riverwalk - Typology 2 (Urban reaches) sub-category• Riverwalk - Floating walkway sub-category
Community purposes network overlay	<p>The Community purposes network overlay implements the policy direction in the Strategic framework with respect to Brisbane's coordinated infrastructure planning and delivery, identifying land within the Community purposes network. Refer to Part 8, Part 10 Other Plans, Part 10.3.1 long term infrastructure plans for the Community Purpose Network in the City Plan 2014 and the Factsheets.</p> <p>The Community purposes network overlay includes the following sub-categories:</p> <ul style="list-style-type: none">• Existing trunk park sub-category• Existing non-trunk park sub-category• Existing community facilities and land for community facilities sub-category• LGIP planned land for community facilities specific location sub-category• LGIP planned park acquisition specific location sub-category• LGIP planned park upgrade specific location sub-category• LGIP planned park embellishment specific location sub-category• LGIP planned corridor park specific location sub-category• Long term land for community facilities specific location sub-category• Long term park specific location sub-category• Long term corridor park specific location sub-category <p>Refer to the Community purposes network map to see which sub-categories are relevant to specific properties.</p> <p>For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.</p>
Critical infrastructure and movement network overlay	<p>The Critical infrastructure and movement network overlay identifies critical assets and movement networks. Refer to Part 8 in the City Plan 2014.</p> <p>The Critical infrastructure and movement network overlay includes:</p> <ul style="list-style-type: none">• Critical assets sub-category• Critical infrastructure and movement planning area sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Critical infrastructure and movement planning area sub-category Extractive resources overlay	<p>Critical infrastructure and movement planning area sub-category of the Critical infrastructure and movement network overlay.</p> <p>The Extractive resources overlay deals with extractive resource sites and haulage routes, and deals with issues of State Interest. It may also include extractive resource sites and haulage routes of a local nature. Refer to Part 8 in the City Plan 2014.</p> <p>The Extractive resources overlay includes:</p> <ul style="list-style-type: none">• KRA resource/processing area sub-category• KRA separation area sub-category• KRA transport route separation area sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Key resource area separation area sub-category	<p>Mining tenements are shown on the Extractive Resources Overlay – for information purposes only, under the Mineral Resources Act 1989. Further details can be obtained from the Chief Executive, Department of Natural Resources and Mines.</p> <p>Key resource area separation area sub-category of the Extractive resources overlay.</p>
Potential and actual acid sulfate soils overlay	<p>The Potential and actual acid sulfate soils overlay deals with issues of State Interest. It may include areas of land identified within Brisbane as having potential or actual acid sulfate soils. Refer to Part 8 in the City Plan 2014.</p>

Name	Description
Potential and actual acid sulfate soils sub-category	Potential and actual acid sulfate soils sub-category of the Potential and actual acid sulphate soils overlay.
Land above 5m AHD and below 20m AHD sub-category	Land above 5m AHD and below 20m AHD sub-category of the Potential and actual acid sulphate soils overlay.
Regional infrastructure corridors and substations overlay	The Regional infrastructure corridors and substations overlay deals with electricity substations and regional infrastructure corridors for major electricity infrastructure, pipelines, regional recreation trails and stock routes. Refer to Part 8 in the City Plan 2014.
Major electricity infrastructure high voltage powerline sub-category	Major electricity infrastructure high voltage powerline sub-category of the Regional infrastructure corridors and substations overlay.
Major electricity infrastructure high voltage powerline easement sub-category	Major electricity infrastructure high voltage powerline easement sub-category of the Regional infrastructure corridors and substations overlay.
Road hierarchy overlay	<p>The Road hierarchy overlay applies to the existing and future road networks, including state controlled roads. Refer to Part 8 and Part 10 Other Plans, Part 10.3.3 long term infrastructure plans (corridor plan) for the road network in the City Plan 2014 and the Factsheets.</p> <p>The Road hierarchy overlay includes:</p> <ul style="list-style-type: none">• Motorways sub-category• Arterial roads sub-category• Suburban roads sub-category• District roads sub-category• Neighbourhood roads sub-category• Future motorway sub-category• Future arterial road sub-category• Future suburban road sub-category• Future district road sub-category• Primary freight routes sub-category• Primary freight access sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>
Streetscape hierarchy overlay	<p>The Streetscape hierarchy overlay identifies the various functions of the streetscape network and determines how development is assessed to ensure high quality subtropical streetscape outcomes are achieved. Refer to Part 8 in the City Plan 2014. The Streetscape hierarchy overlay includes:</p> <ul style="list-style-type: none">• Subtropical boulevard - in centre verge width 6m sub-category• Subtropical boulevard - in centre verge width 5m sub-category• Subtropical boulevard - in centre verge width 3.75m/4.25m sub-category• Subtropical boulevard - out of centre verge width 6m sub-category• Subtropical boulevard - out of centre verge width 5m sub-category• Subtropical boulevard - out of centre verge width 3.75m/4.25m sub-category• Centre street major sub-category• Centre street minor sub-category• Neighbourhood street major subcategory• Neighbourhood street minor sub-category• Industrial street sub-category• Pathway link sub-category• Corner land dedication sub-category• Locality street subcategory• Laneway sub-category• Wildlife movement solution sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties. NOTE: Land that adjoins land where an overlay sub-category applies, is within the overlay sub-category.</p>

Name	Description
Transport air quality corridor overlay	<p>The Transport air quality corridor overlay identifies properties located on busy roads where residential development and other sensitive land uses are subject to potential impacts of air pollution from vehicle traffic. Development for residential and other sensitive land uses is governed by the Transport air quality corridor overlay code. Refer to Part 8 in the City Plan 2014. The Transport air quality corridor overlay includes:</p> <ul style="list-style-type: none"> • Transport air quality A sub-category • Transport air quality B sub-category • Tunnel ventilation stack sub-category <p>Refer to the overlay map to see which sub-categories are relevant to specific properties.</p>
Transport noise corridor overlay	<p>The Transport noise corridor overlay deals with areas of land identified as being affected by transport noise as established under Chapter 8B of the Building Act 1975. It may include areas of land affected by noise from:</p> <ul style="list-style-type: none"> • State controlled roads (State mapping) • Franchised roads • Local government controlled roads • Railway land (State mapping)
Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 2 sub-category	Queensland Development Code MP4.4 Noise Category 2 sub-category of the Transport noise corridor overlay.
Noise corridor - Brisbane: Queensland Development Code MP4.4 Noise Category 3 sub-category	Queensland Development Code MP4.4 Noise Category 3 sub-category of the Transport noise corridor overlay.
Designated State Noise corridor - State controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 1: 58 dB(A) - 63 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - State controlled road (MANDATORY area): Category 2: 63 dB(A) - 68 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 2: 63 dB(A) - 68 dB(A) of the Transport noise corridor overlay.
Designated State Noise corridor - State controlled road (MANDATORY area): Category 3: 68 dB(A) - 73 dB(A)	Designated State Noise corridor - State-controlled road (MANDATORY area): Category 3: 68 dB(A) - 73 dB(A) of the Transport noise corridor overlay.

Local Government Infrastructure Plan

Name	Description
INCLUDED in Priority Infrastructure Area Note. - some properties may be only partly included in the Priority Infrastructure Area.	The priority infrastructure area identifies the areas that the local government prioritises in order to provide trunk infrastructure for urban development. The purpose of the priority infrastructure area is to align the footprint for development with the plans for trunk infrastructure. LGIP maps are referenced in Part 4 of City Plan 2014. Local Government Infrastructure Plan mapping and support material are in Schedule 3 of City Plan 2014. Refer to Factsheets.
Plans for Trunk Infrastructure (PFTI) PFTI Map Grid Reference Map Grid 72 All networks applicable	<p>All Networks. The Plans for Trunk Infrastructure maps (Schedule 3) have been grouped by map tile. Please also refer to the map indexes relevant to each of the networks: Transport network (pathway network and ferry terminals network) maps; Parks and land for community facilities network maps; Transport network (road network) maps; Stormwater network maps; NOTE: The water supply network and sewerage network related information is now included in Urban Utilities (UU) water netserv plan. Further details can be obtained from UU.</p>

Other Plans

Name

Stormwater network

Description

The Stormwater Code and the Long term infrastructure plans Other plan map for the Stormwater network implements the policy direction in the Strategic framework with respect to a coordinated infrastructure planning and delivery, identifying land within the Stormwater network. Refer to Part 9, Part 10 Other Plans, Part 10.3.2 long term infrastructure plans for the Stormwater network in the City Plan 2014 and the Factsheets.

The Long term infrastructure plans Other plan map for the Stormwater network includes the following types of items:

- Bioretention swale
- Land
- Natural channel
- Pipe (new)
- Pipe (relief drainage)
- Culvert
- Stormwater quality improvement device
- Rehabilitation
- Backflow prevention device

Refer to the Other plan map for Stormwater network to see which items are relevant to specific properties.

For property enquiries relating to long term infrastructure contact Council via the Pre-lodgement advice service.

Regard must be had to the *Brisbane City Plan 2014* when interpreting this property report (*this Report*). Some information relating to overlays and neighbourhood plans may not be shown in the Report.

NOTES

- a) Areas shown in this Report are approximate only.
- b) Contour information shown is from Council's 2002 Contour records.
- c) Further information on mining tenements issued under the Mineral Resources Act 1989 can be obtained from the Queensland State Government.
- d) A Temporary Local Planning Instrument (TLPI) may affect a particular property. TLPIs are not identified in this report. Visit the Temporary Local Planning Instrument page at www.Brisbane.qld.gov.au to confirm whether this property is included in a TLPI.
- e) Users of the information recorded in this document (the **Information**) accept all responsibility and risk associated with the use of the Information and acknowledge that regard must be had to the planning scheme provisions in interpreting the Information. Council gives no warranty in relation to the Information (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation, liability in negligence) for any loss, damage or costs (including consequential damage), relating to any use of this Information.

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Local Government Authorities

 LGA boundary

Property boundaries holding

 Property Holding

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32 Carseldine Road Bridgeman Downs QLD 4035 Copy

2.37 Ha Update data

Property Type
Community

Last Sale information not available

Property Notes

Edit

Click Edit to add a private note for this property

Property History

Depreciation Calculator

All Sale Listing Rental DA

Household Information

Owner Information

Marketing Contacts

Name

Address

CHRISTIAN OUTREACH CENTRE
Po Box 3303 Bracken Ridge Qld 4017

Current Tenure

Not available

Owner Type

Not available

There is no history for this property.

Additional Information

Order Title Document

Legal Description	Property Features	Land Values	Additional Lots
RPD	L10-11 SP111812		
Title indicator	No More Titles		
LA	Brisbane		

Valuation Estimates



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