



Dedicated to a better Brisbane

11 June 2026

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C/- Bartley Burns
Unit 10, 16 Metroplex Avenue
MURARRIE QLD 4172

ATTENTION: Courtney Maizey-Baker
Application Reference: A006993924
Address of Site: 21 CASTLEMAINE ST COORPAROO QLD 4151

Dear Courtney,

RE: Further advice

Council has undertaken an initial review of the above change application and identified that further information is required in order to complete the assessment.

Based on the submitted material, it is noted that aspects of the proposed development may not be suitable for assessment under the s81 minor change framework. In particular, the proposal in its current form appears to result in substantially different development, and therefore may not satisfy the statutory minor change test.

Car parking

1. The proposed plans state that four car parking spaces are provided on the adjoining lot at 17 Castlemaine Street, Coorparoo, and three spaces are provided on the adjoining lot at 8 Churchill Street, Coorparoo. However, the submitted Traffic Engineering Report notes that the proposal includes four spaces on 17 Castlemaine Street and seven spaces at the Olympus Cheese Factory (located at 8-10 Churchill Street). It is unclear how the seven spaces on 8 and 10 Churchill Street will be used, noting that only four spaces were formally approved on the adjoining lot (10 Churchill Street) under approval A004862080. The Traffic Engineering Report does not clarify the operation of car spaces 4–8.

Both the proposed plans and the Traffic Engineering Report indicate that the car parking spaces relied upon are located on separate parcels of land that were not included in the 2008 development approval (Council ref: A001635477). As a result, the proposal represents substantially different development and does not satisfy the minor change test.

To resolve this matter, the following options are provided:

Option A — Amend the current minor change application

- a. Amend the proposed plans and Traffic Engineering Report to remove reference to the proposed car parking spaces located on 17 Castlemaine Street and 8 Churchill Street.
- b. The amended Traffic Engineering Report is to provide comment on all car parking spaces on the subject site including how car space numbers 4-8 will operate.

- c. The amended plans and amended Traffic Engineering Report must specify if the existing shipping container located on the frontage of 8 Churchill Street will be removed or retained.

Option B — Withdraw and lodge an ‘other change’ application under s82 of the Planning Act 2016

- a. Submit a new ‘other change’ application including a Planning Report, Code Assessment, and amended DA Form. The application must include 17 Castlemaine Street and 8 Churchill Street in the property description.
- b. Obtain and submit landowner consent from the owners of 17 Castlemaine Street and 8 Churchill Street.
- c. Submit an amended Traffic Engineering Report and amended plans clarifying the operation of all car parking spaces on the subject site, including car spaces 4–8, and explaining how parking will operate on the adjoining lots.
- d. The amended plans and Traffic Engineering Report must specify whether the existing shipping container on the frontage of 8 Churchill Street and the existing shipping container on the frontage of 10 Churchill Street will be removed or retained.

Contaminated land matters

2. The 2008 development approval (Council ref: A001635477) included conditions imposed through a State concurrence agency response relating to contaminated land. Although contaminated land matters no longer trigger referral under the current planning framework, they continue to be regulated by the State Government.

For the purposes of assessing a minor change, the contaminated land conditions attached to the 2008 approval remain in effect and must be addressed. Where proposed changes may conflict with these existing conditions—and where confirmation or approval from the State administering authority would ordinarily be required (for example, site suitability certification, contaminated land investigation, or auditor sign-off)—the proposal may fall outside the scope of a minor change. In such cases, Council cannot determine whether the change is minor without further specialist certification. The existing contaminated land conditions therefore continue to apply and must be satisfied to demonstrate that the proposal does not introduce any new or increased impacts.

Accordingly, the following information is required:

- a. Provide further information and revised plans to clearly show that the subject awning and all associated works do not involve ground disturbance including slab penetration, excavation, or soil disturbance, noting that the current drawings indicate possible footings.
- b. Confirm that the proposed development is limited to the use of the existing approved concrete hardstand, with no ground disturbance

Noise – Emission

3. It is understood that the proposed development involves the conversion of part of the existing building from a dance school use to a gym use, with the dance school continuing to operate at the rear of the premises. Although a gym falls within the broader Indoor Sport and Recreation use category, further justification is required to demonstrate that the proposed gym use will not generate increased noise impacts compared with the previously approved use. This is necessary to confirm that the proposal satisfies the minor change criteria from a noise impact perspective.

To enable assessment, the following information is required:

- a. Provide further information confirming the proposed hours of operation and whether any changes to building openings, entries, internal layout, or operational

characteristics are proposed compared with the previously approved use, and whether these changes would satisfy the minor change criteria in relation to noise emissions to nearby sensitive uses or zones.

- b. Confirm whether any new mechanical plant, equipment, or amplified music is proposed, and whether the operating hours differ from those existing or approved under the 2008 approval.

Plans

4. The submitted plans do not clearly depict the existing mezzanine within the existing building.
 - a. Provide amended plans that include the floor plan of any mezzanine/office level and the location of any doors / stairs etc.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number outlined above.

Please phone me on the telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council