

17 September 2026

Chief Executive Officer
Development Assessment
Brisbane City Council

Minor Change Application to An Existing Development Approval
Application Reference: A005066484
Addresses of Site: 83/295 HANDFORD RD TAIGUM QLD 4018
Property Description: Lot 83 on SP324943 (Handford Heights, CTS 55319)

Proposal: New patio addition to Unit 83

Dear Sir/Madam,

RE: Minor Change Application to An Existing Development Approval

On behalf of the property owner, we make this application to change Development Approval A005066484 (Development Permit for Multiple Dwelling Units, issued 29 August 2016, as modified 8 March 2019) to you as the responsible entity. The proposed change is a minor change in accordance with Section 81 of the *Planning Act 2016*.

After assessment of the proposed changes, Oasis Town Planning forms the view that the proposed change would NOT result in 'substantially different' development.

Section 4 of the Schedule 1 of the DA Rules states:

A change may be considered to result in a substantially different development if any of the following apply to the proposed change:

Criteria	Applicant's Response
<i>(a) involves a new use; or</i>	The proposed use remains the same as multiple dwellings.
<i>(b) results in the application applying to a new parcel of land; or</i>	The proposed use remains the same as multiple dwellings.
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	The proposed change to the multiple dwellings does not result in dramatic changes to the built form in terms of scale, bulk and appearance. The proposed patio (approximately 14.56m², 5.6m x 2.6m) is a lightweight, flat-roofed Colorbond structure with a building height of only 2.78m, therefore it will not dramatically change the

	appearance of the existing Unit 83. The proposed patio has been setback approximately 900mm, 1.3m and 2.7m from the respective boundaries of the private courtyard area, as shown on the submitted site plan, and is not visible from the common area or adjoining public realm. It will not undermine the built form or appearance of the existing multiple dwelling development. The proposed patio will not undermine the residential amenity or privacy of the adjoining units.
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	The proposed use remains the same as multiple dwellings.
<i>(e) removes a component that is integral to the operation of the development; or</i>	The proposed development will not remove any component that is integral to the operation of the intended use.
<i>(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The proposed development will not impact on the traffic flow. The nature of the proposed use remains the same multiple dwelling. The change will not impact on or increase traffic flow to the site.
<i>(g) introduces new impacts or increase the severity of known impacts; or</i>	The proposed use remains the same as multiple dwellings, therefore it will not introduce new impacts or increase the severity of known impacts.
<i>(h) removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	The proposed changes will not remove any incentive or offset component that would have balanced a negative impact of the development.
<i>(i) impacts on infrastructure provisions.</i>	The proposed changes will not impact on infrastructure provisions.

Landowners and Body Corporate's Consent

Individual landowner and Body Corporate consents have been provided.

The proposed patio is located within the courtyard area designated for the private and exclusive use of Unit 83 and is not located within a Common Area. As set out below, the consent of the registered owners of Lot 83, together with the Body Corporate's consent, has been provided. Accordingly, it is not necessary to rely on the Excluded Premises provisions of the Planning Act 2016.

Given that there are 103 units within the subject premises, it would be impractical to obtain the consent of all unit owners.

- **Change to Approved Plans**

The proposed new patio to Unit 83 will trigger an amendment to the Approved Plans. The proposed structure will be established entirely within the courtyard area for the private/exclusive use of Unit 83, not within the common property area.

Proposed Minor Change:

Proposed Patio
295 Handford Road, Taigum - For the private use of Unit 83



Site Plan
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Key details for Patio

Building height	2.78m
Setbacks (Measured to the OMP)	- Side boundaries: 1.3m and 0.9m (as scaled from submitted site plan) - Rear boundary: 2700mm
Materials and finishes	Colorbond roof (Cooldek Classic 50mm, Banyan Brown), Thunder fascia/columns
Size	14.56m ² (5.6m x 2.6m)

The proposed patio has achieved appropriate boundary setbacks, ranging from 900mm to 1.3m across the courtyard area. The proposed height of the patio is only 2.78m, which will not result in any adverse impact to the adjoining properties. The proposal will provide additional covered private open space for the residents of Unit 83, and the proposed patio will not undermine the existing built form or appearance of the multiple dwelling development. The proposed patio will not undermine the amenity and privacy of the adjoining units, or impact on the ability of residents and adjoining residents to receive natural light, sunlight and breezes.

The proposed patio is located at the rear of the unit, hence I will not impact on the built form of the existing townhouse development.

The proposal development also received support/approval from the body corporate. Referring to Body corporate consent attached in this application.

In summary, we form the view that the proposed patio is minor building work only and it will not adversely impact on the existing multiple dwelling development in terms of scale, bulk, appearance, streetscape, built form and residential amenity.

Please do not hesitate to contact me if you wish to discuss the application.

Yours faithfully



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