

4 August 2026

File No: DA20260195

Attention: Development Services

Brisbane City Council
GPO Box 1434
BRISBANE CITY QLD 4000

Minor Change Request

To Whom It May Concern,

Address:	220 Boscombe Road, Brookfield QLD 4069
Lot and Plan:	2 RP214789
Proposal:	Extension to Dwelling House (Shed)
Approval Number:	A002779464

I am writing to request a Minor Change (Section 81 of the Planning Act 2016) to the existing approval A002779464 for an Extension to Dwelling House (Shed).

In accordance with Schedule 2 of the Planning Act 2016 and Schedule 1 of the DA Rules, the proposed development is considered to be a minor change. Refer to Appendix A and Appendix B for assessment against the definition of a minor change and substantially different development.

The existing approval is for a Dwelling House in an Environmental Protection Area (extension), including relocation of the existing dwelling, construction of a shed and swimming pool, and establishment of a Building Location Envelope (BLE) to minimise environmental impacts of the development.

The dwelling relocation was completed in approximately 2012. The approved shed is now proposed to be constructed; however, the design has varied from the approved plans. The proposed shed measures 18m x 26m, exceeding the approved dimensions of 18m x 8m.

The proposed development generally complies with the conditions of the approval (A002779464) with the exception of:

Condition:	Requested Amended Condition:
7(d). Nothing Located Outside BLE No part of any building, associated outbuildings and other structures (including swimming pools, tennis courts, retaining walls, excavation, filling, car parking, on-site waste disposal areas or the like) other	7(d). Nothing Located Outside BLE No part of any building, associated outbuildings and other structures (including swimming pools, tennis courts, retaining walls, excavation, filling, car parking, on-site waste disposal areas or the like) other

than a fence or an access way for motor vehicles directly from the access/street to the dwelling, is to be located on any part of the site outside of the approved Building Location Envelope (BLE).

than a fence or an access way for motor vehicles directly from the access/street to the dwelling, is to be located on any part of the site outside of the approved Building Location Envelope (BLE), **with the exception of the 26m x 18m shed structure.**

The approved plans and drawings listed as part of the development approval should include the proposed plans for Lot 2, 220 Boscombe Road, Brookfield QLD 4069. Please refer to the table below:

Proposed Plans and Drawings:		
Document Title	Drawing Number	Date
Site Plan	2606122 Rev. 1	16/06/2026
Front & Back Elevations	J5682-Dore:Elevation	10/06/2026
Left & Right Elevations	J5682-Dore:Elevation	10/06/2026
Floor Plan	J5682-Dore:Floor Plan	10/06/2026
Wall Girt Layout – End Elevations	J5682-Dore:Wall Girt Layout	10/06/2026
Wall Girt Layout – Side Elevations	J5682-Dore:Wall Girt Layout	10/06/2026
Roof Purlin Plan (Env: 1) – 1 of 2	J5682-Dore:Roof Purlin Plan	10/06/2026
Roof Purlin Plan (Env: 1) – 2 of 2	J5682-Dore:Roof Purlin Plan	10/06/2026
ISO Front Right	J5682-Dore:ISO Plan	10/06/2026
Slab / Footing Plan	J5682-Dore:Slab/Footing Plan	10/06/2026
Post Details	J5682-Dore:Slab/Footing Plan	10/06/2026
Gable Frame Portal Sheds	GablePort02	01/07/2017
Gable Frame Portal Sheds	GablePort03	01/07/2017
Standard Slabs & Foundations	Prec-1010-1	01/07/2017
Standard Slabs & Foundations	Prec-1010-2	01/07/2017

The following reasons support the request for a minor change approval:

- The location of the proposed shed is now situated partially outside of the approved building envelope and sits forward of the BLE towards Boscombe Road. The area of the proposed shed has previously been cleared and no impacts to ecological areas on the site will be established.

It is considered that the proposed change constitutes a minor change (section 81) to an existing development approval under section 78, subdivision 2 of the Planning Act 2016.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Sevillano', written in a cursive style.

Joe Sevillano

Appendix A – Minor Change Definition

Planning Act – Schedule 2

In accordance with Schedule 2 of the Planning Act 2016, a minor change means a change for a development approval that:		Comments:
i) <i>would not result in substantially different development; and</i>		The proposal does not result in substantially different development. Refer to Appendix B - substantially different development test.
ii) <i>if a development application for the development, including the change, were made when the change application is made would not cause –</i>		
1. <i>the inclusion of prohibited development in the application; or</i>		The proposed change will not include prohibited development.
2. <i>referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or</i>		The proposed minor change does not require referral to a referral agency.
3. <i>referral to extra referral agencies, other than to the chief executive; or</i>		The proposal does not require referral to extra referral agencies.
4. <i>a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matter the referral agency must have assessed the application against, or have had regard to, when the application was made; or</i>		Assessment by a referral agency is not required.
5. <i>public notification if public notification was not required for the development application.</i>		The minor change does not require public notification.

Appendix B – Substantially Different Development.

DA Rules - Schedule 1

Substantially Different Development Test	
1) An assessment manager or responsible entity may determine that the change is a minor change to a development application or development approval, where – amongst other criteria – a minor change is a change that would not result in ‘substantially different development’.	
2) An assessment manager or responsible entity must determine if the proposed change would result in substantially different development for a change—	
a) made to a proposed development application the subject of a response given under section 57(3) of the Act and a properly made application.	
b) made to a development application in accordance with part 6.	
c) made to a development approval after the appeal period.	
3) In determining whether the proposed change would result in substantially different development, the assessment manager or referral agency must consider the individual circumstances of the development, in the context of the change proposed.	
4) A change may be considered to result in a substantially different development if the proposed change:	
a) involves a new use; or	The proposal does not involve a new use.
b) results in the application applying to a new parcel of land; or	The proposed development does not require an application for a new parcel of land.
c) dramatically changes the built form in terms of scale, bulk and appearance; or	The proposed change will not dramatically increase in the scale, bulk or appearance of the development.
d) changes the ability of the proposed development to operate as intended; or	The minor change will not affect the ability of the development to operate as intended.
e) removes a component that is integral to the operation of the development; or	The proposal does not remove an integral part of the development.
f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	The proposal does not impact the existing use of the site. There will be no increase to the traffic to the site.
g) introduces new impacts or increase the severity of known impacts; or	The site was approved for a residential use and this use will remain. There are no new impacts
h) removes an incentive or offset component that would have balanced a negative impact of the development; or	There are no incentives or offsets removed as part of the proposed minor change.
i) impacts on infrastructure provisions.	There will be no impact on the existing infrastructure.