



Job Reference: TP26/5178

10 July 2026

RiskSMART
Development Services
Brisbane City Council

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

Council Reference:	A003659482
Approval Type:	SPA – Development Permit – Material Change of Use; SPA – Preliminary Approval Under s241 – Building Work
Description of Proposal:	Modifications to an Existing Dwelling House
Address of Site:	16 Nettleton Crescent, Moorooka QLD 4105
Real Property Details:	Lot 17 on Registered Plan 865631

Dear Sir/Madam,

On behalf of our client, Kristine & Isagani Barry, we respectfully request 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 granted in August 2013 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 changes – as depicted in the proposed architectural plans (attached):

- 'removal' of a screened store area at the side of the existing dwelling and a standalone shed at the rear of the existing dwelling – both of which were previously approved, but never constructed;
- partial demolition of an existing post-1946 deck at the north-western side of the existing dwelling;
- demolition of existing pre-1946 windows and external cladding along both sides of the existing dwelling;
- demolition of small sections of pre-1946 roofing at the rear of the existing dwelling;
- internal demolition;
- construction of a new double carport and associated crossover/driveway in front of the existing dwelling – all of which was previously approved (albeit in a slightly different form), but never constructed;
- construction of a new porch in front of the existing side deck;

- installation of a new entry gate, balustrading, screening and rear set of external stairs to the existing side deck;
- installation of new windows and external cladding along both sides of the dwelling;
- construction of a new extension at the rear of the dwelling to facilitate a retreat, two bathrooms and three bedrooms;
- internal works to facilitate room reconfigurations, etc. which will facilitate a kitchen/dining area, living room, laundry, study, bathroom and bedroom.

With regard to these changes, it is important to distinguish that not all the changes are assessable i.e. the internal demolition and internal works to facilitate room reconfigurations, etc. With the changes that are assessable though, it is important to note that they will achieve compliance with *all* relevant assessment benchmarks in the Character Residential Zone Code, the Traditional Building Character (Demolition) Overlay Code, the Traditional Building Character (Design) Overlay Code and the Nathan-Salisbury-Moorooka Neighbourhood Plan Code in *City Plan 2014*. In line with this, these assessable changes will *not* create a worsening effect when it comes to associated streetscape, privacy/amenity or environmental conditions. Instead, these changes will simply improve the functionality of the existing/approved development and as such, there is seen to be no anticipated reason why this application should not be suitably approved.

Moreover, it is important to keep in mind that, aside from changing references to plans, this application will not require any major amendments be made to the approved conditions package.

The above-mentioned (assessable) changes are deemed to constitute a minor change based on the following 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 changes, 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: If a development application were to be made today, inclusive of the changes, it would not require referral to a referral agency.

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

Response: The original application did not require a referral to a 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

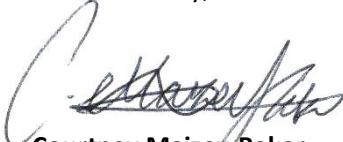
Response: If a development application were to be made today, inclusive of the changes, it would not require a referral to a referral agency.

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

Response: If a development application were to be made today, inclusive of the changes, it would not require public notification.

We thank you for your attention to this application and look forward to receiving approval of this application through the issuing of a revised development approval package – inclusive of the proposed architectural plans. If you have any queries relating to this application or if you require anything else, 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