

Planning Report

Unit 2, 30 Woodstock Avenue, Taringa
Lot 2 on SP 273514

Minor Change Application - Proposed Patio Roof



10 March 2026

Prepared by: Shelley Thomas - Uglystick Contracting Pty Ltd

242 ROSSMORE ROAD

LOGAN RESERVE, QLD, 4133

Ph: 0429 591 327 / shelly@uglystick.com.au

CONTENTS

1.0	DEVELOPMENT SUMMARY AND PROPERTY PARTICULARS	3
1.1	Property Details	3
1.2	Site Description	4
2.0	Proposed Development	4
2.1	Outline of Proposed Development	4
3.0	CONCLUSION.....	6

1.0 DEVELOPMENT SUMMARY AND PROPERTY PARTICULARS

On behalf of the owners, we seek approval for a proposed minor change to approval A003604984 dated 5 September 2013.

This application seeks approval for the construction of a new attached patio roof to the rear of the existing Unit 2 dwelling. This proposed minor change is considered to remain generally in accordance with the original development approval.

In accordance with section 81 of the *Planning Act 2016*, the proposed work on this occasion is considered a minor as it does not:

- result in ‘substantially different development’
- include prohibited development
- introduce impact assessment where previously code
- introduce new grounds for assessment by a referral agency
- introduce a new or additional referral agency.

The proposed development is not considered ‘substantially different’ to the approved development, as it does not:

- involve a new use
- apply to a new parcel of land
- dramatically change the built form
- change the operation of the development from that intended
- impact on traffic flow or transport networks
- introduce new impacts, or increases severity of known impacts
- remove an offset component
- impact on infrastructure provisions.

1.1 Property Details

Property Details	
Property Address	Unit 2, 30 Woodstock Avenue, Taringa, Qld, 4121
Real Property Description	Lot 2 on SP 273514
Site Area	183m ²
Zone	LMR2 Low-medium density residential (2 or 3 storey mix)
Local Plan	Taringa neighbourhood plan
Property Overlays:	
<ul style="list-style-type: none">• Airport Environs<ul style="list-style-type: none">– Procedures for air navigation services (PANS)– BBS zone - Distance from airport 8-13km• Bushfire<ul style="list-style-type: none">– Medium hazard area sub-category– High hazard buffer area sub-category• Community Purposes Network	

- Critical Infrastructure and Movement Network
 - Critical infrastructure and movement planning area sub-category
- Dwelling House Character
- Road hierarchy
- Streetscape hierarchy

1.2 Site Description

<i>Site Description and Details</i>	
Existing Land Use	Multiple dwelling
Existing Structures	Existing attached dwelling
Frontage and Access	26.558m shared frontage to Woodstock Avenue via common property
Surrounding Land Uses	Residential
Easement/s	Easement A on SP 273514 burdening common property
Relevant Infrastructure	Nil recorded

2.0 Proposed Development

2.1 Outline of Proposed Development

<i>Development Summary</i>	
Proposed Development	Proposed attached patio roof
Level of Assessment:	Minor Change
Associated Approvals	A003604984 dated 5 September 2013.
Assessment Benchmarks:	Brisbane City Plan 9.3.14 Multiple dwelling code
Proposed Site Cover	72%

2.2 Outline of Proposed Development

It is considered that the proposed patio is consistent with the built form and development patterns as intended by the original development and per subsequent Minor Change application A006052224 approving a similar structure as part of Unit 3.

- The proposed patio roof is an open structure and will enhance the current open space available for the owner's enjoyment by allowing enjoying in all weather.
- The proposed patio still leaves adequate space for landscaping, proportionate to the lot size.
- The proposed patio is similar in design and scale to the patio approved on the adjoining Unit 3.
- The patio is small and open structure and will provide for adequate natural sunlight and breeze to the subject dwelling. It will have no impact on either adjoining dwelling.

- The proposed development complies with front boundary setbacks
- The proposed development complies with side boundary setbacks.
- The proposed patio does not impact on the privacy or amenity of either adjoining dwelling.
- The proposed patio is low set and will not impact on either adjoining neighbours' views or outlook.
- While the proposed patio does not comply with rear boundary setbacks as prescribed in the Brisbane City Plan section 9.3.14 Multiple dwelling code (Table 9.3.14.3.C – Boundary setbacks for a multiple dwelling) and proposes a reduced rear boundary setback of 2.4m in lieu of the prescribed 4.5m, the proposed patio still meets the performance requirements set out in PO3 of the Multiple dwelling code:
 - The proposed height, bulk and scale is consistent with the intended form and character of the original development;
 - The height of the proposed structure is within the acceptable building height requirements;
 - The proposed structure is an open structure and low rise, minimising the impacts on the availability of light, ventilation and overlooking on adjoining dwellings;
 - The proposed patio is located within the defined use area of the subject Unit and is visually screened from both adjoining neighbours by fencing and screening;
 - The proposed development has no impact on the existing visual or acoustic privacy currently available between neighbouring units;
 - The proposed development is consistent with the setback pattern of the adjoining unit and a number of other similar developments in the vicinity of the proposed development;
 - The patio does not limit the landscaping potential of the site.
- While the proposed patio does not result in a site cover that complies with the prescribed maximum of 45% within the Low-medium residential zone as set out in AO8 of the Brisbane City Plan section 9.3.14 Multiple dwelling code, the proposed development is still considered to meet the performance requirements set out in PO8 of the Multiple dwelling code:
 - The proposed patio is consistent with the intended form and character of the local area, demonstrated by the similar approved patio on the adjoining Unit 3 and as observed in other similar developments within the local area;
 - The proposed patio is low rise and provides enhanced modulation of the existing built form;
 - The proposed patio will enhance the residential amenity for the occupants of the subject site and will not impact on the amenity of adjoining lots as it is low rise in nature, open and visually shielded from all adjoining lots by fencing/screening;
 - The proposed patio does not impact on communal open space areas;
 - The patio does not limit the landscaping potential of the site.

Figure 1: Aerial View of Unit 2, 30 Woodstock Avenue, Taringa



3.0 CONCLUSION

This report has identified that the proposed works fall within the definition of a Minor Change under section 81 of the *Planning Act 2016*.

It has further detailed the reasons why the proposed attached patio roof at Unit 2, 30 Woodstock Avenue, Taringa will remain generally in accordance with the original development approval and intent.

In consideration of these factors, this application requests approval of the aspects outlined above and trusts that the information contained within this report is adequate to process a decision.