

**Our ref:** STP4963  
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Wednesday, 17 June 2026

Chief Executive Officer  
Brisbane City Council  
GPO Box 1434,  
Brisbane Qld 4001

**Attention: Brisbane City Council**  
Lodged via online portal.

## RE: CHANGE APPLICATION (S81)

**Minor Change for Alterations to the Reconfiguration of a Lot – Boundary Realignment and Associated Access Easement**  
**Parent Application Ref:** [A006739653](#)  
**35-37 Curd Street, Greenslopes QLD 4021**  
**Lot 6 and 7 on RP42245**

To whom it may concern,

This written representation is for a change to the existing approval at 35-37 Curd Street, Greenslopes QLD 4021 (Council reference: A006739653 - decision date 10<sup>th</sup> September 2025). As per s81 of the *Planning Act 2016* we wish to change the existing development approval to minimally alter the approved lot sizes to accommodate for design changes made to support an ongoing development application in relation to a Material Change of Use for a Dual Occupancy on Proposed Lot 2, with Council reference A006973249.

Please find the following letter and subsequent attachments that form part of this request:

- Planning Act Form 5 – Change Application Form;
- **Appendix A** – Original Approval Package;
- **Appendix B** – Proposed Changed Plans.

### Proposed Changes to Approved Drawings and Documents

Title	Revision	Drawing No.	Date	Prepared by
Proposed Reconfiguration over Lot 6 & 7 RP42245	€ 3	SK2.0 (Amended in Red 14-AUG-2025)	11 June 2025 10 June 2026	Ira Metha Architect
Civil Works Layout Plan	P2	DA-40 (Amended in Red 14-AUG-2025)	11 June 2025	Legacy Engineers

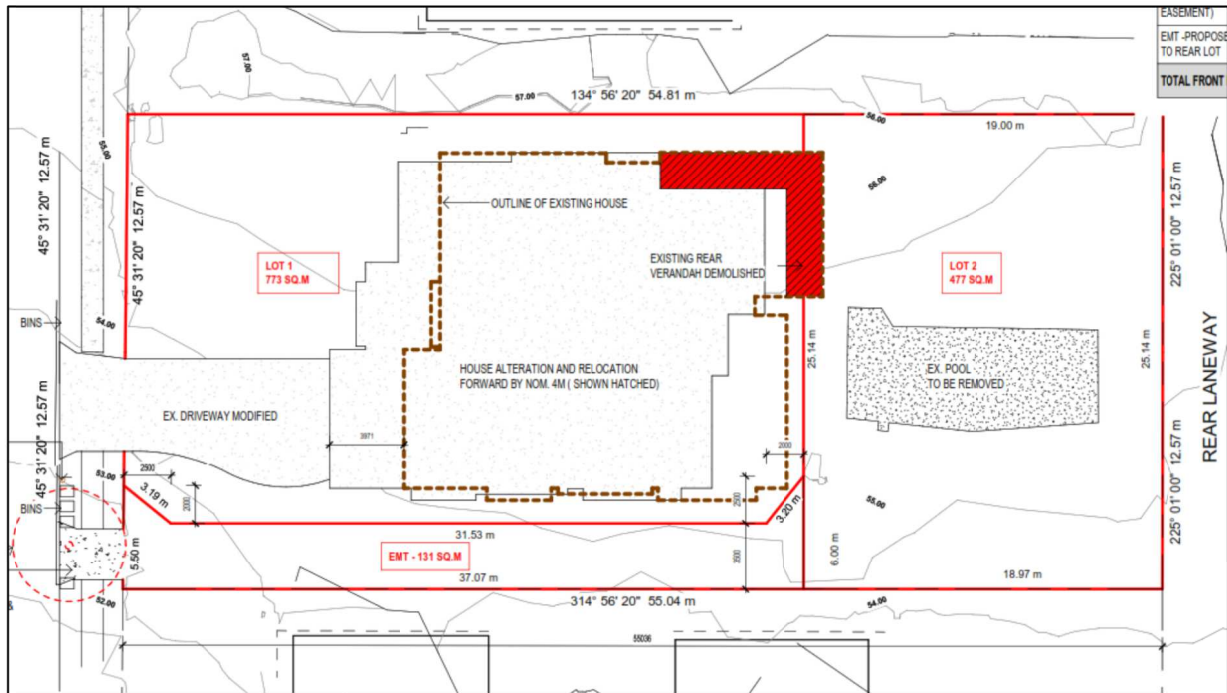


Figure 1: Amended ROL Plan Source: Ira Mehta Architect

The proposed changes involve amending the lot design to modify the lots to be of the areas as below:

Lot	Originally Approved	Proposed Change
Lot 1 (Front)	794m <sup>2</sup> with 135m <sup>2</sup> Access Easement	773m <sup>2</sup> with 131m <sup>2</sup> Access Easement
Lot 2 (Rear)	452m <sup>2</sup>	477m <sup>2</sup>

### Proposed Changed Conditions of Development

No conditions are proposed to be changed as a result of this application.

### Assessment of Proposed Changes

The proposed changes are consistent with the original approval and do not introduce any additional or varied responses to the relevant codes of *City Plan 2014*. Notably, the proposed changes result in:

- Continued compliance with the relevant requirements of Table 9.4.10.3.B Part 3 within the Subdivision Code, for a lots in the infill housing precinct of the Character residential zone; and
- Compliance with AO1.3(b) of the Subdivision Code; the new rear boundary is not located in a setback prescribed by the Planning scheme to the front Dwelling House.

### Minor Change Justification

The proposed changes are considered to minor in nature as it does not result in a substantially different development. The representations provided are an improvement on the current conditions imposed under the approval.

The proposed development is compliant with the definition of a Minor Change as outlined within Schedule 2 of the *Planning Act 2016*, as outlined below.

Definition	Response
(i) would not result in substantially different development;	The proposed development won't result in substantially different development. Please refer to the below for further justification.
(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 (B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or (C) referral to extra referral agencies, other than to the chief executive (D) a referral agency, in assessing the application under <a href="#">section 55(2)</a> , to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or (E) public notification if public notification was not required for the development application.	(A) The proposed development won't result in prohibited development. (B) The proposed development will not require referral to a referral agency. (C) No additional referral agencies have been identified. (D) This change does not require a referral. (E) The proposed development remains the same level of assessment and does not require additional public notification.

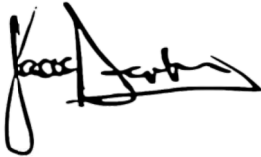
Pursuant to the definition of a Minor change under Schedule 2 of the *Planning Act 2016*, the proposed must not result in a substantially different development. As a result, please find a response to the substantially different 'test' taken from Schedule 1 of the DA Rules [s68(1) – *Planning Act 2016*].

Involves a new use	The proposed changes do not involve a new use or create additional impacts.
Results in the application applying to a new parcel of land.	The proposed changes will only apply to site subject to the approved development.
Dramatically changes the built form in terms of scale, bulk and appearance.	This application will not dramatically change the build form in terms of scale, bulk and appearance.
Changes the ability of the proposal to operate as intended. For example, reducing the size of a retail complex may reduce the capacity of the complex to service the intended catchment.	This change will not alter the ability for the approved development to operate as intended.
Removes a component that is integral to the operation of the development.	This change does not remove any integral components of the development.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site.	The proposed changes do not have any impacts on the immediate traffic network.
Introduces new impacts or increases the severity of known impacts.	No new impacts or increase in the severity of any known impacts will be created as part of this change.
Removes an incentive or offset component that would have balanced the negative impact of the development.	This change will not remove an incentive or offset a component that would have balanced any negative impacts of the development.
Impacts on infrastructure provision from a location or demand.	The proposed changes do not impact on any infrastructure servicing the subject site and surrounding lots.

Based on the insignificant changes to the existing approval, Steffan Harries respectfully requests a favourable decision from Brisbane City Council with regards to this s81 Minor Change application.

If additional information is required, please contact our office via the contact details below.

Kind regards,



Jack Denham | Undergraduate Town Planner

**Steffan Harries**

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