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28 October 2026

Development Assessment
Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Dear Sir/Madam,

RE: REQUEST TO CHANGE A DEVELOPMENT APPROVAL UNDER SECTION 81 OF THE PLANNING ACT FOR APPLICATION NUMBER A006629182 OVER 30-34 DARRAGH STREET IN BRACKEN RIDGE

In 2025, we obtained approval on behalf of the client to do 2 into 18 lot subdivision.

As part of that approval, lot 2 was conditioned to have a temporary turnaround easement. Specifically, to account for a scenario whereby this development was enacted prior to the road being connected from the north.

During the assessment process, we made sure to check that the easement condition was worded in a way to ensure that it was temporary in nature. More specifically, that it did not need to be established if the road connection was available at the time of plan sealing.

Unfortunately, we failed to account for the inevitable flow-on impacts to the building location envelope within that lot. That is, we failed to account for a scenario where the building envelope could be extended forward to align with the adjoining dwellings, once the easement was no longer required.

We note that the pre-seal inspection on the road to the north was booked for today. However, due to the heavy rain, it has now been rescheduled until the 4th of November (being Wednesday next week). We understand that this is the final Council inspection required before asphalt is laid and hence, the road construction is on the final leg, so to speak.

We had originally intended to seek approval to modify the BLE design to account for the pre and post road connection scenario. I.e., like the easement, to account for both outcomes. However, given that the construction of the road will be completed before this application is decided, we have concluded it would be “cleaner” and easier to simply remove the easement and extend the BLE forward now. That is, to account for the reality of the situation.

As such, this application is seeking approval to remove the temporary turnaround easement and to approve a BLE plan that shows the BLE on Lot 2 extending forward, to sit in line with the adjoining properties.

To formalise these changes, we are seeking a “*request to change an existing development approval*”.

To be considered under Section 81 of the Act, the amendments must fall within the scope of a "minor change", as defined in Schedule 2 of the same document. In considering this request, we note the following:

- (b)(i) states that the amended design must not be "substantially different" from the approved design. As shown on the proposed plans and in the information above, the modifications will not materially alter the external appearance of the development. Therefore, we conclude that the proposed changes do not represent a "substantially different" outcome.

- (b)(ii)(A) states that if the application were to be remade including the changes it should not include "prohibited development". We confirm that the proposal does not constitute prohibited development.

- (b)(ii)(B), (C) and (D) states that if the application were to be remade including the changes it should not require referral to new or additional referral agencies. In response to this item it is noted that the original proposal did not trigger referral to any agencies, we confirm that this fact would not change if the application were to be remade.

- (b)(ii)(E) states that the change should not push the level of assessment from code to impact, triggering public notification where it was not previously required. It is also noted that the proposed design would not increase the level of assessment under the new scheme (being City Plan 2014) if it were to be remade.

Therefore, in light of the above we confirm that the proposed change constitutes a "minor change" as defined in Schedule 2 of the Act. As such this request can be processed as a changed application under section 81.

Should you have any queries regarding this request please do not hesitate to contact me on 3113 3261.

Yours faithfully,



Peta Charles
Principal Planner