

3 March 2026

Chief Executive Officer  
Development Assessment  
Brisbane City Council

Minor Change Application to An Existing Development Approval  
Application Reference: DRS/USE/H05-919110  
Addresses of Site: 2/25 GOLDEN CREST PL BELLBOWRIE 4070  
Property Description: Lot 2 on SP192478

Proposal: A New class 10a Patio to be constructed over the Unit 2

**Dear Sir/Madam,**

RE: Minor Change Application to An Existing Development Approval

On behalf of the property owner, we make this application to change the development approval to you as the responsible entity. The proposed change is a minor change in accordance with Section 81 of the *Planning Act 2016*.

After assessment of the proposed changes, Oasis Town Planning forms the view that the proposed change would NOT result in 'substantially different' development.

Section 4 of the Schedule 1 of the DA Rules states:

A change may be considered to result in a substantially different development if any of the following apply to the proposed change:

<b>Criteria</b>	<b>Applicant's Response</b>
<i>(a) involves a new use; or</i>	<b>The proposed use remains the same as Multi Unit Dwelling.</b>
<i>(b) results in the application applying to a new parcel of land; or</i>	<b>The proposed use remains the same as Multi Unit Dwelling.</b>
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	<b>The proposed change to the Multi Unit Dwelling does not result dramatic changes to the built form in terms of scale, bulk and appearance. The proposed patio (17 sqms) will provide additional covered area for recreational use of the residents of Unti</b>

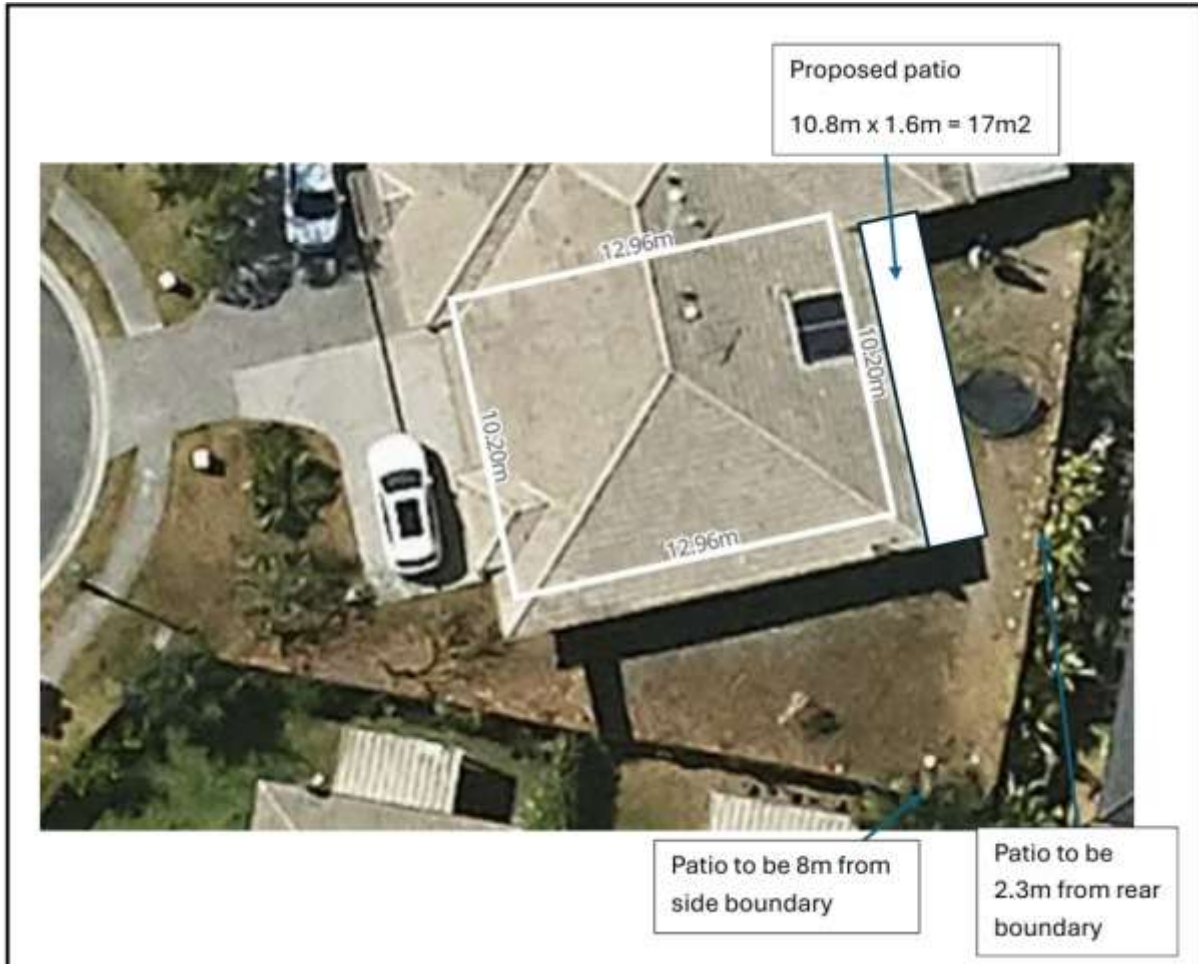
	<b>2. The proposed patio has a building height of only 2.3m, therefore it will not dramatically change the appearance of the Existing Unit 2.</b>
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	<b>The proposed use remains the same as Multi Unit Dwelling.</b>
<i>(e) removes a component that is integral to the operation of the development; or</i>	<b>The proposed development will not remove any component that is integral to the operation of the intended use.</b>
<i>(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	<b>The proposed development will not impact on the traffic flow. The nature of the proposed use remains the same multiple dwelling. The change will not impact on or increase traffic flow to the site.</b>
<i>(g) introduces new impacts or increase the severity of known impacts; or</i>	<b>The proposed use remains the same as Multi Unit Dwelling, therefore it will not introduce new impacts or increase the severity of known impacts.</b>
<i>(h) removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	<b>The proposed changes will not remove any incentive or offset component that would have balanced a negative impact of the development.</b>
<i>(i) impacts on infrastructure provisions.</i>	<b>The proposed changes will not impact on infrastructure provisions.</b>

- **Change to Approved Plans**

The proposed new patio to Unit 2 will trigger the amendment to the Approved Plans.

**Proposed Minor Changes:**

Proposed Plans:



### Key details for a Patio

Setbacks (Measured to the OMP)	<ul style="list-style-type: none"> <li>• Side boundary: 8000mm</li> <li>• Rear boundary: 2300mm</li> </ul>
Materials and finishes	Steel
Height	2.3m
Size	17m <sup>2</sup> (10800mm x 1600mm)

The proposed patio has a side and rear boundary setbacks of generally consistent with QDC MP1.3 setback, measured from the outmost projections. The proposed height of the patio is only 2.3m, which will not result any adverse impact to the adjoining properties.

The proposed patio will provide additional covered private open space for the use of residents. The proposed patio will not undermine the existing built form of the building or result any adverse impacts to the adjoining properties.

The proposal development also received support/approval from the adjoining neighbouring unit (Unit 1).

In Summary, we form the view that the proposed building work is minor only and it will not adversely impact on the existing development as Multi Unit Dwelling in terms of scale, bulk, appearance, streetscape, built form and residential amenity.

Please do not hesitate to contact me if you wish to discuss the application.

Yours faithfully



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