

3 June 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE Q 4001

Dear Sir/Madam,

RE: MINOR CHANGE TO A DEVELOPMENT APPROVAL ASSESSED UNDER SECTIONS 78 & 81 OF THE PLANNING ACT 2016 IN RELATION TO THE APPROVED DWELLING HOUSE EXTENSION, PARTIAL DEMOLITION AND BOUNDARY REALIGNMENT ON LAND AT 50 WHYNOT STREET, WEST END QLD 4101, DESCRIBED AS LOTS 32 AND 33 ON RP11227 (COUNCIL REF: A006815646).

On behalf of our client, Karin Crooks, in accordance with the requirements of section 78 of the *Planning Act 2016* in relation to the approved dwelling house extension, partial demolition and boundary realignment at 50 Whynot Street, West End QLD 4101, described as Lots 32 and 33 on RP11227, we hereby submit a change application requesting a minor change to the development approval to be assessed under section 81 of the Act.

The application is accompanied by:

- Planning Act Form 5
- Attachment A – Minor Change Plans

CURRENT APPROVAL

On 11 December 2025, Brisbane City Council approved the following development under Council Reference A006815646:

- Carry Out Building Work – Development Permit for dwelling house and partial demolition;
- Carry Out Building Work – Development Permit for dwelling house and extension;
- Local Government as Referral Agency response for amenity and aesthetics;
- Local Government as Referral Agency response for design and siting; and
- Reconfiguring a Lot – Development Permit for boundary realignment.

The approved development relates to partial demolition of a pre-1947 dwelling house within the Traditional building character overlay, an extension to a dwelling house on a small lot within the Traditional building character overlay, and reconfiguration of a lot from 2 lots into 2 lots.

The approval is located within the Infill housing zone precinct of the Character residential zone.

PROPOSED MINOR CHANGES TO THE APPROVED DEVELOPMENT

The proposed amendments to the approved design are limited in scope and relate principally to refinements to the approved internal layout and associated architectural detailing following further design development.

Importantly, the proposed changes do not alter the approved building envelope. Specifically, there is no change to the approved building height, setbacks, site cover or overall siting of the dwelling. The approved lightweight materiality and external character treatment are also retained and incorporated into the revised design.

The key change relates to minor amendments to the approved partial demolition works. The revised design involves a limited change to demolition forward of the highest rearmost roof ridge of the pre-1947 dwelling. Notwithstanding this, the change is minor in nature and does not materially alter the approved built form, streetscape presentation or traditional character outcome. The significant external form and character presentation of the dwelling are retained, and the proposal continues to read as the approved dwelling house extension.

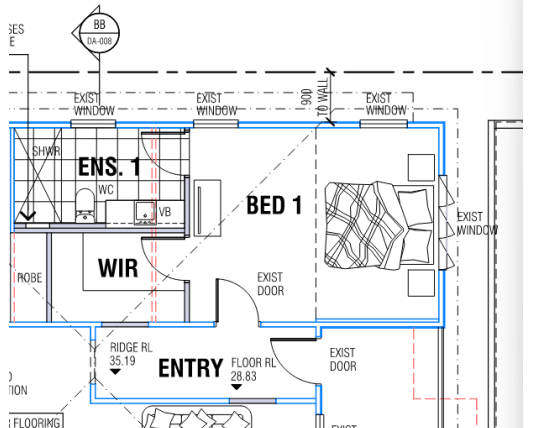
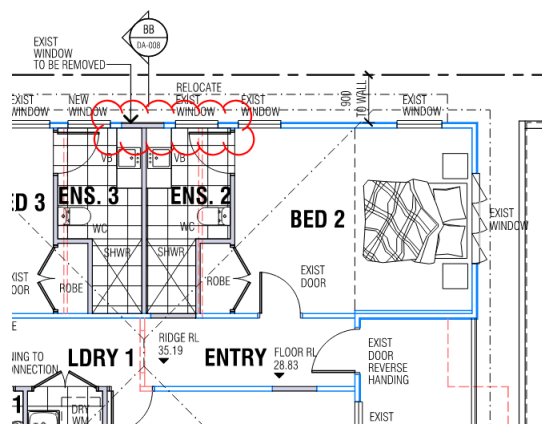
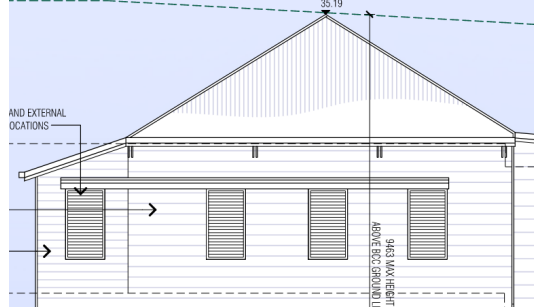
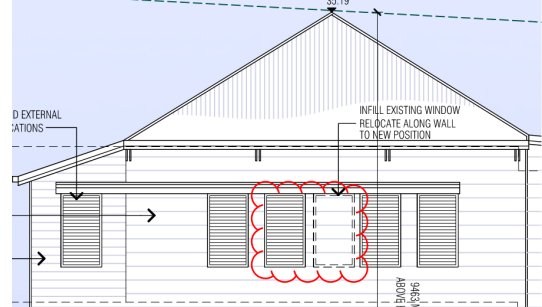
A further minor amendment involves the relocation of a window on Elevation 1, being the western elevation, as a consequence of internal layout refinements. The internal layout changes are understood to comprise prescribed accepted development. The relocated window maintains the same general proportions, materiality and number of openings as previously approved. Accordingly, the change is considered negligible and does not result in any discernible adverse impact on the external appearance, character or amenity of the dwelling.

The proposed amendments are detailed in the architectural drawings prepared by Scott Connell Architects, as outlined in Table 1 below.

Table 1: Proposed Minor Change to Plans

Approved Plans	Minor Change Plans
Proposed Site/Boundary Relocation Plan, DA-001 Revision D (Amended In Red 03-DEC-2025), 26-SEP-2025 (Received)	No change Note: <i>It is expected that Council will make amendments in red to remove reference to street tree removal, consistent with the original approval.</i>
Existing Conditions Plan, DA-002 Revision A, 26-SEP-2025 (Received)	No change
Existing Elevations, DA-003 Revision A, 26-SEP-2025 (Received)	No change
Proposed Upper Floor Plan, DA-004 Revision E, 26-SEP-2025 (Received)	Proposed Upper Floor Plan, DA-004 Revision I, 28-APR-2026
Proposed Lower Floor Plan, DA-005 Revision F, 26-SEP-2025 (Received)	Proposed Lower Floor Plan, DA-005 Revision J, 29-APR-2026
Proposed Elevations 1, DA-006 Revision E, 26-SEP-2025 (Received)	Proposed Elevations 1, DA-006 Revision G, 29-APR-2026
Proposed Elevations 2, DA-007 Revision D, 26-SEP-2025 (Received)	Proposed Elevations 2, DA-007 Revision F, 29-APR-2026
Proposed Sections, DA-008 Revision D, 26-SEP-2025 (Received)	Proposed Sections, DA-008 Revision F, 29-APR-2026

Table 2: Comparison of Approved and Proposed Plans

Approved	Proposed
Upper Floor Plan 	
Elevation 1 (West) 	

REQUESTED CHANGES TO CONDITIONS

As a result of the proposed minor changes, there were no conditions of approval identified as requiring amendment.

CONCLUSIONS

Overall, the minor change application to the development approval to be assessed under section 81 of the *Planning Act 2016*, accords with the definition of 'minor change' as defined under Schedule 2 of the Act in that the proposed change:

- (i) would not result in a substantially different development; and
- (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; or
 - (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
 - (E) public notification if public notification was not required for the development application.

In reviewing the definition of 'substantially different development' under schedule 1 of the Development Assessment Rules, it has been demonstrated that the nature of the proposed changes to the development approval will not:

- (a) *involve a new use; or*
- (b) *result in the application applying to a new parcel of land; or*
- (c) *dramatically change the built form in terms of scale, bulk and appearance; or*
- (d) *change the ability of the proposed development to operate as intended; or*
- (e) *remove a component that is integral to the operation of the development; or*
- (f) *significantly impact on traffic flow and the transport network, such as increasing traffic to the site; or*
- (g) *introduce new impacts or increase the severity of known impacts; or*
- (h) *remove an incentive or offset component that would have balanced a negative impact of the development; or*
- (i) *impact on infrastructure provisions.*

The proposed change will not dramatically change the built form or layout of the development. As such, it is requested the minor change application be approved.

If you have any further questions regarding the above-mentioned please do not hesitate to contact me on 0407-291-104.

Yours faithfully,

iPLAN TOWN PLANNING PTY LTD



Ben Battist
DIRECTOR

Enc