



Brisbane

TOWN PLANNING

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21 September 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 A001568529 – (253/15-219/978)
OVER 1/101 COUTTS STREET IN BULIMBA**

We understand that the existing development was approved as “attached houses and duplex houses” on the 23rd of May, 1997. Please refer to application number A001568529 – (253/15-219/978) for more information.

As discussed in our the prelodgement meeting held on 21 July 2026, our client is seeking approval to build:

- A new shade sail at the front over the existing parking area (at the eastern end forward of the garage).
- A new roof extension over the existing patio/BBQ area in the middle of the site.
- A new patio and associated roof in the existing grassed area on the western end of the site.

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,

A handwritten signature in dark ink, appearing to be 'P. Charles', written in a cursive style.

Peta Charles
Principal Planner