

3 October 2025

Chief Executive Officer  
Development Assessment  
Brisbane City Council

Minor Change Application to An Existing Development Approval  
Application Reference: A005823492  
Addresses of Site: 68 QUEENS RD EVERTON PARK QLD 4053  
Property Description: Lot 28 on B33426

Proposal: Amendment to the Approved DA Plans

**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*. The currency period of the development approval is 5 June 2026 (Application Reference: A006443366).

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:

<i>Criteria</i>	<b>Applicant’s Response</b>
<i>(a) involves a new use; or</i>	<b>The proposed use remains the same as Multiple dwellings.</b>
<i>(b) results in the application applying to a new parcel of land; or</i>	<b>The proposed use remains the same as Multiple dwellings.</b>
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	<b>The proposed change to the Multiple dwellings does not result dramatic changes to the built form in terms of scale, bulk and appearance. The proposed minor change involves internal floor layout changes without altering the development building footprint. The proposed minor changes also increases the building height due to</b>

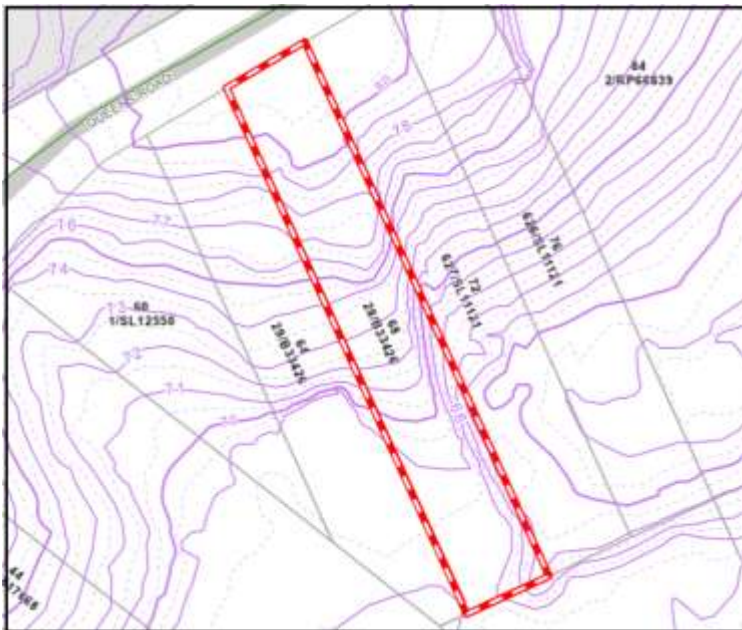
	<p>avoid/minimise earthworks. The proposed changes are also involving the amendment to the proposed building external and roof form, in order to promote a consistent built form.</p> <p>The proposed changes do not dramatically change the built form of the development. Instead, it will maintain a consistent development pattern, scale, and built form.</p>
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	<b>The proposed use remains the same as Multiple dwellings.</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 multiple 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 changes to the approved development involve:

- 1. Type of Foundation and Earthwork**

The subject site contains steep slopes, with the land falling approximately 13 metres away from Queens Road. The approved development will require a substantial extent of earthworks to support the approved townhouse design. Consequently, the development would necessitate the construction of large retaining walls along the site boundaries, which may result in amenity impacts on adjoining properties. In addition, the extent and cost of the required earthworks render the project financially unfeasible to deliver in its current form.



The proposed changes to the approved townhouse design involve constructing the dwellings partially on posts, which will significantly reduce the extent of earthworks and retaining walls required. This approach will also result in a more appropriate built form that better responds to the adjoining properties.

- 2. Internal Floor layout changes**

The proposed internal floor layout changes are minor and intended to accommodate future buyer preferences while improving overall building functionality. These changes will not result in any substantial alteration to the approved development footprint.

- 3. External building façade, material and Roof forms**

The proposed changes also include changes to the external building materials and finishes due to the changed type of construction. The external building materials are mainly axon cladding. The proposed roof form has also been changed to more traditional gable roof with 20 degree pitch in lieu of skillion roof.

#### 4. Changes to the Building height

Due to the change of construction method and new townhouse design, the proposed townhouses will still remain as predominantly double storey units. Only the last townhouse block (Unit 7 & 8) will have a building height slightly exceeding 9.5m from the natural ground level. However, Proposed units 7 & 8 are located at the lowest level of the subject land. The proposed townhouses will not unduly overshadow the adjoining dwelling houses and associated private open spaces in terms of access to sun light and daylight. The proposed building height is required mainly due to steep slope.

The proposal provides a generous rear boundary setback which will ensure that the adjoining property's amenity and privacy are protected as well as maintain a consistent streetscape with the existing dwelling houses within the Queens Road.

The proposed dwelling has a double storey façade to all elevations. Appropriate privacy screen devices can be conditioned to apply to habitable room windows along the western side boundary, this will ensure that residential privacy is protected and maintained to a high level.

In summary, we are of the view that the proposed changes are minor in nature and will not adversely impact the approved development in terms of scale, bulk, appearance, streetscape, built form, or residential amenity. In fact, the proposed changes are considered necessary to achieve an appropriate level of earthworks and to substantially reduce the overall extent of site works.

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

Yours faithfully



Jerome Fang | Lead Urban Planner  
*BUrbEnvPlan . DipBusMan, Registered Planner RPIA. 48043*  
M: 0430 113 189  
OASIS TOWN PLANNING PTY LTD  
[enquiry@oasistownplanning.com.au](mailto:enquiry@oasistownplanning.com.au)  
[www.oasistownplanning.com.au](http://www.oasistownplanning.com.au)