

21 February 2026

Chief Executive Officer  
Development Assessment  
Brisbane City Council

Minor Change Application to An Existing Development Approval  
Application Reference: A001539297  
Addresses of Site: 4/21 RENSBURG ST BRIGHTON 4017  
Property Description: Lot 4 on SP215789

Proposal: A New class 10a Patio to be constructed over the Exclusive Use area of Unit 4

**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 multiple 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 multiple dwelling.</b>
<i>(c) dramatically changes the built form in terms of scale, bulk and appearance; or</i>	<b>The proposed changes to the multiple dwelling does not result dramatic changes to the built form in terms of scale, bulk and appearance. The proposed patio (22.78 sqms) will provide additional covered area for recreational use of the residents of Unti</b>

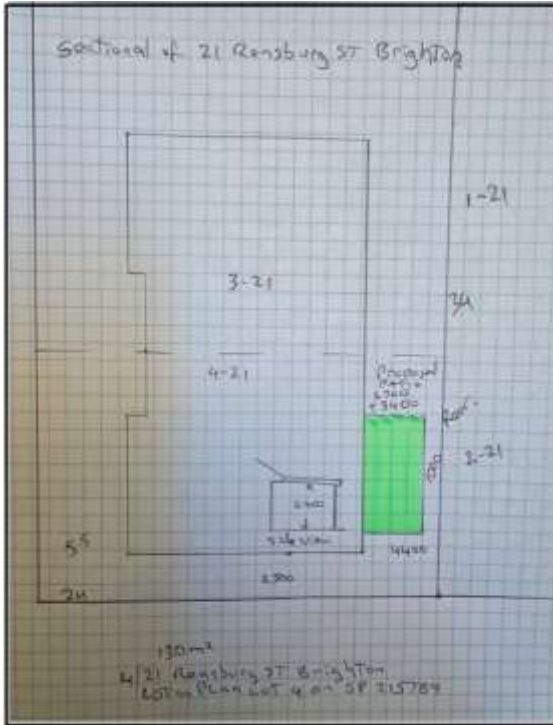
	<b>10. The proposed patio has a building height of only 2.4m, therefore it will not dramatically change the appearance of the Existing Unit 4.</b>
<i>(d) changes the ability of the proposed development to operate as intended; or</i>	<b>The proposed use remains the same as multiple dwelling.</b>
<i>(e) 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 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 new patio to Unit 4 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: 4400mm</li> <li>Rear boundary: 1000mm</li> </ul>
Materials and finishes	Steel
Height	2.4m
Size	22.78m <sup>2</sup> (6700mm x 3400mm)

The proposed patio has a side boundary setback (to the internal community title boundary) of 1.0m, consistent with QDC MP1.2 setback, measured from the outmost projections. The proposed height of the patio is only 2.47m, 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 proposal development also received support/approval from the body corporate. Referring to Body corporate consent attached in this application.

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 Multiple dwellings 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



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)