

10 August 2026



Brisbane City Council
GPO Box 1434
Brisbane 4001

RE: MINOR CHANGE APPLICATION TO DEVELOPMENT APPROVAL A005964086

Applicant	Bradley Mark Bennett & Simone Elise Bennett C/- The Development Directive Pty Ltd
Land Owner	Bradley Mark Bennett & Simone Elise Bennett
Application Number	A005964086
Application Address	191 Lancaster Road, Ascot QLD 4007
Property Description	Lot 91 and Lot 92 on RP33684

Dear Sir or Madam,

We act on behalf of Bradley Mark Bennett and Simone Elise Bennett (the **Applicant**), the owners of land at 191 Lancaster Road, Ascot QLD 4007, formally described as Lot 91 and Lot 92 on RP33684 (the site).

The change relates to the approved building work for the existing pre-1947 dwelling on the site.

As demonstrated in this report, the proposed change will not result in substantially different development and satisfies the statutory definition of a minor change under the Act. The proposed change is therefore considered appropriate for approval.

Please find enclosed the following supporting and technical documentation:

- Attachment 1: DA Form 2, prepared by *The Development Directive*;
- Attachment 2: DA Form 5, prepared by *The Development Directive*;
- Attachment 3: Proposal Plans, prepared by *agarchitects*; and
- Attachment 4: Code Responses, prepared by *The Development Directive*.

Note: the responsible entity for this change is the assessment manager, being Brisbane City Council (Council) pursuant to section 78A(1)(b) of the Act.

EXISTING APPROVALS

The subject site benefits from an existing Development Approval (Council Reference: A005964086) for a Reconfiguring a Lot (2 into 2 lots), creation of an access easement, a new dwelling house on a small lot, partial demolition of the existing pre-1947 dwelling house and extensions to the existing dwelling house.

This application seeks a Minor Change to the approved building work associated with the existing dwelling only. The approved Reconfiguring a Lot established the current development framework for the site by reconfiguring Lots 91 and 92 on RP33684 into two residential lots. The approval retained the existing pre-1947 dwelling on Lot 1 (515m²) and created Lot 2 (300m²) for the construction of a new detached dwelling house. Vehicle access to both lots is provided via a shared access easement from Rupert Terrace.

Importantly, the approved subdivision layout, lot configuration, and access easement remain unchanged. The current application seeks only to amend the approved architectural design of the existing pre-1947 dwelling to achieve an improved conservation outcome while remaining consistent with the approved planning framework. The approved Reconfiguring a Lot and Building Envelope Plan is reproduced in **Figure 1** below. Refer to **Figure 2** for the approved demolition plan, **Figure 3** for the existing basement demolition plan and **Figure 4** for the undercroft demolition elevation.



PLANS AND DOCUMENTS
referred to in the
APPROVAL
Dated: 13/09/2022

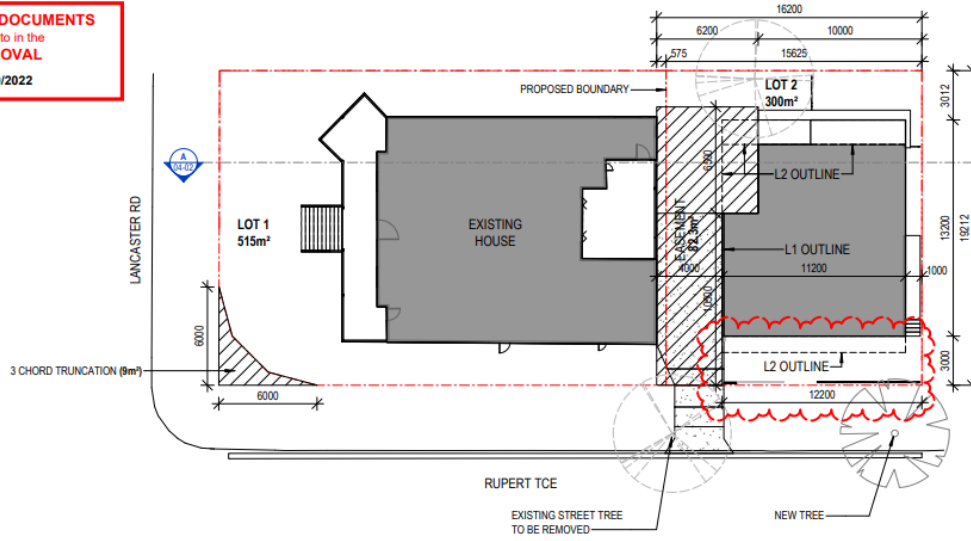


Figure 1: Approved ROL & building envelope plan
source: agarchitects

Neighbouring Property Consent
This approval does not authorise or give permission to enter onto, under or over any neighbouring private properties to survey or carryout any works without any prior consultation or without the prior consent of the relevant land or property owner(s).
(This includes for any works for: built to boundary walls; any construction (retaining walls) within neighbouring buildings structure zones, boundary fences, temporary rock anchoring, or crime overalls)

PLANS AND DOCUMENTS
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Dated: 13/09/2022

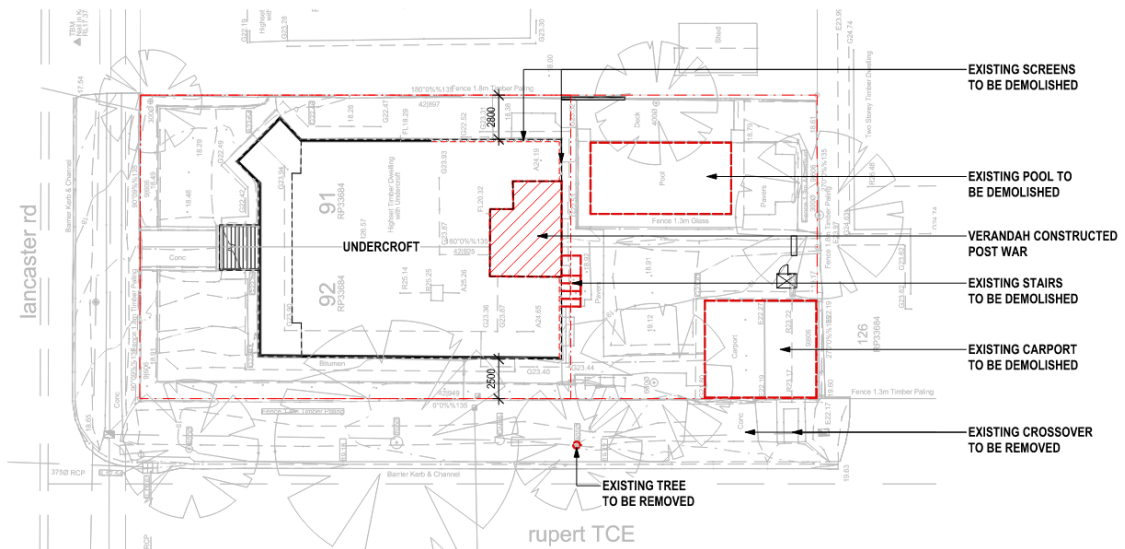


Figure 2: Demolition plan

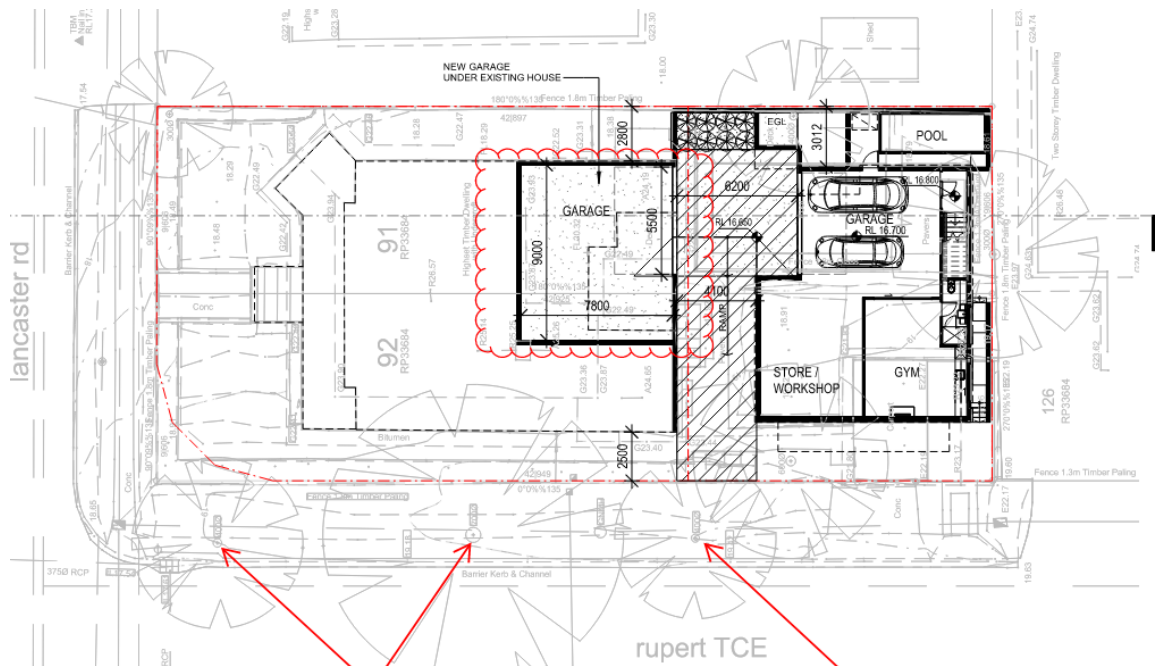


Figure 3: Approved site basement floor plan

PLANS AND DOCUMENTS
referred to in the
APPROVAL

Dated: 13/09/2022

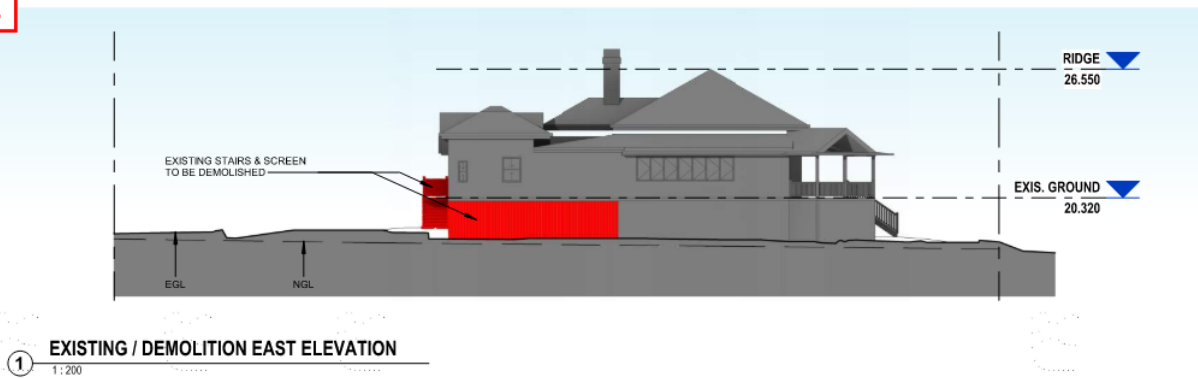


Figure 4: Undercroft batten screening demolition elevation plans



PROPOSED CHANGE TO DEVELOPMENT APPROVAL

The applicant purposes a number of changes to the existing pre-1947 dwelling onsite. The principal change involves excavation and enclosure beneath the dwelling to establish an expanded lower-level comprising additional habitable floor area.

No changes are proposed to the new dwelling house on the southern part of the site. The change application relates solely to the existing pre-1947 dwelling and its associated ancillary works.

The proposed changes include:

1. Establishment of a new lower-level involving:
 - Demolition of the existing undercroft batten screening
 - Excavation beneath the existing dwelling
 - Additional habitable floor area beyond the approved garage
 - New stairs and access arrangements and
 - Associated retaining walls
2. Relocation of the proposed gatehouse
3. Construction of a new swimming pool
4. Removal of the existing enclosure verandah to reinstate the original open veranda form
5. Internal building work within the existing dwelling

DEALING WITH EACH CHANGE

NEW LOWER LEVEL

The proposed change involves extending the approved garage area to establish a new lower level beneath the existing dwelling. The new lower level will provide approximately 90.65m² of additional gross floor area and will be accommodated primarily through excavation beneath the existing building footprint.

Associated works include:

- a new staircase connecting the lower level to Level 1 on the eastern side of the dwelling;
- pedestrian access along the eastern and western sides of the lower level;
- retaining walls beneath the existing entrance stairs and along the northern side of the dwelling; and
- the removal of additional sections of the existing undercroft batten screening.

The total area of excavation required to accommodate the new lower level and associated access and retaining structures is approximately 196.65m².

Figure 3 illustrates the extent of lower-level development permitted under the existing approval, while **Figure 5** shows the proposed expanded lower-level arrangement.

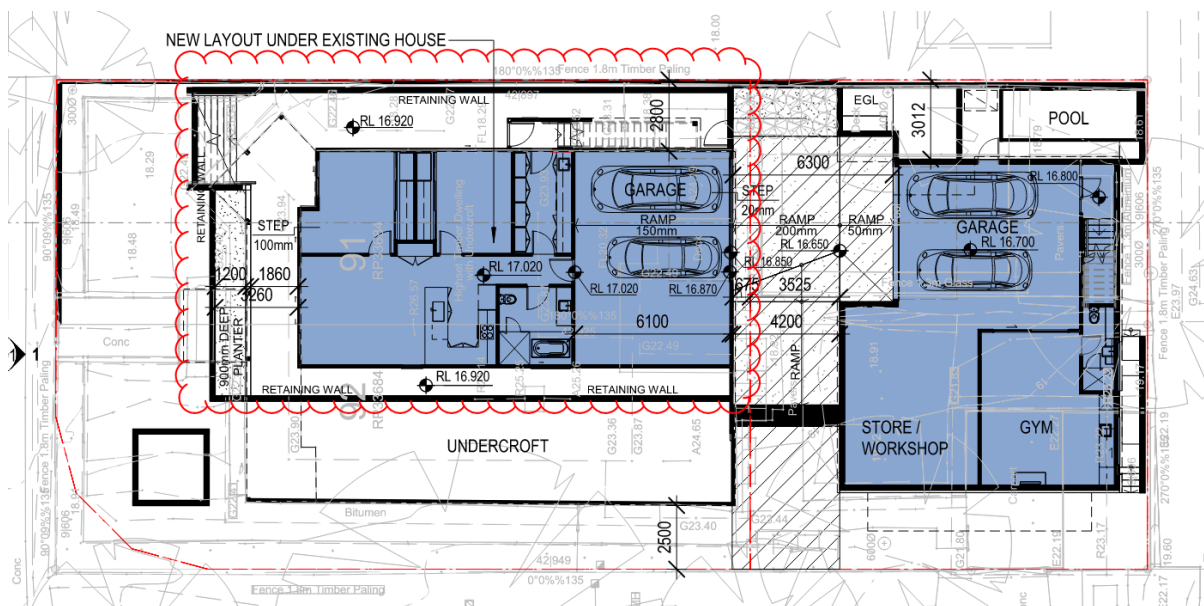


Figure 5: Proposed new lower level

The existing approval permits the partial demolition of the undercroft batten screening to accommodate the approved garage. The proposed expansion of the lower level will require additional sections of this screening to be removed from around the dwelling.

Figure 6 illustrates the proposed extent of undercroft demolition and the associated excavation levels, compared with the extent of demolition permitted under the existing approval and shown in **Figure 4**.

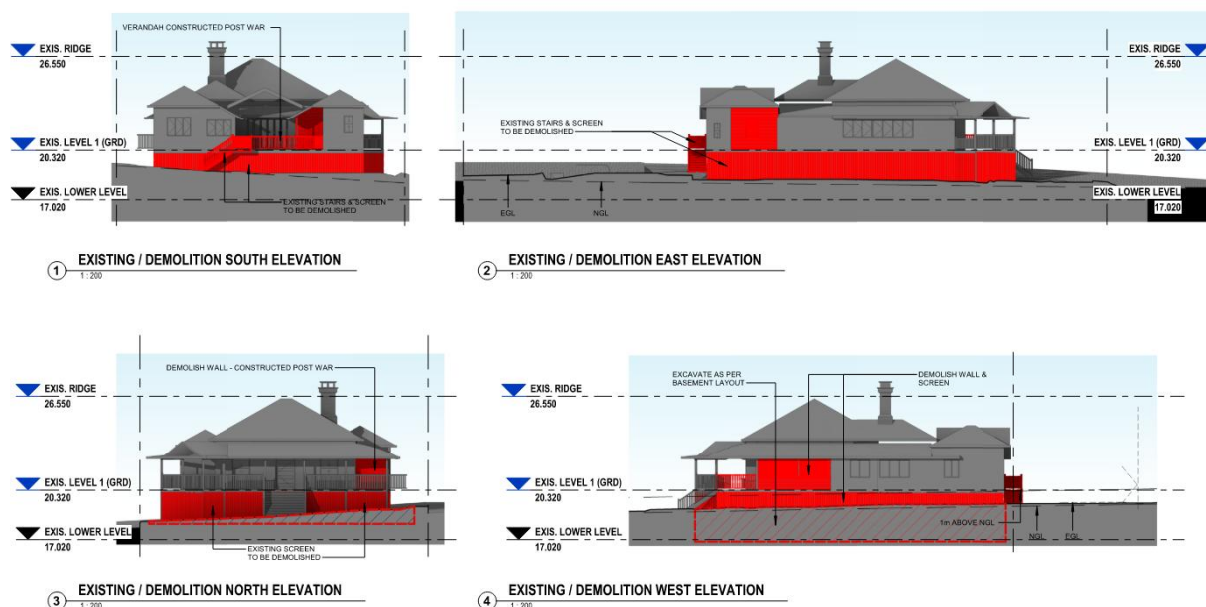


Figure 6: Proposed undercroft demolition elevation plans

A change to the existing approval is therefore required to incorporate the expanded lower level and associated demolition, excavation and retaining works into the approved development.

The proposal involves assessable building work for demolition and additions to a dwelling affected by the Traditional building character overlay. The works have therefore been assessed against the applicable provisions of Brisbane City Plan 2014, including the Traditional building character overlay code identified in Table 5.10.21. The relevant code assessment is provided in **Attachment 4**.

While the proposed works increase the floor area and building volume of the existing dwelling, the dwelling will not be raised and its established roof form and overall height will remain unchanged. The



proposed lower level is accommodated predominantly through excavation beneath the existing building footprint, with the building height remaining below 9.5m above natural ground level.

Condition 71(b) of the existing approval is particularly relevant to the proposed demolition and states:

Condition 71(b) – Retain Original Fabric

Retain all existing external original fabric in the sections of the building which are not being demolished. This will include, but is not limited to, existing decorative detailing, balustrading, wall cladding, windows, doors, stairs and roof sheeting.

The proposed works are considered consistent with the intent of condition 71(b) for the following reasons:

- The project architect, architects, has advised that the undercroft batten screening is a later addition and does not form part of the original pre-1947 fabric of the dwelling.
- As a later addition, the batten screening is not considered an integral traditional character element of the dwelling.
- The additional demolition is limited to the undercroft screening required to accommodate the proposed lower level.
- The dwelling's original external fabric outside the identified demolition areas, including its roof form, verandah, wall cladding, windows, doors, stairs and decorative detailing, will be retained.
- The undercroft area is substantially screened from public view by the existing boundary fencing, established hedge landscaping and the prevailing site levels, as illustrated in **Figure 7**.
- The existing height, roof form and principal streetscape presentation of the pre-1947 dwelling will remain unchanged.

On this basis, the proposed removal of additional undercroft batten screening is not considered to conflict with condition 71(b) or compromise the traditional building character of the dwelling.



Figure 7: Existing streetscape image

Source: Google Maps

NEW GATEHOUSE

The revised driveway alignment requires the proposed gatehouse to be relocated further north from its previously approved position. The gatehouse has been designed to complement the traditional character of the existing dwelling and surrounding streetscape through its lightweight timber construction, gabled roof form and colour scheme consistent with the existing dwelling. Refer to **Figure 8**.



Figure 8: Proposed new gatehouse

NEW SWIMMING POOL

A new 9m² swimming pool is proposed in the north-western part of the site, adjacent to the existing dwelling. The location and configuration of the proposed pool are illustrated in **Figure 9**.

The swimming pool constitutes prescribed accepted development under Table 5.3.4.1-Prescribed accepted development of Brisbane City Plan 2014, subject to compliance with all applicable requirements.

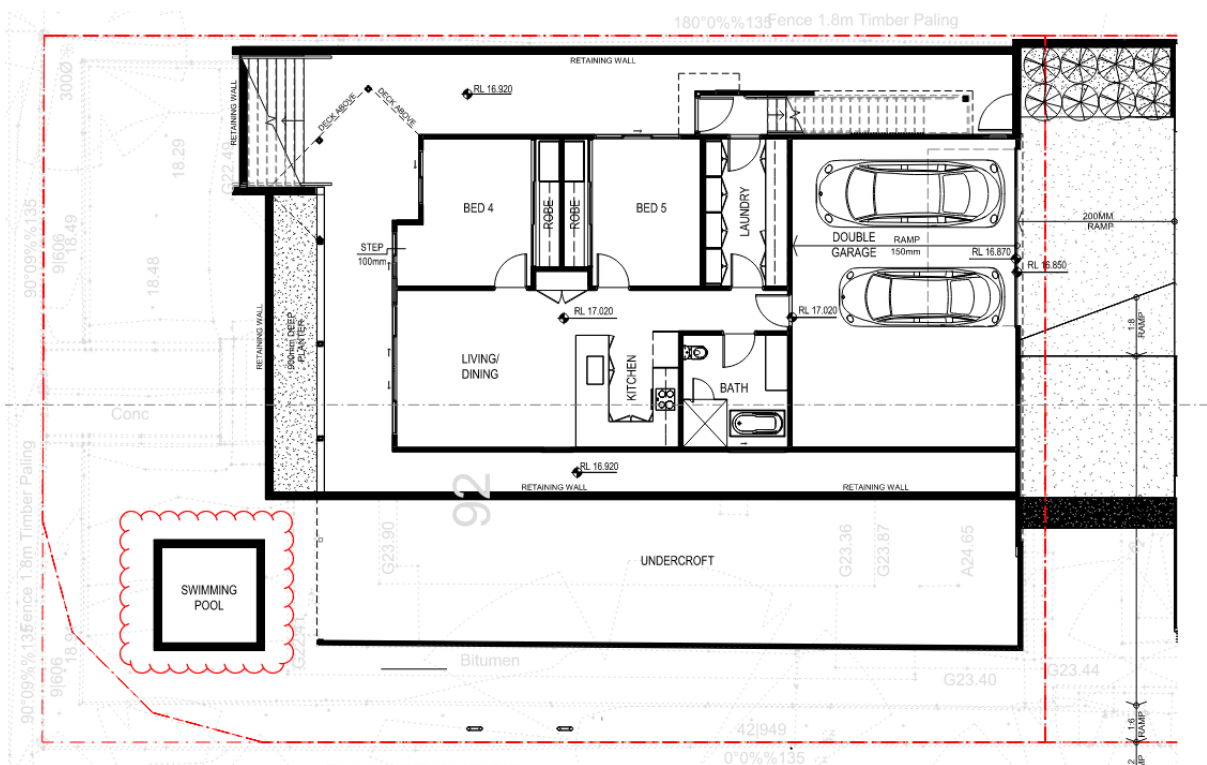


Figure 9: New swimming pool



DEMOLITION OF VERANDAH ENCLOSURE TO RE-INSTATE TO ORIGINAL

The existing enclosure at the north-western corner of the verandah is proposed to be demolished to reinstate the verandah original open form and improve the presentation of the existing dwelling. The proposed works are illustrated in **Figure 10**.

Under Table 5.3.4.1- Prescribed accepted development of Brisbane City Plan 2014, building work involving demolition to reveal the original design of a building may be undertaken as prescribed accepted development, subject to compliance with all applicable requirements.

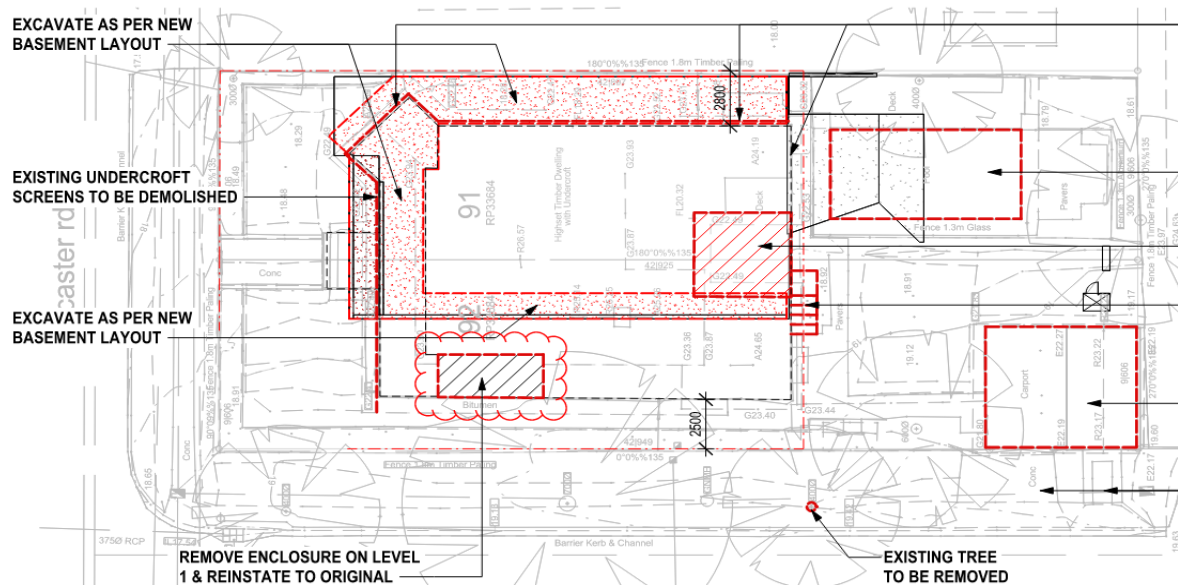


Figure 10: Demolition of verandah enclosure

INTERNAL BUILDING WORK WITHIN EXISTING DWELLING

Minor alterations are proposed to the internal layout of Level 1 (ground floor) of the existing dwelling. The works comprise closing selected existing door openings, constructing new internal wall sections and creating new door openings, as illustrated in **Figure 11**.

As the works are confined to the internal configuration of the dwelling and do not alter its external form or appearance, they constitute prescribed accepted development under Table 5.3.4.1-Prescribed accepted development of Brisbane City Plan 2014, subject to compliance with all applicable requirements.

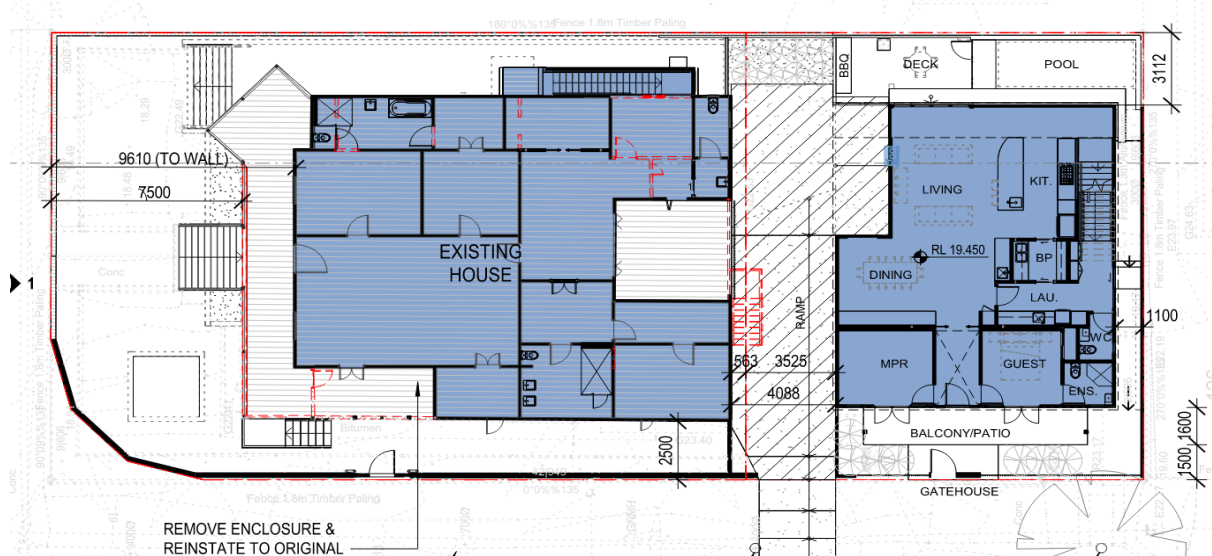


Figure 11: Proposed internal building works



ARE THE CHANGES A MINOR CHANGE

The Applicant seeks to make a minor change to development approval A005964086.

In accordance with the definition of a minor change under Schedule 2 of the *Planning Act 2016*, the proposed change:

- will not result in substantially different development, as demonstrated by the assessment provided in Schedule 1;
- will not introduce prohibited development;
- will not require referral to a new or additional referral agency;
- will not require an existing referral agency to assess the application against, or have regard to, any new matter; and
- will not trigger public notification.

Accordingly, the proposed changes satisfy the statutory definition of a minor change under the Planning

ASSESSMENT OF MINOR CHANGE

In accordance with section 81 of the *Planning Act 2016*, Council must assess the change application having regard to the information accompanying the application and the matters it would or may assess against, or have regard to, if the change application were a development application.

Accordingly, the proposed change has been assessed against the applicable provisions of *Brisbane City Plan 2014*. The assessment demonstrates that the change is appropriate for approval for the following reasons:

- The approved residential uses and the manner in which the development operates will remain unchanged.
- The proposed lower level increases the floor area and building volume of the existing dwelling. However, it will be accommodated predominantly through excavation beneath the existing building footprint. The dwelling will not be raised, and its existing building height, roof form and principal streetscape presentation will remain unchanged.
- The later enclosure to the north-western section of the verandah will be removed to reinstate the original open verandah form, improving the presentation of the pre-1947 dwelling.
- The proposal retains the principal traditional character elements of the dwelling that are visible from the streetscape.
- The lower level will remain part of the existing dwelling and will not operate as a separately occupied residence or introduce a new use.
- No changes are proposed to the approved reconfiguration, lot boundaries, shared access easement or new dwelling on proposed Lot 2.

On this basis, the proposed change remains consistent with the nature, scale and intent of the existing approval and is considered appropriate for approval.

CHANGES TO APPROVED PLANS

To accommodate the proposed works, the relevant drawings and documents identified in the existing approval will need to be replaced by the amended proposal plans. Consequential amendments may also be required to the conditions of approval to reference the updated plans.

The proposed changes to the approved drawings and documents are identified in Schedule 2.

CONCLUSION & RECOMMENDATIONS

It has been demonstrated that the proposed changes are rightly considered as a minor change. This minor change application will not materially change or alter the current function or form of the approved development.



This minor change application should therefore be approved.

Kind Regards,

R.J. Cassady

Ryan Cassady
Town Planner
The Development Directive Pty Ltd



SCHEDULE 1 – ASSESSMENT OF PROPOSED CHANGES AGAINST THE ACT

In accordance with section 78 of Act, this request seeks a change application for a minor change to a development approval. A minor change to a development approval is defined in Schedule 2 of the Act – Dictionary, meaning a change that –

- a. *For a development approval –*
 - i. *Would not result in 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.*

With respect to the definition of a minor change, regard has been given to Schedule 1– Substantially different development of the Development Assessment Rules (**DA Rules**). An assessment of the proposed changes against Schedule 1(4) has been provided below. A change may be considered to result in a substantially different development if any of the following criteria apply to the proposed changes:

Substantially different development criteria	Response
(a) involves a new use; or	Complies The proposed development does not constitute a new use.
(b) results in the application applying to a new parcel of land; or	Complies The proposed development does not apply over a new parcel of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	Complies The proposed lower level will increase the gross floor area and building volume of the existing dwelling. However, it is not considered to dramatically change the scale, bulk or appearance of the approved development because it will be accommodated predominantly through excavation beneath the existing building footprint. The dwelling will not be raised, and its existing building height, roof form and principal streetscape presentation will remain unchanged. The lower level will also be substantially screened from public view by the site levels, existing boundary fencing and established landscaping. Accordingly, while the proposal results in additional gross floor area and site cover, the increase is not considered to constitute a dramatic change to the approved built form.
(d) changes the ability of the proposed development to operate as intended; or	Complies The proposed works do not change the developments ability to operate as intended.



Substantially different development criteria	Response
(e) removes a component that is integral to the operation of the development; or	Complies The proposed works do not remove an integral component of the development.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies The proposed works will not have an impact on traffic flow or the transport network.
(g) introduces new impacts or increase the severity of known impacts; or	Complies The proposed works do not introduce new impacts or increase the severity of known impacts.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	Complies Incentives and offsets were not included in the original development.
(i) impacts on infrastructure provisions.	Complies The proposed development does not impact on infrastructure provisions.

Based on the above assessment, the requested changes are not considered to result in a substantially different development. Furthermore, as outlined below, the proposed change satisfies part (ii) of the minor change definition.

If a development application for the development, including the change, were made when the change application is made would not cause—	Response
(A) The inclusion of prohibited development in the application; or	Complies The proposed works do not include any prohibited development.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	Complies The proposed development does not require referral.
(C) referral to extra referral agencies, other than to the chief executive; or	Complies The proposed development does not require referral.
(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	Complies The proposed development does not require referral.
(E) public notification if public notification was not required for the development application	Complies The proposed development does not require public notification.



SCHEDULE 2 – AMENDED APPROVED PLANS TABLE

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
ROL Plan	A-DA-01-05 – Rev. PP4 A-DA-01-05 – Rev. PP5	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Existing/Demolition Plan	A-DA-02-01 – Rev. PP2 A-DA-02-01 – Rev. PP3	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Existing Demolition Elevations	A-DA-02-02 – Rev. PP2 A-DA-02-02 – Rev. PP3	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Overall Site Basement Floor Plan	A-DA-03-01 – Rev. PP4 (Amended In Red 02-SEP-2022) A-DA-02-03 – Rev. PP6	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Overall Site Level 1 (Ground) Floor Plan	A-DA-03-02 – Rev. PP3 (Amended In Red 02-SEP-2022) A-DA-02-04 – Rev. PP5	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Overall Site Level 2 & Roof Plan	A-DA-03-03 – Rev. PP4 (Amended In Red 02-SEP-2022) A-DA-02-05 – Rev. PP6	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Overall Site Elevations	A-DA-04-01 – Rev. PP3 A-DA-03-01 – Rev. PP4	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Overall Site Elevations & Section	A-DA-04-02 – Rev. PP5 (Amended In Red 02-SEP-2022) A-DA-03-02 – Rev. PP6	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Basement & Level 1 Floor Plan	A-DA-05-02 – Rev. PP4 A-DA-02-11 – Rev. PP6	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Level 2 Floor Plan & Roof Plan	A-DA-05-03 – Rev. PP5 (Amended In Red 02-SEP-2022) A-DA-02-12 – Rev. PP7	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Driveway Gradient	A-DA-05-04 – Rev. PP3 A-DA-02-06 – Rev. PP4	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Elevations – West & South	A-DA-06-03 – Rev. PP5 (Amended In Red 02-SEP-2022)	agarchitects	05-AUG-2022 (Received)
Elevations – East & North	A-DA-06-04 – Rev. PP4 (Amended In Red 02-SEP-2022)	agarchitects	05-AUG-2022 (Received)
Section B	A-DA-06-05 – Rev. PP5 A-DA-04-01 – Rev. PP7	agarchitects	05-AUG-2022 (Received) 17 AUG 2026
Section C	A-DA-06-06 – Rev. PP4 A-DA-04-02 – Rev. PP6	agarchitects	05-AUG-2022 (Received) 17 AUG 2026



Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
<i>Additional Plans and Drawings</i>			
Existing House Lower Level Floor Plan	A-DA-02-21 – Rev. PP8	agarchitects	17 AUG 2026
Existing House Level 1 (ground) Floor Plan	A-DA-02-22 – Rev. PP7	agarchitects	17 AUG 2026
Existing House Roof Plan	A-DA-02-23 – Rev. PP7	agarchitects	17 AUG 2026
Street View West Elevation	A-DA-06-07 – Rev. PP5	agarchitects	17 AUG 2026
3D Building Views	A-DA-07-01 – Rev. PP6	agarchitects	17 AUG 2026
3D Building Views	A-DA-07-02 – Rev. PP6	agarchitects	17 AUG 2026
3D Building Views	A-DA-07-03 – Rev. PP6	agarchitects	17 AUG 2026
3D Building Views	A-DA-07-04 – Rev. PP6	agarchitects	17 AUG 2026
3D Building Views	A-DA-07-05 – Rev. PP6	agarchitects	17 AUG 2026
3D Building Views	A-DA-07-06 – Rev. PP6	agarchitects	17 AUG 2026