

MINOR CHANGE ASSESSMENT REPORT

DWELLING UNIT (EXTENSION) ON COMMON PROPERTY

ADDRESS: UNIT 39/27 GAWLER CRESCENT BRACKEN RIDGE

LOT & PLAN: LOT 39 SP 191882

DATE: 25/09/2026

PREPARED BY:



PRECISION
BUILDING CERTIFICATION

DWELLING HOUSE (EXTENSION)

ADDRESS: UNIT 39/27 Gawler Crescent Bracken Ridge

LOT & PLAN: LOT 39 SP 191882

This Town Planning Assessment Report seeks approval for Building Work (Preliminary Approval), via a Minor Change to the Original Approval (A006115391) for a Dwelling Unit (extension) at 27 Gawler Crescent Bracken Ridge (Unit 39). The Approval being sought after, is for a minor structure, being an increase to shaded area. Please see attached a set of Plans & Marked up approved plans. Construction will be of powder-coated metals, in colours and designs in keeping with the existing dwelling and surrounding locality and proportion of the area, creating visual continuity for the streetscape, matching precedent within the street and local area.

The owners are seeking an increase of size, with existing and neighbouring landscaping as buffer, having no impact to the streetscape, neighbouring properties, or the local amenity. At present the design of the Dwelling Unit is insufficient for the family's needs, hence the extension being sought after. The patio location represents the most efficient use of the site, located in the existing area for entertainment. With the family already attempting to use the area for entertainment, the patio will provide the needed shaded area with a streamline, visually appealing design, reflecting consistency throughout the development.

This Structure will not adversely impact on the amenity and privacy of residents on the adjoining lot, as they are open designs. No views or outlooks will be taken from the neighbouring residents, and as it is an open structure and will not impede the views of owners, pedestrians, or motorists.

The proposed is an increased street appeal/use for the property. The structure is of an open streamline nature having no impact to the privacy or amenity of neighbouring residents.

Accordingly, this proposal has been considered to satisfy the intent of the performance outcomes relevant to this proposal and will provide consistency with the communities' expectations for the original development, as well as align with the intentions of the Brisbane City Plan 2014.

As such we look forward to your favourable response.

Attached:

- DA Form 5
- Owners Consent
- Title Search
- Town Planning Assessment report
- Plans

Regards,

Luke Falabella

Precision Building Certification