

Please Quote Our Ref: 7537

24 October 2019

Brisbane City Council
GPO Box 1434
BRISBANE Q 4001

Attn: Development Assessment

Dear Sir / Madam,

**RE: Minor Change Approval -
Multiple Dwelling – 15 Daniells Str, Carina
Council Ref: A004619287**

We are writing with regards to the above development to request a Minor Change to the above approval in accordance with Section 81 of the *Planning Act 2016*.

The multiple dwelling (8 units) is under construction, with the 6 rear units complete and the front 2 nearing completion. During the building approval stage, the Structural Engineer identified that additional structural steel beams and columns spanning are required across the driveway, to support the cantilevered units.

We note as the additional beams are setback from the street, they aren't visible from the street, however are a change to the approved plans none the less.

Please find attached the amended Building Plans for Council's approval.

The approved plans include structural beams from townhouse 2 over the driveway, however they need to be larger. The RPEQ also confirmed that additional beams are required for cantilevered townhouses at the rear.

The change does not affect the streetscape and is merely an internal change to satisfy structural requirements. Please see below extracts of the approved and amended front elevation of which the only difference is the larger beam:

LODGED

28/10/2019

BCC DS



ACN 088 656 071

Director: Greg Hoonhout

LAND SURVEYORS
TOWN PLANNERS
PROPERTY CONSULTANTS
GPS SURVEYS
INFRASTRUCTURE SURVEYS
RISKSMART

BRISBANE

2221 Wynnum Road,
Wynnum, Q 4178

PO Box 697,
Wynnum, Q 4178

Ph: 07 3893 0557

Fax: 07 3893 2699

Email:
mail@gsp-land.com.au
www.gsp-land.com.au

ALSO AT REDCLIFFE

TOWN PLAN ASSIST

PO Box 93,
WOODY POINT, Q 4019

Ph: 07 3482 4307
Fax: 07 3491 7932
Email:
mail@gsp-land.com.au

www.gsp-land.com.au

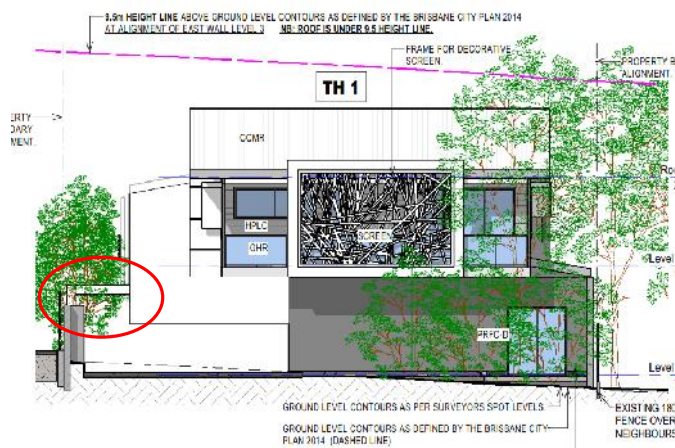


Figure 1: approved front elevation

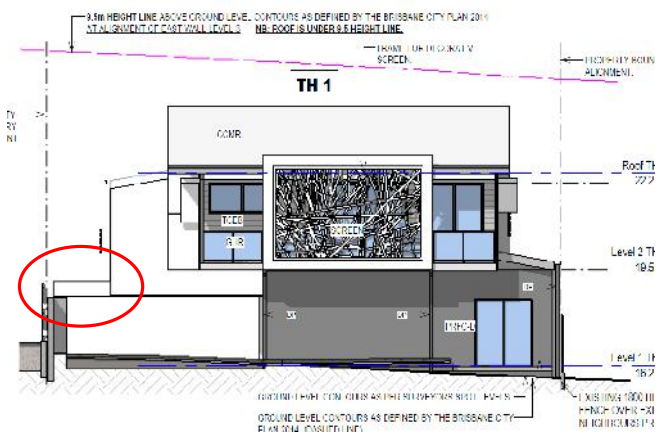


Figure 2: amended front elevation

As the property slopes to the rear, the additional beams further down the driveway will not be noticeable from the street.

As discussed below the change complies with the definition of a minor change:

Minor Change Definition

We believe the change complies with the definition of a minor change as it:

- Does not result in a substantially different development,
- Does not result in prohibited development,
- Does not result in referral to a referral agency,
- Does not change the level of assessment.

The change request doesn't result in a "substantially different development" as it does not:

- Involve a new use or result in an increase in intensity of proposed use as the number of units remain the same,
- Include a new parcel of land,
- Substantially Increase the built form in terms of scale, bulk and appearance. The increase in built form is a deck, which doesn't result in a bulky development and presents better to the street,
- Remove any components,
- Change the impact on traffic flow and transport network,
- Introduce new impacts,
- Remove incentive or offset component,
- Change the impacts on infrastructure provisions.

As the change doesn't result in a "substantially different development" and complies with the definition of a "minor change", we believe the change to the approval can be approved as a minor change.

Please do not hesitate to contact the undersigned should you have any queries.

Yours Faithfully

GATEWAY SURVEY & PLANNING PTY LTD

Ellen Mc Donogh
Town Planner