

29 March 2026

Brisbane City Council
Chief Executive Officer
GPO Box 1434
BRISBANE QLD 4001

Submitted via Online Smart Form

Dear Sir / Madam,

RE: REQUEST FOR AN EXTENSION OF THE CURRENCY PERIOD (S86 PLANNING ACT 2016) – DEVELOPMENT PERMIT (A004611274) FOR MATERIAL CHANGE OF USE (PARTIAL DEMOLITION, DWELLING HOUSE & MULTIPLE DWELLINGS) UPON LAND AT 68 DUNSMORE STREET, KELVIN GROVE QLD 4059

Amelior Development Services has been engaged on behalf of the *Applicant* to request for an extension to Currency Period for the Development Approval (A004611274) for a Material Change of Use for a Dwelling house & Multiple dwellings upon the abovementioned land. A detailed summary of the site and request details is provided in the sections below.

1. Site Overview



Figure 1: Subject Site

2. Site Details

Site Address	68 Dunsmore Street, Kelvin Grove QLD 4059
Real Property Description	Lot 8 on B123438
Site Area	1,037m ²
Zone	Low-medium density residential zone (2 or 3 storey mix)
Neighbourhood Plan	Ithaca district neighbourhood plan
Overlays	<ul style="list-style-type: none"> • Airport environs overlay • Community purposes network overlay • Critical infrastructure and movement network overlay • Dwelling house character overlay • Potential and actual acid sulfate soils overlay • Road hierarchy overlay • Streetscape hierarchy overlay • Traditional building character overlay

3. Site History

To assist Council with the request, the development approval history over the site is detailed below as follows:

- A004611274 – Demolition, Dwelling House & Multiple Dwellings – 27 April 2018
The development application (A004611274) was lodged on 21 March 2017. The proposal originally sought to Carry Out Building Work & Material Change of Use for Demolition, Dwelling house & Multiple dwellings (6 units). The application was Impact Assessable and was subsequently approved by Council on 27 April 2018.



Figure 2: Existing approval – A004611274

- A005324274 – Minor Change Application – 14 February 2020
A minor change application (A005324274) was submitted to Council on 7 November 2019. The application sought minor changes to the internal configuration and external façade treatments to the elevations and balconies.
- A006380668 – Minor Change Application – 30 November 2023

A minor change application (A006380668) was submitted to Council on 11 October 2023. The application primarily sought to update the stormwater arrangements following the completion of BCC stormwater infrastructure at the rear of the site. As such, the minor change sought to remove the stormwater (major drainage) condition as well as update the proposal plan accordingly.

- A006495109 – Extension to Currency Period – 10 May 2024
A request to extend the currency period to the development approval was submitted on 4 April 2025. The application sought an extension to the currency period to additional time to complete the development approval. Council granted an extension of two (2) years to the currency period. The resultant currency period was extended until 27 April 2026.
- Construction Commencement – 2024
Site works commenced in 2024 following the completion of the detailed design process. As illustrated in the aerial photograph from Figure 1, the site is well progressed in terms of site establishment, earthworks and partial demolition of the existing dwelling house. Due to the voluntary administration of the originally contracted builder who undertook the initial works, the development has been halted while the contract administration is resolved before a new builder can be appointed to continue the development.

4. Extension to Currency Period

Pursuant to Section 86 of the *Planning Act 2016*, “a person may make an application (an extension application) to the assessment manager to extend a currency period of a development approval before the approval lapses”.

The development approval was given under the provisions of the now repealed *Sustainable Planning Act 2009* (SPA). Under the transitional provisions in section 299 of the *Planning Act 2016*, section 341 of the *Sustainable Planning Act 2009* applies to a Development Permit given under the superseded SPA. Section 341 (1) of the SPA states:

“(1) To the extent a development approval is for a material change of use of premises, the approval lapses if the first change of use under the approval does not start within the following period (the relevant period)—

- a) 4 years starting the day the approval takes effect;*
- b) if the approval states a different period from when the approval takes effect—the stated period.”*

As noted, the original approval was granted on 27 April 2018 with a relevant period of 48-months in accordance with Section 341 (1) of the SPA.

More recently, on 10 May 2024 the Council granted approval A006495109 – Request for extension to currency period, which extended the currency period for an additional two (2) years to 27 April 2026.

Considering the above, it is understood that the development approval is currently due to expire on 27 April 2026. As such, an extension of an additional two (2) years to the currency period is sought in this instance, to expire at midnight at **27 April 2028**.

Commencement of Works

We take this opportunity to advise Council that the development has substantially commenced site works, including earthworks and partial demolition to the existing dwelling house. The delay in completing the development application is due to the voluntary administration of the previously engaged builder. Site photos are provided below to illustrate evidence of works over the site. The Applicant is committed to delivering the development, however the approval will not be completed prior to 27 April 2026. As such, the additional two (2) year extension is requested to ensure the approval can be completed in its entirety.



Figure 3: Site Photos

The proposed Material Change of Use & Building Work for Partial Demolition for Dwelling house and Multiple Dwellings remain appropriate on the subject site. Notably:

- The proposal is a consistent use in accordance with the Low-medium density residential zone and Ithaca district neighbourhood plan; and
- The proposed application is limited to the extension to the currency period and does not seek to alter the approved built form. The overall built form requirements is consistent with the development parameters and building envelope requirements under the Multiple dwelling code

We trust the information provided is to your satisfaction. Should you wish to discuss this further please do not hesitate to contact me on 0433 110 137.

Yours Faithfully,
Amelior Development Services

Phillip Ng
Director
BRTP (Regional & Town Planning)
MPM (Project Management)