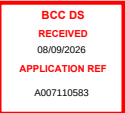


Extension Application Town Planning Assessment



1. Introduction

This town planning assessment is prepared in respect of an Extension Application made to Brisbane City Council (the responsible entity) pursuant to section 86 of the *Planning Act 2016* (the **Planning Act**).

The Extension Application relates to the current development approval granted by Brisbane City Council over the site, by way of a Decision Notice (pursuant to Section 83 of the Planning Act) dated 17 December 2025 over land at 22-40 Dawson Road, Upper Mt Gravatt for a Development Permit for Material Change of Use for Multiple Dwelling (Council Reference: A006775533). The current development is included within **Attachment A**.

The Extension Application is made in accordance with the requirements for Extension Applications pursuant to section 86(1)-(3) of the Planning Act, as it is made in the approved form and accompanied by the written consent of the owner (**Attachment C**) and the required fee will be paid upon receipt of Council's fee quote to be issued following lodgement.

2. Background

2.1 Approval Background

2.1.1 Original Development Approval

On 10 March 2021, Brisbane City Council granted a Development Approval (Council Reference: A005050253) for a Development Permit for Material Change of Use for Multiple Dwelling (development approval) over the site at 22-40 Dawson Road, Upper Mt Gravatt.

The Development Approval is for a multiple dwelling comprising 132 residential units (31 x 1 bedroom units, 88 x 2 bedroom units, and 13 x 3 bedroom units) across two (2) towers, and incorporates landscaping, communal open space and two levels of basement car parking. The approved development has a building height of five (5) to seven (7) storeys.

The currency period for this development approval will end on **9 June 2027**.

The development application was subject to Impact Assessment and received no properly made submission throughout the public notification period.

There was no referral jurisdiction for the original application.

2.1.2 Other Change Application (Current Development Approval)

On 25 June 2025 the Applicant submitted a Change Application (Other Change) to Brisbane City Council to change the development approval (Council Reference: A005050253) over the site.

Consistent with the original development approval, a residential outcome was sought over the site. The change application primarily involved an increase to the approved building height and development yield. A total of 18 additional units (total 150 units) and subsequent car park and bicycle space increases (total 272 car parking spaces and 188 bicycle spaces) were approved as part of the Change Application. These changes arose from housing market changes and greater demand.

Various other changes to the approved built form were proposed as a part of the other change. Notwithstanding, the proposed built form was generally consistent with the approved outcome.

Brisbane City Council granted the approval for the Change Application (Other Change) on 17 December 2025 (Council Reference: A006775533).

A copy of the current development approval is included in **Attachment A**. The Decision Notice for the development approval specifies the currency period for this development approval is taken to be the period set by the original development approval granting the development to occur.

2.2 Comparison of Relevant Planning Designations

Table 1 provides a comparison of the town planning designations applicable to the site at the time the Original Development Application was made (City Plan version 20.00/2020), at the time that the Other Change Application was made (City Plan version 32.00/2025), and at the time that this Extension Application was made.

The site is subject of the Brisbane City Plan 2014 (the City Plan), version 36.00/2026 at the time of lodgement of this Extension Application, pursuant to which the following key planning designations apply. It is noted that the City Plan Version (36.00 / 2026) remains unchanged from the current Other Change Approval to the lodgement of this Extension Application.

Table 1 – Town Planning Designations			
	<i>Original Application</i>	<i>Approved Other Change Application</i>	<i>Proposed Extension Application</i>
	City Plan v20.00/2020	City Plan v32.00/2025	City Plan v36.00/2026
Zone	Medium Density Residential Zone	Medium Density Residential Zone	Medium Density Residential Zone
Neighbourhood Plan	Mt Gravatt Corridor Neighbourhood Plan (Logan Road Precinct – Legan Road medium to high density residential sub-precinct)	Mt Gravatt Corridor Neighbourhood Plan (Logan Road Precinct – Legan Road medium to high density residential sub-precinct)	Mt Gravatt Corridor Neighbourhood Plan (Logan Road Precinct – Legan Road medium to high density residential sub-precinct)
Overlays	- Airport Environs Overlay - Bicycle Network Overlay - Community Purposes Network Overlay - Critical Infrastructure and Movement Network - Dwelling House Character Overlay - Road Hierarchy Overlay - Streetscape Hierarchy Overlay	- Airport Environs Overlay - Bicycle Network Overlay - Community Purposes Network Overlay - Critical Infrastructure and Movement Network - Dwelling House Character Overlay - Road Hierarchy Overlay - Streetscape Hierarchy Overlay	- Airport Environs Overlay - Bicycle Network Overlay - Community Purposes Network Overlay - Critical Infrastructure and Movement Network - Dwelling House Character Overlay - Road Hierarchy Overlay - Streetscape Hierarchy Overlay

As identified above (**Table 1**), the designations applicable to the site since the current development approval (pursuant to Version 36.00 / 2026) to the lodgement of this Extension Application remains unchanged.

3. Request to Extend the Currency Period

The purpose of this correspondence is to formally request an extension to the currency period prior to the end of the currency period for the development approval (i.e. **9 June 2027**).

An extension of four (4) years, or 48 months, is requested to provide the Applicant with sufficient time to progress and complete the approved development, having now obtained approval for the revised

development outcome. Consequently, the Applicant requests that the currency period for the development approval be extended to **10 June 2031**.

3.1 Grounds for Request

The grounds for the request to extend the currency period include the following:

- There have been commercial reasons for the delay in progressing the development, which resulted in the need to obtain the revised approval outcome (now received). The Applicant has been actively working with the builder on pricing, and is targeting a start on site in 2027.
- The time remaining until the approval lapses is not sufficient time to construct and commence the use of a development of the scale that has been approved. The Applicant is therefore seeking an extension to the currency period to reflect the time required to resolve the detailed design and construct a development of this scale, with comfort regarding the statutory timing of the approval. An extension to the currency period would give certainty to the project's marketing, construction and commencement.
- If approved, the currency period will allow for the delivery of the development approval, being a high-quality residential development outcome within an area, which intends to accommodate urban purposes. It will support the delivery of a high-quality residential development that provides 150 units across two (2) towers of a height up to eight (8) storeys. The proposed development supports the urban consolidation and intensification of development in a strategic urban location, and will contribute to the creation of a vibrant and active streetscape environment.
- The development outcome will facilitate efficient use of the land and is in keeping with reasonable community awareness and expectations.
- Approval of the Extension Application would advance the purpose of Planning Act, which is to establish an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning, development assessment and related matters.
- The Applicant is committed to completing the development outcome.
- The proposal complies with the South East Queensland Regional Plan. Shaping SEQ 2023 recognises the significant housing supply issues faced in South East Queensland and specifies a target of 210,800 additional homes to be provided within the Brisbane Local Government Area (LGA) between 2021 – 2046. The proposed development for a Material Change of Use proposes a residential outcome thus contributing to the supply of housing within Brisbane and towards this goal, while also remaining responsive to the changing Upper Mt Gravatt character and suitable for future residents and existing residents in the surrounding locality.
- As outlined within **Section 3.2** above, the Other Change Application (assessed under Version 32.00 / 2025) is consistent with the assessment benchmarks of the current City Plan (v. 36.00 / 2026), as demonstrated by **Section 4** below.
- The preparation, lodgement and assessment of a new application for the development of the site, based on the discussion in **Section 4**, would therefore represent an onerous and time-consuming repetition of an assessment process that has already been completed, with no material difference in outcome.
- Brisbane City Council have released several land use intent strategies, to facilitate delivering sustainable growth outcomes through numerous key strategic planning documents and guidelines. The proposed development notably responds to "Brisbane's Sustainable Growth Policy" which includes (amongst others) the following key housing priorities.
 - Housing supply for our growing and evolving city;

- Housing diversity and affordability;
- Right housing in the right locations; and
- Sustainable, liveable and well-designed subtropical homes.
- The Sustainable Growth Strategy importantly recognises that existing urbanised areas within Brisbane will need to adapt and develop to be able to accommodate increased densities. In response to the Growth Strategy, the proposal will provide housing opportunities to cater for population growth in a well-connected and serviced locality.
- Brisbane City Council is currently progressing further planning for Upper Mt Gravatt, via precinct planning exercise. This is in its early phases, and intends to increase housing choice. The approval suitably contributes to the overarching intentions of this planning exercise.

4. Assessment of Request

Under section 87(1) of Planning Act, the assessment manager, in considering an extension application, is to have regard to the following:

87 Assessing and deciding extension applications

(1) When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application.

An assessment against section 87(1) of the Planning Act is provided as follows:

- This assessment criteria is broad in scope. The consistency with the original and current planning scheme may be relevant, but is not determinative. The relevant reasons for the extension application as discussed in Section 3 of this assessment are also relevant to Council's assessment.
- As outlined within **Section 3** above, the extension request is required to allow sufficient time to facilitate construction of the development.
- As demonstrated within **Table 1** above, the current development approval (Other Change) was lodged and assessed under Brisbane City Plan 2014 (Version 32.00 / 2025) and more specifically, the applicable provisions of the Medium Density Residential Zone Code, Mt Gravatt Corridor Neighbourhood Plan Code, Multiple Dwelling Code and other relevant secondary and overlay codes.
- As demonstrated by **Table 1**, there are no changes to the key designations application to the site between Version 20.00/2020 of the City Plan and the current City Plan (Version 36.00/2026). An assessment under the current City Plan would be generally consistent with that of the development approval, noting that car parking rates would in fact be lower (and more commensurate with the approval).
- As such, if the development application was to be remade under the current City Plan the application would be assessable against the applicable provisions of the Medium Density Residential Zone Code, Mt Gravatt Corridor Neighbourhood Plan Code, Multiple Dwelling Code, and other secondary and overlay codes, consistent with the development approval.
- A review of the applicable codes under both Version 32.00/2025 of the City Plan and the current City Plan (Version 36.00/2026) has revealed that there have not been substantial changes to the provisions applicable to the assessment of the development from a land use and built form perspective, noting comments above in respect of car parking rates.

The planning framework continues to anticipate a range of residential density in the area. The development will continue to comply with the relevant Performance Outcomes and Acceptable Outcomes under the applicable assessment benchmarks.

- The original development application did not require referral to the State Assessment and Referral Agency (SARA). If the development application was made under the current planning framework it would also not trigger referral to the State Assessment and Referral Agency.
- The extension application does not interfere with current State policies and interests. The approved development continues to comply with and advance the outcomes of the State Planning Policy and the South East Queensland Regional Plan (ShapingSEQ 2023). Please refer to **Section 3**.
- On the basis of the above points, the preparation, lodgement and assessment of a new application for the development of the site would represent an onerous and time-consuming repetition of an assessment process that has already been completed, with no material difference in outcome.

5. Summary

On the basis of the above assessment, a decision to extend the currency period for the development approval would not, in our opinion, allow development to be carried of a type, form or scale that is not reasonably contemplated by the current planning scheme. The preparation, lodgement and assessment of a new application for the development of the site would represent an onerous and time-consuming repetition of an assessment process that has already been completed.

With regards to the above matters, the requested extension to the currency period ought to be approved given:

- The planning framework applicable at the time the Other Change Application was lodged is consistent with the planning framework applicable at the time this request was made, and the development complies with the relevant aspects of the planning framework applicable at the time this request was made;
- The extension request does not interfere with current State policies or interests;
- If the application was remade it would not trigger assessment to the State Assessment and Referral Agency, consistent with the original application;
- The current circumstances relevant to the site and assessment of the Extension Application.