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APPLICATION REF
A007135748

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Job Reference: 002599-T

19 October 2026

Assessment Manager
Planning Services
Brisbane City Council

Dear Assessment Manager,

Site Address:	41 Mayhew Street, Sherwood Qld 4075
Real Property Description:	Lot 3 on RP75889
Development Approval No.:	A003975089
P&E Court Reference:	2093 of 2025

Bplanned and Surveyed has been engaged by the applicant/owners, Beslic Corp Pty Ltd, B & L Constructions Qld Pty Ltd and Dario Vidosic to prepare an application to further extend the currency period of Development Approval A003975089.

The development approval was originally revived by the Planning and Environment Court in proceeding 2093 of 2025 and was subsequently granted an extension of the currency period by Brisbane City Council to 30 December 2026.

Construction of the approved Multiple Dwelling development has been constructed, and the owners are finalising among other things, landscaping, prior to lodging for plan sealing later this year. As such, this application seeks a further extension to the currency period of Development Approval A003975089 for an additional period of one (1) year, as set out below.

APPLICATION BACKGROUND

On 22 October 2015, the Council approved a development application for a development permit for a Material Change of Use for Multiple dwellings for eight (8) units (A003975089).

On 29 May 2019, the Council approved a change to the Development Approval, which reduced the number of units to six, each with three bedrooms, and the number of car parks to 10 (A005080722).

On or about 22 October 2019, the Development Approval lapsed because the Applicants failed to obtain an application to extend the currency period pursuant to s 86 of the *Planning Act 2016*.

On 19 April 2022, in Application No. 470 of 2022 her Honour Judge Kefford gave made orders excusing the Applicants' failure to make an Extension Application and permitting such an application to be made within four weeks.

The Council has approved three Extension Applications in respect of the Development Approval:

- on 13 May 2022, extending the currency period to 31 December 2023;
- on 19 January 2024, extending the currency period to 30 December 2024; and
- on 9 September 2025, extending the currency period to 30 December 2025.

Lapsing of the Development Approval

On 7 August 2025, the Planning and Environment Court revived the lapsed Development Approval (A003975089).

Following the Court's revival of the approval, Council approved an application to extend the currency period of the Development Approval, establishing a new expiry date of 30 December 2026 (A006846827).

While the approved development has now been constructed, additional time is required to lodge the plan sealing application including arranging all necessary documents to demonstrate compliance with the development conditions. Accordingly, this application seeks a further extension to the currency period of Development Approval A003975089.

CONSTRUCTION STATUS

As at the date of this application, construction of the approved Multiple Dwelling development has been completed. The applicant is currently progressing towards lodging the plan sealing application to demonstrate compliance with the development conditions.

PROPOSED EXTENSION

The Development Approval is currently subject to a currency period expiring on 30 December 2026, following the approval of a previous extension application subsequent to the revival of the approval by the Planning and Environment Court. While construction of the approved development has been completed, additional time is required to allow the plan sealing process to be lodged and finalised.

Since the previous extension was granted under City Plan Version 33, Brisbane City Council has progressed amendments to the Brisbane City Plan 2014, the most significant of which, in relation to the subject approval, is the More Homes, Sooner initiative. These amendments seek to facilitate increased housing diversity and housing supply within the Low-medium Density Residential (LMR) Zone and support the delivery of additional housing in well-located areas of Brisbane.

Relevant to the subject site, the proposed city-wide amendments substantially increase the development potential of land within the Low-medium Density Residential Zone by introducing the 3 or 4 Storey Mix Zone Precinct and permitting multiple dwellings of up to 4 storeys and 14 metres in height in appropriate locations. The amendments are expressly intended to facilitate housing diversity and increase housing supply throughout Brisbane. Specifically, the subject site is proposed to be assigned a 3 or 4 Storey Mix Zone Precinct designation, representing an

increase from the current 2 or 3 Storey Mix Zone Precinct designation.

Importantly, the approved development remains consistent with the strategic intent of both the current planning framework and the proposed amendments. The approved six-unit multiple dwelling represents an efficient form of infill residential development on land identified for low-medium density residential outcomes and contributes to the delivery of additional housing within an established urban area.

Notably, the proposed increase in the site's height designation demonstrates that Council now envisages a greater development intensity for the locality than was contemplated at the time the approval was originally granted. In this context, the approved development is modest in scale and remains comfortably within the development outcomes anticipated for the area under both the current and proposed planning framework.

Rather than becoming inconsistent with the planning framework over time, the approval has become increasingly aligned with Council's strategic planning objectives, which place greater emphasis on facilitating additional dwelling supply, housing diversity and appropriately scaled multiple dwelling development in low-medium density residential areas.

Accordingly, there are no adverse planning grounds that would warrant the approval lapsing at this stage. To the contrary, the evolution of Council's strategic planning framework further supports the ongoing implementation of the approved development.

It is therefore requested that Council extend the currency period of Development Approval A003975089 by a further period of one (1) year.

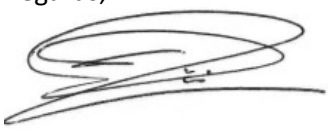
CONCLUSION

Construction of the approved development has been completed. However, additional time is required to finalise the plan sealing process and obtain all remaining approvals and certifications associated with the Development Approval.

Having regard to the circumstances outlined above, including the completion of construction and the continued consistency of the development with Council's current strategic planning framework, it is respectfully requested that the currency period of Development Approval A003975089 be extended by a further period of one (1) year, to 30 December 2027.

If you have any queries regarding this application, please do not hesitate to contact the undersigned on 0409 740 470.

Regards,



Daniel Zilli
Principal Town Planner / Director
B Planned & Surveyed Pty Ltd