

1<sup>st</sup> October 2026

House & Homes & Express  
Development Services  
Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

Via Email: dsplanningsupport@brisbane.qld.gov.au

Dear Sir/Madam,

**RE:        EXTENSION APPLICATION**  
**DEVELOPMENT APPROVAL FOR BUILDING WORK IN THE**  
**HERITAGE OVERLAY (LOCAL HERITAGE PLACE) ON LAND**  
**LOCATED AT 30 LIVERPOOL ROAD, CLAYFIELD, ALSO**  
**DESCRIBED AS LOT 5 ON RP75060**  
**COUNCIL REFERENCE: A006543386**

This request, on behalf of our client, is in relation to the abovementioned development approval and the extension of the currency period under section 86 of the *Planning Act 2016*.

The abovementioned development approval for Building Work is for partial demolition and an extension to a Dwelling House in the Heritage Overlay area (Local Heritage Place). The development approval was issued by Brisbane City Council on 1<sup>st</sup> October 2024 and the currency period for the approval will end on 1<sup>st</sup> January 2027.

The client seeks an extension to the currency period to allow sufficient time to review the approved design and make necessary changes suitable to the use of the Dwelling House. The current landowner recently purchased the property in

November 2025, where the currently approved design intent was more aligned with the previous landowner. The current landowner is clearly committed to completing the development with the intent shown in the lodgement of this Extension Application.

The below assessment has been prepared to logically address the statutory planning considerations relevant to the approved Building Work.

### Assessing and Deciding Extension Applications

Section 87 of the *Planning Act 2016* outlines the matters which Council must have regard to when considering an extension to an existing approval. However, it is noted that the *Planning Act 2016* does not set out specific assessment criteria. As such, a general assessment of relevant matters is set out in Table 1 below:

Table 1 – Relevant Matters

| RELEVANT MATTERS                                                                                                           | RESPONSE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| The consistency of the approval, including its conditions, with the current laws and policies applying to the development. | <p>The approved development continues to demonstrate compliance with the current planning scheme (v37/2026) provisions.</p> <p>The current planning scheme outcomes in the Heritage Overlay Code continue to protect heritage places to ensure cultural heritage is not damaged or diminished. The assessment benchmarks protect the fabric and setting of the heritage place while providing for the specific land use of the Local Heritage Place.</p> <p>The approved building continues to demonstrate compliance with the current Heritage Overlay Code as per v37 of the planning scheme. There have been no significant changes to Council's relevant assessment benchmarks since the assessment of the application in 2024. The approved Building Work has not been subject to a Change Application since the original development approval was issued in October 2024.</p> |
| The community's current awareness of the development approval.                                                             | The original application was subject to public notification given the application was Impact                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

|                                                                               |                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                               | assessable. A public submission was received, however no submitter appeal was lodged. Given the development application was publicly notified, and one submission was lodged, it is considered that the community have been made aware of the development application and no major issuers or concerns were raised. |
| The views of any concurrence agency for the approval given under section 385. | The development application was not required to be referred to any concurrence agency.                                                                                                                                                                                                                              |

Given the information above, it is requested that the currency period for the existing approval be extended as follows:

Table 2 – Extension Request

| APPLICATION REFERENCE | DEVELOPMENT APPROVAL DESCRIPTION                                                                                                                                                                                                                                                                                                                                  | PERMIT REQUEST UNTIL                                                                                  |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|
| A006543386            | <p>Building Work</p> <ul style="list-style-type: none"> <li>- Partial demolition of a Dwelling House in the Heritage Overlay (Local Heritage Place).</li> </ul> <p>Building Work</p> <ul style="list-style-type: none"> <li>- Extension to a Dwelling House in the Heritage Overlay (Local Heritage Place).</li> </ul> <p>Early Concurrence Referral Response</p> | <p><u>1<sup>st</sup> January 2029</u></p> <p>A further 2 years from the existing currency period.</p> |

We trust this information is sufficient to demonstrate that the request to extend the existing approval is considered to satisfy relevant matters in accordance with section 86 of the Planning Act 2016. Should you have any further queries or questions please do not hesitate to contact the undersigned at [james@isaacconsulting.com.au](mailto:james@isaacconsulting.com.au).

Yours sincerely,

Isaac Consulting Pty Ltd



James Isaac - Urban Planner