



4 September 2026

Development Services
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Attention: Planning Services City West

Dear Sir/Madam,

RE: EXTENSION APPLICATION UNDER SECTION 86 OF THE PLANNING ACT 2016
9 EMELINE STREET, KELVIN GROVE (LOT 2 ON RP58658)
COUNCIL REFERENCE: A005985038

Urban Planners Queensland acts on behalf of Mr James Crouch and Mrs Sophie Crouch, the registered owners of the above site and the applicants for development approval A005985038.

We are instructed to make an extension application under section 86 of the *Planning Act 2016* seeking a **two-year extension to the currency period** of the development approval, from 24 March 2027 to **24 March 2029**.

The approval

Council approved application A005985038 on 23 December 2022. The approval comprises five parts:

Permit reference	Approval
DARL420971722	Reconfiguring a Lot – Development Permit (subdivision of land, 1 into 2)
DABW431174822	Building Work – Development Permit (partial demolition to a pre-1947 dwelling house in the Traditional building character overlay)
DABW431470122	Building Work – Development Permit (extension to a dwelling house on a small lot)
DAEB431471422	Referral Agency Response – amenity and aesthetics
DAEB431471522	Referral Agency Response – design and siting

The decision notice states that the currency period applies "inclusive of all of its parts" and ends on 24 March 2027. **This extension application is made in respect of each of the five parts listed above,** and we ask that Council's decision confirm the extension of each.

Reason for the request

Condition 5 of the Reconfiguring a Lot permit requires the building work for the raising and relocation of the dwelling house, together with the carparking and access crossover, to be constructed before Council's notation on the plan of subdivision. Our clients require further time to program and complete those works before the plan of subdivision can be given to Council. A two-year extension provides a realistic period in which to do so.

Grounds in support

We respectfully submit that the extension is appropriate for the following reasons.

1. The planning framework applying to the site is materially unchanged. The site remains in the Character (Infill Housing) zone, within the Ithaca district neighbourhood plan area and the Hillside character precinct, and remains subject to the same overlays that applied at the time of the decision. Brisbane City Plan 2014 remains the applicable planning scheme. We are not aware of any significant amendment to the assessment benchmarks relevant to this approval that would alter the outcome of the assessment.

2. The approval would be granted today on the same reasoning. Council's approval rested on the retention and repositioning of the pre-1911 dwelling house with its front façade addressing Emeline Street, on the resulting lots being consistent with the established fine-grained lot pattern of the street, and on compliance with AO6 (1.0 m side setback) and AO3 (two storeys and under 9.5 m) of the Dwelling house (small lot) code. None of those matters is affected by the passage of time, and the character of the locality is unchanged.

3. Community awareness of the approval is unchanged. The application was publicly notified and attracted a single submission, which Council addressed in its assessment. No appeal was brought and the approval has taken effect. The approval remains on Council's public development register and is discoverable by any interested party. An extension does not alter what the community was made aware of or had the opportunity to comment upon.

4. Council's infrastructure charges position is preserved. Infrastructure Charges Notice ICN-024604 remains and is subject to automatic increase by reference to the Producer Price Index under Council's infrastructure charges resolution. The charge is payable when Council approves the plan of reconfiguration. Council's position is therefore maintained in real terms.

5. No referral agencies were identified. Council's assessment recorded that no referral agencies were identified for the application, and the early referral responses were given by Council in its capacity as referral agency for building work.

6. No change to the site or its surrounds. The site remains in its approved pre-development state and there has been no relevant change to adjoining land or the streetscape.

We would be pleased to provide any further information Council requires. Please contact the undersigned via plan@upqld.com.au should any matter arise during the assessment.

Kind Regards,

Jessica Reynolds

BTRP (Hons)

Director

Urban Planners Queensland.

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