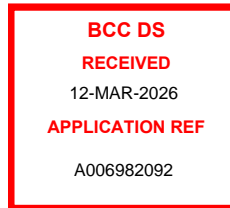


Our ref: 8100  
Council ref: A004397446

12 March 2026



Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4000

Via email: [dsplanningsupport@brisbane.qld.gov.au](mailto:dsplanningsupport@brisbane.qld.gov.au)

Dear Council,

**RE: EXTENSION APPLICATION  
MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (18 UNITS)  
7-9 BURUDA STREET, CHERMSIDE QUEENSLAND 4032**

We act on behalf of Joseph K Corp Pty Ltd, the Applicant, in relation to the abovementioned Development Approval granted by Brisbane on 8 February 2017 (Council Ref: A006543143) for a multiple dwelling (18 Units). The approval included the following aspects of development:

- Development permit for Material Change of Use for a multiple dwelling (18 Units).

We now seek a further extension to the currency period for the approval pursuant to s86 of the *Planning Act 2016* until 8 August 2028.

Payment of the relevant fee of \$2145 in accordance with Council's schedule of fees and charges Development Assessment and Compliance Fees 2025-2026, will be made upon the issue of the Notice of Account.



# 1. Development Application History

Please see below the relevant development application history

Development Application A004397446 Approved = 8 Feb 2017;

- **Original Currency Period = 4 years (ending 8 Feb 2021);**
- Qld Govt 1st Extension Notice = On 21 July 2020, the 1st Extension Notice came into force which automatically extended the Currency Period an additional 6 months:
- **New Currency Period = 8 August 2021;**
- On 29 September 2020, Council extended the Currency Period until 8 February 2023 (as per A005516371);
- **New Currency Period = 8 February 2023**
- Qld Govt 2nd Extension Notice = On 1 September 2021, the 2nd Extension Notice came into force which automatically extended the Currency Period an additional 6 months.
- **New Currency Period – 8 August 2023;**
- Qld Govt 3rd Extension Notice = On 29 April 2022, the 3rd Extension Notice came into force which automatically extended the Currency Period an additional 12 months.
- **New Currency Period – 8 August 2024;**
- On 13 December 2024, Council extended the Currency Period until 8 August 2026 (as per A006543143);
- **New Currency Period – 8 August 2026.**

We now wish to extend the currency period of this approval (until 8 August 2028) under section 86 of the *Planning Act 2016*. In support of this request, we have addressed the following relevant considerations:

## 2. Proposed Extension

We wish to extend the currency period of the approval by a further two (2) years until 8 August 2028, to enable the development to proceed with certainty and allow for completion prior to the approval lapsing. While the applicant had intended to complete the development by August this year, a number of factors have delayed this including:

- Covid related disruptions, this created prolonged delays to design, supply chains and broader development;
- Escalating construction cost issues due to lack of affordable building supplies;
- Ongoing labour shortages within the construction industry, resulting in delays to commencement;
- Following the State Government's announcement of the SFD program, the applicant invested considerable time engaging with the SFD team to explore an alternative approval pathway to



deliver affordable housing on the site. As the program was later discontinued, this resulted in unavoidable delays to the delivery of the approved development;

- Brisbane City Council is currently undertaking significant amendments to the Low-Medium Density Residential (LMR) Zone provisions. The applicant has been monitoring this review to understand whether the outcomes may present an opportunity to amend or optimise the existing approval. It is noted that the 'More Homes, Sooner - Low-medium density residential design' has now been released for public consultation. Under the draft changes, the zoning of the subject site is proposed to be within the '3 or 4 storey mix precinct' of the low-medium density residential zone. Under the draft planning scheme amendment, the site may be allowed a height of 4 storeys and 14m above ground level as it is located within a key location, being:
  - Land within 400m walking distance of:
    - a dedicated public pedestrian access point of a major public transport interchange; or
    - a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes on weekends; or
    - land within the District centre zone, Major centre zone or Principal centre zone.

## 3. Legislative Assessment

We have carried out a legislative assessment to support this extension application. We note the following criteria applies for assessing an extension under section 87(1) of the *Planning Act 2016* –

*'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'.*

In response to the above we note that the following are considered relevant matters for the assessment of this Extension Application:

### 3.1. Consistency with current planning scheme

In terms of relevant matters, it is important to consider the consistency of the approval with current laws and policies. It is important to note that the subject site is still located within the LMR2 Low-medium density residential zone (2 or 3 storey mix zone precinct) and within the Chermshire Centre Neighbourhood Plan area, which has not changed since the approval was issued. Furthermore, the approved land use (Multiple Dwelling) is still a consistent use within the zone. The overlay mapping over the site is also generally the same as at the time of approval as is the relevant SPP and DAMS mapping over the site.



While there have been a number of amendments made to City Plan 2014 since the approval was issued, including changes to the Multiple Dwelling Code, the amended provisions are not considered to be a significant departure from the relevant acceptable outcomes and performance outcomes in force at the time of lodgement. The main change to City Plan 2014 (since the approval was issued) relates to car parking rates for Multiple Dwellings. Citywide update – Amendment package J, was adopted by Council on 19 November 2019 and came into effect on 29 November 2019. The amendment was designed to change the provisions in the TAPS planning scheme policy to increase the amount of car parks needed in new multiple dwelling developments in suburban areas. However, it is important to note that Council previously approved an Extension Application in September 2020 (which was after Citywide update – Amendment package J was adopted).

### 3.2. Housing Affordability

According to the Property Council of Australia, Brisbane's development pipeline has become critically constrained, with new apartment completions plummeting from previous years. Currently, less than 3,000 apartments are under construction in 2024 and these numbers are expected to halve by 2025. This will severely exacerbate the existing housing supply and affordability issues, as 7,500 attached dwellings are required in Brisbane each year to satisfy the South-East Queensland Regional Plan housing targets.

The approved development provides for the creation of 18 x 2 bedroom units (with a GFA of 70 – 84m<sup>2</sup>) which will provide much-needed, affordable housing supply for Brisbane. Unless the existing approval is extended, the delivery of this accommodation will be significantly delayed or aborted.



## 4. Summary

In summary, we believe that the legislative requirements for which Council must have regard to under of s87 of the *Planning Act 2016*, has been appropriately satisfied. The extension will provide value and certainty for both Council and the applicant in relation to the future development of the site and the extension will enable the delivery of much-needed, affordable housing supply for Brisbane. We look forward to Council's earliest consideration of our extension application.

Should you wish to discuss the above matters further, please do not hesitate to contact me on (07) 3251 9492 or email at [harrykeenan@saundershavill.com](mailto:harrykeenan@saundershavill.com)

Yours sincerely

**Saunders Havill Group**

*Harry Keenan*

Harry Keenan  
**Town Planner**

