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PLANNING & DEVELOPMENT

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APPLICATION REF
A007140451

Date: 28 October 2026

Chief Executive Officer
Planning & Assessment
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Att: Development Services – Planning Assessment

RE: REQUEST TO EXTEND THE CURRENCY PERIOD OF DEVELOPMENT APPROVAL A005798561 AT 171 FLOCKTON STREET, EVERTON PARK, QLD 4053 FORMALLY DESCRIBED AS LOT 901 ON SP180799

Address: 171 Flockton Street, Everton Park, Qld 4053
Lot & Plan: Lot 901 on SP180799
Council's Ref: A005798561
Our Reference: 83128
Client: D&C International Group Pty Ltd

Dear Sir/Madam,

On behalf of our client, D&C International Group Pty Ltd, we **request a four year extension** to the currency period of development approval A005798561 under section 86 of the Planning Act 2016 (the Act), from 22 March 2027 to 22 March 2031.

The approval permits reconfiguring one lot into eight community title lots and common property, including the private driveway and rehabilitation area. This request seeks an extension of time only, with no changes to the approved layout, lot yield, drawings or conditions.

APPROVAL HISTORY

Council approved the development on 4 November 2022 and issued a Negotiated Decision Notice on 22 December 2022 following change representations.

Before our client acquired the property, the following operational works approvals had been obtained to address specific conditions of development approval A005798561. These approvals demonstrate that the project had progressed through subsequent design and approval stages before our client's acquisition.

Council reference	Scope and parent DA condition	Approved	Stated currency end
A006265808	Vegetation Management Plan Condition 7(a)	13 Jun 2023	27 Mar 2027

A006274503	Filling and/or Excavation Condition 21(a)	22 Aug 2023	24 Nov 2025
A006274508	Stormwater Drainage Condition 27(a)	22 Aug 2023	24 Nov 2025
A006265797	Rehabilitation Plan Condition 10(a)	19 Sep 2023	22 Mar 2027

GROUNDS SUPPORTING THE REQUESTED EXTENSION

Section 87(1) of the Act allows the assessment manager to consider any matter it considers relevant when assessing an extension application. The following circumstances support the requested four-year extension.

a. Recent acquisition and project handover difficulties

Our client acquired the property in August 2025, following the lodgement and approval of the four operational works applications outlined above by the previous owner and its consultants.

Following acquisition, the handover of engineering designs, approval records and supporting documentation was incomplete, resulting in additional time being required to collate and verify the project information necessary to progress the approved development.

Further review and verification of the available documentation is therefore required to confirm its completeness, approval status and suitability for implementation. This process includes reconciling the approved plans with the supporting engineering information and identifying any additional documentation or approvals required to proceed with the works.

These matters have extended the period required for our client to establish the project's implementation requirements and coordinate a feasible delivery programme. The requested extension would provide sufficient time to complete this review and progress the approved development.

b. Review of civil engineering approvals and documentation

The operational works approvals for filling and excavation (A006274503) and stormwater drainage (A006274508) specify a currency period ending on 24 November 2025, approximately three months after our client acquired the property. Confirmation of their current status requires a review of the approval history and any relevant evidence of commencement.

The vegetation management approval (A006265808) and rehabilitation approval (A006265797) specify currency periods ending on 27 March 2027 and 22 March 2027 respectively. The currency and implementation requirements of each approval therefore require separate consideration.

A coordinated engineering review is required to confirm the status and suitability of the existing documentation, reconcile the approved designs with current site conditions, and identify any further operational works approvals necessary to facilitate the subdivision. The requested extension to A005798561 would provide additional time to complete this review and progress the relevant approvals and works.

c. Coordination of civil works and ecological requirements

The rehabilitation information request response dated 22 August 2023 records coordination between Council's Engineering and Ecology teams concerning stormwater outlets and scour protection within the rehabilitation area, including the relationship with A006274508. It records an agreed approach involving marked-up civil plans and confirmation of relevant minor design details with Council's Ecologist at the on-site pre-start meeting.

Incoming consultants need to understand and carry forward those recorded design interfaces and arrangements. The recorded coordination provides a basis for incoming consultants to reconcile the civil and ecological documentation and plan implementation consistently with the approved arrangements.

d. Time to complete approvals and implement the development

The subdivision requires coordinated civil works, servicing, environmental management, survey and compliance processes. The scope includes the private internal road, pedestrian access, earthworks and retaining structures, drainage, easements, vegetation management and rehabilitation.

Condition 4 requires completion of associated operational works before Council's notation on the subdivision plan. The extension would provide time to verify existing documentation, obtain any necessary further approvals, appoint contractors, undertake the works and secure the certifications required for plan sealing.

The approved rehabilitation documentation also provides for staged works, monitoring and a 24-month maintenance period. These obligations demonstrate the ongoing coordination required, but are not relied upon as requiring all maintenance to finish before plan sealing. The extension would not alter the timing or substance of any condition.

e. Construction costs and availability of resources

Increased construction costs and constraints affecting labour and material availability require additional time to investigate the scope, cost and delivery requirements of individual work packages. This includes reviewing construction methods, obtaining and comparing quotations, coordinating specialist contractors and establishing a realistic sequence of works.

These investigations are particularly relevant to the combined engineering and environmental requirements of this site and to the need to verify the project information inherited by our client. Additional time would support a feasible delivery programme consistent with the approval conditions.

f. Continuing suitability of the approved outcome

Council assessed the subdivision in the context of the Emerging community zone, the McDowall-Bridgeman Downs neighbourhood plan and the site's environmental and infrastructure constraints. The 2023 operational works approvals further demonstrate that detailed civil and ecological documentation was assessed to address specific requirements of the parent approval.

The request seeks to retain that assessed outcome and its safeguards concerning access, stormwater, acoustic treatment, vegetation and rehabilitation. It does not seek increased development intensity or relaxation of conditions. The justification rests on the continuing suitability of the approved outcome; any relevant changes to the planning framework can be considered by Council under section 87 of the Act.

CONCLUSION

The approvals obtained by the previous owner establish a history of design and approval progress. The present request arises from the current owner's need to obtain and verify project records, review civil approval status and documentation, coordinate the inherited designs and arrange implementation in the current construction environment.

A further four years would provide a reasonable period to resolve these matters and progress the necessary approvals, works, compliance and subdivision processes. **We respectfully request an extension of A005798561 from 22 March 2027 to 22 March 2031.**

The applicable fee will be paid upon receipt of Council's fee quote. Please contact the undersigned should further information be required.

Should you require any further information or clarification, please do not hesitate to contact the undersigned.

Yours sincerely,



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