13 October 2026

Chief Executive Officer
Brisbane City Council
GPO BOX 1434
BRISBANE QLD 4001

Sent via online Portal

Dear Sir/ Madam,

RE: REQUEST TO EXTEND CURRENCY PERIOD FOR DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR A MULTIPLE DWELLING (4 UNITS) UPON LAND AT 23 SPRINGWOOD STREET, MOUNT GRAVATT EAST (LOT 180 ON RP73681).

We write on behalf of the applicant, *Austin Chow*, requesting an Extension of Currency Period to the existing Development Permit for a Material Change of Use for a Multiple dwelling (4 units) - Council file ref: A004301183.

The existing approval was granted by Brisbane City Council on 28 November 2016 for a Development Permit for a Material Change of Use and a Preliminary Approval for Building Work for a Multiple dwelling (4 units). The currency period has since been extended twice by Council (A005409501 and A006575305), with the approval currently due to lapse at midnight on 28 November 2026. Construction of the approved development is well underway and is anticipated to be completed late 2026.

In accordance with section 86 of the *Planning Act 2016*, we hereby request that the currency period of the subject approval be extended by twelve (12) months until 28 November 2027.

Enclosed are the details of the site and grounds for the proposed extension for your consideration.

To assist Council's assessment of the proposal, please find enclosed the following:

- Signed Owners Consent;
- Extension Application Form;
- Negotiated Decision Notice (A004301183); and
- Decision Notices – Extension Applications (A005409501 and A006575305).

We trust that the information provided is to your satisfaction.

Should you wish to discuss the matter further, please do not hesitate to contact our office on (07) 3361 9999.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD

Chelsea Poulsen-Smith
SENIOR PLANNER

BCC DS
RECEIVED
15/10/2026
APPLICATION REF
A007130201

EXTENSION OF CURRENCY PERIOD APPLICATION

1. Site Details

Site Address	23 Springwood Street, Mount Gravatt East QLD 4122
Real Property Description	Lot 180 on RP73681
Area of Site	612m^2
Zone	Medium density residential zone
Neighbourhood Plan	Mt Gravatt corridor neighbourhood plan - Mt Gravatt central precinct (NPP-002)
Overlays	▪ Airport environs overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Dwelling house character overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay



Figure 1: Recent aerial view of the subject site (Nearmap, August 2026).

The subject site comprises a single, regular-shaped allotment with an area of 612m^2 and frontage to Springwood Street, Mount Gravatt East.

2. Approval History

We provide below a summary of the relevant development application history over the subject site:

- A004301183 | November 2016
  On 28 November 2016, Brisbane City Council issued a Negotiated Decision Notice under section 363 of the *Sustainable Planning Act 2009*, granting a Development Permit for a Material Change of Use and a Preliminary Approval under s241 for Carrying Out Building Work for a Multiple dwelling (4 units). A relevant (currency) period of 48 months applied to each aspect of the approval.

- A004537942 | January 2017
  On 12 January 2017, Brisbane City Council approved an application for Filling and Excavation to comply with Condition 15a of Development Permit A004301183.

- A004537904 | March 2017
  On 15 March 2017, Brisbane City Council approved an application for Stormwater Drainage to comply with Condition 25a of Development Permit A004301183.

- A005409501 | April 2020
  On 7 April 2020, Brisbane City Council approved an extension of the currency period of Development Permit A004301183 under section 86 of the *Planning Act 2016* to midnight on 28 November 2022.

- A005800160 | August 2021
  On 19 August 2021, Brisbane City Council approved Filling and/or Excavation to comply with Condition 15a of Development Permit A004301183.

- A005800188 | August 2021
  On 24 August 2021, Brisbane City Council approved Stormwater Drainage plans to comply with Condition 25a of Development Permit A004301183.

- A006575305 | August 2024
  On 8 August 2024, Brisbane City Council approved a further extension of the currency period of Development Permit A004301183 under section 86 of the *Planning Act 2016* to midnight on 28 November 2026.

3. Currency Period

The subject development approval was given under the *Sustainable Planning Act 2009* on 28 November 2016 and is taken to be a development approval under the *Planning Act 2016* by operation of the transitional provisions of that Act. The approval stated a currency period of 48 months for both the Material Change of Use and Building Work aspects. Pursuant to section 85 of the *Planning Act 2016*, a development approval lapses:

> *(1) A part of a development approval lapses at the end of the following period (the currency period)—*
> *(a) for any part of the development approval relating to a material change of use—if the first change of use does not happen within—*
> *(i) the period stated for that part of the approval; or*
> *(ii) if no period is stated—6 years after the approval starts to have effect;*

The development approval had an initial lapse date of 28 November 2020. On 7 April 2020, Council approved the first extension application (A005409501), extending the currency period to midnight on 28 November 2022.

Subsequently, in accordance with the applicable event provisions of the *Planning Act 2016*, the then Treasurer and Minister for Infrastructure and Planning declared the COVID-19 Applicable Event. Under

these provisions, three (3) automatic extensions to currency periods were given, each of which applied to this approval as detailed below:

- Approvals in effect from 21 July 2020 to 31 October 2020 received an extension to the currency period of six (6) months.
- Approvals in effect from 1 September 2021 to 30 September 2021 received an extension to the currency period of six (6) months.
- Approvals in effect from 29 April 2022 to 24 June 2022 received an extension to the currency period of twelve (12) months.

The subject approval was in effect during each of the abovementioned periods. Thus, the currency period was automatically extended by a period totalling 24 months, resulting in a lapse date of 28 November 2024.

Most recently, on 8 August 2024, Council approved a second extension application (A006575305), extending the currency period to midnight on 28 November 2026. This remains the current lapse date of the Development Approval.

Construction of the approved development is well underway and is anticipated to be completed before the end of 2026. However, given the change of use is required to occur prior to the end of the currency period, the time remaining between completion of construction and 28 November 2026 is insufficient to reliably finalise certification and the remaining matters required before the use can commence.

Accordingly, pursuant to Section 86 of the *Planning Act 2016*, "*a person may make an application (an extension application) to the assessment manager to extend a currency period of a development approval before the approval lapses*". This extension application is made prior to the approval lapsing on 28 November 2026.

In accordance with Section 86 of the *Planning Act 2016*, we hereby request that the currency period of the subject approval be extended by twelve (12) months until 28 November 2027.

4. Construction Progress & Project Delays

The Applicant has remained committed to delivering the approved Multiple dwelling (4 units). This is demonstrated by the operational works approvals obtained for filling and excavation and stormwater drainage, the demolition of the pre-existing dwelling house and the site and earthworks undertaken following the 2024 extension approval (refer Figure 1).

Construction of the approved dwellings is now well underway and is anticipated to be completed before the end of 2026. Notwithstanding this progress, the approved use must commence before the currency period ends. Following practical completion, a number of matters must still be finalised before the dwellings can be occupied, including final building certification, completion and acceptance of the works required by the conditions of approval, utility connections and handover. The time remaining before 28 November 2026 does not provide a reliable margin to complete these steps.

The construction program has been affected by a combination of external, industry-wide constraints outside the reasonable control of the Applicant. These include:

- Construction Labour Shortages
  The Brisbane region has experienced sustained shortages of qualified construction personnel, which have been exacerbated by the following factors:
  - competing demand from citywide growth and residential development;
  - reduced availability of subcontractors; and
  - labour cost escalations that exceeded pre-approval feasibility allowances.

These constraints have extended the time taken to procure trades and progress each stage of the construction program.

- Supplier & Material Limitations
  Supply chain constraints have impacted the availability of core construction materials in recent years, including:

  - concrete supply;
  - steel framing and prefabricated components; and
  - civil and drainage materials.

  Lead times for these materials in Brisbane have extended significantly beyond standard schedules, extending the overall construction program.

- Funding & Market Uncertainty
  The project's financing arrangements became materially affected by:

  - sharp increases in construction costs through 2023-2025; and
  - elevated interest rates and market uncertainty affecting project feasibility and finance arrangements.

These factors have slowed the progress of works. They have not, however, prevented construction from proceeding, and the development is now in its final stages.

Therefore, in accordance with section 86 of the *Planning Act 2016*, we respectfully request a further extension of twelve (12) months to the Currency Period. This extension will provide the applicant with a reasonable buffer to complete construction, obtain the necessary certification and commence the approved use, while accommodating potential delays associated with the end-of-year industry shutdown and the summer wet season. We trust that Council will give due consideration to the circumstances outlined above and we remain available to provide any further information as required.

5. Relevant Matters

Section 87(1) of the *Planning Act 2016* states that in assessing and deciding a request for extension to currency period, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to the assessment of the development application. The following matters are considered relevant to the assessment:

- Consistency with Current Planning Scheme: At the time the development application was made, the site was included in the Low-medium density residential zone under *Brisbane City Plan 2014* ("City Plan"). Under the current version of City Plan (version 37), the site is included in the Medium density residential zone and within the Mt Gravatt central precinct (NPP-002) of the Mt Gravatt corridor neighbourhood plan.

  The purpose of the Medium density residential zone is to provide for a range and mix of dwelling types, including dwelling houses and multiple dwellings. The planning intent for the site has therefore been strengthened, rather than diminished, since the approval was given, and the approved Multiple dwelling (4 units) remains consistent with the current planning framework. The approved use supports the delivery of housing supply within an established urban area, providing choice and diversity for Brisbane's residential community.

- Community Awareness of Approval: No properly made submissions were received in respect of the original development application and no referral agencies were identified. The approval has been in place since 2016, has been the subject of two previous extensions and subsequent operational works approvals, and construction is now visibly underway on site. It is considered that the community has appropriate awareness of the approval and remains able to review the details of the development via Council's online development application tool.

- Previous Extensions: Council has previously granted two extensions to the currency period of the approval (A005409501 and A006575305) having regard to similar circumstances. Since the most recent extension, the applicant has progressed from site works to substantial construction of the approved development.

- Commencement of Works: Construction of the approved development is well underway, following the operational works approvals, the demolition of the pre-existing dwelling and the completion of site earthworks. Practical completion is anticipated before the end of 2026. There is clear and demonstrated intent from the applicant to deliver the approved development.

- Modest Extension Sought: The extension sought is limited to twelve (12) months and is intended only as a buffer to allow completion of construction, certification and commencement of the approved use. It is not sought to defer delivery of the development.

Given that construction of the approved development is well advanced, the lapsing of the approval would necessitate a new development application for a development that is substantially constructed. This would be a costly and resource-intensive exercise for both the applicant and Council and would serve no planning purpose.

6. Conclusion

In accordance with Section 86 of the *Planning Act 2016*, we hereby request that the currency period of the subject approval be extended by twelve (12) months until 28 November 2027.

In summary, this request for extension to Currency Period should be approved by Council considering the relevant matters raised above. The time taken to complete the development has not been due to inaction but rather a combination of labour constraints, supply-chain limitations and funding pressures, all being external factors outside the reasonable control of the Applicant. Construction is now well advanced and is anticipated to be completed before the end of 2026.

The applicant remains fully committed to delivering the approved development and contributing to housing supply in Mount Gravatt East. The requested twelve (12) month extension provides a reasonable and modest buffer to ensure that construction, certification and commencement of the use can be completed within the currency period, avoiding the need for a new development application.

Based on the above, the request for an extension to the currency period should be approved by Council.