

Ref: C01039/07AB

18 September 2026

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Via council's online lodgement portal

RE: Extension Application
97 Aspire Street, Rochedale Qld 4123 (Lot 603 on SP254177) – Council ref:
A001925099

Dear Sir/Madam,

On behalf of the applicant, NPD Property Development Pty Ltd, Therefor Group hereby make an extension application to extend the currency period of the above-described development approval in accordance with section 86 of the *Planning Act 2016* (**Planning Act**).

An extension of two (2) years is requested, extending the currency period until 30 September 2028.

In accordance with section 86 of the Planning act, we confirm this application:

- is made by written to notice to Council (i.e., this letter and the supporting material);
- will be accompanied by the required fee, once Council's invoice has been received;
- is accompanied by the written consent of the owner of the premises.

On this basis, we request Council confirm their acceptance of the application in accordance with section 86(3) of the Planning Act.

Application Fees

In accordance with Council's current Schedule of Fees and Charges, we have calculated the Council application fee for this request in this instance to be \$2,250

Conclusion

In conclusion, and based on the facts and circumstances contained herein, it is recommended that the requested extension to the currency period be approved.

Thank you for your attention to this matter. Should you have any queries, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,



Toby Heap
PRINCIPAL PLANNER

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Extension Application

1. Background

On 19 August 2022, Council issued a Development Permit for Reconfiguring a Lot (Council Ref.: A001925099) over land at 97 Aspire Street, Rochedale (Lot 603 on SP254177), previously described as Lot 1 on RP167028, Lot 1 on RP33434, and Lot 2 on RP199766. This approval was for a 1 into 32 lot residential subdivision, comprising Stage 7 of the Arise at Rochedale development.

On 26 November 2024, Council approved a minor change to the development approval (Council Ref.: A006629490), introducing sub-staging and altering stage boundaries within Stage 7 of the Arise at Rochedale development. In addition, the minor change application amended discrete conditions, removing the requirement to construct part of the planned trunk roadway within the northern section of the site. Otherwise, there were no changes to the total number of resulting lots, which remained at 32, nor to their configuration.

On 24 April 2026, Council further approved a Minor Change to the development approval (Council Ref: A006831116), Subdivision (1 lot into 39 lots, stormwater basin and new road).

Neither of the abovementioned Minor Change applications/approvals sought to extend the currency period of the original approval and therefore the currency period detailed in the Decision Notice for the original A001925099 approval is understood to be the relevant lapsing timeframe.

2. Grounds for Extension

As stated, the applicant is seeking an extension to the currency period for an additional two (2) Years, extending the currency period until **30 September 2028**.

In accordance with section 87(1) of the Planning Act, when assessing an extension application, the assessment manager may consider any matter that the assessment manager considers to be relevant, even if the matter was not relevant to assessing the development application.

In that respect, we consider the following to be relevant points for Council's assessment of the request:

- A further extension to the currency period is sought to allow sufficient time for construction and plan sealing following the refinement of the approved development layout.
- Delays in the detailed design and construction of the subdivision layout have been incurred through a time period where two (2) separate Minor Change applications/approvals (as detailed above) have been sought to amend staging and road network outcomes relevant to newly introduced (since original approval) adjoining stages of development.
- Operational works applications (A007081476, A007081498, A007081513) have been lodged in relation to the approved subdivision development, demonstrating the applicant's intent to begin construction and enact the most recent minor change layout (A006831116).

3. Conclusion

In conclusion, and based on the facts and circumstances contained herein, it is recommended that the requested extension to the currency period be approved. The currency period is to be extended by Two (2) Years, and will end on 30 September 2028.