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Job Reference: 002612-T

BCC DS
RECEIVED
27-OCT-2026
APPLICATION REF
A007140100

26 October 2026

Assessment Manager
Planning Services
Brisbane City Council

Dear Assessment Manager,

Site Address:	338 Stafford Rd, Stafford, QLD, 4053
Real Property Description:	Lot 12 on B31793
Development Approval No.:	A004809256

Bplanned and Surveyed has been engaged by the owner/applicant, MWB FUND 2 PTY LTD, to prepare an application for an extension of the currency period of Development Approval A004809256.

The application was approved on 6 December 2018, with a lapse date of 9 March 2025. Following the original development approval, successive ministerial extensions related to COVID-19 extended the approval date to 9 March 2027.

Construction of the approved multiple dwelling development is underway, and the owners are finalising, among other things, landscaping and the internal fit-out before lodging a plan sealing application early 2027. Accordingly, this application seeks a further extension of the currency period of Development Approval A004809256 for an additional period of one (1) year, as set out below.

APPLICATION BACKGROUND

On 6 December 2018, Council approved a development application for a development permit for a Material Change of Use and associated Building Works to establish a multiple dwelling development comprising four (4) units (A004809256).

- DA – PA – Building Work (ref DABW367376918) - Development Permit – Multiple dwelling - 4 Units.
- DA – PA – Material Change of Use (ref DAMC351236717) - Development Permit – Multiple dwelling – 4 Units.

EXTENSION BACKGROUND & COVID-19 APPLICABLE EVENT

No extensions have been sought and granted for the subject site to alter the lapse date. However, all ministerial extension notices relating to COVID-19 apply to the approved development.

For ease of reference, the history and timeline of the relevant extension approvals and the application of ministerial extension notices are presented below to establish the lapse date of the development approval.

Event	Council Reference	MCU & BW Lapse Date
6 December 2018 Decision notice issued.	A004809256	9 March 2025
8 July 2020 Ministerial declaration extending the currency period by 6 months.	Applicable.	9 September 2025
1 September 2021 Ministerial declaration extending the currency period by 6 months.	Applicable	9 March 2026
28 April 2022 Ministerial declaration extending the currency period by 1 year.	Applicable	9 March 2027

Based on the history and timeline of the development and extension approvals above, we acknowledge that the currency period for the development approval is due to expire on 9 March 2027.

It is worth noting that the council was contacted on 11 June 2025 to confirm this as the current timeframe of the application. This was confirmed by council via correspondence received on 11 July 2025.

Although the approved development is now under construction, additional time is required to lodge the plan sealing application because of delays affecting the internal fit-out and landscaping. These works have been delayed by current disruptions to international supply chains and increased labour and fuel costs associated with the current dispute between Iran and America. The time required to compile all necessary documents demonstrating compliance with the development conditions is likely to extend beyond the current application timeframe. Accordingly, this application seeks a further extension of the currency period of Development Approval A004809256.

CONSTRUCTION STATUS

As at the date of this application, construction of the approved multiple dwelling development is well underway, with the frame and roof complete. The applicant is progressing towards the completion of construction and lodgement of a plan sealing application to demonstrate compliance with the development conditions.

PROPOSED EXTENSION

The currency period of the Development Approval currently expires on 9 March 2027, following the ministerial extension relating to COVID-19. Although construction of the approved development is underway, additional time is required to complete construction and lodge and finalise the plan sealing application as well as account for any construction or weather delays that might occur.

Since the initial approval was granted under Brisbane City Plan 2014 (version 12), Brisbane City Council has progressed amendments to Brisbane City Plan 2014 (version 37). The most significant amendments relevant to the subject approval relate to the More Homes, Sooner initiative. These amendments seek to facilitate greater housing diversity and increased housing supply within the Low-medium Density Residential (LMR) Zone and support the delivery of additional housing in well-located areas of Brisbane.

The proposed city-wide amendments relevant to the subject site increase the development potential of land within the Low-medium Density Residential Zone by introducing the 3 or 4 Storey Mix Zone Precinct and permitting multiple dwellings of up to 4 storeys and 14 metres in height in appropriate locations. The amendments are expressly intended to facilitate housing diversity and increase housing supply throughout Brisbane. Specifically, the subject site is proposed to be assigned a 3 or 4 Storey Mix Zone Precinct designation, representing an increase from the current 2 or 3 Storey Mix Zone Precinct designation.

Importantly, the approved development remains consistent with the strategic intent of both the current planning framework and the proposed amendments. The approved four-unit multiple dwelling represents an efficient form of infill residential development on land identified for low-medium density residential outcomes and contributes to the delivery of additional housing within an established urban area. The proposed increase in the site's height designation demonstrates that Council now envisages greater development intensity in the locality than was contemplated when the approval was originally granted. In this context, the approved development is modest in scale and remains comfortably within the development outcomes anticipated for the area under both the current and proposed planning frameworks.

Rather than becoming inconsistent with the planning framework over time, the approval has become increasingly aligned with Council's strategic planning objectives, which place greater emphasis on facilitating additional dwelling supply, housing diversity and appropriately scaled multiple dwelling development in low-medium density residential areas. Accordingly, there are no adverse planning grounds that would warrant allowing the approval to lapse at this stage. On the contrary, the evolution of Council's strategic planning framework further supports the ongoing implementation of the approved development.

We therefore request that Council extend the currency period of Development Approval A004809256 by a further period of one (1) year.

CONCLUSION

Construction of the approved development is well underway, however, additional time is required to obtain all remaining approvals and certifications associated with the Development Approval and finalise the plan sealing process.

Having regard to the circumstances outlined above, including the completion of construction and the development's continued consistency with Council's current planning scheme, we respectfully request that Council extend the currency period of Development Approval A004809256 by a further period of one (1) year, to 9 March 2028.

If you have any queries regarding this application, please do not hesitate to contact the undersigned on 0409 740 470.

Regards,



Daniel Zilli
Principal Town Planner / Director
B Planned & Surveyed Pty Ltd