



OASIS
TOWN PLANNING

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APPLICATION REF
A007002656

Extension Application -A005049569

12 AUGSTEIN ST COOPERS PLAINS QLD 4108



Date: 15/04/2026

Contact Information

OASIS TOWN PLANNING PTY LTD

ABN 86 606 198 930

ACN 606 198 930

505/77 Victoria Street

West End QLD 4101

M: 0430 113 189

E: enquiry@oasistownplanning.com.au

www.oasistownplanning.com.au

Document Information

Prepared for NY LY & THAI DO

Project Address Multiple Properties

Job Reference 20260352

Date Approved 15/04/2026

Author(s)



Jerome Fang

Lead Urban Planner

Disclaimer

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15 April 2026

OASIS Ref: 20260352

Addresses of Site:

981 BOUNDARY RD COOPERS PLAINS QLD 4108 Lot 41 on SL10953

4 AUGSTEIN ST COOPERS PLAINS QLD 4108 Lot 8 on RP94378

8 AUGSTEIN ST COOPERS PLAINS QLD 4108 Lot 7 on RP94378

12 AUGSTEIN ST COOPERS PLAINS QLD 4108 Lot 6 on RP94378

979 BOUNDARY RD COOPERS PLAINS QLD 4108 Lot 9 on RP94378

RE: Extend a Currency Period of an Approved Development Application

OASIS TOWN PLANNING PTY LTD has been engaged by the land owners NY LY & THAI DO to prepare this extension application to extend a currency period of approved development applications (A005049569) for material change of use - multiple dwellings (40 Units) on the above mentioned land.

The Planning Minister has granted a total automatic extension of two years. The development application was approved on 28 February 2019. Accordingly, Development Approval A005049569 benefits from an automatic extension of 2 years.

Extension or suspension of planning framework periods

- The Planning Minister can extend or suspend statutory timeframes under the Planning Act.
- The Minister for Economic Development Queensland (MEDQ) can extend or suspend statutory timeframes as they apply to PDAs under the ED Act.
- The ability to extend or suspend statutory timeframes includes PDA development application timeframes and the timeframes for preparing PDA development schemes under the ED Act.
- The ability to extend or suspend timeframes assists local governments, businesses, industry and the state government to manage the impacts of the applicable event on their operations and ensures that community and industry confidence in the Queensland planning framework can be maintained.
- View the [applicable events register](#) to identify extensions and suspensions issued under the Planning Act.
- To date the only extension or suspension notices issued have been extensions to currency periods of development approvals.
- Read the [currency period extension fact sheet](#) under the Planning Act for more information.
- To date the MEDQ has extended and suspended the following periods under the ED Act:

Event name	Nature of notice	Period of Notice	Notice
Rainfall and flood applicable event	Nil	Nil	Nil
COVID-19 applicable event 1/2021	1 year extension to currency period	29 April 2022 to 24 June 2022	Extension notice
COVID-19 applicable event 1/2021	Six month extension to currency period	1 September 2021 to 30 September 2021	Extension notice
COVID-19 applicable event	Six month extension to currency period	21 July 2020 to 31 October 2020	Extension notice

Overview of the Development History and Extension Request

Basic Details	
Addresses	981 BOUNDARY RD COOPERS PLAINS QLD 4108 Lot 41 on SL10953 4 AUGSTEIN ST COOPERS PLAINS QLD 4108 Lot 8 on RP94378 8 AUGSTEIN ST COOPERS PLAINS QLD 4108 Lot 7 on RP94378 12 AUGSTEIN ST COOPERS PLAINS QLD 4108 Lot 6 on RP94378 979 BOUNDARY RD COOPERS PLAINS QLD 4108 Lot 9 on RP94378
Original Development Application Number	A005049569
Date of Originating Development Approval	29 February 2019
Original Currency Period Ends	28 May 2025
Automatic Extension	2 Years
Currency Period Ends	28 May 2027
Request to Extend Currency Period	Two (2) year
Anticipated New Currency Period	28 May 2029

Under Section 86 of the Planning Act 2016, the applicant seeks Council's approval to extend the currency period for a further Two (2) years. Justifications are as followings:

1. Impact of the After effect of Covid-19 Pandemic and Wars

Due to the world-wide pandemic Covid-19 crisis, Wars and its aftereffects, understandably, it is creating an on-going pressure to the construction sector. As a result, we have seen a strong shortage in building materials, labours as well as substantial price increase for new builds across the entire nation. It is particularly challenging during the period. Given the scale of the project (40 apartment units), it is anticipated that a long budget and project planning is required. The construction of the project has commenced and experienced delays. The owner/developer of the land only commenced project planning last year; therefore, it is reasonable to seek additional time to complete the project.

2. Surrounding Planning Context

There have been no noticeable changes within the immediate surrounding area, and the subject site continues to be adjoined by detached dwellings.

Accordingly, the proposed development will remain consistent with the existing streetscape and is not expected to result in any deterioration of residential amenity or adverse visual impacts.

The planning intent and zoning of the land remain unchanged, with medium density residential development continuing to be an anticipated outcome for the subject site.

3. Community's awareness of the development approval remains the same

The original development application was approved under City Plan Version 14 and was subject to impact assessment. The current and anticipated future amendments to the City Plan do not alter the planning framework applicable to the subject site.

4. Community Need (Housing and Rental crisis) and Housing Shortage

Housing supply and affordability in Brisbane are under significant pressure, with increasing evidence of a critical housing shortage in the coming years. Population growth driven by interstate and overseas migration has outpaced infrastructure and housing delivery, and many Queensland councils have not been fully prepared for the scale of this growth.

Brisbane's strengthening property market, combined with declining vacancy rates, has placed considerable strain on housing availability, including crisis accommodation. This highlights a clear and pressing need for additional housing supply and increased residential density.

In this context, housing supply and affordability are considered a relevant planning matter. Accordingly, we are of the view that the request to extend the currency period of the development approval satisfies the relevant matters test and would allow sufficient time for the project to be delivered.

5. Evidence of Progress of the Construction

The developer/owner have engaged building designers and civil engineers in order to proceed to the next stage. A new Operational works application will be submitted to council shortly.

It is anticipated that the owner/developer will endeavour to commence the project as soon as possible.
Please do not hesitate to contact me if you wish to discuss the above.

Yours faithfully



Jerome Fang | Lead Urban Planner
BUrbanEnvPlan . DipBusMan, Registered Planner RPIA. 48043
0430 113 189
enquiry@oasistownplanning.com.au
www.oasistownplanning.com.au