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APPLICATION REF
A007128840

Ref: 19-0300P

7 October 2026

Brisbane City Council

GPO Box 1434

BRISBANE QLD 4001

Via Online Lodgement Portal

RE: Extension Application (s86 of the *Planning Act 2016*)

279 Handford Road, Taigum QLD 4018 – Council ref: A005347524

Dear Sir/Madam,

On behalf of the applicant, BGM Projects 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 2 years is requested, extending the currency period until **24 January 2029**.

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 feel welcome to contact the undersigned on (07) 3666 5200.

Yours sincerely,

Marnie Wood

ASSOCIATE - PLANNING

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Extension Application

1. Supporting Material

The following are attached in support of the extension application.

Document Title	Prepared By	Date
Signed Owner's Consent	-	7 October 2026
Notice About Making an Extension Application Form	Therefor Group	7 October 2026

2. Background

On 24 July 2015, Brisbane City Council granted a Development Permit for Material Change of Use for Multi-Unit Dwelling, Reconfiguring a Lot and Preliminary Approval to Carry Out Building Work (Council Reference: A003896280) at 279 Handford Road, Taigum also described as Lot 2 on RP156420. The approved development was staged to provide 34 units in Stage 1, seven in Stage 2 and three in Stage 3, resulting in a total 44 units.

A Minor Change to the approval was approved on 5 March 2021 (Council ref: A005347524) which made changes to the approved townhouse design variation, deep planting, communal open space and the number of dwellings within each stage (36 dwellings provided in Stage 1, 7 dwellings provided in Stage 2 and 1 dwelling provided in Stage 3).

As the original currency period was due to end on 24 July 2019, an application to extend the currency period was lodged on 4 June 2019. A 6-year extension was approved on 26 March 2021 in accordance with section 86 of the *Planning Act 2016*, extending the approval's currency until 24 July 2025.

As the approval was in effect at the time of the second and third Ministerial COVID-19 extensions (1 September 2021 and 28 April 2022 respectively) a further 18-month extension was applied to the approval, extending the currency of the approval until **24 January 2027**. The first 6-month ministerial extension did not apply to the approval however, as the previous extension application was under assessment by Council at this time, meaning it did not benefit from this extension.

3. Grounds for Extension

As stated, the applicant is seeking an extension to the currency period for an additional 2 years, extending the currency period until **24 January 2029**.

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:

- Civil works onsite are nearing completion, and the builder will shortly be appointed for the townhouse construction to commence.
- Supply chain issues and the cost of construction materials have led to delays in the delivery of the development.
- The approval is required to ensure that the surrounding road network can be connected (Radiant Street and Liberty Drive), enabling better movement throughout the suburb.

4. 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 proposed to be extended by 2 years and will end on **24 January 2029**.