

29th September 2026



Our Ref: 21064L01.001
Council Ref: A004684337 & A005805182

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir/Madam,

RE: EXTENSION APPLICATION FOR TO DEVELOPMENT APPROVAL (A004684337) – DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (MULTIPLE DWELLING: 3 UNITS) AND RECONFIGURING A LOT (1 LOT INTO 3 LOTS) ON LAND LOCATED AT 32 BELLAVISTA TERRACE, PADDINGTON, ALSO DESCRIBED AS LOT 1 ON RP70389.

The subject site contains an existing approval granted by Council on the 7th November 2018. A004684337 refers. Due to recent unforeseen circumstances, construction has not been able to be completed.

To date completed works include, but are not limited to:

- BA drawings completed;
- Civil & Structural designs completed;
- Preliminary sitework commenced; and
- Services have been disconnected (with house empty and ready for demolition with temporary fencing erected).

During the above process, the building contractor was diagnosed with serious illness. Construction was delayed and then stopped. However, it is still the intention of the clients to progress and complete the project as soon as it is practical. As such, the applicant seeks to further extend the currency period.

The table below identifies the site development history.

Application Number	Application Type	Approval Date
A004684337	- MCU Multiple Dwelling (3 units) & ROL (3 lots)	7/11/2018
A005805182	- Minor change approval - Amended layout - Extension of time to 07 November 2024	24/10/2022
A006624697	- Extension of time to 07 November 2026	11/10/2024

The subject site remains located within the Low medium Density Residential (LMR) Zone and Hillside Character Precinct (NPP-008) of the Ithaca District Neighbourhood Plan. Compliance with the performance outcomes of the relevant primary codes remains unchanged.

In this regard, a comparison of the version of *City Plan 2014* applicable at the time of lodgement (v07.00/2017) and the current (v37.00/2026) is shown in the table below:

	City Plan (v07.00/2017) – Approval	City Plan (v36.00/2026) – Current
Zone	LMR2 – Low Medium Density (2 and 3 Storey Mix)	LMR2 – Low Medium Density (3 and 4 Storey Mix)
Neighbourhood Plan	Ithaca District Neighbourhood Plan - NPP-008: Hillside Character Precinct	Ithaca District Neighbourhood Plan - NPP-008: Hillside Character Precinct
Overlays	- Airport Environs - Critical Infrastructure and Movement Network - Dwelling House Character - Road Hierarchy - Streetscape Hierarchy - Traditional Building Character (Neighbourhood Character) - Transport Noise Corridor	- Airport Environs - Bicycle network - Community Purposes Network - Critical Infrastructure and Movement Network - Dwelling House Character - Road Hierarchy - Streetscape Hierarchy - Traditional Building Character (Neighbourhood Character) - Transport Noise Corridor

As identified above, there are three main differences in the parameters. They include the zoning category and 2 new overlays, discussed as follows:

- **LMR2 – Low Medium Density (3 and 4 Storey Mix)** – The zone remains Low medium density residential. However, the zoning category has been increased from (2 and 3 Storey Mix) to (3 and 4 Storey Mix) to allow increased building height and development density within the zone. The development remains compliant with the allowable number of storeys (3) and well below the maximum height of 11.5 m (being 9.5m). As such, the development remains consistent with the updated code.
- **Bicycle Network Overlay** – Although the site is mapped within this overlay, it does not adjoin or having frontage to the identified cycle route (being Rockbourne Tce). As such, it does not impede or preclude the requested extension.
- **Community Purposes Network Overlay** – This overlay was introduced to identify existing, LGIP planned and long term park and community facilities infrastructure. Although the site is mapped within this overlay, Council's mapping does not identify the site for existing, planned or long term infrastructure. As such, it does not impede or preclude the requested any extension.

In accordance with Section 86(2)(a) of the Planning Act 2016, this letter acts as written notice to request an extension to the currency period for a further two (2) years, up to and including the **2nd November 2028**.

This is considered to be an appropriate request for the following grounds:

- The development remains consistent within the intent of the Low medium Density Residential Zone, the requirements of the Multiple Dwelling and Subdivision Codes. Since approval was issued, there have been no changes to the relevant primary codes that would discourage the extension of the requested currency period.
- The development helps alleviate the housing shortage by unlocking additional density within an established infill area.
- It is considered that a further extension to the currency period is warranted in this instance to enable completion of construction, plans registrations and commencement of use.

We ask that Council address the fee quote to *Michael & Thy Kolatchew c/o Tam Dang Planning Pty Ltd* and forward for payment. Attached to this letter is the applicable signed owner's consent.

In all circumstances, we consider this extension of time a reasonable request deserving of Council's favourable consideration. Should anything further be required to assist in the assessment of this application, please do not hesitate to contact the undersigned office on (07) 3666 0887 or via email at tam@tdplanning.com.au.

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Tam Dang', is written over a blue horizontal line.

TAM DANG PLANNING PTY LTD