

5 November 2025

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

Via Email: [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)

Council Reference: A006364730

Dear Kellie,

**RE: Request to Extend the Currency Period (s86) – Material Change of Use for Community Facilities at 2 Hamish Street, Calamvale (Lot 17 on RP96255)**

We write on behalf of our client, Coptic Orthodox Church (NSW) Property Trust, in accordance with Section 86 of the Planning Act 2016, to request an extension to the Currency Period of the above development approval.

The most recent extension to the Currency Period for the subject development approval was granted on 15 March 2024, extending the currency period to 24 May 2026 (Vide: A006460728).

A large portion of the works authorised by the development approval have been carried out on site. However, due to the ongoing need to secure funding for the project as it progresses, this has resulted in timeline for completion of works continuing to lengthen.

As detailed in the provided imagery below, all works associated with Stage 1a and Stage 1b have been completed except for the items which are to be included as part of the current change request. The remaining works to be provided are Stage 2 internal works (not subject to DA) and the Stage 3 caretakers residence. We request as part of this submission an extension to the currency period for five (5) years, to May 2031. This will allow the church group sufficient time to secure appropriate funding for the remainder of the project in a period where construction costs are continuously growing, and the engagement of suitably qualified builders becomes increasingly difficult.

Upon receipt of Council's fee quote, payment of the relevant application fee shall be made.

### 1.0 Site Details

The subject site is the land found at 2 Hamish Street, Calamvale formally identified as Lot 17 on RP96255. The lot is generally rectangular in shape with a central width of 72m and length of 170.6m resulting in a total site area of 11,129m<sup>2</sup>. The land has a primary frontage to Hamish Street of 81.31m and secondary frontage of 22.51m.

The site currently includes a centrally located community hall (previous church hall) and ancillary structures, the new church building positioned towards the southern portion of the site, single residence positioned towards the front of the site at the northeast corner, and associated parking and manoeuvring.



Figure 1: Subject Development Site – Nearmap (23 August 2025)

The site is allocated wholly within the Emerging Community Zone and forms part of the land within the boundaries of the Calamvale District Neighbourhood Plan area. The site is identified as being constrained by several overlays, none of which are of relevance to this request.

## 2.0 Development History

The development site is noted as being subject to several development approvals, including development permits, requests for extension of time, and compliance assessments (compliance assessments have been excluded from the summary below):

The sites development history is as follows:

- **A003444479** – Development Permit for Material Change of Use for Community Facilities and Preliminary Approval for Building Works decided on 22 May 2014.
- **A004915049** – Request to Extend Currency Period and Minor Change to A003444479. Decided on 2 May 2019, extending the currency period by four (4) years to 22 May 2022, and approving the requested changes, notably reconfiguration of the then proposed church building.
- **A005846328** – Request to change (minor) the Development Permit, A004915049. Decided on 15 July 2022, the approval granted changes to the approved plans including the Landscape and Stormwater Management Plan, as well as amendment, inclusion and removal of several conditions.
- **A006332159** – Request to change (minor) to the Development Permit, A005846328. A decision was granted on the 26 October 2023, which appears to have included plans relating to the new Stage 1B as well as inclusion of additional conditions pertaining to this new stage reflective of those which were relevant to other stages.
- **A006460728** – Request to Extend the Currency Period of A006332159. Decided on 15 March 2024, and extended the currency period of the development approval to midnight on 24 May 2026.

## 3.0 Request to Extend Relevant Period

On behalf of the applicant and property owner, and in accordance with section 86 of the *Planning Act 2016* and the referenced Court judgement, we seek an extension to the Currency Period of this development application.

A 5-year extension to the currency period for the approved development in sought, accordance with Section 86 of the Planning Act 2016.

Section 87(1) of the Planning Act 2016 states the following with regard to such 'extension applications':

*When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application.*

We are of the opinion that the matters discussed below are relevant considerations for the extension requested.

### **Consistency with Relevant Planning Scheme**

The proposed development is consistent with the most recent Minor Change (vide: A006332159) granted in October 2023, which considered the relevant aspects of the Planning Scheme, current at that point in time.

However, concurrent to this request it is noted a Minor Change to the approval is being made which make minor reconfigurations to the proposed staging of the development but remains generally in accordance with the previous approval granted over the land.

### **Steps Taken to Carry out Development**

As outlined, the project has been substantially progressed with all works associated with Stages 1A and 1B being practically completed. Works which form part of Stage 2 are yet to be completed, however are looking to be progressed, subject to securing of funding.

### **Community Awareness**

The proposal was subject to an impact assessable development application which required 15 business days of public notification. The community were made sufficiently aware of the application.

It is reasonable to expect that the community remain aware of the project by virtue of it having recently been constructed and currently being in place.

### **Views of any Concurrence Agency**

The original application did require a concurrence agency referral to the Department of Transport and Main Roads. A review of the available conditions indicates that no concerns were held by the department with the development supported subject to being carried out in accordance with the approved plans as listed.

## **4.0 Conclusion**

We write on behalf of our client and the property owner to request an extension to the Currency Period of the approval at 2 Hamish Street, Calamvale, pursuant to Section 86 of the Planning Act 2016 ('the Act'). A consideration of 'relevant matters' in the assessment of the extension has determined that the relevant period of the approval should be extended to allow due process to be followed in ensuring the ongoing and lawful use of the completed project. A 5 year extension is therefore sought.



We trust the information provided will assist Council in issuing a prompt decision.

Should you require any further clarification or information, please don't hesitate to contact our office on (07) 3360 4200.

Yours faithfully

**URBAN STRATEGIES PTY LTD**

A handwritten signature in black ink that reads "Blair McPherson".

**Blair McPherson**  
**TOWN PLANNER**