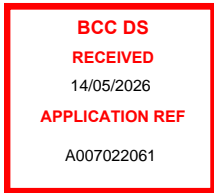


13 May 2026



Urbicus Ref: URB21-029
Primary Contact: Max Clayton

Chief Executive Officer
Brisbane City Council
PO Box 21
Brisbane City QLD 4000

Email: dalodgement@brisbane.qld.gov.au

Dear Sir/Madam

Property Address: 8-10 Biggs Street, East Brisbane QLD 4169
Property Description: Lots 179 & 180 on RP11490
Application No: A005861289
Assessment: Extension of Time to Currency Period – 2 years

On behalf of our client **Nordh Property Trust**, we lodge an *Extension Application* under Section 86 of the Planning Act 2016 (PA2016).

- The Extension Application proposes a further currency period of 2 years and will be assessed and decided under Section 87 of the PA2016.
- Brisbane City Council (BCC) is the Responsible Entity for the ***Extension Application***.

A summary of the current approval is as follows:

- The current development approval (the Approval) over the abovementioned site (the Site) was first issued on 26th August 2022 (BCC Reference A005861289);
- The currency period for the Approval ends on **26 November 2026**.
- The Approval issued by BCC involved:
 - Building Works (BW) development permit for an extension to a pre-1947 dwelling house in the TBCO;
 - BW development permit for partial demolition to a pre-1947 dwelling house in the TBCO;
 - Early Referral for Building Work (Amenity and aesthetics); and
 - Reconfiguring a Lot (ROL) development permit for 2 into 2 lot boundary realignment.

Section 87 of the PA2016 states that 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. Given this, we would like to make the following remarks:

- The postponement of development and building projects is widespread throughout the building and construction industry; primarily due to the supply and cost of building materials, availability of labour, availability of finance and general economic conditions.
- The application was lodged and assessed under the Brisbane City Plan 2014 (BCP2014). No amendments have been made to BCP2014 which would generate further areas of non-compliance or render the Approval unsupportable if it were to be lodged as a new development application.
- The Approval remains compliant with the intents and purposes of the relevant zone (Character [Infill housing]), neighbourhood plan and site overlays.
- The level of assessment for the original application was **Impact**. This remains the level of assessment under the current version of BCP2014.
- It is the intention of the clients to proceed with the development over the course of the next 2 years.
- It is our understanding that the following has been undertaken in relation to the progression of the project to enact the Approval:
 - Preliminary Engineering plans and assessment have been undertaken;
 - Preliminary costings associated with the build (extension) have been undertaken to ensure it is in line with building budgets;
 - Availability of a preferred builder investigated; and
 - Liaised with a Building Certifier to obtain building approval and certification.

Given the above-made reasons, we kindly request that BCC support an extension to the currency period for the Approval for a further 2 years until midnight of **26 November 2028**.

Should you have any queries please contact our office.

Yours sincerely



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