

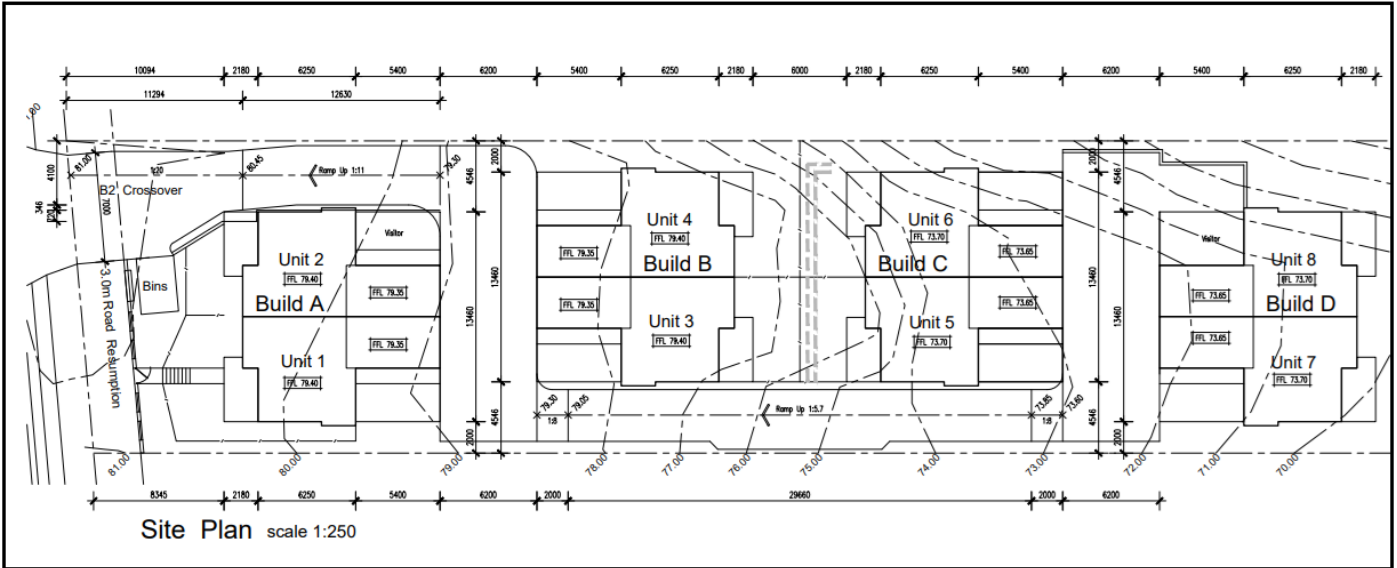
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APPLICATION REF
A006881477



OASIS
TOWN PLANNING

Extension Application

68 QUEENS RD EVERTON PARK QLD 4053



Date: 02/06/2026

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Document Information

Prepared for HONGSHENG FAMILY TRUST

Project Address 68 QUEENS RD EVERTON PARK

Job Reference 20260245

Date Approved 02/06/2026

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02 June 2026

OASIS Ref: 20260245

Address of Site: 68 QUEENS RD EVERTON PARK QLD 4053

RE: Extend a Currency Period of an Approved Development Application

OASIS TOWN PLANNING PTY LTD has been engaged by the land owner The Trustee for HONGSHENG FAMILY TRUST to prepare this extension application to extend a currency period of approved development applications (A004072759) for Material Change of use for Multiple dwelling (8 Units) on the above mentioned land.

Overview of the Development History and Extension Request

Basic Details	
Address	68 QUEENS RD EVERTON PARK QLD 4053
Real Property Description	Lot 28 on B33426
Original Development Application Number	A004072759
Date of Originating Development Approval	9 August 2016
Previous Extension Approvals -later extended	under A005980490 until 5 June 2024 under A006443366 until 5 June 2026
Currency Period Ends	5 June 2026
Request to Extend Currency Period	Two years
Anticipated New Currency Period	5 June 2028

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 and constaints (8 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. A recent undecided development application for minor change has been lodged and assessed by Brisbane City Council (A006881477), the applicant is still working internally and externally with other consultants (Civil and structural engineers) to finalise construction drawings and details.

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 emerging community 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 appointed a builder in order to proceed to the next stage. A recent undecided development application for minor change has been lodged on behalf of the builder and is currently under assessment by Brisbane City Council (A006881477), the applicant is still working internally and externally with other consultants (Civil and structural engineers) to finalise construction drawings and details.

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

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