Development Services Team
Brisbane City Council
GPO Box 1434 Brisbane QLD 4001
Email < dalodgement@brisbane.qld.gov.au >

BCC DS
RECEIVED
12/10/2026
APPLICATION REF
A007128971

Devalign

Thursday, 8 October 2026

To whom it may concern,

Re: Request for Extension to Currency Period for A004763782 @ 48 Learoyd Street, Algester

Devalign were engaged by the development proponents to prepare an 'Extension to Currency Period' application for the existing development approval A004763782 for a for a Material Change of Use (Place of Worship (Ground Floor); Carpark 1 & 2 Place of Worship (First Floor); Multiple Dwelling (8 units) and Dwelling House and car park Multiple Dwelling DA at 48 Learoyd Street, Algester (Lot 1 on SP131924).

Note that the development approval was granted on 28 March 2019, by way of a Negotiated Decision Notice, with the currency period for this approval being **22 March 2027** inclusive of extensions declared by the Planning Minister in response to the COVID-19 pandemic.

Application Component No. 1 – Extension to Currency Period for A005404998

As per section 86 of the *Planning Act 2016*, we formally seek a four (4) year extension to the Currency Period for the existing approval A004763782, based on the current approval being due to expire on 22 March 2027.

Timeline of Selected Development Applications on the Site

Sequentially, selected development approvals have been secured over the site with brief details provided as follows:

Application Reference A003806117 – Approval for a Material Change of Use for Community Facilities (Mosque), decided by Council on 2 October 2014 with a four (4) year currency period;

Application Reference A004883500 – Approval to Extend the Currency Period for 'A003806117' to 2 October 2018;

Application Reference A004763782 – Approval for a Material Change of Use (Place of Worship (Ground Floor); Carpark 1 & 2 Place of Worship (First Floor); Multiple Dwelling (8 units) and Dwelling House and car park), decided by Council via Negotiated Decision Notice on 28 March 2019, with the currency period for this development approval (inclusive of all of its parts) to end on 22 March 2025; and

Application Reference A005182618 – Approval for a change application pursuant to section 83 of the *Planning Act 2016*, decided by Council on 4 June 2019.

Drawing specific reference to the current development approval, Reference A004763782, it is noted that during the COVID-19 pandemic, the Planning Minister declared three (3) x extensions to the currency period of active development approvals. Dates of Extension Notices made under *Planning Act 2016* are listed below:

- 6 month extension to currency period - this notice applies to all of the State of Queensland and has effect from 8 July 2020 to 31 October 2020.
- 6 month extension to currency period - this notice applies to all of the State of Queensland and has effect from 1 September 2021 to 30 September 2021, inclusive.
- 1 year extension to currency period - this notice applies to all of the State of Queensland and has effect from 29 April 2022 to 24 June 2022.

Accordingly, it is considered that the currency period for the current approval, Reference A004763782, is **22 March 2027**.

Justification of the Proposal

As prescribed in the *Planning Act 2016*, it is noted that any extension of time will need to address any conflicts with the current City Plan to justify any extension sought.

Upon review of the current approved development scheme against the current provisions of the *Brisbane City Council City Plan 2014 (Version: v37, Effective Date: 18 Sep 2026).*

5), the approval remains compliant with the intended land use and development form outcomes in relation to its scale, form, intensity and design criteria. Furthermore, plans to commence detailed design works (building and civil) are in the process of being initiated to advance the proposal, with engagements having been completed in recent months with stakeholders associated with the site along with building and finance groups.

Accordingly, an extension to the currency period for A004763782 is sought out until **22 March 2031**.

We trust that this submission contains all required information in order for Brisbane City Council to be able to able to decide the subject proposal. If you have any questions relating to the submitted materials, please feel free to contact me to discuss, either by phone (0402-482-955) or email (shane@devalign.com.au).

Many thanks for your time,

Shane Murrihy

Shane Murrihy
Senior Town Planner