

Our Ref: BNE210249

13 March 2025

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

BCC DS
LODGED
13/03/2025
APPLICATION REF
A006733206

Attention: Development Assessment – Planning Services South

Dear Sir / Madam,

Development Application No.:	A004110022 extended under A005714977
Property Location:	150-152 Ipswich Road, Woolloongabba QLD 4102
Property Description:	Lots 3 & 2 on SP189071
Development:	Request to Extend Relevant Period of Development Approval – Building Work and Material Change of Use for Multiple Dwellings (18 Units), Food & Drink Outlet, Office, Shop and Rooming Accommodation (42 Rooms)
Client:	Icon X Unit Trust 2

As prescribed under Section 86 of the *Planning Act 2016* (“PA”), we hereby make a formal extension application for the above Development Permit by two (2) years. This request is made on behalf of the client, who requires an extension to the relevant period for the Development Permit for Building Work and Material Change of Use of the current approval.

Approval Summary

On 11 October 2016, a Development Permit for Building Work and a Material Change of Use for Multiple Dwellings (18 Units), Food & Drink Outlet, Office, Shop and Rooming Accommodation (42 Rooms) was approved by Council under the *Planning Act 2016* (Council Reference: A004110022). A negotiated decision notice was granted on 21 April 2017, which was when the approval took effect. The development was approved with a relevant period of 48 months with the lapse date therefore **21 April 2021**.

On 24 May 2021, an extension of currency period request was granted by Council, which extended the currency period until **21 October 2023** (Council Reference: A005714977).

Minister’s Extensions

The various notices issued by the Minister for Infrastructure and Planning granted three (3) separate extensions, with the first two for 6 months and a third extension by 12 months to all development approvals and compliance permits issued pursuant to section 85 of the *Planning Act 2016* and granted under S275R of the *Planning Act 2016* required to be in effect or coming into effect between the listed dates.

The following table provides a breakdown of the Minister’s extensions currently provided:

	Period of Extension	Applicability of Extension Dates
COVID-19 Applicable Event 2020	6-month extension to currency period	8 July 2020 – 31 October 2020
COVID-19 Applicable Event 1/2021	6-month extension to currency period	1 September 2021 – 30 September 2021
COVID-19 Applicable Event 1/2021	12-month extension to currency period	29 April 2022 – 24 June 2022

It is noted that the 6-month extension for the COVID-19 Applicable Event 2020 was included in the previous extension of time request (Council Reference: A005714977). Given the development approval was granted an extension to the currency period until 21 October 2023, it is believed that the approval is afforded by both the 6-month and the 12-month extension periods. As a result of the existing approval's currency period (lapsing on 21 October 2023) and the 18-month extension from the Minister's applicable extensions, the new lapse date of the approval is **21 April 2025**.

Extension of Currency Period

As prescribed under Section 86 of the *Planning Act 2016* ("PA") we hereby make a formal extension application on behalf of the client. As discussed above, based on the existing approval's currency period lapsing on 21 October 2023 and the applicable Minister's extensions, the new lapse date of the approval is **21 April 2025**.

As a result of COVID-19 and feasibility issues, which have substantially impacted the client's primary business that revolves around international students, the development requires additional time to be appropriately constructed. This request seeks to extend the currency of the approval for a further two (2) years, until **21 April 2027**.

Section 87 of the PA relates to assessing and deciding extension applications. Subsection (1) states: *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.* A review of relevant matters has been outlined below.

The development was originally approved on 21 April 2017, and therefore, would be reaching the final development and delivery stages. However, there has been a significant oversupply of units and accommodation options in the surrounding area, and there have not been enough pre-sales to justify the commencement of construction. Furthermore, the economy and demand for residential units and student accommodation have declined as a direct result of COVID-19, with construction times also slowing as a direct impact. Build costs in the current economic climate have been too high for the project to be financially feasible; however, it is anticipated that these costs will reduce in the short-medium term, which will allow the project to commence.

The development, if delivered in the original time period within the current economy, would result in potentially a reduced quality and unoccupied development. An additional two (2) years would enable the development to be delivered where associated impacts of COVID-19 are not as restricted into a more suitable economy and demand, which is in the best interests of the development and surrounding area. Given the current economic climate, we consider it highly appropriate that Council grant an extension to the relevant period.

The additional two (2) years complies with the expectations for development approvals issued under the *Planning Act 2016*. Under the PA, a six (6) year concurrency period is applicable to Material Change of Use approvals and extensions of an additional two (2) year period could be reasonably sort, at the expiration of the initial six year period.

This letter has adequately addressed any reasonable and relevant matters that should be considered when assessing this extension application. The discussion confirms that a two (2) year extension to **21 April 2027** warrants support. In support of the above we enclose an executed landowner consent form under **Appendix A**.

We trust this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'S. Entwistle', written in a cursive style.

Scott Entwistle – Planning Manager

DTS Group QLD Pty Ltd

Email: planning@dtsqld.com.au