

10 August 2026

Brisbane City Council
GPO Box 1434
Brisbane Qld 4001

Sent via: Online SmartForm

Dear Sir/Madam

RE: Request to extend the currency period of a development approval for Reconfiguring a Lot (1 into 9 lots + drainage reserve) upon land at 3262 Moggill Road, Bellbowrie QLD 4070 (Council reference: A006647454)

In accordance with section 86 of the Planning Act 2016, and on behalf of Belli Dev Pty Ltd (applicant), we hereby make a formal request to extend the currency period of the development approval for Reconfiguring a Lot over land at 3262 Moggill Road, Bellbowrie QLD 4070, formally described as Lot 2 on RP121840.

The original development approval was granted by Brisbane City Council on 3 December 2020. Following the benefit of the relevant Planning Minister extension notices, the currency period is presently valid until 4 September 2026. Council subsequently approved an Other Change to the development approval on 29 August 2025 (Council ref: A006647454), which amended the approved subdivision from 7 residential lots to 9 residential lots together with a drainage reserve and associated changes to access, earthworks, stormwater and vegetation management.

Having regard to the matters outlined in this letter, it is requested that the currency period be extended by an additional two (2) years, resulting in a revised expiry date of 4 September 2028.

The following provides details relating to the approval and the basis for the requested extension.

1. Site details

Site summary	
Applicant	Belli Dev Pty Ltd
Site Address	3262 Moggill Road, Bellbowrie QLD 4070
Real Property Description	Lot 2 on RP121840
Site Area	7,446m ²
Planning details	
Local Government Area	Brisbane City Council
Zoning	Low density residential zone
Local Plan	Moggill-Bellbowrie district neighbourhood plan – Established residential precinct
Development	Reconfiguring a Lot – 1 into 9 residential lots + drainage reserve
Council References	A005184215 (original approval) / A006647454 (Other Change)

The subject site is a triangular allotment with frontage to Moggill Road, Livesay Road and Chad Street. The approved subdivision retains the existing dwelling on proposed Lot 4 and provides nine residential lots, together with Lot 900 as a drainage reserve. The approved plan provides residential lots generally ranging from 650m² to 944m², with vehicle access arrangements focused on Chad Street.



Figure 1: Site aerial (2023)



Figure 2: Google Streetview – View of house from Chad Street frontage (2024)

Under the Brisbane City Plan 2014, the site is identified within the Low density residential zone.

As demonstrated in Figure 4, the surrounding locality predominately comprises residential zoning, with Open space zoning to the south.



Figure 3: Zoning map (BCC interactive mapping)

2. Development approval

On 3 December 2020, Council approved a development permit for Reconfiguring a Lot involving a 1 into 7 lot subdivision plus drainage reserve (Council ref: A005184215). The approval was originally subject to a currency period ending on 4 March 2025 and subsequently benefitted from the relevant Planning Minister extension notices, resulting in the current currency period ending on 4 September 2026.

On 29 August 2025, Council approved an Other Change to the development approval (Council ref: A006647454). The approved change increased the residential yield from 7 lots to 9 lots, revised the access easements and driveway location to Chad Street, revised the earthworks and stormwater design, amended vegetation retention and tree removal, and made consequential amendments to the approved plans, conditions and infrastructure charges.

The current approved subdivision plan is Sonto drawing P-17114-PRO1 REV_C, which identifies proposed Lots 1-9 and Lot 900 cancelling Lot 2 on RP121840. The approval also requires a further Development Permit for Operational Work before the development can be fully implemented.

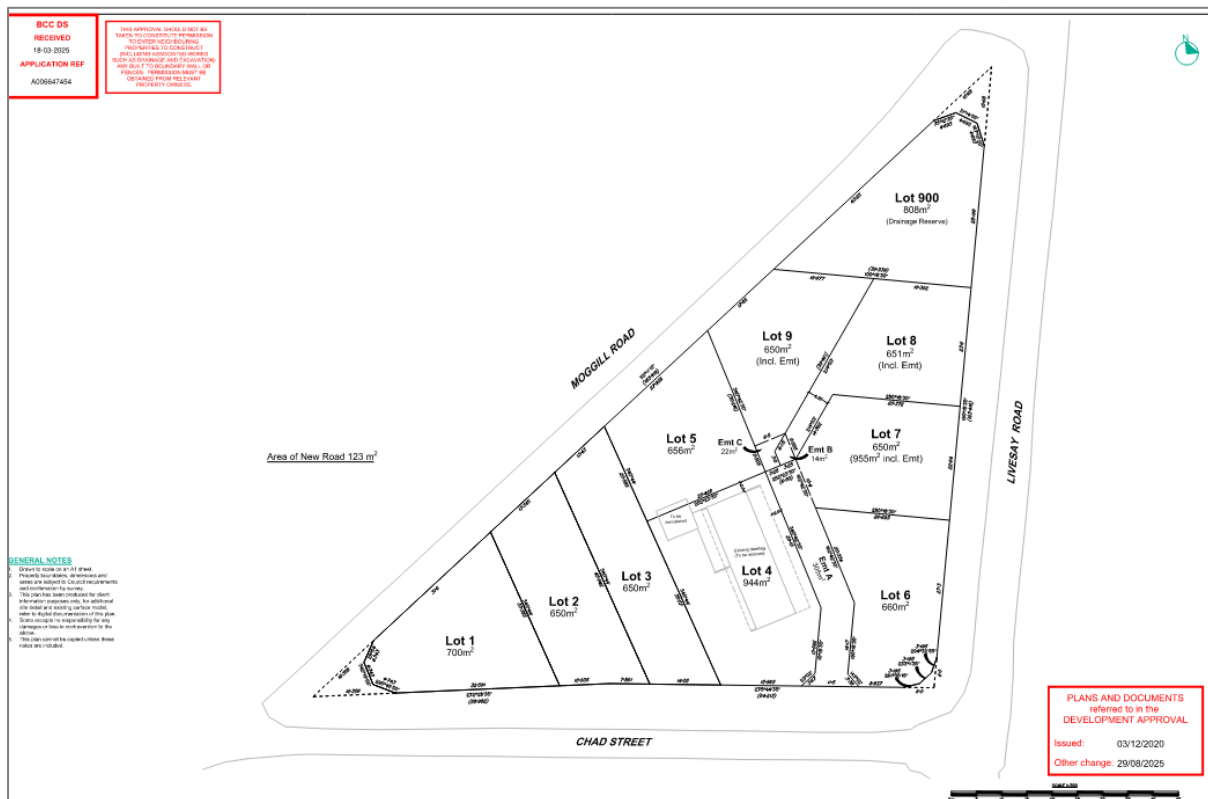


Figure 4: Approved Site Plan

3. Request to extend currency period

The applicant requests that Council extend the currency period of the development approval prior to it lapsing, in accordance with section 86 of the *Planning Act 2016*.

An additional period of two (2) years is sought to provide sufficient time to progress the remaining post-approval processes, including detailed engineering and operational works approvals, satisfaction of relevant conditions, construction of the subdivision works and subsequent plan sealing and registration.

The requested extension would result in the currency period being extended from 4 September 2026 to **4 September 2028**. No change to the approved development is sought as part of this request.

4. Justification for extension

The requested extension is considered reasonable having regard to the planning history of the site and the relatively recent approval of the current subdivision design.

Whilst the original development approval was granted in December 2020, the approval has since been subject to an Other Change application which was approved by Council on 29 August 2025. The Other Change revised the approved subdivision from 7 to 9 residential lots and incorporated revised access, earthworks, stormwater and vegetation outcomes. Accordingly, the subdivision in its current approved form has only been in place for approximately 12 months.

Since approval of the Other Change, the applicant has been progressing the development towards implementation. As is typical for a subdivision of this nature, a number of detailed design and post-approval matters are required to be completed prior to plan sealing and registration. This includes obtaining the required Operational Works approvals, finalising detailed civil and stormwater design and undertaking the associated subdivision works.

The additional two (2) year period will provide sufficient time for these matters to be completed without requiring a new development application for a subdivision which has only recently been reconsidered and approved by Council.

Importantly, Council's recent assessment of the Other Change confirms that the approved subdivision remains an appropriate planning outcome for the site. The Notice about Decision Assessment Report specifically considered the proposed reduction in lot sizes below the 800m² minimum identified within the Moggill-Bellbowrie district neighbourhood plan. Council concluded that, notwithstanding the reduced lot sizes, the proposed lots provide sufficient areas and frontage widths and that the subdivision maintains the open semi-rural character sought for the locality.

Council's Statement of Reasons for the decision further confirms that the development:

- retains the open semi-rural character of the precinct;
- facilitates the creation of suitable lots without adversely impacting upon the lawful use or identified values of other premises;
- provides lots of an appropriate size, dimension and arrangement having regard to the applicable zone, neighbourhood plan and overlays;
- responds appropriately to the established pattern of development within the locality;
- provides appropriate infrastructure and services; and
- maintains the safety and amenity of the intended uses and surrounding area.

These findings are particularly relevant to the current request, as they represent Council's assessment of the development in its present form less than 12 months ago. There has been no change to the approved subdivision which would alter these conclusions or otherwise warrant the development being reconsidered through a new development application.

The request does not seek any change to the approved development. The approved lot layout, access arrangements, drainage reserve, earthworks, stormwater design and vegetation outcomes will remain unchanged, and all existing Council and State referral agency conditions will continue to apply.

Furthermore, the matters raised through public notification were expressly considered as part of Council's recent assessment. Council determined that the additional two lots would not result in a substantial increase in density, traffic or amenity impacts, whilst the proposed access arrangements, stormwater management and construction impacts were appropriately addressed through the design and conditions of approval.

There is therefore no additional amenity, infrastructure or environmental impact arising from the requested extension. The extension will simply provide the applicant with sufficient time to complete the remaining detailed approvals and works necessary to implement the development in accordance with the existing approval.

Having regard to the recent approval of the Other Change, Council's findings within the Notice about Decision, the continued suitability of the approved subdivision and the remaining work required to progress the development through to plan sealing and registration, the requested two (2) year extension to the currency period is considered reasonable and warranted.

5. Conclusion

The approved Reconfiguring a Lot development remains an appropriate planning outcome for the site. Council approved the current 1 into 9 lot subdivision and drainage reserve on 29 August 2025 following assessment of the revised subdivision layout, access, earthworks, stormwater and vegetation outcomes.

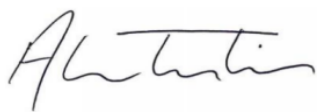
The request does not seek any change to the approved development and all existing conditions and referral agency requirements will remain applicable. The additional time is sought to enable the applicant to complete the necessary detailed design, operational works, construction and plan sealing processes associated with the subdivision.

Accordingly, it is requested that Council approve an extension to the currency period of two (2) years, resulting in a revised expiry date of 4 September 2028.

We look forward to receiving the fee quote in due course.

Should you have any questions, please contact our office by phone on 0438 943 203 or by email at alex@parklaneplanning.com.au.

Regards

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

Alex Tonkin
Director