

Project Ref: Fuller_Sambar (EXT) 2026-093

14th September 2026

BCC DS
RECEIVED
15/09/2026
APPLICATION REF
A007111515

Attn: Brisbane City Council

The Chief Executive Officer

Brisbane City Council

GPO Box 1434

BRISBANE QLD 4001

Re: Extension Application under Section 86 of the Planning Act 2016

Request to Extend a Currency Period of A005943161

12 Sambar Close, Chermside West, QLD, 4032 (Lot 5 on SP242783)

To Whom It May Concern,

This application has been prepared by Mayhill Planning and Architecture Pty Ltd on behalf of the applicant Family Friendly Houses Pty Ltd, owners of the site.

This extension application is made under Section 86 of the *Planning Act 2016* to the assessment manager (Brisbane City Council) to extend the currency period of Development Approval A005943161 before the approval lapses on the 29th September 2026.

This extension application seeks an extension to the currency period of the approval for 4 years.

1.0 Approval History

The development approval for Reconfiguration of Lot (1 into 4 Lots) was issued by Brisbane City Council on the 30th June 2022. The approval is current to the 29th September 2026 as per the Decision Notice attached as Appendix A. The approval has not been subject to any previous extensions or changes.

2.0 Extension Request

We request an extension to the currency period of A005943161 for an additional **4 years** in order to facilitate the delivery of the subdivision. The applicants have experience some family health issues in the last two years that have prevented them from progressing delivery of the subdivision. They remain committed to completing the project, and seek the maximum extension length possible to assist with resolving these family issues before proceeding.

3.0 Supporting Documents

A copy of approval A005943161 is attached as **Appendix A**.

A copy of the current Property Title is attached as **Appendix B**.

4.0 Owners Consent

Section 86 (2A) of the Planning Act 2016 states the extension application must be accompanied by the written consent of the owner of the premises the subject of the development approval to the extent (a) the applicant is not the owner.

In this case the applicant, Family Friendly Houses Pty Ltd , is the owner of the land (refer current Title attached as **Appendix B**) and therefore owners' consent is not required.

5.0 Assessment Benchmarks

The original application for A005943161 was properly made on the 11th February 2022 and was assessed under CityPlan 2014 **v23** (effective 10th December 2021). The current planning scheme is the CityPlan 2014 **v36**.

The respective assessment benchmarks of both versions of the planning scheme remain unchanged, as per the table below:

Table 01: Comparison of Planning Framework Applicable to the Site

	City Plan 2014 v23	City Plan 2014 v36	Comparison
Address	42 Landscape Street, Stafford Heights, Q, 4032	12 Sambar Cl. Chermside West, QLD, 4032	No Change
Lot and Plan	Lot 5 on SP242783	Lot 5 on SP242783	No Change
Zone	Emerging Community (EC)	Emerging Community (EC)	No Change
Neighbourhood Plan	Aspley District Neighbourhood Plan (No Sub-Precinct)	Aspley District Neighbourhood Plan (No Sub-Precinct)	No Change
Overlays	Airport Environs Overlay (<i>OLS, PANS, BBS 8-13km</i>)	Airport Environs Overlay (<i>OLS, PANS, BBS 8-13km</i>)	No Change
	Bicycle Network Overlay	Bicycle Network Overlay	No Change
	Biodiversity Areas Overlay (<i>HES (MSES)</i>)	Biodiversity Areas Overlay (<i>HES (MSES)</i>)	No Change
	Community Purposes Network Overlay	Community Purposes Network Overlay	No Change
	Critical Infrastructure and Movement Network Overlay	Critical Infrastructure and Movement Network Overlay	No Change
	Road Hierarchy Overlay	Road Hierarchy Overlay	No Change
	Streetscape Hierarchy Overlay	Streetscape Hierarchy Overlay	No Change
LOA	Impact	Impact	No Change
Referrals	None	None	No Change
Primary Assessment Benchmarks	Emerging Community Zone Code Subdivision Code Airport Environs Overlay Code Biodiversity Area Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code Transport Access Parking and Servicing Code	Emerging Community Zone Code Subdivision Code Airport Environs Overlay Code Biodiversity Area Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code Transport Access Parking and Servicing Code	No Change

As per *Table 01* the planning provisions and assessment benchmarks applicable to the application at the original time of assessment (City Plan 2014 v23) remain materially **unchanged**.

5.1 Level of Assessment

The original application was subject to Impact Assessment and therefore public notification was applicable. The application, if made today, would also be Impact Assessable the site remains within the Emerging Community Zone.

5.2 Referrals

No referral agencies were applicable to the original assessment, and the application (if made today) would not require referral.

5.3 Emerging Community Zone Code

There are no changes between v23 and v36 of the Emerging Community Zone Code.

5.4 Subdivision Code

There are no changes between v23 and v36 of the Subdivision Code.

5.5 Airport Environs Overlay Code

There are no changes between v23 and v36 of the Airport Environs Overlay Code.

5.6 Biodiversity Areas Overlay Code

There are no changes between v23 and v36 of the Biodiversity Areas Overlay Code.

5.7 Road Hierarchy Overlay Code

There are no changes between v23 and v36 of the Road Hierarchy Overlay Code.

5.8 Streetscape Hierarchy Overlay Code

The only change to the Streetscape Hierarchy Overlay Code between v23 and v36 is a small amendment to Table 8.2.20.3.B (relating to lots fronting a public park) which is not applicable to the subject site.

5.9 Transport Access Parking and Servicing Code

There are no changes between v23 and v36 of the Transport Access Parking and Servicing Code. Minor amendments have been made to the Transport Access Parking and Servicing Planning Scheme Policy (for Multiple Dwellings in Key Locations, and for Parks) however none are applicable to the subject site or subdivision approval.

6.0 Application Fee

As per the BCC Fees and Charges Schedule (2026/2027) the applicable fee for a Request to Extend a Currency Period (s86 PA) for a Reconfiguration of Lot is \$2,250.00.

We request that Council issue an invoice for the above amount for payment.

7.0 Conclusion

We request that Council grant an extension to A005943161 for 4 years extending the currency period to the 9th September 2030.

As per Section 5 there have been no changes to the planning provisions, overlays, or assessment benchmarks between the original assessment under City Plan 2014 v23 and the current planning scheme (v36) that apply to the site.

Please feel free to contact me if you have any questions.

Kind Regards,

Michael Lowe (GD.URP)

Partner + Senior Planner

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Enc.

- Copy of Development Approval A005943161
- Property Title