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APPLICATION REF
A007112306

Extension Application

9 ARDARGIE ST SUNNYBANK QLD 4109



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Document Information

Prepared for Yu Xuan Pty Ltd

Project Address 9 ARDARGIE ST SUNNYBANK

Date Approved 16/09/2026

Author(s)

A handwritten signature in black ink, appearing to read "Jerome Fang".

Jerome Fang

Lead Urban Planner

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16 September 2026

Address of Site: 9 ARDARGIE ST SUNNYBANK QLD 4109

RE: Extend a Currency Period of an Approved Development Application

OASIS TOWN PLANNING PTY LTD has been engaged by the land owners to prepare this extension application to extend a currency period of an approved development application (A005793872) for Reconfiguring of a Lot- 1 into 2 Lots on the above mentioned land.

Overview of the Development History and Extension Request

Basic Details	
Address	9 ARDARGIE ST SUNNYBANK QLD 4109
Real Property Description	Lot 1 on RP98971
Original Development Application Number	A005793872
Date of Originating Development Approval	3 August 2021
Currency Period Ends (Including Minister's Automatic Extension)	3 February 2027
Request to Extend Currency Period	Two years
Anticipated New Currency Period	3 February 2029

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 the Wars and Brisbane 2032 Olympic Games

Due to the ongoing conflicts in the Middle East, the Brisbane 2032 Olympic Games construction projects and associated flow-on effects, there has been continued pressure on the construction industry, particularly in relation to the supply of building materials and labour. As a result, there has been a significant shortage of construction materials and skilled labour, together with substantial increases in construction costs for new builds across the nation. These circumstances have created a particularly challenging environment for the delivery of development projects. Construction of the approved project has commenced; however, the project has experienced delays due to the above factors.

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, encouraging for low density residential development with a minimum lot size of 400m² with a frontage of 10m.

3. Community's awareness of the development approval remains the same

The original development application was approved under City Plan Version 22 (2021) and was subject to a code 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. The subject site is zoned Low density residential, hence it has the potential to promote slightly higher density residential development over the subject land.

5. Evidence of Engagement of Civil and Electrical Consultants

To support this request, the landowners are actively progressing towards implementation and Project delivery, including confirmation of the engagement of a project manager, surveyor, civil and electrical engineers to undertake the necessary engineering and design works associated with the approved development.

Further, relevant further applications including QUU and Energex are scheduled to be submitted in the coming months. These applications represent substantive steps towards progressing the approved development and demonstrate the applicant's genuine intention to commence and implement the approved works.

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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