

Project Ref: Lancuba_Midson 2026-066

17th July 2026

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 A006082472

59 Midson Street, Stafford, QLD, 4053 (Lot 37 on RP77530)

To Whom It May Concern,

This application has been prepared by Mayhill Planning and Architecture Pty Ltd on behalf of the applicant Lisa and Nick Lancuba, 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 A006082472 before the approval lapses on the 3rd February 2027.

This extension application seeks an extension to the currency period of the approval for 3 years (36 months).

1.0 Approval History

The development approval for Reconfiguration of Lot (1 into 2 Lots) was issued by Brisbane City Council on the 8th November 2022. The approval is current to the 3rd February 2027 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 A006082472 for an additional **3 years (36 months)** in order to facilitate the delivery of the subdivision.

If approved, the current period will be extended to lapse on the 3rd February 2030.

3.0 Supporting Documents

A copy of approval A006082472 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, Lisa and Nick Lancuba, 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 A006082472 was properly made on the 22nd August 2022 and was assessed under CityPlan 2014 **v24** (effective 27th May 2022). 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 (v24)	City Plan 2014 (v36)	Comparison
Address	59 Midson Street, Stafford, Q, 4053	59 Midson Street, Stafford, Q, 4053	No Change
Lot and Plan	Lot 37 on RP77530	Lot 37 on RP77530	No Change
Zone	Low Density Residential (LDR)	Low Density Residential (LDR)	No Change
Neighbourhood Plan	Not Applicable	Not Applicable	No Change
Overlays	Airport Environs Overlay	Airport Environs Overlay	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
	Dwelling House Character Overlay	Dwelling House Character 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	Low Density Residential Zone Code Subdivision Code Airport Environs Overlay Code Road Hierarchy Overlay Code Streetscape Hierarchy Overlay Code Transport Access Parking and Servicing Code	Low Density Residential Zone Code Subdivision Code Airport Environs 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 v24) remain materially unchanged.

5.1 Level of Assessment

The original application was subject to Impact Assessment and therefore public notification was required. One properly made submission was received, however a copy is not available on Development.i.

The application, if made today, would remain Impact Assessable as the nearby centre on Midson Street is marginally under the 2000m² are requirement.

5.2 Referrals

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

5.3 Low Density Residential Zone Code

The only change to the LDR Zone Code between v24 and v36 is the addition of three *Development Form Overall Outcomes* being:

- (g) *Development is carried out in an orderly sequence, within the context of the neighbourhood and city.*
- (h) *Development is well planned and integrated with surrounding land uses and infrastructure.*
- (i) *Development provides a connected and permeable network of roads and walking and cycling routes, which is consistent with the surrounding hierarchy.*

The approved subdivision does not conflict with any of the three provisions above.

5.4 Subdivision Code

There are no material changes between v24 and v36 of the Subdivision Code.

5.5 Airport Environs Overlay Code

There are no changes between v24 and v36 of the Airport Environs Overlay Code.

5.6 Road Hierarchy Overlay Code

There are no changes between v24 and v36 of the Road Hierarchy Overlay Code.

5.7 Streetscape Hierarchy Overlay Code

The only change to the Streetscape Hierarchy Overlay Code between v24 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.

5.8 Transport Access Parking and Servicing Code

There are no changes between v24 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 **A006082472** for 3 years (36 Months) extending the currency period to the 3rd February 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 v24 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

Mayhill Planning and Architecture Pty Ltd

2/72 Merivale Street

South Brisbane QLD 4101

Em. michael@mayhill.com.au

Ph. 0412 826 799