

Our Ref: ITP26025

Your ref:

7 September 2026

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

BCC DS
RECEIVED
07/09/2026
APPLICATION REF
A007110474

Via online lodgement

Dear Sir/Madam

EXTENSION REQUEST – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT AT 397 CHATSWORTH ROAD, COORPAROO

Ideate Town Planning has been engaged by Oscar Hu to lodge this extension request pursuant to section 81 of the *Planning Act 2016*.

The subject development approval was granted by Council on 13 September 2022 and comprises a Development Permit for a Reconfiguring a Lot (Council ref. A005948357).

In accordance with the requirements of Section 82(2 & 2A) of the *Planning Act 2016* please find enclosed:

- Completed Extension Request Form and Current Title Certificate (**Attachment 1**); and
- Development Approval (**Attachment 2**).

The lodgement fee for this application is calculated at \$2,250 in accordance with Council's Register of Fees and Charges 2026-2027. The Applicant will action payment of the lodgement fee upon receipt of an electronic notice to pay from Council.

1. Site Details & Background

Site Details

Table 1: Site & Application Details

SITE DETAILS	
Address	397 Chatsworth Road, Coorparoo
Real Property Description	Lot 126 RP13235
Site Area	986m ²
Local Government Area	Brisbane City Council
SEQ Regional Plan Designation	Urban Footprint
Planning Scheme Zone	Low Density Residential Zone
Neighbourhood Plan	Coorparoo and Districts Neighbourhood Plan
APPLICATION DETAILS	
Application Type	Extension Request
Applicant & Landowner	Oscar Hu
Contact Person	Ideate Town Planning – Daniel Krause Email dkrause@ideateplanning.com.au 0438 498 827

The subject site is illustrated in Figure 1 below.



Figure 1: Aerial image of subject site

Background

In September 2022, Council approved the subdivision of the subject site into two allotments. The subdivision resulted in a 400m² lot fronting Chatsworth Street and a 583m² lot created at the rear of the site. Both shared a common driveway with an easement provided to govern access arrangements. The existing dwelling on the site was to be demolished to make way for the subdivision and new dwellings on each of the new allotments.

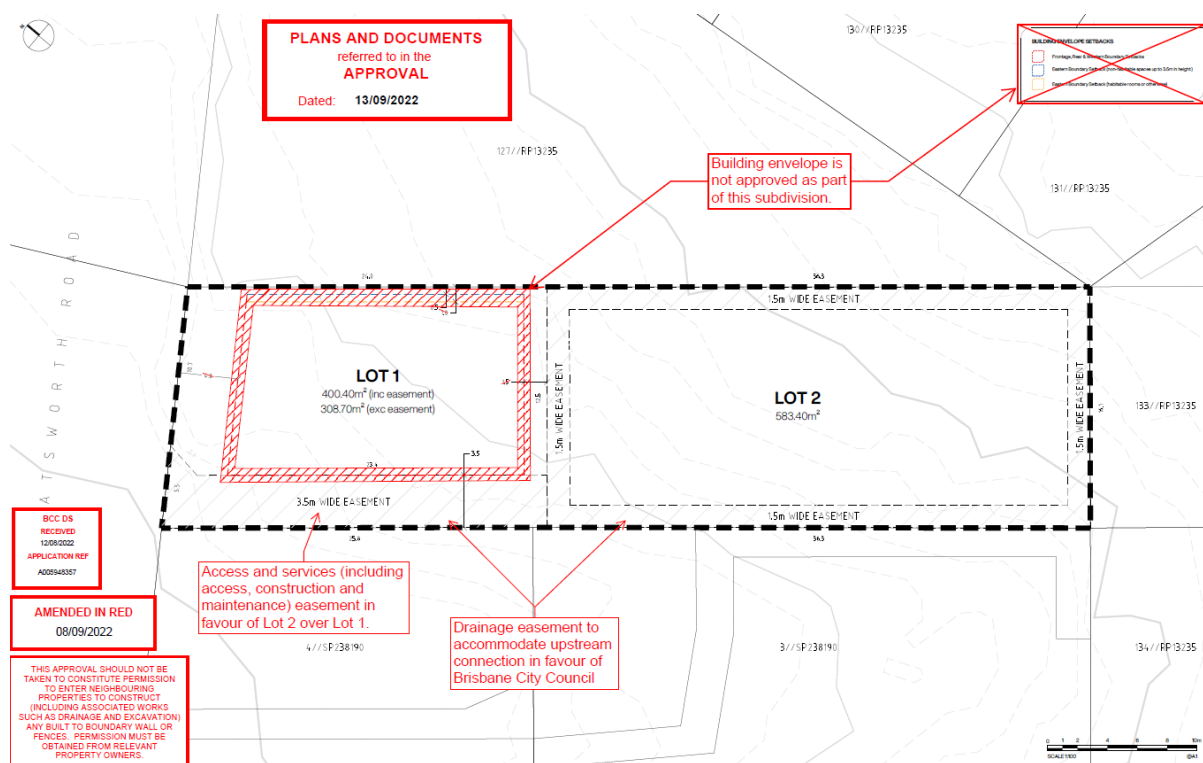


Figure 2: Approved subdivision plan

2. Planning Provisions

The subject development was originally approved under the City Plan (v23). City Plan versions 24-36 have now commenced superseding the version under which the development was approved. Importantly, none of the amendments made to the City Plan change the assessment benchmarks applicable to the approved development or this application.

The applicable City Plan provisions are summarised in Table 2 below.

Table 2: Key planning provisions applicable to subject site

CHARACTERISTIC	DESCRIPTION
City Plan Zone	Low Density Residential Zone
City Plan Overlays	- Airport environs - Bicycle network - Critical infrastructure and movement network - Community purposes network - Dwelling house - Road hierarchy

CHARACTERISTIC	DESCRIPTION
	Streetscape hierarchy

3. Proposed Extension

The existing development approval was issued on 13 September 2022 under the *Planning Act 2016* and was afforded the standard 4 year currency period. The current lapse date of the approval, as stated in the Decision Notice is 13 December 2026.

In order to facilitate completion of the development, which the Applicant is committed to, an extension to the currency period of 2 years is sought. The requested extension results in the approval remaining valid until 13 December 2028.

Since obtaining the original ROL approval, the Applicant has obtained:

- Operational Works approvals for earthworks, drainage and streetscape works;
- Referral Agency approvals for the new dwelling being constructed on proposed Lot 2; and
- Building Approval for the construction of the new dwelling on Lot 2.

Additionally, the Applicant has progressed construction of the dwelling the proposed Lot 2, with earthworks completed and lower ground structure completed. The dwelling previously occupying the site has also been demolished. The Applicant is progressing with construction of the new dwelling on proposed Lot 2 with a view to completing the subdivision once construction of the dwelling has neared completion.



Figure 3: Photos of progress on-site

In addition to the above evidence of the landowner/developer's intent to deliver the development, from a town planning perspective we note that:

- the zoning of the subject site has not changed since the development was originally approved, being in the Low Density Residential Zone;
- there have been no changes to any City Plan overlays applicable to the site since the original approval was granted; and
- while there have been amendments made to the City Plan since the original approval was granted, none vary the level of assessment for the development, the minimum lot size nor any of the City Plan assessment benchmarks applicable to its assessment.

Subsequently, if the approved development were re-applied for today, it could reasonably be approved in the same form in compliance with the City Plan. Therefore, not granting the requested extension would only result in an unreasonable cost and time impost on the landowner/developer, given the progress made on construction of the development to date.

Therefore, it is contended that the proposed 2 year extension to the currency period is appropriate in the context of the matters against which Council must consider in granting the requested extension

4. Summary

This application seeks Council's approval to extend the currency period for a current Development Approval Reconfiguring a Lot at 397 Chatsworth Road, Coorparoo.

The requested 2 year extension to the currency period of the existing approval is sought to allow time for the construction of the dwelling on Lot 2 and overall subdivision to be completed and survey plans sealed and registered. As evidenced in this application, the landowner has made significant steps to progress the project, with construction already well underway.

We trust that this is sufficient for your purposes; however, should you require anything further, please do not hesitate to contact the undersigned.

Yours Sincerely

A handwritten signature in black ink, appearing to be 'Daniel Krause', written over a horizontal line.

Daniel Krause
Principal Planner | Ideate Town Planning

ATTACHMENT 1

Application Form

Extension application under section 86 of the *Planning Act 2016*

This template may be used for giving notice to make an extension application under section 86 of the *Planning Act 2016*. If the assessment manager for the extension application has a form for the application, the application must be made using that form.

Additional pages may be attached if there is insufficient space on the template to complete any question.

Note: All terms used within this template have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Oscar Hu
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	C/- Ideate Town Planning PO Box 533
Suburb	Varsity Lakes
State	QLD
Postcode	4227
Country	Australia
Email address (non-mandatory)	dkrause@ideateplanning.com.au
Contact number	0438498827
Applicant's reference number(s) (if applicable)	ITP26025

2) Owner's consent – Is written consent of the owner required for this extension application?	
Note: section 86(2)(b)(ii) of the <i>Planning Act 2016</i> , states owner's consent requirements.	
☐ Yes – the written consent of the owner(s) is attached to this extension application	
☒ No – proceed to question 3	

PART 2 – ASSESSMENT MANAGER DETAILS

3) Identify the assessment manager who will be assessing this extension application.	
Brisbane City Council	

PART 3 –DETAILS OF APPLICATION

4) Provide details of the existing development approval subject to this extension application.			
Approval type	Reference number	Date issued	Entity that gave the development approval
☒ Development permit	A005948357	13 September 2022	Brisbane City Council
☐ Preliminary approval			

5) Further details
5.1) Provide the currency period for this development approval.
13 December 2026
5.2) Identify how long this application seeks to extend the currency period of this development approval. <i>Note: reasoning to support the proposed extension should also be provided</i>
18 months to 13 June 2028. Refer accompanying submission for justification.

PART 4 – FOR OFFICE USE ONLY

Date received:		Reference number(s):	
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The *Planning Act 2016*, the Planning Regulation 2017 and the DA Rules are administered by the Department of Infrastructure, Local Government and Planning. This template (or the assessment manager’s form) and any additional materials supporting this extension application must be sent to the assessment manager.