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APPLICATION REF
A007138369

22 October 2026

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

Sent via: *Online Smart Form*

Dear Sir / Madam,

RE: REQUEST FOR EXTENSION TO CURRENCY PERIOD – MATERIAL CHANGE OF USE FOR RESIDENTIAL CARE FACILITY UPON LAND AT 5 POLLY STREET, ANNERLEY QLD 4103 - COUNCIL REFERENCE A004135201

We write on behalf of the applicant *TriCare (Inner South) Pty Ltd* with respect to the approval given over the abovementioned land approved on 16 May 2024 with Council reference A004135201. The applicant seeks an extension to the currency period in accordance with section 86 of the *Planning Act 2016*.

The relevant period is requested to be extended by an additional four (4) years to complete the approved development.

1. Site Details

Site Address	5 Polly Street, Annerley QLD 4103
Lot / Real Property Description	Lot 7 on RP847042
Site Area	4,341 m²
Zone	Low-medium density residential zone
Neighbourhood Plan	Stephens district neighbourhood plan
Overlays	▪ Airport environs overlay ▪ Community purposes network overlay ▪ Critical infrastructure and movement network overlay ▪ Dwelling house character overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay ▪ Traditional building character overlay ▪ Transport noise corridor overlay

2. Approval History

To assist Council with this request, the development approval history over the site is detailed below as follows:

- A004135201

  On 09 February 2017, Brisbane City Council issued a Development Permit for Material Change of Use Residential Care Facility. Pursuant to the approval, the development permit has a relevant period of 09 February 2021

- A006498188

  On 05 April 2018, Brisbane City Council issued a Development Permit for a Minor Change to the Residential Care Facility which included minor design refinements.

- A005418193

  On 21 April 2020, Brisbane City Council issued a Development Permit for Extension to Currency Period to the Residential Care Facility. The currency period was extended 2 years or until 09 February 2023.

- A005625627

  On 13 August 2021, Brisbane City Council issued a Development Permit for a Minor Change to the Residential Care Facility, including further refinements to the architectural design and liveability of the development.

- A005917868

  On 12 March 2022, Brisbane City Council issued a Development Permit for a Minor Change to the Residential Care Facility, including amendments to the landscaping elements on the level 4 terrace

- A006419795

  On 09 February 2024, Brisbane City Council issued a Development Permit for a Minor Change to the Residential Care Facility, including minor amendments generally within the approved building envelope including an additional 14 beds.

- A006584119

  On 20 September 2024, Brisbane City Council issued a Development Permit for Extension to Currency Period to the Residential Care Facility. The currency period was extended 2 years or until 09 February 2027.

3. Currency Period

The development approval was given under the provisions of the now repealed Sustainable Planning Act 2009. Under the transitional provisions in Section 299 of the Planning Act 2016, Section 341 of the Sustainable Planning Act 2009 applies to a Development Permit given under the superseded Sustainable Planning Act 2009.

Section 341 (1) of the Sustainable Planning Act 2009 states:

"(1) To the extent a development approval is for a material change of use of premises, the approval lapses if the first change of use under the approval does not start within the following period (the relevant period)

(a) 4 years starting the day the approval takes effect;

(b) If the approval states a different period from when the approval takes effect – the stated period.

The subject approval was granted on 09 February 2017 with a relevant period of 4 years or until 09 February 2021. Additionally, an application to extend the currency period was approved on 21 April 2020 for an additional 2 years or until 09 February 2023.

Notwithstanding, in response to COVID-19, amendments to the Planning Act 2016 were made relating to an 'applicable event'. A range of provisions were introduced surrounding an 'applicable event'. However, under Section 275R, the Minster may by notice extent a period under the Act for the doing of a thing because of an 'applicable event'.

On 08 July 2020, the Minister issued a notice under section 257R of the Planning Act 2016 specifying:

"I, the Honourable Cameron Dick MP, Treasurer, Minister for Infrastructure and Planning, notify under section 275R of the Planning Act 2016, that I extend by a period of six (6) months:

1. development approval and compliance permit currency periods under section 85, section 299(2) or any other relevant provision of the Planning Act 2016; and

2. development approval periods for completion of development referenced in section 88, section 342 or any other relevant provision of the Planning Act 2016.

This notice does not apply to building development approvals for building works to which section 71 of the Building Act 1975 applies.

This notice applies to all of the State of Queensland and has effect from 8 July 2020 to 31 October 2020".

Additionally, on 01 September 2021, the Minister issued a notice under section 257R of the Planning Act 2016 specifying:

"I, the Honourable Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local government and Planning, notify under section 275R of the Planning Act 2016, that I extend by a period of six (6) months:

1. development approval and compliance permit currency periods under section 85, section 299(2) or any other relevant provision of the Planning Act 2016; and

2. development approval periods for completion of development referenced in section 88, section 342 or any other relevant provision of the Planning Act 2016.

This notice does not apply to building development approvals for building works to which section 71 of the Building Act 1975 applies.

This notice applies to all of the State of Queensland and has effect from 1 September 2021 to 30 September 2021, inclusive."

Finally, on 29 April 2022, the Minister issued another notice under section 257R of the Planning Act 2016 specifying:

"I, the Honourable Steven Miles MP, Deputy Premier, Minister for State Development, Infrastructure, Local Government and Planning, Minister Assisting the Premier on Olympics, notify under section 275R of the Planning Act 2016, that I extend by a period of twelve (12) months:

1. development approval and compliance permit currency periods under section 85, section 299(2) or any other relevant provision of the Planning Act 2016; and

2. development approval periods for completion of development referenced in section 88, section 342 or any other relevant provision of the Planning Act 2016.

This notice does not apply to building development approvals for building works to which section 71 of the Building Act 1975 applies. This notice applies to all of the State of Queensland and has effect from 29 April 2022 to 24 June 2022."

In summary, Brisbane City Council initially granted a two (2) year extension to the original currency period, extending the currency period from 9 February 2021 to 9 February 2023. The covid extension provisions subsequently provided a further two (2) years, extending the currency period to 9 February 2025.

On 20 September 2024, Brisbane City Council then approved a further two (2)-year extension to the currency period for the Residential Care Facility, extending the currency period to 9 February 2027.

As a result, the relevant period of the Development Permit for Material Change of Use for Residential Care Facility given initially on the 09 February 2017 (A004135201) expires on the 09 February 2027 pursuant to the provisions of the superseded *Sustainable Act 2009*, the *Planning Act 2016*, the extensions granted by Council on 21 April 2020 and September 2024, and the extension notices given by the Minister on 08 July 2020, 01 September 2021, and 29 April 2022.

4. Commencement of Work and Project Delays

We take this opportunity to advise Council that the applicant has continued to progress the development towards construction, with a number of preliminary and site establishment activities undertaken to facilitate the commencement of works. As illustrated in Figures 1 and 2, a site office has been established and temporary fencing erected around the development site. These activities represent tangible progress towards implementation of the approved development and demonstrate the applicant's intent to proceed with the project.

Furthermore, the applicant has appointed FDC Construction & Fitout (QLD) Pty Limited as the contractor for the development, with Ventia engaged to undertake the approved water main upgrade. This upgrade represents an infrastructure investment of approximately $1.2 million and is expected to be completed by February 2027. The appointment of these contractors represents a further step towards the delivery of the approved works and commitment to progressing the development in accordance with associated requirements.

In preparation for the commencement of construction, a series of pre-start meetings have also been undertaken with Council to coordinate the relevant requirements. These meetings are summarised below:

- ESC pre-start meeting: 21/09/2026
- Engineering compliance and building & construction management team pre-start meeting: 6/10/2026
- Architectural pre-start meeting: 7/10/2026

Following these activities and coordination with Council, civil works commenced on site on 8 October 2026, with practical completion for the development anticipated by 19 December 2028.



Figure 1: Site Office



Figure 2: Fencing on Site

Notwithstanding this demonstrated commitment and the commencement of works, the anticipated construction and delivery timeframe has extended beyond what was initially envisaged. This has been influenced by a combination of broader industry challenges, which have affected the availability, cost and coordination of construction resources. These circumstances are outlined below.

- Construction Costs and Labour Shortages
  As Council are aware, extreme material supply shortages, labour shortages and contractor unavailability continues to cause substantial price increases for construction works. These circumstances have caused monetary pressures, resulting in the commencement of work to be continuously delayed.

- Ongoing COVID-19 Pandemic Impacts
  COVID-19 has had lasting impacts on construction markets, with the sector operating at reduced capacity. Thus, the applicant has had to navigate shifting market conditions, causing minimal progress in construction up to this point.

An extension of the currency period for a further four (4) years is therefore sought to provide the Applicant with sufficient time to complete the development within the applicable statutory timeframes and a reasonable period, having regard to the circumstances and reasons outlined above.

Although the requested four (4) year extension exceeds the anticipated timeframe for practical completion, it is considered reasonable and necessary to provide an appropriate contingency period for unforeseen delays. Such delays may arise from circumstances beyond the developer's control, including adverse weather events, construction or supply chain disruptions, and other external factors that may affect the timely completion of the development.

5. Request to Extend the Currency Period

In accordance with Section 86 of the *Planning Act 2016*, we hereby request that the currency period of the subject approval be extended from 09 February 2027 until 09 February 2031 to allow for the completion of the development.

We enclose the following documents for Council's records as part of the assessment of this request:

- Signed Landowners Consent

Should you wish to discuss the project further, please do not hesitate to contact our office.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD



Tara Nunn
SENIOR PLANNER