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APPLICATION REF
A007106289

plan a
TOWN PLANNING & DEVELOPMENT CONSULTANTS

Our Ref: 21-215
31 August 2026

The Manager
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Dear Sir / Madam,

REQUEST FOR EXTENSION TO CURRENCY PERIOD – A003870391

MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) FOR MULTI-UNIT DWELLING (13 UNITS) AND SINGLE UNIT DWELLING (4 UNITS) AND RECONFIGURING A LOT (DEVELOPMENT PERMIT) (4 INTO 5) AT 29-33A ALBERT STREET, CAMP HILL DESCRIBED AS LOTS 159, 160 & 161 ON RP40830 AND LOT 1 ON RP59685

We act on behalf of the Applicant, Albert Street Investments (Qld) Pty Ltd, with respect to the Development Permit issued by Brisbane City Council on 2 June 2015 at 29-33A Albert Street, Camp Hill, described as Lots 159, 160 & 161 on RP40830 and Lot 1 on RP59685.

The Development Permit was issued by Brisbane City Council for the purposes of a Material Change of Use (Development Permit) for Multi-Unit Dwelling (13 units) and Single Unit Dwelling (4 units) and Reconfiguring a Lot (Development Permit) (4 into 5) pursuant to the Council Decision Notice. Due to previous extensions obtained from Council (A006595055), combined with the COVID-19 extensions granted by the Minster for Infrastructure and Planning, we understand that the current expiry date for the above approval is **30 September 2026**.

Section 86 of the *Planning Act 2016* allows a person to apply to extend the Currency Period of a Development Approval before the Approval lapses as follows:

(1) A person may make an application (an extension application) to the assessment manager to extend a currency period of a development approval before the approval lapses.
(2) The extension application must be—
(a) Made –
(i) if the assessment manager has a form for the application—in the form; or
(ii) by notice; and
(b) accompanied by the required fee.
(2A) Also, the extension application must be accompanied by the written consent of the owner of the premises the subject of development approval to the extent—
(a) the applicant is not the owner; and
(b) the development approval is for—
(i) a material change of use of premises or reconfiguring a lot; or
(ii) works on premises that are below high-water mark and outside a canal; and
(c) the premises are not excluded premises.
(3) An assessment manager—
(a) must accept an application that the assessment manager is satisfied complies with subsections (2) and (2A); and

(b) must not accept an application unless the assessment manager is satisfied the application complies with subsection (2A); and
(c) may accept an application that does not comply with subsection (2)(a); and
(d) may accept an application that does not comply with subsection (2)(b) to the extent the required fee has been waived under section 109(b).

In accordance with s86 of the Planning Act 2016, we request an extension to the currency period by a further 24 months. This will extend the currency period until **30 September 2028**.

The extension is sought on the basis that the approved development has not yet been completed, given recent market conditions. Development costs have substantially increased since the original approval, and the client is continuing to seek funding for the completion of the development.

Notwithstanding, the applicant still intends to complete the development in its approved form as evidenced by the variety of Operational Works (A006004265) and Compliance Assessment (A006004186) applications lodged over the site since its approval. The extension request will allow sufficient time for the development to be constructed.

We note that no changes to the approval conditions are required to facilitate the requested extension to the currency period. In addition, we note that no referrals were required as part of the assessment of the application.

In accordance with the requirements of s86(2) of the *Planning Act 2016,* we confirm the application has been made with:

- Completed Brisbane City Council Online Form, which is the assessment manager's form for the application;
- This letter, which represents our written notice to Council to request an extension to the currency period.

We understand the application fees for the extension are $2,250. We request that an invoice is made to our Client for the required amount such that we are able to pay the applicable fee.

It is noted Owner's Consent is not required for this application pursuant to s86 of the Act, however we have obtained this regardless and attach a copy of the same for your records.

We trust this information is sufficient for your purposes.

Should you require any further details or clarification, please do not hesitate to contact the writer by telephone or email.

Yours faithfully,
Plan A Town Planning Pty Ltd



Luke Jones
Town Planner