

26 June 2026

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

GPC Job Reference: 20.1779

Dear Sir / Madam,

**RE: EXTENSION APPLICATION UNDER SECTION 86 OF THE *PLANNING ACT 2016***

**1A NORTHMORE STREET, MITCHELTON QLD 4053 AND DESCRIBED AS LOT 1 ON RP808966**

**COUNCIL APPLICATION REFERENCE: A005809470**

## **1. INTRODUCTION**

This correspondence has been prepared by Gaskell Planning Consultants on behalf of Southern Cross Care Queensland Qld Ltd, the applicant, in accordance with section 86 of the *Planning Act 2016* to request an extension to the currency period of development approval A005809470.

The applicant seeks a three (3) year extension to the currency period, from 10 December 2026 to 10 December 2029.

The approval relates to land at 1A Northmore Street, Mitchelton QLD 4053, formally described as Lot 1 on RP808966. The development approval was decided by Planning and Environment Court Judgment No. 726 of 2022, delivered on 25 March 2023, and relates to a change to a development permit for a Material Change of Use for Retirement Facility, Multiple Dwelling, Community Care Centre and Child Care Centre, Development Permit to Carry out Building Work and Preliminary Approval for Operational Works for Filling and Excavation.

The current currency period for the approval expires on 10 December 2026.

The purpose of this request is to preserve the applicant's ability to progress the approved development, while allowing sufficient time to complete ongoing feasibility, design and market review work and, if required, lodge a future change application to refine aspects of the approved design.

## 2. EXISTING DEVELOPMENT APPROVAL

Council granted development approval A004808980 on 10 September 2018 with a currency period of six (6) years or until 10 December 2024 (not including extensions granted to currency periods by Regulation through the COVID 19 extensions). The following permits were included as part of this development approval:

- Development Permit for Material Change of Use for Retirement Facility, Multiple Dwelling, Community Care Centre and Child Care Centre
- Development Permit to Carry out Building Work in the Flood Overlay
- Preliminary Approval for Operational Works for Filling and Excavation in the Waterway Corridor Overlay, Flood Overlay and Biodiversity Areas Overlay.

On 25 March 2023, a further development approval (REF: A005809470), was decided by Planning and Environment Court Judgment No. 726 of 2022. This approval authorised a change to a development permit for a Material Change of Use for Retirement Facility, Multiple Dwelling, Community Care Centre and Child Care Centre, together with a Development Permit to Carry out Building Work and Preliminary Approval for Operational Works for Filling and Excavation.

## 3. EXTENSION REQUEST

### 3.1 Basis for Extension Request

Since the approval was granted, prevailing economic and market conditions have affected the timing and viability of delivering the approved development. In particular, elevated construction costs, labour and material supply constraints, increased interest rates, changes in market demand and broader economic uncertainty have all influenced the applicant's ability to proceed within the existing currency period.

In response to these conditions, the applicant has continued to review the approval to ensure that the development remains responsive to contemporary market demand, operational requirements and the needs of the Mitchelton locality.

It is anticipated that a future change application may be submitted to refine aspects of the approved development. However, the underlying use, planning intent and overall development outcome are expected to remain generally consistent with the existing approval.

The requested three (3) year extension is therefore sought to provide sufficient time for the applicant to:

- complete ongoing feasibility and market review work;
- finalise the preferred delivery strategy for the site;
- prepare any necessary supporting documentation;
- lodge a future change application if required; and
- maintain a clear and orderly pathway for delivery of the approved development.

The applicant has not abandoned the approval. Rather, it has continued to actively review and progress the project through feasibility assessment, design review, master planning and consideration of the most appropriate delivery model for the site. This demonstrates a genuine and continuing commitment to the delivery of the approved development.

### 3.2 Relevant Matters for Consideration

Section 87(1) of the *Planning Act 2016* provides that, in assessing an extension application, the assessment manager may consider any matter the assessment manager considers relevant, even if that matter was not relevant to the original assessment of the development application.

In this instance, the following matters are considered relevant to Council's assessment of the extension application:

- The requested three (3) year extension is reasonable and proportionate having regard to the nature and scale of the approved development.
- The extension will provide the applicant with sufficient time to complete the necessary project review, feasibility and financing work required to progress the approval.
- The delay in progressing the development has been influenced by external economic conditions, including elevated construction costs, interest rate increases, labour and material supply constraints and broader market uncertainty.
- The applicant has continued to invest time and resources in reviewing the approved development and remains committed to progressing the project.
- The approval remains generally consistent with the planning intent for the subject land.
- The subject land remains appropriately zoned and suitable for the approved development.
- There are no known amendments to Brisbane City Plan 2014 that would materially affect the suitability of the approved development.
- A review undertaken by Gaskell Planning Consultants indicates that, if the application were remade today, the proposal would continue to have strong planning merit and would likely be capable of approval subject to similar conditions.
- The approval continues to reflect a development outcome reasonably anticipated for the site and locality.
- There have been no material changes to infrastructure, servicing or access arrangements that would prevent or materially compromise delivery of the approved development.
- The approved development continues to respond appropriately to the surrounding urban context and built form outcomes envisaged for the locality.
- Southern Cross Care Queensland Qld Ltd has invested considerable funds in the preparation of architectural plans and supporting technical reports for the approved development. The requested extension will allow the applicant to continue to rely on that work as part of the orderly progression of the project.
- The extension would not prejudice Council's ability to assess any future change application on its merits.

Having regard to the above, there are no planning grounds that would warrant refusal of the requested extension. The approved development remains appropriate for the site and the requested extension will support the orderly and efficient progression of the project.

#### 4. CONCLUSION

This correspondence has been prepared by Gaskell Planning Consultants on behalf of Southern Cross Care Queensland Qld Ltd in accordance with section 86 of the *Planning Act 2016* to request a three year extension to the currency period of development approval A005809470, from 10 December 2026 to 10 December 2029.

The approved development remains consistent with the relevant planning framework and continues to represent an appropriate development outcome for the subject land. The applicant's ability to progress the development within the current currency period has been affected by economic and market conditions, including increased construction costs, labour and material supply constraints, increased interest rates and broader market uncertainty.

Notwithstanding these challenges, the applicant remains committed to progressing the development. The requested extension will provide sufficient time to complete ongoing project review and feasibility work and, if required, prepare and lodge a future change application to refine aspects of the approved design.

Having regard to the continued planning merit of the approval, the applicant's ongoing commitment to the project and the absence of any material change in planning circumstances that would undermine the approval, the requested three year extension is considered reasonable and appropriate.

Accordingly, it is respectfully requested that Council approve the extension application and extend the currency period of development approval A005809470 to 10 December 2029.

We look forward to receiving Council's written agreement to extend the currency period as requested. Please do not hesitate to contact Simon Grice from Gaskell Planning Consultants on (07) 3392 1911 should you have any questions.

Yours sincerely,



**Simon Grice**  
Director