urbis.com.au
Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)
Urbis Ltd
ABN 50 105 256 228

BCC DS
RECEIVED
14-NOV-2026
APPLICATION REF
A007150901

13 November 2026

Assessment Manager
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Dear Sir/Madam,

Extension application. 81 Pinelands Road, Sunnybank. Council ref: A004542247

In accordance with Section 86 of the *Planning Act 2016* and on behalf of All Bright Builders Pty Ltd please accept this extension application to extend the currency period for the Development Permit for a Material Change of Use (Dwelling House, on small lots, and Multiple Dwelling) and Reconfiguring a Lot at 81 Pinelands Road Sunnybank approved by Council on 12 February 2018.

The applicant seeks an extension to the currency period until 22 December 2028. In support of this request, we have enclosed the following as required under Section 86(2) of the *Planning Act 2016*:

- A completed application form, via Brisbane City Council's online application interface;
- Owner's Consent

This letter sets out grounds for the requested extension, and relevant matters for assessment, as per Section 87 1) of the *Planning Act 2016*.

The approval was given under the *Sustainable Planning Act 2009*, and we calculate the current approval will lapse on 22 December 2026, as below.

1 Current lapse date

Although the original approval was subject to a change application (A005927777) in February 2022, the relevant history for the approval's currency relates to the 'related approvals' that have taken place for the purpose of Section 341 (4) of the Sustainable Planning Act 2009. These provisions continue to have effect due to transitional provisions in the *Planning Act 2016*, under Section 299.

On their own, related approvals allow for a currency period to 22 December 2024. As the approval was current at the time of the extensions granted under s275R of the *Planning Act 2016*, an additional 24 months is applied. As such, the approval is current until **22 December 2026.**

We summarise the timing and effect of related approvals below at Table 1.

Approval reference	**Effect of approval on lapse date**
A004542247: Original development permit**:** 12 February 2018. MCU and RoL aspects each have 48 month relevant period stated in decision notice.	**12 Feb 2022**
A005008548: Operational Works, compliance assessment – Granted 19 October 2018.	**19 October 2022**
A005276452 – Operational Works, compliance assessment – Granted 20 September 2019.	**20 September 2023**
A005612332 Operational Works, compliance assessment – Granted 22 December 2020.	**22 December 2024**
Extensions under s275R of the *Planning Act 2016*	**22 December 2026**

2 Grounds for extension and requested currency period

2.1 Construction progress

- Construction of the project commenced in 2021, following the condition compliance activity referred to above. Construction focussed on earthworks and construction of early dwelling houses, with dwellings well progressed by late 2023. This period coincided with significant building cost challenges;
- The work completed demonstrates a genuine intent to complete the approved development.

2.2 Prelodgement engagement

- Plans to act upon the approval are well advanced. The applicant has actively engaged Urbis, for town planning advice including for a pre-lodgement meeting in July 2026 (ASR-19056-H8J). The meeting discussed changes to the existing approval in order to respond to the challenges associated with construction costs and project feasibility discussed in Item 2.1 above.

- The applicant has engaged Blight Rayner to prepare architectural plans. The intent is to progress contemporary options for design of the multiple dwelling portion of the approval;
- The prelodgement meeting discussed the prospect of an extension request, and the concept was supported in principle.

2.3 Planning scheme updates

The recent 'More Homes, Sooner' amendment was adopted to Version 37 of Brisbane City Plan 2014. Amendments highlight the importance of delivering housing on well-located sites. The site is located opposite the District Centre zone and does meet the definition for a Key Location, being within 400m walking distance of land in the District Centre Zone. The approval in place represents well located housing and should therefore be supported.

3 Conclusion

I trust this information assists Council to consider the extension request. The applicant requests that a fee quote is issued as soon as possible in order to allow the applicant to pay the required fee. We understand the applicable fee, under the 2026-27 Fees and Charges Schedule is **$2,250.**

If you have any questions regarding the attached material, please do not hesitate to contact the undersigned or Andrew Kennedy on (07) 3007 3800.

Yours sincerely,



Michael Cattoni
Director
+61 7 3007 3850
mcattoni@urbis.com.au