



Thursday, 16 May 2024

Our Ref: 402505
Your Ref: A005805492 (originally - A004366831)

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

Dear Sir/Madam,

Application for Extension of Currency Period of the Development Approval over 170 Linkfield Road, Bridgeman Downs QLD 4035

Current Approval: Development Permit for Reconfiguring a Lot (1 into 19 Lots Plus Drainage Reserve and New Road) and Preliminary Approval for a Material Change of Use (Override the Planning Scheme (Houses Self Assessable in Rural Zone))

Approval Number: A004366831 (Extension Approval – A005805492)

Development Site: 170 Linkfield Road, 41 Splendid Drive, 53 Executive Way, and 28 Perfect Place, Bridgeman Downs 4035 (Described as Lot 13 on SP122601, Lot 500 on SP325805, Lot 505 on SP324971, and Lot 900 on SP324968)

We, on behalf of the applicant (Bridgeman Downs Pty Ltd), hereby request the extension of the currency period for both parts of this approval.

The current approval, as outlined above is for the reconfiguration of the site, with a preliminary approval for dwelling houses. The development was originally approved on the 21st September 2017 (ref: A004366831), with the reconfiguration component extended on the 1st September 2021 (ref: A005805492).

Due to the extension approval and the automatic Covid extensions, the current approval lapses on the following dates.

- Reconfiguring a Lot Component – 22nd January 2025 (includes 12-month Covid Extension); and
- Material Change of Use Component – 21st September 2025 (includes 2-years Covid Extension).

It is our intention to extend both components of the approval, so that are current until the 22nd January 2027. This means a 2-year extension to the ROL component, and a 16-month extension to the MCU component.

Regarding progress of the development, the applicant has only recently purchased the site, and no

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works or further approvals have been obtained to progress the approval. However, for the following reasons this extension application should be approved.

- This development will now form part of the larger neighbouring estate (Bridgeman Hilltop Estate), which the applicant owns and has developed 8 out of the 10 existing stages.
- An application has been made over the balance lot (created by this approval), for the creation of additional residential lots and sorting out stormwater issues.
- If this application was made currently, the level of assessment would still be the same (impact assessable).
- Council zoning and overlay mapping has changed, with the new mapping is more supportive of residential development in the area.

Based on the above, there is no reasonable argument for refusing this extension request.

Given the above reasoning, council should have no issue extending both components of this development approval. Should you require further clarification with regards to this matter, please do not hesitate to contact our Brisbane office on 3666 4700.

Yours faithfully



Madeleine Benders
Town Planner