

Extension Application Town Planning Assessment



1. Introduction

This town planning assessment is prepared in respect of an Extension Application made to Brisbane City Council (the responsible entity) pursuant to section 86 of the *Planning Act 2016* (the **Planning Act**).

The Extension Application relates to the current development approval granted by Brisbane City Council over the site, by way of a Decision Notice (pursuant to Section 83 of the Planning Act) dated 8 August 2025 over land at 27 Lorne Street and 26-32 Samford Road, Alderley for a Development Permit for a Material Change for Multiple Dwelling (38 Units) and Centre Activities (Office) (Council Reference: A0066769348). The current development is included within **Attachment A**.

The Extension Application is made in accordance with the requirements for Extension Applications pursuant to section 86(1)-(3) of the Planning Act, as it is made in the approved form and accompanied by the written consent of the owner (**Attachment C**) and the required fee will be paid upon receipt of Council's fee quote to be issued following lodgement.

2. Background

2.1 Approval Background

2.1.1 Original Development Approval

The development approval (Council Reference: A004217560) over the site at 27 Lorne Street and 28 Samford Road, Alderley (Lot 3 on RP96856, Lot 5 on RP163102 and Lot 102 on RP20288) was granted by Brisbane City Council by way of a Decision Notice on 9 August 2016. The development approval was for a Development Permit for a Material Change for Multiple Dwelling (38 Units) and Centre Activities (Office) (268m²).

The development approval comprised a six (6) storey mixed-use building with office tenancy at ground floor (268m²), apartments (38 Units) and communal open space at ground floor and in the storeys above, a rooftop communal area, and carparking at the ground and basement levels.

The development application was subject to Impact Assessment and received one (1) properly made submission throughout the public notification period.

There was no referral jurisdiction for the original application.

2.1.2 Other Change Application

On 14 December 2020 the Applicant submitted a Change Application (Other Change) to Brisbane City Council to change the development approval (Council Reference: A004217560) over the site.

The change application primarily involved developing the corner lot at 32 Samford Road, Alderley in line with the existing development approval (A004217560) adjoining this lot. The corner lot had been acquired by the Applicant since the original development approval, and the Change Application intended to complement that approval by completing the built form to the corner lot.

Consistent with the original development approval, a mixed-use outcome was sought over the site, with ground level centre activities (office) and five (5) storeys of multiple dwellings above the ground level uses. A total of 12 additional multiple dwellings (total of 51 x units) and 188m² of centre activities (office) (total GFA of 456m²) were approved as part of the Change Application.

Various other changes to the approved built form related to minor changes required to integrate the proposed extension with the approved built form, and modifications at basement level to improve car

park functionality and accommodate the additional parking required to service the additional multiple dwellings on the corner lot.

Brisbane City Council granted the approval for the Change Application (Other Change) on 11 June 2021 (Council Reference: A005613148).

2.1.3 Change Application (Minor Change)

On 14 December 2023 the Applicant submitted a Change Application (Minor Change) to Brisbane City Council to change the development approval over the site.

The Change Application included various design changes as a consequence of ongoing detailed design. The fundamental design and operational aspects of the development remained consistent to the original development approval and continued to represent a 6-storey multiple dwelling and centre activity (office) outcome on ground level.

The Minor Change approval was granted by Brisbane City Council by way of a Decision Notice dated 6 June 2024 (Council Reference: A006427065). The Approved documentation (Plans and Conditions Approval Package) pursuant to A006427065 is included within Attachment A.

The development application for the approval was subject to Code Assessment, and therefore public notification was not triggered during the assessment of the minor change application.

2.1.4 Extension Application(s)

An extension approval (Council Reference: A005431104) was granted by Brisbane City Council on 8 May 2020. The approved currency period for the development approval was extended two (2) years, (24 months) until 9 August 2022. As a result of the Covid-19 pandemic (applicable event) automatic extensions granted by the Planning Minister, the development approval was automatically extended until 9 August 2024.

A further extension approval was granted by Brisbane City Council on 28 August 2024, extending the currency period to **9 August 2026** (Council Reference: A006569710).

The extension to the currency period provides an indication of Council's view that the approval is consistent with the codes and outcomes of the City Plan at the time of the extension application, and is in keeping with community expectations.

2.1.5 Minor Change Application (Current Development Approval)

On 9 May 2025 the Applicant submitted a Change Application (Minor Change) to Brisbane City Council to change the development approval over the site.

The Change Application included various design changes as a consequence of ongoing detailed design and changes in market conditions since the original development approval was granted. The Minor Change Application sought to continue to represent a 6-storey multiple dwelling and commercial (office) outcome on ground level, generally consistent with the approved development. Changes to the development approval notably included a revised Booster/Hydrant location, change in tenancy configuration, change in fire stairwell configuration and change in basement realignment to the northern boundary (with the built form aspects remaining generally consistent).

The Minor Change approval was granted by Brisbane City Council by way of a Decision Notice dated 8 August 2025 (Council Reference: A0066769348). A copy of the current development approval is included in **Attachment A**. The Decision Notice for the development approval specifies the currency period for this development approval is taken to be the period set by the original

development approval granting the development to occur or a further extension period as issued under the Act (i.e. **9 August 2026** pursuant to the Extension Application A006569710).

2.2 Comparison of Relevant Planning Designations

Table 1 provides a comparison of the town planning designations applicable to the site at the time the Original Development Application was made (City Plan version 03.00/2016), the time that the first Extension Application was made (City Plan version 18.00/2020), at the time that the Other Change Application was made (City Plan version 20.00/2020), at the time that the first Minor Change Application was made (version 29.00/2023), at the time that the second Minor Change Application was made (City Plan version 32.00/2025), and at the time that this Extension Application was made and the concurrent third Minor Change Application (version 35.00/2025)

The site is subject of the Brisbane City Plan 2014 (the City Plan), version 35.00/2025 at the time of lodgement of this Extension Application, pursuant to which the following key planning designations apply. It is noted that the City Plan Version (35.00 / 2025) remains unchanged from the current Minor Change Approval to the lodgement of this Extension Application.

Table 1 – Town Planning Designations						
	Original Application	Extension Application 1	Approved Other Change Application	Approved Minor Change Application 1	Approved Minor Change Application 2	Proposed Extension Application 2
	City Plan v03.00/2016	City Plan v18.00/2020	City Plan v20.00/2020	City Plan v29.00/2023	City Plan v32.00/2025	City Plan V35.00/2025
Zone	District Centre (District) Zone	District Centre (District) Zone	District Centre (District) Zone	District Centre (District) Zone	District Centre (District) Zone	District Centre (District) Zone (Unchanged)
Neighbourhood Plan	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct)	Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct) (Unchanged)
Overlays	<ul style="list-style-type: none"> • Airport Environs Overlay • Bicycle Network Overlay • Critical Infrastructure and Movement Network Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Air Quality Corridor Overlay • Transport Noise Corridor Overlay 	<ul style="list-style-type: none"> • Airport Environs Overlay • Bicycle Network Overlay • Community Purposes Network Overlay • Critical Infrastructure and Movement Network Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Air Quality Corridor Overlay • Transport Noise Corridor Overlay 	<ul style="list-style-type: none"> • Airport Environs Overlay • Bicycle Network Overlay • Community Purposes Network Overlay • Critical Infrastructure and Movement Network Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Air Quality Corridor Overlay • Transport Noise Corridor Overlay 	<ul style="list-style-type: none"> • Airport Environs Overlay • Bicycle Network Overlay • Community Purposes Network Overlay • Critical Infrastructure and Movement Network Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Air Quality Corridor Overlay • Transport Noise Corridor Overlay 	<ul style="list-style-type: none"> • Airport Environs Overlay • Bicycle Network Overlay • Community Purposes Network Overlay • Critical Infrastructure and Movement Network Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Air Quality Corridor Overlay • Transport Noise Corridor Overlay 	<ul style="list-style-type: none"> • Airport Environs Overlay • Bicycle Network Overlay • Community Purposes Network Overlay • Critical Infrastructure and Movement Network Overlay • Road Hierarchy Overlay • Streetscape Hierarchy Overlay • Transport Air Quality Corridor Overlay • Transport Noise Corridor Overlay (Unchanged)

As identified above (**Table 1**), the designations applicable to the site since the current development approval (pursuant to Version 32.00 / 2025) to the lodgement of this Extension Application remains unchanged.

3. Request to Extend the Currency Period

The purpose of this correspondence is to formally request an extension to the currency period prior to the end of the currency period for the development approval (i.e. **9 August 2026**).

An extension of eight (8) months is requested to provide the Applicant with sufficient time to complete the under-construction development (noting works have significantly progressed onsite as demonstrated within **Figure 1** below).

Consequently, the Applicant requests that the currency period for the development approval be extended to **9 February 2027**.

3.1 Grounds for Request

The grounds for the request to extend the currency period include the following:

- The Applicant is committed to the development outcome, noting that construction has substantially progressed onsite (as demonstrated within **Figure 1** below), with completion anticipated in the late 2026. Notwithstanding that intended timeframe, some extra allowance is sought to account for any potential construction delays (and to avoid the need to make a subsequent extension application).



Figure 1 – Aerial Photo of Subject Site (dated March 2026) – demonstrating construction works onsite
(Source: NearMap, 2026)

- The time remaining until the approval lapses does not allow sufficient time to finalise construction of the approved development. There are approximately two (2) months remaining until the approval lapses. The Applicant is therefore seeking an extension to the currency period to reflect the time required to finalise construction of a development of this scale, with comfort regarding the statutory timing of the approval.

- As a consequence of construction being substantially progressed onsite, the Applicant has actively been progressing towards delivering and completing the approved development and has subsequently obtained (and lodged) separate compliance assessment applications (pursuant to relevant conditions of the development approval) over the site. These notably include the following:
 - A005823742 (Decided: 8 September 2021) – Request for Compliance Assessment (Construction Management Plans)
 - A006568678 (Decided: 24 August 2024) – Request for Compliance Assessment (Construction Management Plan)
 - A006584245 (Decided: 16 August 2024) – Request for Compliance Assessment (External Materials and Finishes)
 - A006589614 (Decided: 10 September 2024) – Request for Compliance Assessment (Filling and/or Excavation)
- If approved, the currency period will allow for the delivery of the development approval, being a high-quality residential-led development outcome within an area, which intends to accommodate urban purposes. The proposed development supports the urban consolidation and intensification of development in proximity of three (3) major roads (including Enoggera Road, Samford Road and South Pine Road) and will contribute to the creation of a vibrant and active streetscape environment.
- The development outcome will facilitate efficient use of the land and is in keeping with reasonable community awareness and expectations.
- Approval of the Extension Application would advance the purpose of Planning Act, which is to establish an efficient, effective, transparent, integrated, coordinated and accountable system of land use planning, development assessment and related matters.
- The proposal complies with the South East Queensland Regional Plan. Shaping SEQ 2023 recognises the significant housing supply issues faced in South East Queensland and specifies a target of 210,800 additional homes to be provided within the Brisbane Local Government Area (LGA) between 2021 – 2046. The proposed development for a Material Change of Use comprises a residential component thus contributing to the supply of housing within Brisbane and towards this goal, while also remaining responsive to the changing Alderley character and providing a range of uses beneficial to future residents and existing residents in the surrounding locality.
- As outlined within **Section 3.2** above, the Minor Change Application (assessed under Version 32.00 / 2025) is consistent with the assessment benchmarks of the current City Plan (v. 35.00 / 2025), as demonstrated by **Section 4** below.
- The preparation, lodgement and assessment of a new application for the development of the site, based on the discussion in **Section 4**, would therefore represent an onerous and time-consuming repetition of an assessment process that has already been completed, with no material difference in outcome.
- Brisbane City Council have released several land use intent strategies, to facilitate delivering sustainable growth outcomes through numerous key strategic planning documents and guidelines. The proposed development notably responds to “Brisbane’s Sustainable Growth Policy” which includes (amongst others) the following key housing priorities.

- Housing supply for our growing and evolving city;
 - Housing diversity and affordability;
 - Right housing in the right locations; and
 - Sustainable, liveable and well-designed subtropical homes.
- The Sustainable Growth Strategy importantly recognises that existing urbanised areas within Brisbane will need to adapt and develop to be able to accommodate increased densities. In response to the Growth Strategy, the proposal will provide housing opportunities to cater for population growth in a well-connected and serviced locality.

4. Assessment of Request

Under section 87(1) of Planning Act, the assessment manager, in considering an extension application, is to have regard to the following:

87 Assessing and deciding extension applications

(1) When assessing an extension application, the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to assessing the development application.

An assessment against section 87(1) of the Planning Act is provided as follows:

- As outlined within **Section 3** above, the extension request is required to allow sufficient time to facilitate construction of the development (noting construction has notably progressed over the site with the project nearing completion).
- As demonstrated within **Table 1** above, the current development approval (Minor Change) was lodged and assessed under Brisbane City Plan 2014 (Version 32.00 / 2025) and more specifically, the applicable provisions of the District Centre Zone Code, Enoggera District Neighbourhood Plan (Alderley Shopping Centre Precinct), Centre or Mixed Use Code, Multiple Dwelling Code and other relevant secondary and overlay codes.
- As demonstrated by **Table 1**, there are no changes to the key designations application to the site between Version 32.00/2025 of the City Plan and the current City Plan (Version 35.00/2025). Therefore, an assessment under the current City Plan would be consistent with that of the development approval.
- As such, if the development application was to be remade under the current City Plan the application would be assessable against the applicable provisions of the District Centre Zone Code, Enoggera District Neighbourhood Plan Code, Centre or Mixed Use Code, Multiple Dwelling Code and other secondary and overlay codes, consistent with the development approval.
- A review of the applicable codes under both Version 32.00/2025 of the City Plan and the current City Plan (Version 35.00/2025) has revealed that there have not been substantial changes to the provisions applicable to the assessment of the development from a land use and built form perspective.

The planning framework continues to anticipate a mix of uses including residential and centre activities (such as retail, commercial, etc), and continues to anticipate a range of density in the area. The development will continue to comply with the relevant Performance Outcomes and Acceptable Outcomes under the applicable assessment benchmarks.

- The original development application did not require referral to the State Assessment and Referral Agency (SARA). If the development application was made under the current planning framework it would also not trigger referral to the State Assessment and Referral Agency.
- The extension application does not interfere with current State policies and interests. The approved development continues to comply with and advance the outcomes of the State Planning Policy and the South East Queensland Regional Plan (ShapingSEQ 2023). Please refer to **Section 3**.
- On the basis of the above points, the preparation, lodgement and assessment of a new application for the development of the site would represent an onerous and time-consuming repetition of an assessment process that has already been completed, with no material difference in outcome.

5. Summary

On the basis of the above assessment, a decision to extend the currency period for the development approval would not, in our opinion, allow development to be carried of a type, form or scale that is not reasonably contemplated by the current planning scheme. The preparation, lodgement and assessment of a new application for the development of the site would represent an onerous and time-consuming repetition of an assessment process that has already been completed.

With regards to the above matters, the requested extension to the currency period ought to be approved given:

- The planning framework applicable at the time the Minor Change Application was lodged is consistent with the planning framework applicable at the time this request was made, and the development complies with the relevant aspects of the planning framework applicable at the time this request was made;
- The extension request does not interfere with current State policies or interests;
- If the application was remade it would not trigger assessment to the State Assessment and Referral Agency, consistent with the original application;
- The current circumstances relevant to the site and assessment of the Extension Application.