

Date: 29 September 2026
Your Ref: A003973004
Our Ref: 707182.003.1.1

Attention: CHIEF EXECUTIVE OFFICER

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Submitted via Online Portal

Dear Sir / Madam,

RE: REQUEST FOR AN EXTENSION APPLICATION TO EXTEND A CURRENCY PERIOD FOR A003973004 BEING A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (ONE (1) INTO THIRTEEN (13) LOTS, DETENTION BASIN, NEW ROAD, EASEMENT AND BALANCE LOT IN TWO (2) STAGES) AT 373 HAWKESBURY ROAD, ANSTEAD 4070 DESCRIBED AS LOT 3 ON RP117276

We refer to Planning and Environment Court Appeal Number 2902 of 2019, Consent Order dated 3 December 2021 and Brisbane City Council's Decision Notice Number A003973004, permitting a Development Permit for Reconfiguring a Lot (One (1) Lot into Twelve (12) Lots, detention basin, new road, easements and balance lot over 2 stages) at 373 Hawkesbury Road, Anstead described as Lot 3 on RP117276.

MNG (on behalf of the Applicant, Andrew Tunny) is seeking an extension to the relevant period, pursuant to s 86 of the *Planning Act 2016*.

Currency Period

In accordance with s 85 of the *Planning Act 2016*, no currency period is stated in the aforementioned approval and therefore the relevant currency period is four (4) years (to 3 December 2025). Additionally, a 12 month extension is relevant due to COVID-19 applicable event 1/2021. The resultant date which the approval will lapse without extension is 3 December 2026.

Currency Period Extension Justification

The applicant has been consistently and actively progressing work in line with the reconfiguration approval as summarised below. The need for additional time relates primarily to the cumulative approval and implementation pathway rather than inactivity by him. Accordingly, there is now insufficient time to complete the project prior to December 2026.

- Initial consideration of environmental matters and engineering design (2022)
- The project could not progress directly to detailed engineering design as matters related to the interface between the Vegetation Management Plan amendments and the civil engineering design required resolution to resolve conflicts (2023). This contributed to significant delays in progressing engineering works.

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- Engineering design was then progressed and a range of approvals for stormwater, signs and line marking, internal and external roadworks and earthworks were approved by Council through 2024, 2025.
- Land sales contracts, disclosure plans, marketing and pre-sales activities progressed (2026), all of which relied on resolution of the above listed matters.

A more detailed chronology of the activities undertaken to progress the development from approval to date can be provided to Council if needed.

As Council would expect, the applicant has made substantial financial commitments to the progression of the development to achieve necessary approvals and to secure required pre-sales. A civil contractor has been selected (Genesis Civil Pty Ltd), and the applicant is nearing construction commencement of Stage 1. To allow the development to progress to construction the applicant is seeking an extension to the currency period.

Requested Currency Period Extension

On behalf of the applicant, we request an additional four (4) years from the date the approval lapses, being 2 December 2026. The requested extension, if approved, will extend the currency period to 3 December 2030, which is considered adequate time for the development to have substantially progressed, if not be completed.

To assist the Brisbane City Council in the assessment requested, please find attached the following:

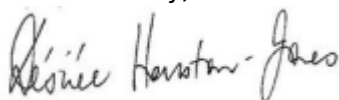
- The Department of State Development, Infrastructure, and Planning – Extension application under section 86 of the *Planning Act 2016* Form, included as **Appendix A**;
- Current Title of the premises, included as **Appendix B** demonstrating that the applicant is the current owner of the premises;
- A copy of Planning and Environment Court Order (No. 2902 of 2019) dated 3 December 2021 as **Appendix C**.

In accordance with Brisbane City Council's current *Development Assessment and Compliance Fees 2026-27*, the application fee for the request is \$2,250.00. We ask that Council please confirm the application fee and issue a fee statement for payment by the applicant.

It is requested Council decide this application for extension to the currency period in accordance with s 87 of the *Planning Act 2016*, and we look forward to receiving your decision at your earliest possible convenience. In the interim, we would be happy to discuss this application with Council as needed.

Should you require any further assistance in relation to this matter, please contact Désirée Houston-Jones of MNG on phone number (07) 3842 1000.

Yours faithfully,



Désirée Houston-Jones
Planning Director - QLD