

21 April 2026

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

Via Email: dalodgement@brisbane.qld.gov.au

Council Reference: A004135572

Dear Sir/Madam,

RE: Request to Extend the Currency Period – Material Change of Use for a Multiple Dwelling and Office at 32 Bellevue Parade, Taringa

We write in accordance with Section 86 of the Planning Act 2016, to request an extension to the Currency Period of the above Development Approval. The original approval was granted on 11 November 2016 (Vide A004135572) and since then has been subject to a combined Minor Change and Extension Application and further Extension Application.

The approval relates to a Development Permit for a Material Change of Use for a Multiple Dwelling (14 Units) and Office over land at 32 Bellevue Parade, Taringa.

The site contains a history with respect to Development Approvals, which is explained in detail below, however, of importance, the Development Approval as it stands is current until **11 May 2026**. This date considers extensions granted via the Minister's 1 September 2021 and 29 April 2022 Applicable Event Notices.

An extension is sought to the Currency Period of the Development Approval as the period remaining is not sufficient to allow the approval to be acted upon.

An additional **two (2) year** extension is sought. This extension is considered to provide a reasonable timeframe to undertake all necessary works associated with acting upon the approval. As such an extension to the currency period of the Development Approval to **11 May 2028** is sought.

Upon receipt of Council's fee quote, payment of the relevant application fee shall be made.

1.0 Site Details

The subject site is located at 32 Bellevue Parade, Taringa and is formally described as Lot 10 on RP80449.

The site is contained within the established residential area of Taringa, within close proximity to transport infrastructure and centre uses.

The subject site has an area of 911 square metres and is covered by the Low-Medium Density Residential (2 or 3 Storey Mix) Zone. The site is also subject to the requirements of the Taringa Neighbourhood Plan.

Immediately adjoining and surrounding land is contained within the Low-Medium Density Residential (2 or 3 Storey Mix) Zone. Sport and Recreation Zoned land is identified to the east and north, fronting Indooroopilly Rd.



Figure 1: Subject Site Aerial (Source: NearMap, image dated 12 March 2026)

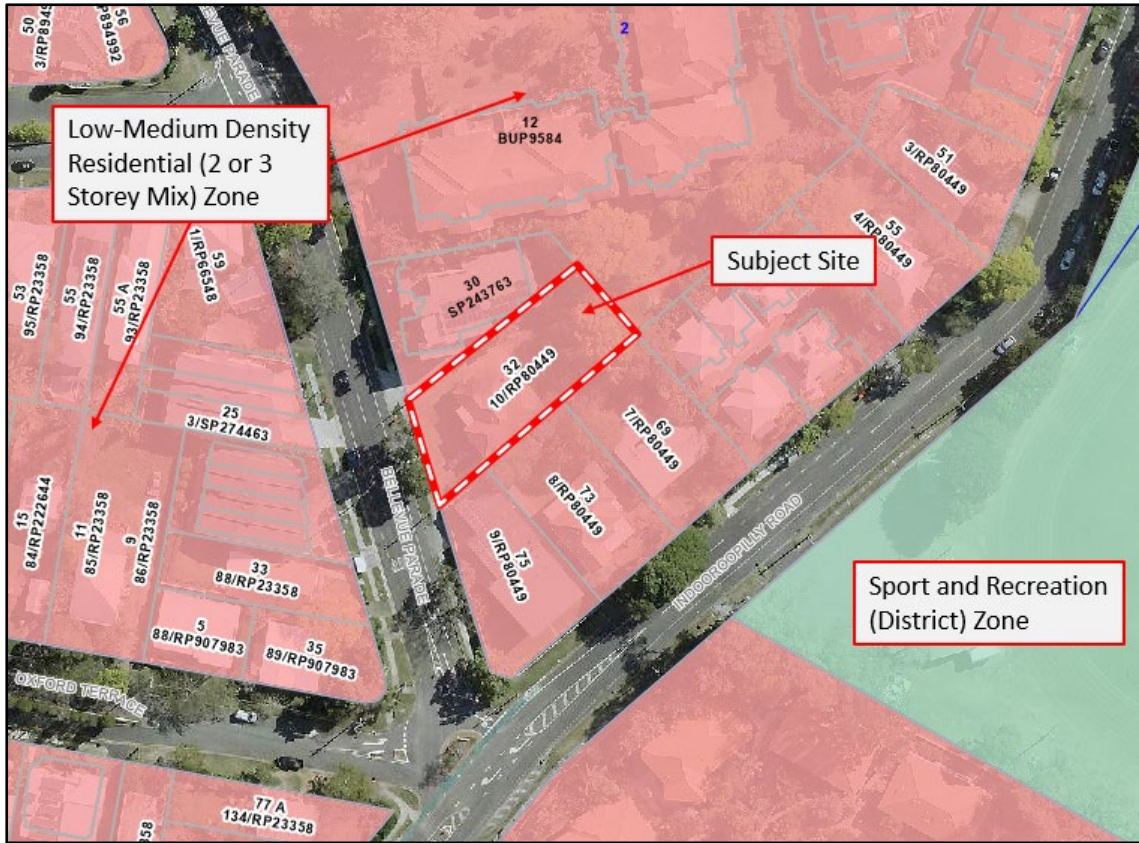


Figure 2: Zoning Context Map (Source: BCC Interactive Mapping)

Land uses near to the site are consistent with that expected for the Low-Medium Density Residential (2 or 3 Storey Mix) Zone. The subject site adjoins to the north a 3 storey unit block (figure 3), to the east or rear a 3 storey unit block (figure 4, noting the image depicts the street frontage of this adjoining unit block not the interface with the subject site) and to the south dwellings of various vintage which are orientated toward Indooroopilly Road. Directly opposite the subject site, fronting Bellevue Pde, two unit blocks extending to 3 storeys are noted, located at 25 and 29 Bellevue Pde (figure 5).



Figure 3: Adjoining 3 storey unit block at 30 Bellevue Pde (subject site identified to the right of page, containing a single storey brick house)



Figure 4: Adjoining 3 storey unit block at 12 Bellevue Pde (viewed from Bellevue Pde)



Figure 5: 3 storey unit blocks directly opposite the subject site at 25 and 29 Bellevue Pde

2.0 Development Approval

The subject site contains considerable development history.

Various Development Approvals have been granted for the development of the site over an extended period. Whilst the details of previous approvals vary, this site history is important in showing an extended history and community knowledge of the intent to develop this site. The following is the approval history as it relates to the approval currently over the site and to which this extension application relates:

- On 11 November 2016 a **Development Approval** was issued (Vide: A004135572), for a Development Permit for a Material Change of Use for a Multiple Dwelling (14 Units) and Office. The approval was assessed and approved under v1.01/2014 of City Plan 2014 and the provisions of the *Sustainable Planning Act 2009*. A 4 year currency period applied to the original approval.
- On 10 December 2020 a combined **Minor Change and Extension Application** (Vide: A005580723), was approved by the Council. The change application included alterations to detailed design of the Multiple Dwelling. The extension to the currency period was granted for a further two (2) years to 11 November 2022.
- The approval then further benefitted from the Minister's 1 September 2021 and 29 April 2022 Applicable Event Notices, which provided an extension of a total of 18 months, effectively extending the currency period to 11 May 2024.

- On 20 May 2024 a further **Extension Application** (Vide: A006510406), was approved by Council. The extension to the currency period was granted for a further two (2) years to 11 May 2026.

3.0 Request and Justification for Extension

On behalf of our client, we seek a 24 month extension to the currency period for the approved development in accordance with Section 86 of the Planning Act 2016.

Section 87(1) of the Planning Act 2016 states the following with regard to such 'extension applications':

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.

We are of the opinion that the matters discussed below are relevant considerations for the extension requested.

Consistency with Relevant Planning Scheme

The original Development Application was assessed and approved under Version 1.01 of *Brisbane City Plan 2014* (effective 12 September 2014) and the *Sustainable Planning Act 2009*.

Under the current *Brisbane City Plan 2014* (version 35, effective 5 December 2025), the site is identified within the Low Medium Density Residential Zone (2 or 3 Storey Mix) and the Taringa Neighbourhood Plan.

The *Brisbane City Plan 2014* was in place at the time of the original approval and remains the current Planning Scheme by which a new Development Application would be assessed against. The development is considered to remain in line with the intents of the relevant sections of the Planning Scheme, in particular, the Low Medium Density Residential Zone Code and the Multiple Dwelling Code. Whilst the Taringa Neighbourhood Plan has been brought into force since the time of the original Development Application, this new Neighbourhood Plan does not alter the development expectations for the subject site and is not considered to reasonably impact the outcome achievable.

Steps Taken to Carry out Development

Since approval the proposal has progressed to detailed design, in readiness for construction. The detailed design process prompted the above referenced Minor Change. The February 2022 floods, Covid 19 global pandemic and ongoing construction / labour shortages have all impacted on the construction of the project.

The developer is now readying for construction but requires time both to ensure an appropriate builder is able to be secured and that there is sufficient time for the works to take place, noting construction timeframes are currently far greater than what has historically been seen.

Community Awareness

The original application was subject to Impact Assessment and there were submissions received during the statutory notification period.

We are of the opinion that the development remains in line with the community expectation for this location, noting that the site remains within the Low Medium Density Residential Zone and a number of surrounding properties have since been developed for a similar purpose and at a similar scale to that approved over the subject site (as identified within figures 2-4). There have been multiple advertised development applications over this site and nearby sites furthering both community awareness of this project and expectations as to development.

Views of any Concurrence Agency

The original approval was not subject to referral under Schedule 10 of the *Planning Regulation 2017*.

A review of Schedule 10 of the *Planning Regulation 2017* and associated mapping has confirmed that if a new application were made, that no new referral to a concurrence agency would be required.

Cost and Time

As identified above the project maintains a suitable level of compliance with the current Planning Scheme. Considerable time and cost has been invested in the project. A new Development Application would reasonably be expected to be supported by the Council. Such an exercise places an unnecessary time and cost burden on the developer and delays the delivery of the project.

Typology that meets Current Demand

Housing supply shortages within Brisbane are well publicised. The proposal provides an opportunity for the timely delivery of a project comprising 14 x 1 bed units. The proposal provides an efficient housing typology which is believed to be in high demand and provides an opportunity for the timely delivery of much needed housing to the market.

4.0 Conclusion

We write on behalf of our client to request an extension to the Currency Period of the approval at 32 Bellevue Parade, Taringa, pursuant to Section 86 of the Planning Act 2016 ('the Act'). A consideration of 'relevant matters' in the assessment of the extension has determined that the relevant period of the approval should be extended to allow sufficient time for it to be carried out. An extension for an additional 24 month period to **11 May 2028** is considered appropriate for the approval to be completed.

We trust the information provided will assist Council in issuing a prompt decision.

Should you require any further clarification or information, please don't hesitate to contact our office on (07) 3360 4200.

Yours faithfully

URBAN STRATEGIES PTY LTD



Herbert Murphy
TOWN PLANNER