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APPLICATION REF
A007134457

16 October 2026

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

Sent via: *Online Smart Form*

Dear Sir / Madam,

RE: EXTENSION TO CURRENCY PERIOD FOR A DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT, MATERIAL CHANGE OF USE (MULTIPLE DWELLINGS), AND BUILDING WORK (MULTIPLE DWELLING) UPON LAND LOCATED AT 7 BELLAVISTA TERRACE, PADDINGTON QLD 4064 – COUNCIL REFERENCE A005070853

We write on behalf of the Applicant, *Capital Projects Pty Ltd*, with respect to the approval given over the abovementioned land approved on 23rd August 2019, with Council reference A005070853. The Applicant seeks an extension to the currency period in accordance with section 86 of the *Planning Act 2016*.

The currency period is requested to be extended by an additional four (4) years to complete the approved development.

1. Site Details

Site Address	7 Bellavista terrace Paddington QLD 4064
Lot / Real Property Description	Lot 8 on RP91406
Site Area	759m²
Zone	LMR2 Low-medium density residential (3 or 4 storey mix)
Neighbourhood Plan	Ithica district neighbourhood plan – Hillside character precinct – NPP-008
Overlays	▪ Airport environs overlay ▪ Community purposed overlay ▪ Critical infrastructure and movement network overlay ▪ Dwelling house character overlay ▪ Flood overlay ▪ Road hierarchy overlay ▪ Streetscape hierarchy overlay ▪ Traditional building character overlay ▪ Transport noise corridor overlay
Local Government Area	Brisbane City Council

2. Approval History

To assist Council with this request, the relevant Development Approval history over the site is detailed below:

- A005070853 – August 2019

  On 23 August 2019, Brisbane City Council issued a Development Approval for Reconfiguring a Lot (1 into 4 lots), a Material change of use (Multiple dwelling) and Building work (Multiple dwelling). The currency period for this Development Approval will end of 29 September 2027 (as outlined below).

3. Currency Period

The original Development Approval (A005070853) was granted on 23 August 2019 with a currency period of 6 years. The currency period would ordinarily end (inclusive of all parts under the Planning Act) on the 29 September 2025.

However, in accordance with the applicable event provisions under the *Planning Act 2016*, the Minister for Infrastructure and Planning extended timeframes for undertaking approved development as follows:

- On 8 July 2020, the Minister granted an automatic extension notice for a period of 6 months for all approvals in effect. This extension notice had the effect of extending the currency period by 6 months or until 29 March 2026.

- On 1 September 2021, the Minister granted a further automatic extension notice for a period of 6 months for all approvals in effect. This extension notice had the effect of extending the currency period by a further 6 months or until 29 September 2026

- On 22 April 2022, the Minister granted a further automatic extension notice for a period of 12 months for all approvals in effect. This extension notice had the effect of extending the currency period by a further 12 months or until 29 September 2027.

In view of the extension notices, the currency period of the approval is extended by a period of two (2) years. On this basis, the Development Approval currently expires on midnight, 29 September 2027.

4. Commencement of Work and Project Delays

We take this opportunity to advise Council that the Applicant has endeavoured to progress the project and, to date, has undertaken a number of steps to facilitate its delivery. In particular, the Applicant has progressed a range of post approval matters necessary to facilitate construction, including:

- Progressing compliance with the conditions of the Development Approval;
- Obtaining and progressing the relevant Building Approval;
- Obtaining the Operational Works Approval (A006466934);
- Progressing the required Plumbing Approvals;
- Progressing the Urban Utilities Approval for building over relevant infrastructure; and
- Undertaking the necessary investigations, design coordination and other preparatory works associated with the delivery of the approved development.

These steps demonstrate that the Applicant has continued to actively progress the project and has sought to maintain momentum towards construction in accordance with the approved development. Notwithstanding this commitment, the Applicant has unfortunately been required to put a hold on the delivery of the approval as a result of the prevailing economic environment, current market conditions, and associated financial pressures of which have impacted the feasibility of proceeding with construction in the immediate term.

Given the above, the Applicant has made the difficult decision to progress with the sale of the subject site. This decision is not reflective of any lack of commitment to the approved development, but rather is a consequence of the broader economic environment. The Applicant has sought to progress the project as far as reasonably practicable and has undertaken the necessary steps to position the site for construction. The incoming owner will benefit from the significant work already undertaken by the Applicant and will be well positioned to progress the approved development in due course.

In these circumstances, we consider it appropriate that the Development Approval be afforded a renewed currency period to provide the incoming owner with sufficient time to successfully carry out the approved development. The requested extension will provide a practical and reasonable opportunity for the project to continue to progress, under new ownership.

Importantly, the extension will ensure that the significant work undertaken to date, including progression of the construction program, Building, Plumbing, and Operational works approval, is not unnecessarily lost as a result of the current economic circumstances.

We therefore respectfully requests that Council have regard to the circumstances outlined above and grant the requested extension, providing the incoming owner with sufficient time to progress the approved development in an orderly and commercially practical manner.

5. Request to Extend the Currency Period

Section 87(1) of the *Planning Act 2016* states that the assessment manager may consider any matter that the assessment manager considers relevant, even if the matter was not relevant to the assessment of the development application.

In accordance with Section 86 of the *Planning Act 2016*, we hereby request that the currency period of the subject approval be extended from 29 September 2027 until 29 September 2031 to allow for the completion of the development.

We enclose the following documents for Council's records as part of the assessment of this request:

- DA Form – Extension application under section 86 of the *Planning Act 2016*
- Signed Landowners Consent

Should you wish to discuss the project further, please do not hesitate to contact our office.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD

Zoe Richards
TOWN PLANNER