

2 April 2026

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

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

Council Reference: A004735173

Dear Sir/Madam,

**RE: Request to Extend the Currency Period for Development Approval –
Material Change of Use for Rooming Accommodation (28 Rooms) at
2 Josling Street, Toowong**

We write on behalf of our client, Josling Projects Pty Ltd, 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 27 March 2018 (Vide: A004735173) and since then has been subject to a Minor Change application.

The approval relates to a Development Permit for a Material Change of Use for Rooming Accommodation (28 Rooms) over land at 2 Josling Street, Toowong.

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 27 May 2026. This date considers extensions granted via the Ministers Applicable Event Notices and appeal periods that followed the issue of the origination approval.

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 **27 May 2028** is sought.

The subject site adjoins two properties, a substantial student accommodation building to the south-east, and, to the south-west, a site which is currently being developed for the purpose of a 6 storey unit complex.

Further abroad, to the west, on Josling St, land uses comprise predominantly of dwelling houses. To the east, on the opposite side of Brisbane St, land uses comprise predominantly larger unit complexes. The subject site is located approximately 4km south-west of the Brisbane CBD, 400m from Toowong Village, 1.5km from the Wesley Hospital and 1.5km from The University of Queensland.



Figure 2: Aerial Photo (Source: Nearmap) – Subject Site depicted by blue arrow

2.0 Development Approval

The subject site contains a brief development history, however the details provide context of the intent to develop this site, noting that the Applicant purchased this site with its benefitting Development Approval in place. The following is the approval history as it relates to the approval currently over the site:

- On 27 March 2018 a **Development Approval** was issued (Vide: A004735173) for a Development Permit for a Material Change of use for Rooming

Accommodation (26 Rooms). The approval was assessed under City Plan 2014 and the provision of the *Planning Act 2016*. A 6 (six) year (72 month) currency period was applied to the original approval.

- On 10 June 2020 a **Minor Change** application (Vide: A005412924), was approved by Council. The change application included alterations to the detailed design of the Rooming Accommodation built form. The change application did not involve an extension to the currency period.

A review of the site history shows that the original approval received properly made submissions, no submitter appeal was lodged and the original Applicant did not make representations during the Applicant's Appeal Period, nor did the Applicant waive this period. The approval came into effect on 27 May 2018, following the conclusion of the Submitter's Appeal Period.

The approval further benefits from the Minister's 8 July 2020, 1 September 2021 and 29 April 2022 Applicable Event Notices, which provide an extension of a total of 24 months to the current period.

3.0 Request and Justification for Extension

On behalf of our client, the current land owner, 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 having consideration to *Brisbane City Plan 2014* (version 7.00, effective 3 July 2017) and the Planning Act 2016.

Under the current iteration of 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 Toowong-Indooroopilly District Neighbourhood Plan.

Brisbane City Plan 2014 was in place at the time of the original Development Application and remains the current Planning Scheme against which a new Development Application would be assessed. 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 Rooming Accommodation Code, both of which remain largely unchanged from that in force at the time of the original Development Application. Whilst changes to the Toowong-Indooroopilly District Neighbourhood Plan have been brought into force since the time of the original Development Application, these changes do not alter the development expectations for the subject site and is not considered to reasonably impact the outcome achievable for the subject site.

We note that draft amendments to the Planning Scheme have recently been public advertised and are intended to be brought into effect, providing increased opportunities and promoting greater densities of development within the Low Medium Density Residential Zone. The approval maintains consistency with the draft intent for the Zone.

Steps Taken to Carry out Development

The subject site has been purchased by the current owner with an intent toward developing the site. The project has not progressed to construction as yet for various reasons, including but not limited to the Covid 19 pandemic and labour shortages. The current land owner is however well resourced and has a strong intent toward delivering the project. The sought two year extension is considered sufficient time to allow detailed design to progress and the project be completed.

Community Awareness

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

It is reasonably considered that the community would hold some degree of awareness of the approval, given it was granted relatively recently.

The locality is noted to be evolving with a Development Application over the immediate adjoining parcel to the south-west having recently been publicly notified, approved by the Council and then construction works commencing. Whilst this adjoining approval is not related to the subject approval, it shows a clear intent toward the transition of the locality toward higher density development and as such there is a reasonable expectation for members of the community to be aware of development being expected in the locality. The adjoining approval is of a more substantial scale to that approved over the subject site, furthering the notion the approval over the subject site remains consistent with the reasonable community expectations for the locality.

Typology that meets current and future demand

Housing supply shortages within Brisbane are well publicised. The proposal provides an opportunity for the delivery of a project comprising of 28 rooms. The proposal provides an efficient housing typology which is in high demand and provides an opportunity to assist in alleviating local housing pressures.

The project is considered to be well suited students, such as those attending the nearby University, but also young professional and key workers. As the workforce is assembled for the construction of the 2032 Brisbane Olympics there will be considerable additional housing pressures, to which this project serves an opportunity to assist in easing.

Time and Cost

The project accords with current Planning Scheme intents for the site and would reasonably be expected to be approved if lodged as a new Development Application. Time delays in the delivery of the project and additional costs associated with such a process are considered unnecessary and can be avoided through the sought extension.

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.

4.0 Conclusion

We write on behalf of our client, the current land owner, to request an extension to the Currency Period of the Development Approval at 2 Josling Street, Toowong, 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 27 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**