

**Urbicus Ref:** URB19-126  
**Primary Contact:** Mark Kierpal

Chief Executive Officer  
Brisbane City Council  
PO Box 21  
Brisbane City QLD 4000

**Attention:** Dominic Hudson  
**Email:** [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au)

Dear Sir/Madam

**Property Address:** 14 Morley Street, Toowong QLD 4066  
**Property Description:** Lots 13 on RP19732 & 7 on RP883058  
**Application No:** A005354298  
**Assessment:** Extension of Time Application

On behalf of our client **Bushkids**, we lodge an *Extension Application* under Section 86 of the Planning Act 2016.

The Extension Application proposes a further currency period of **2 year** and will be assessed and decided under Section 87 of the PA2016.

The Extension Application relates to the following development approval:

- Material Change of Use:
  - Stage 1 - 'Undefined use' in an existing Pre 1946 building (Charitable Organisation and Administration with ancillary Temporary Children's Accommodation)
  - Stage 2 - 'Undefined use' for Bushkids services (Charitable Organisation and Administration with ancillary Temporary Children's Accommodation)
- Carry out Building Works:
  - Stage 1 - 'Undefined use' for Bushkids services in the Traditional building character overlay
  - Stage 2 - 'Undefined use' for Bushkids services in the Traditional building character overlay

The Extension to the Currency period was issued by Council on the 2 October 2020 and expires on 2 January 2027.

## Proposal Background

### Approval Details

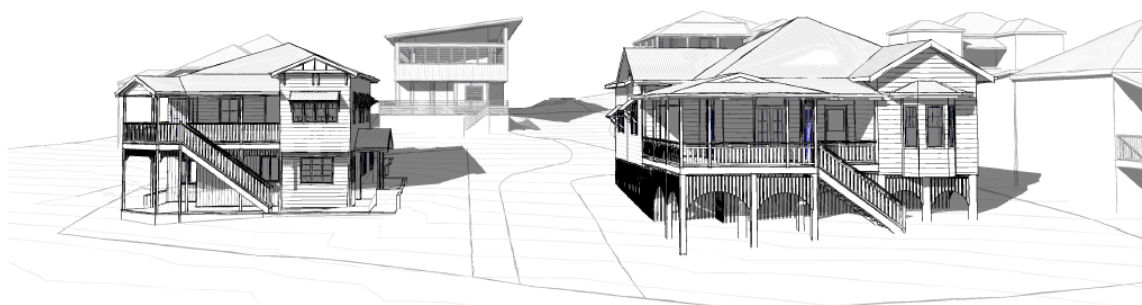
The approval is for an extension to the existing operations over the site, firstly by utilising the existing pre-war dwelling house at 14 Morley Street as a Community Care Centre. This will be retained in its original position and will maintain its traditional character representations towards Morley Street. Secondly, the proposed Building 4 is to be located at the south-east corner of the site. This will have an approximate GFA of 205m<sup>2</sup> & house a number of 'Tele Pods', which are essentially consultation rooms with phone or video conference facilities to talk with children and their families in rural communities.

### Stage 1 –

Stage 1 will incorporate the existing dwelling house located at 14 Morley Street, Toowong into the existing operations currently over the site (16 Morley Street). It is noted that as a part of this stage, the existing dwelling house will be shifted slight to the corner of the site. We note that this fills in the missing fabric of built form along the road frontage and effectively retains the existing dwelling house. The proposed development incorporates minor internal layout changes & cosmetic changes to the existing dwelling house. These changes still maintain the traditional character of the existing pre-war dwelling home at 14 Morley Street.

### Stage 2 –

Stage 2 will incorporate the balance of the site. It is noted that as a part of this stage, a new building (Building 4) and associated carparking will be constructed. The proposed construction of the new building is to expand the existing operations over the site and provide another Office space ancillary to the use by Bushkids.



### Proposed Front Perspective

Source: *LifeBox*



Bushkids Deputy-Chair, Carolyn Searle states.....

*With Economic and Government considerations, Bushkids has had to put expansion and development plans on hold over the last 4 years because of our serious concerns in relation to funding.*

*The federal government's National Redress Scheme involving Not For Profit Organisations was potentially a major threat for our organisation, which we have now navigated successfully.*

Now that Bushkids are in a position to commence the works in the near future, the balance of the currency period is not considered to be adequate to facilitate the execution of the necessary reports, documentation and quoting requirements. To clarify Funding Conditions, Federal Government grants include conditions relate to:

- Project delivery milestones;
- Procurement processes;
- Financial reporting;
- Asset ownership;
- Ongoing use of facilities;
- Repayment obligations .

As such the extension of time is integral to meet funding requirements.

**Section 87(1) of the Planning Act 2016 states that:**

*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.*

Section 87(2) of the PA2016 require the assessment manager to decide the application within 20 business days of receiving the application. Under Section 87(3) this period may be extended with the consent of the applicant. An extension will be considered by the applicant upon receipt of a request from Council.

We request that Council, as the assessment manager, consider the following matters before deciding the extension application:

- The Approval was lodged and assessed under Brisbane City Plan 2014. Under City Plan 2014 the site was included within the:
  - CR2 Character (Infill housing) Zone
  - Toowong – Indooroopilly district neighbourhood plan

No material changes were made to the Local/Neighbourhood Plan between the City 2014 schemes and the provisions of the Local/Neighbourhood Plan were and are of little relevance to the assessment of original application and the respective schemes.

Accordingly, it can be concluded that that key provisions within City Plan 2014, as they apply to the assessment of the original application and the Approval are similar. Some new planning provisions, namely in the car parking rates and deep planting provisions, have been introduced in City Plan 2014 however they do not impact on this proposal.

Accordingly, the Approval remains consistent with the intent and overall outcomes of City Plan 2014;

We kindly request that Council support the extension for a further **2 years** until the **2<sup>nd</sup> January 2029**.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Kierpal', with a stylized flourish at the end.

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