

**BCC DS**  
**LODGED**  
08/05/2025  
**APPLICATION REF**  
A006769545

**From:** Customerservice.donotreply.ofpm  
**Sent:** Thursday, 8 May 2025 5:26 PM  
**To:** dalodgement  
**Cc:** DA RECORDS  
**Subject:** Online Lodgement - Request to Change or Extend an Existing Approval - 1326 IPSWICH RD ROCKLEA QLD 4106

**Categories:** Work in Progress, s81 - Change App (minor)



# Lodgement complete

Thank you. If you need to contact Council to discuss this request please call [07 3403 8888](tel:0734038888) and quote your reference number 21362075.

## Getting started

Submission date	08/05/2025 17:25
I am making this request in relation to the	<i>Planning Act 2016</i>
I want to	Change the development approval
The change is under	s81 - Minor change
This request for a change to the development approval is as a result of	Other
Details of other change reason	Expansion of current use
The phase of delivery for the current development approval	Concept design/prelodgement (pre-construction)

Details of any proposed changes to tenancy size and/or shape and the reason why	Proposed extension to existing short-term accommodation building
Is this a RiskSMART application?	No
<b>Request details</b>	
<b>Location information</b>	
Requested lot(s)	L.907 / SP.149004 1326 IPSWICH RD ROCKLEA QLD 4106
<b>Details of existing approval</b>	
The existing approval is	Development Permit
Development permit approval type	Under <i>Sustainable Planning Act 2009 (SPA)</i>
The existing approval was assessed against	<i>Brisbane City Plan 2000</i>
The Development Approval reference number	DRS/USE/H02-837361
Date approval issued	08/04/2003
Currency period end date of the current approval	08/04/2007
Is the current approval a staged development?	No
Have there been any previous modifications/extensions to approvals for this site?	No
Are there operational works applications associated with the development approval?	No
Were any concurrence agencies involved in the approval?	Yes
Concurrence agency name	1. DTMR

Does the proposed development impact upon or require the removal of Council tree/s?	No		
<b>Change information</b>			
Proposed changes	Extension to existing Short-term accommodation building.		
The proposed changes impact	The conditions set as part of the previous approval The approved plans in the previous approval		
Detailed information about how these changes will impact on conditions set as part of the development approval	<i>Plan number being effected</i>	<i>Description of requested change</i>	<i>Justification for change</i>
	29(d)	change to car parking numbers	remains compliant with car parking rate
Does the change impact more than 10 approved plans?	No		
Detailed information about how these changes will impact on the approved plans of the previous development approval	<i>Plan number being effected</i>	<i>Description of requested change</i>	<i>Justification for change</i>
	940 SK03/G	Extension to building.	Generally complies with minimum requirements
	940 SK04/G	Extension to building.	Generally complies with minimum requirements
	940 SK05/G	Extension to building.	Generally complies with minimum requirements
Will the proposed change result in additional or new Performance Outcomes against applicable benchmarks not considered as part of the original approval?	Yes		
Additional or new Performance Outcomes against applicable benchmarks not considered as part of the original approval	<i>Identify the applicable Development Code</i>	<i>Identify the Performance Outcome being effected</i>	<i>Justification for Performance Outcome</i>
	Not applicable	Not applicable	The Short-term accommodation code does not have setback requirements.

Does the proposed change impact on any of the issues raised as formal submissions received during the public notification process?	No
Did the original or subsequent approvals include specialist reports and/or plans?	No
<b>Pre-lodgement advice</b>	
Has pre-lodgement advice been sought regarding this request?	No
<b>Applicant details</b>	
Do you have a BCC client reference number?	No
Is the request being lodged on behalf of the applicant?	Yes
<b>Lodgement contact information</b>	
Business/Trading name	Allan Van Planning
Contact name	Dan Ebert
Preferred phone number	0434812386
Email address	daniel@allanvanplanning.com.au
Postal address	PO Box 284 TOOWONG DC 4066
<b>Applicant 1 information</b>	
Business/Trading name	Timerun Pty Ltd
Contact name	Dan Ebert
<b>Owner information</b>	
Is the applicant, the owner of the land?	Yes
Are there any additional owners?	No
Do you have a current title search from the Department of Natural	No

Resources and Mines, Queensland?	
<b>Fee payment information</b>	
Is the applicant the party responsible for fee payment?	Yes
Is this application for an organisation eligible for a fee concession?	No
<b>Infrastructure Charges</b>	
Have Infrastructure Charges Notice(s) been issued with the previous Development Approval?	Yes
Have the previously issued Infrastructure Charges Notice(s) been paid?	Yes
<b>Documentation</b>	
Assessment report	change to approval report.pdf
DA Form 5	planningactform5-changeapplicationform.pdf
Full set of approved plans with changes clearly marked up	1326 ipswich road 20-02-2003 approved plans.pdf
Full set of conditions with changes clearly indicated	conditions.docx
Optional supporting documents	conditions.pdf
Optional supporting documents	1326 ipswich road 20-03-2025 for approval.pdf
<b>Declaration</b>	
Name of Organisation	Allan Van Planning
Name of signatory	Dan Ebert
Position	Town Planner
Date of declaration	08/05/2025
<b>Internal details</b>	

Case ID	21362075
Form reference	O4G4QAX4

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