



## Lodgement complete

From Customerservice.donotreply.ofpm <Customerservice.donotreply.ofpm@brisbane.qld.gov.au>

Date Fri 19/06/2026 16:02

To Daniel Krause <dkrause@ideateplanning.com.au>



# Lodgement complete

Thank you for your request. If you need to contact Council to discuss this request please call [07 3403 8888](tel:34038888) and quote your reference number 23710131.

### Getting started

Submission date	19/06/2026 16:02
Is this a RiskSMART application?	No
Has a Preliminary Approval under section 242 of the <i>Sustainable Planning Act 2009</i> or Variation Approval under the <i>Planning Act 2016</i> been issued for this proposal?	No
Are there any other development applications related to the proposed development (e.g. previous stages, change applications)?	No

### Applicant details

Do you have a BCC client reference number?	No
Is the request being lodged on behalf of the applicant?	Yes

**Lodgement contact information**

Business/Trading name	IDEATE TOWN PLANNING
ABN	33944249627
Legal/registered entity name	The Trustee for The Krause Trust
Contact name	Daniel Krause
Preferred phone number	0438498827
Email address	dkrause@ideateplanning.com.au
Postal address	PO Box 533 Varsity Lakes 4227

**Applicant 1 information**

Business/Trading name	SGNINNUB QLD PTY LTD
Contact name	Daniel Krause
Postal address	C/- Ideate Town Planning PO Box 533 Varsity Lakes 4227

**Owner information**

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 Resources and Mines, Queensland?	Yes

**Fee payment information**

Is the applicant the party responsible for fee payment?	No
Name of Person/Company to appear on fee quote and tax invoice	Sarris International Pty Ltd
Address	C/- Ideate Town Planning PO Box 533 Varsity Lakes QLD 4227
Preferred phone number	0438498827
Email address	dkrause@ideateplanning.com.au
Is this application for an organisation eligible for a fee concession?	No

### Proposal details

#### Location information

Requested lot(s)	L.1 / 437 STAFFORD RD RP.126855 STAFFORD QLD 4053
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#### Proposal information

Description of the proposal	Bob Jane T-Mart tyre centre, defined as Low Impact Industry
Site area	1772.99 m <sup>2</sup>
Did you seek prelodgement advice from Council?	No
Is the site affected by future Trunk Infrastructure as identified in the Local Government Infrastructure Plan (LGIP)?	No
Does the development involve soil disturbance?	Yes

Does the application require referral as prescribed by <i>Planning Regulation 2017</i> ?	Yes
Provide referral agency name/s and relevant trigger/s	SARA Schedule 10, Part 9, Div 4, Subdiv 2, Table 4
Has a referral response been provided for this development application?	No
Are there any existing easement/covenants within and/or adjoining the development site that are impacted by the proposal?	No
Is the subject site currently being used as a Dwelling house?	No
Does the proposed development impact upon or require the removal of Council tree/s?	No
Are you seeking guidance on how the development proposal can meet the eligibility criteria for a current Council incentive?	No
Does this request include or require the assessment of a needs assessment report?	No
Is the application a staged development?	No

**Permit details**

The application is for	Material Change of Use
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**Material Change of Use - Permit 1**

Is the application for a Development permit or a Preliminary approval?	Development permit
Is this a variation request?	No

The category of assessment is	Impact
Is this an Environmentally Relevant Activity?	No
This aspect of development includes:	Development assessment area charge
Chargeable area size	1290 m <sup>2</sup>
Information relevant to the proposed application	Site cover Gross Floor Area Building Height Car parking spaces
Proposed site cover	72.17% of site area
Proposed gross floor area	1290 m <sup>2</sup>
Proposed number of storeys of the building	2
Proposed height of the building	10.7 metres
Number of existing car parking spaces	0
Number of proposed car parking spaces	15
Use/s as defined by the Planning Scheme	Low Impact Industry

### Documentation

DA Form 1	s1_forms.pdf
Erosion Hazard Assessment Form	erosion-hazard-assessment.pdf
Planning Assessment	s2_supporting documents.pdf
Proposed Plans	s3_plans.pdf
Title Search	current_title_search_14533212.pdf

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