

Development Application Lodgement Form

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Lodge a Material Change of Use, Building Works, Reconfiguring a Lot or Operational Works for Prescribed Tidal Works development application online.

Lodgement complete

Thank you. If you need to contact Council to discuss this request please call [07 3403 8888](tel:0734038888) and quote your customer reference number **22285295**.

You will receive the information below in an email shortly.

Getting started

Submission date	21/10/2025 15:02
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	CLEGG TOWN PLANNING CONSULTANTS
ABN	15492415401
Legal/registered entity name	The trustee for P & E Planners Trust
Contact name	Graham Clegg
Preferred phone number	0407961836
Alternative phone number	0738781371
Email address	graham@cleggco.com.au
Postal address	PO Box 2144 TOOWONG BC 4066

Applicant 1 information

ACN	653322582
Entity name	ABAI UNITED INVESTMENT PTY LTD
Business/Trading name	ABAI UNITED INVESTMENT PTY LTD
Contact name	Ghulam Abbas Sharifi
Preferred phone number	0422739789
Email address	abaiunited.investment@gmail.com

Postal address	68 King Ave Willawong 4110	
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?	Yes	
Is this application for an organisation eligible for a fee concession?	No	
Proposal details		
Location information		
Requested lot(s)	L.16 / RP.80241	68 KING AVE WILLAWONG QLD 4110
Proposal information		
Description of the proposal	Material change of use - Medium Impact Industry B (Scrap metal yard), Warehouse, Outdoor sales and Shop and Reconfiguring a Lot (creation of access easements)	
Site area	14038 m ²	
Did you seek prelodgement advice from Council?	Yes	
Council reference number	A006751829	
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> ?	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?	Yes	
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 Reconfiguring a Lot	
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	9788 m² 2,164m ²
Information relevant to the proposed application	Site cover Gross Floor Area Building Height Car parking spaces Deep planting
Proposed site cover	5.6% of site area
Proposed gross floor area	709 m ²
Proposed number of storeys of the building	1
Proposed height of the building	6.3 metres
Number of existing car parking spaces	0
Number of proposed car parking spaces	13
Deep planting percentage	30 % of site area
Use/s as defined by the Planning Scheme	Medium Impact Industry Outdoor Sales Shop Warehouse

Reconfiguring a Lot - Permit 1

Is the application for a Development permit or a Preliminary approval?	Development permit
Are there previous approved stages associated with this development application?	No
Is this a variation request?	No
The category of assessment is	Code
The activity is for	Access easement
Proposed number of lots	4

Additional information

Further information about your application	Refer application material
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