

dalodgement

From: Customerservice.donotreply.ofpm
Sent: Wednesday, 23 September 2026 7:13 PM
To: dalodgement
Cc: DA RECORDS
Subject: Online Lodgement - Development Application Lodgement - 785 IPSWICH RD YERONGA QLD 4104

Categories: Maya, High Level



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 24248522.

Getting started	
Submission date	23/09/2026 19:12
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	Saunders Havill
Contact name	Michael Rush
Preferred phone number	0407145391
Email address	michaelrush@saundershavill.com
Postal address	9 Thompson Street BOWEN HILLS 4006
Applicant 1 information	
Business/Trading name	FORMPLUS PROPERTY 1 PTY LTD A.C.N. 685 033 890 TRUSTEE UNDER INSTRUMENT 724002793
Contact name	c/- Saunders Havill Michael
Preferred phone number	0407145391
Email address	michaelrush@saundershavill.com
Postal address	9 Thompson Street Bowen Hills 4006
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.509 / 785 IPSWICH RD YERONGA SL.1214 QLD 4104
Proposal information	
Description of the proposal	Material Change of Use - Office and Building Work
Site area	1092 m ²
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)?	Yes
Infrastructure networks affecting the site	Roads
List trunk identifier - Roads	ANN-RC-007
Does the development involve soil disturbance?	No
Does the application require referral as prescribed by <i>Planning Regulation 2017</i> ?	Yes
Provide referral agency name/s and relevant trigger/s	State Assessment Referral Agency
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 Building Works
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	242 m ²
Information relevant to the proposed application	Gross Floor Area
Proposed gross floor area	242 m ²
Use/s as defined by the Planning Scheme	Office
Building Works - Permit 1	
Is the application for a Development permit or a Preliminary approval?	Development permit
The category of assessment is	Code
This aspect of development includes	Minor
Small-scale building work requiring development approval	carpark
Information relevant to the proposed application	None of the above

Use/s as defined by the Planning Scheme	Office
Documentation	
DA Form 1	attachment a - da form and searches.pdf
DA Form 2	attachment a - da form and searches (1).pdf
Optional supporting documents	attachment b - code compliance.pdf
Optional supporting documents	attachment e -traffic engineering report.pdf
Optional supporting documents	attachment f - refuse service report.pdf
Optional supporting documents	attachment g - landscape concept plan.pdf
Optional supporting documents	attachment c - heritage exemption certificate.pdf
Optional supporting documents	attachment h - sdap code.pdf
Planning Assessment	town planning report.pdf
Proposed Plans	attachment d - proposal plans.pdf
Title Search	attachment a - da form and searches (2).pdf
Declaration	
Name of Organisation	Saunders Havill Group
Name of signatory	Michael Rush
Position	Town Planner
Date of declaration	23/09/2026
Internal details	
Case ID	24248522
Form reference	BML7H020R

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