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APPLICATION REF
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Sent: Tuesday, 10 November 2026 4:07 PM
To: dalodgement
Cc: DA RECORDS
Subject: Online Lodgement - Development Application Lodgement - 112 NICHOLSON ST GREENSLOPES QLD 4120

Categories: Maya, High Level

Lodgement complete

Thank you. If you need to contact Council to discuss this request please call 07 3403 8888 and quote your reference number 24517447.

Getting started	
Submission date	10/11/2026 16:06
Is this a RiskSMART application?	No
Has a Preliminary Approval under section 242 of the *Sustainable Planning Act 2009* or Variation Approval under the *Planning Act 2016* 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?	Yes

BCC client reference number	1716945
Is the request being lodged on behalf of the applicant?	Yes
Lodgement contact information	
Business/Trading name	URBAN STRATEGIES PTY. LTD.
ABN	064941591
Legal/registered entity name	URBAN STRATEGIES PTY. LTD.
Contact name	Blair McPherson
Preferred phone number	0733604200
Email address	b.mcpherson@urbanstrategies.com.au
Postal address	PO Box 3368 Boundary Street South Brisbane 4101
Applicant 1 information	
ACN	662700478
Entity name	DWARKA DEVELOPMENTS PTY LTD
Business/Trading name	DWARKA DEVELOPMENTS PTY LTD
Contact name	Blair McPherson
Preferred phone number	0733604200
Email address	b.mcpherson@urbanstrategies.com.au
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?	No
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.163 / RP.95512 112 NICHOLSON ST GREENSLOPES QLD 4120

Proposal information

Description of the proposal	Multiple Dwelling (Six Townhouses)
Site area	799 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)?	No
Does the development involve soil disturbance?	Yes
Does the application require referral as prescribed by *Planning Regulation 2017*?	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?	Yes
Does the proposed development involve a non-residential use (other than a Home-based business)?	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

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:	Multiple dwellings
Total proposed number of units for this permit/aspect	6
Proposed three or more bedroom units	6
Information relevant to the proposed application	None of the above
Use/s as defined by the Planning Scheme	Multiple Dwelling

Documentation

DA Form 1	att b - da form 1.pdf
Erosion Hazard Assessment Form	att j - erosion hazard assessment.pdf
Optional supporting documents	att a - cover letter.pdf
Optional supporting documents	att g - bushfire hazard assessment.pdf
Optional supporting documents	att i - traffic impact assessment.pdf
Optional supporting documents	att f - stormwater management report.pdf

Optional supporting documents	att e - engineering services report.pdf
Optional supporting documents	att h - landscape plan.pdf
Planning Assessment	att c - town planning submission.pdf
Proposed Plans	att d - proposal plans.pdf
Declaration	
Name of Organisation	Urban Strategies
Name of signatory	Blair McPherson
Position	Senior Town Planner
Date of declaration	10/11/2026
Internal details	
Case ID	24517447
Form reference	SJL5H408A

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