

Our Ref: 9843

RiskSMART

8 May 2026

Proposed subdivision (1 into 4 lots) in the Low density residential zone

2 Julie Road, Ellen Grove



BRISBANE

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Note: The following report was prepared by Gateway Survey & Planning using Brisbane City Council's template for RiskSMART applications.

RiskSMART Planning Report Template

Report summary

Applicant name	Indigo Construction Co Pty Ltd
Report prepared by	Brett Cronin (Gateway Survey & Planning)
Site address	2 Julie Road, Ellen Grove QLD 4078
Real Property Description (RPD)	Lot 2 on RP112256
Site area	2,011 m ²
Zone and precinct	Low density residential zone
Neighbourhood plan and precinct	Western gateway neighbourhood plan
Relevant overlays	Airport environs overlay Bicycle network overlay Community purposes network overlay Critical infrastructure and movement network overlay Dwelling house character overlay Road hierarchy overlay Streetscape hierarchy overlay Transport noise corridor overlay

Aspects of development

Type of development	Reconfiguring a lot
Proposed use as defined by <i>Brisbane City Plan 2014</i>	—
Brief description of proposal	Subdivision (1 into 4 lots) & access easements
Referral agencies	No
Specialist reports provided	Civil engineering
Pre-Lodgement advice/RiskSMART enquiry advice	No

1.0 SITE LOCATION AND BACKGROUND REVIEW

This report has been prepared by Gateway Survey & Planning in relation to a proposed subdivision at 2 Julie Road, Ellen Grove.

The development results in four vacant residential lots, including two lots fronting Julie Road and two rear lots accessible via easements. An unconstructed road reserve adjoins the rear of the site.

1.1 SITE DETAILS

Table 1. Site details.

Site Shape/Dimensions	Generally rectangular—30 × 67 m.
Access	Existing concrete driveway crossover in Julie Road.
Existing Vegetation	The site contains no protected or significant vegetation. There are two existing street trees in the frontage.
Topography	The site slopes generally south, towards Boundary Road (unconstructed road).
Flooding	The site is unaffected by flooding.
Infrastructure	A sewer main traverses the rear of the site. All other services (water, electricity, and telecommunications) are within Julie Road.
Easements	The site is not affected by any existing easements.

1.2 SITE HISTORY

The site is currently utilised for residential purposes, containing an existing dwelling and associated outbuildings.

Council's public records do not identify any recent development applications involving the property, and no further site history is relevant to this application.

1.3 SURROUNDING DEVELOPMENT IN THE LOCALITY

The site is located within an established residential neighbourhood comprising predominantly dwelling houses on a variety of lot sizes.

The site is within walking distance of various parks, community facilities, and bus stops.

Recently approved or completed developments near the site include:

- 8 Julie Road—place of worship—Council reference A006093596
- 10 Julie Road—subdivision (1 into 3 lots)—Council reference A006644512.

1.4 SITE PHOTOS



Figure 1. Site frontage (Julie Road), March 2024 (Google Street View).

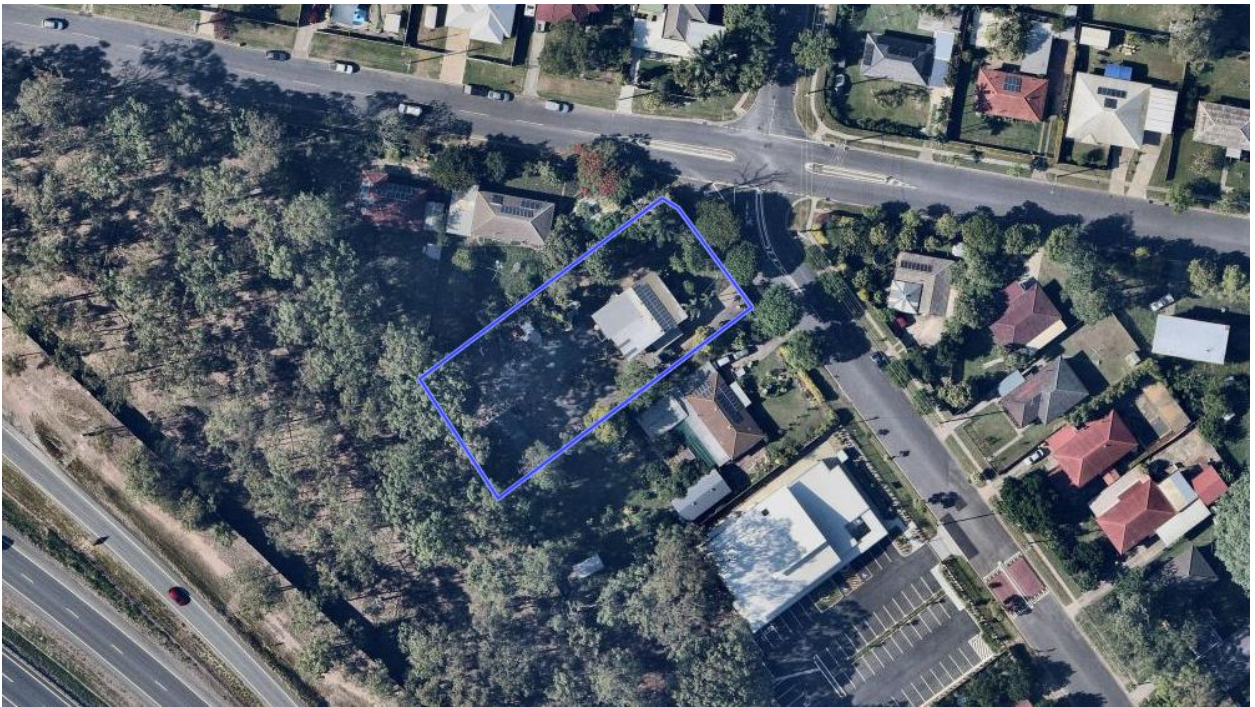


Figure 2. Aerial image, December 2025 (Nearmap).

2.0 PROPOSAL

The development results in four vacant residential lots, including two lots fronting Julie Road and two rear lots accessible via easements. An unconstructed road reserve adjoins the rear of the site.

→ Refer to Annexure A—Subdivision Proposal Plan.

2.1 KEY DETAILS

Table 2. Key details for reconfiguring a lot.

Proposed lot sizes	401/402 m ² (front lots) 600/605 m ² (rear lots)
Proposed lot dimensions	Lot 1: 15.168 × 26.75 m Lot 2: 15 × 26.75 m Lot 3: 15.018 × 40.714 m Lot 4: 15.185 × 39.968 m
Servicing requirements	Kerbside refuse collection
Access arrangements / crossover	The existing driveway crossover is to be retained for proposed Lot 2. A shared access arrangement is proposed for Lots 1, 3, and 4—comprising a 2.5 m wide crossover and driveway and a 3.5 m wide easement accessway for the proposed rear lots.
Existing/proposed built improvements	All existing structures are to be demolished, resulting in vacant lots.
Lawful point of discharge	Proposed inter-allotment drainage system to discharge to existing stormwater gully pit in Julie Road. Existing kerb outlet to be retained for Lot 2. → Refer to Annexure B—Stormwater Management Plan.
Removal of street trees	Not required.
Filling and/or cutting	Filling is proposed for stormwater management. The proposed filling and retaining walls do not exceed 1 m in height. → Refer to Annexure C—Civil Engineering Report.

Distance from fire hydrant (rear lot subdivision only)	The proposed rear lots do not have compliant coverage from existing hydrants. A new fire hydrant is proposed within the site frontage (subject to Urban Utilities approval). No internal (private) fire main is required. → Refer to Annexure C—Civil Engineering Report.
Current verge width	Minimum 3.82 m.
Width and quality of existing footpath (where relevant)	No existing footpath; verge is level and turfed.
Minimum Flood levels (if applicable)	Not applicable.
Other key details relevant to this development proposal (e.g. distance to centre zone or acid sulfate soil)	No further details are relevant.

3.0 ASSESSMENT BENCHMARKS AND COMPLIANCE

The proposal reflects the relevant planning outcomes set out in all applicable State and local government planning instruments, as follows.

3.1 SOUTH EAST QUEENSLAND REGIONAL PLAN

The development involves lots for residential use within the Urban Footprint and, as such, is consistent with the intent of the *South East Queensland Regional Plan 2023* (ShapingSEQ).

3.2 STATE PLANNING POLICY

The site is in the following *State Planning Policy* mapped areas:

- Natural hazards risk and resilience
 - Flood hazard area—Local Government flood mapping area
- Strategic airports and aviation facilities
 - Wildlife hazard buffer zone.

The relevant state interests are reflected in applicable *City Plan 2014* overlays:

- Airport environs overlay
- Flood overlay (not applicable to the site).

In complying with the planning scheme, the proposal is taken to comply with the *State Planning Policy*.

3.3 TEMPORARY LOCAL PLANNING INSTRUMENTS

Table 3. Current TLPIs in effect (Brisbane City Council).

TLPI	Description	Comments
02/25 (Qld)	Kurilpa Sustainable Growth Precinct	No effect on the site.
01/25 (Qld)	Colmslie Road Industry Precinct	No effect on the site.

3.4 REFERRAL AGENCIES

No applicable referral requirements are identified in Schedule 10 of the *Planning Regulation 2017*.

3.5 BRISBANE PLANNING SCHEME AND PLANNING SCHEME POLICIES

The categories of development and assessment for the proposal are determined in accordance with Part 5 of *City Plan 2014*, as follows:

Table 4. City Plan 2014 categories of development and assessment—subdivision.

Subdivision	ROL
Zone	
Low density residential zone	Code assessment
Neighbourhood plan	
Western gateway neighbourhood plan	No change (code)
Overlays	
Airport environs overlay	Not applicable
Bicycle network overlay	Code assessment
Community purposes network overlay	Code assessment
Critical infrastructure and movement network overlay	Not applicable
Dwelling house character overlay	Not applicable
Road hierarchy overlay	Code assessment
Streetscape hierarchy overlay	Code assessment
Transport noise corridor overlay	Not applicable

Relevant assessment benchmarks are set out in the applicable planning scheme codes. Based on the tables of assessment in *City Plan 2014*, the following codes apply to this development:

Table 5. Applicable City Plan 2014 codes.

Primary Code	Subdivision code
Zone Code	Low density residential zone code
Neighbourhood Plan Code	Western gateway neighbourhood plan code
Prescribed Secondary Codes	Filling and excavation code
	Infrastructure design code
	Landscape works code
	Stormwater code
	Transport, access, parking and servicing code
Overlay Codes	Bicycle network overlay code
	Community purposes network overlay code
	Road hierarchy overlay code
	Streetscape hierarchy overlay code

→ Refer to Annexure D—Code Compliance.

3.5.1 JUSTIFICATION AGAINST PERFORMANCE OUTCOMES

The development complies with the following performance outcomes where not complying with the associated acceptable outcomes:

Table 6. Justification against performance outcomes.

Performance Outcome	Acceptable Outcome	Compliance
Road hierarchy overlay code PO2	AO2.1	<p>The development involves property access to a major (district) road.</p> <p>The low-speed environment of Julie Road, which includes chicanes and speed platforms for traffic calming, supports direct property access without adverse traffic impacts.</p> <p>The constructed road median within the site frontage prevents right turn traffic movements, maximising safety and protecting the efficiency of through traffic at the nearby intersection.</p>

4.0 RECOMMENDATION AND CONCLUSION

The proposed subdivision creates lots suitable for future dwelling houses in the Low density residential zone—demonstrating compliance with all outcomes sought by the zone code, neighbourhood plan code, subdivision code, and relevant overlay codes and secondary codes.

Furthermore, the development advances the strategic intent of *City Plan 2014* and the *South East Queensland Regional Plan 2023* by facilitating urban consolidation through infill development in the suburban living area and urban footprint.

With these considerations, the development should be approved by Council, subject to relevant standard conditions.