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APPLICATION REF
A007139795

PRELODGEMENT ADVICE

COMMERCIAL IN CONFIDENCE

Application Number:	A006973081
Applicant:	Matthew Uhe C/- The Trustee for Urbicus Unit Trust 110 Kennedy Terrace PADDINGTON QLD 4064
Address of Site:	457 SIMPSONS RD BARDON QLD 4065
Real Property Description:	L1 RP.94635
Zone:	ENVIRONMENTAL MANAGEMENT ZONE
Name of Ward:	Paddington

Proposal:
Reconfiguring a Lot (1 Lot into 3 lots)

City Plan details:
Zone: ENVIRONMENTAL MANAGEMENT ZONE
Neighbourhood Plan: MT COOT-THA NEIGHBOURHOOD PLAN

Key matters identified by the applicant:

- ☐ Category of development and assessment
- ☐ Lot layout
- ☐ Bushfire
- ☐ Civil engineering
- ☐ Verge

Signed  Date of advice: 23 April 2026

Disclaimer
The aim of a prelodgement is to provide initial advice on nominated matters relevant to a development proposal to assist in the timely processing of applications and the initial advice provided is based on the provisions of the planning scheme in effect on the date the advice is provided. It cannot replace the in-depth investigation normally associated with the formal assessment of an application and consideration of any public submissions. While the advice is given in good faith, it in no way binds a decision by the Council.

Please note that as this is a Council document it will be subject to the provisions of the *Right to Information Act 2009*. Please note a copy of this page will be provided to the relevant Ward Councillor for THEIR INFORMATION ONLY.

Detailed description of proposal

Advice pertaining to a Development Permit for Reconfiguring a Lot (1 Lot into 3 lots). Details are as follows:

- Lot 1, standard 452m^2 vacant lot
- Lot 2, standard 693m^2 rear lot (approx. 417m^2 excluding access handle) retaining existing dwelling house
- Lot 3, standard 600m^2 rear lot vacant
- Both rear lots are via an access handle ranging from approx. 8.4m to 4.6m in width

Supporting information provided by applicant

The following documents were provided as part of the prelodgement request:

- App A - Proposed Subdivision – Dated: 05 March 2026
- Enquiry Form – Dated: 05 March 2026
- Prelodgement Letter – Dated: 05 March 2026

Meeting details

Meeting Date & Time:	Wednesday 8 April 2026 at 11:00am	
Meeting Location:	Microsoft Teams	
In Attendance:	Council:	Applicant:
	Peter Richards	Mark Kierpal
	Julijana Lozovskis	Max Clayton
	Robert Colson	Laura Noir
	Justin Lee	

Prelodgement advice

Note: An in-depth assessment has not been carried out for the proposed development. The following advice primarily addresses the key matters that have been identified by the applicant on the DS enquiry form.

1. Application process

The proposed reconfiguration triggers impact assessment under Table 5.6.1 due to the allotments being created being below 10ha (100,000m^2) within the Environmental management zone.

The minimum lot size is 100,000m^2 under Table 9.4.10.3.B – Part 4 of the Subdivision code which is reflected in the Mt Coot-tha neighbourhood plan seeking to retain large land holdings in a bushland setting. When layered onsite servicing constraints, justification for further subdivision may be challenging.

The development will require the application to be publicly notifiable and as such any objections raised by submitters would be considered in Councils assessment who may open the application to a 3rd party appeal.

2. Layout

The current intent of the Bushland Living Precinct (NPP-001- is to facilitate a visual transition between low density residential development and the natural and recreational areas of Mt Coot-tha which does not appear to be apparent with the current development proposed.

During the meeting, Council acknowledged that the characteristics of 443-479 Simpsons Road, Bardon (included in the EM zone and Bushland Living Precinct - NPP-001) and the site were not necessarily consistent with the characteristics of land generally included in the EM Zone and NPP-001 (for example, the collection of sites included in the EM zone and NPP-001 along

Carwoola Street). The landslide, waterway corridors, significant landscape tree and biodiversity areas overlays do not affect the site. The applicant also acknowledged that lot sizes ranging from 630m² - 809m² existed in the EMZ and NPP-001 precinct along Carwoola Street – southeast of the site.

Whilst acknowledging the site is zoned for Environmental management with limited mapped in-situ ecological values, the Bushland living precinct of the neighbourhood plan does outline this site to function as a receiving site for environmental offsets. The future development application should address this overall outcome.

The future development application will need to address the Strategic framework and has the capacity to justify 'other relevant matters' due to it triggering impact assessment and lacking compliance with both the zone and neighbourhood plan codes. "Other relevant matters" could refer to the site characteristics mentioned above and streetscape character.

The development is to also demonstrate the subsequent low density residential housing that will follow a subdivision is appropriate in accordance with the Subdivision code and Councils standards prescribed by the secondary codes.

3. Bushfire hazard

The site has no mapped biodiversity values and as such the proposal does not need ecological reporting to justify the development. However protected vegetation is evident on adjoining sites which causes the mapped bushfire overlay. The premises is within a Medium bushfire hazard area and very high and high potential bushfire intensity mapped area within the State's bushfire hazard mapping, triggering assessment against Sections A and C of the Bushfire overlay code.

A site-specific bushfire hazard assessment would be required in accordance with the Bushfire PSP or other approved methodology. The bushfire hazard assessment must include any rehabilitation areas that are proposed within the site, taking into account the vegetation at full maturity. The Bushfire reporting must demonstrate that the proposed development will not be exposed to an intolerable level of radiant heat exposure (>29kW/m^2), avoids creating a potential entrapment situation and provides alternative egress routes in consideration of the most likely bushfire scenarios. Bushfire reporting must include an assessment against all the relevant sections of the Bushfire overlay code, demonstrating compliance.

4. **Stormwater**

A Lawful Point of Discharge (LPD) is to be demonstrated. Guidelines as to what Council constitutes to be a satisfactory LPD may be found in Section 7.6 of the Infrastructure Design PSP (ID PSP).

As the site is a larger landholding, the natural sheet flow to informal infrastructure on Simpson Road appears to be the existing scenario. There is no suitable infrastructure (including kerb and channelling) available for connection and thus LPD cannot be determined at this stage.

The future development application will require a site-based Stormwater Management Plan addressing a suitable LPD. This may require upgrading the entire catchment north of Simpson Road as private infrastructure is not permitted within Council owned road reserve.

It may be beneficial to undertake a pre-assessment of a technical report for the SBSMP prior to lodgement. For more information visit: https://www.brisbane.qld.gov.au/building-and-planning/getting-started-on-your-project/request-planning-advice

5. Access and servicing

An RPEQ certified Traffic report, will be required as part of any future development application, demonstrating compliance with all relevant assessment benchmarks. The RPEQ certified traffic engineer is to provide responses to any performance solutions proposed within the Traffic report.

Due to the site being accessed off a Suburban road (Major Road), Council will require specific reporting to understand the suitability of endorsing intensification of the site. Council has concerns with existing site distance, cross over design, grades, widths, functionality and maneuvering. Due to accessing a major road, a singular shared cross-over design is required.

The minimum access handle and driveway widths as well as grades, are to be designed in accordance with the Transport, Access, Parking and Servicing (TAPS) Planning Scheme Policy (PSP) and Councils standards ensuring two-way access given Simpson Road is a Major road. This is to include the relevant reciprocal access and servicing easements that are splayed to accommodate a minimum of 4 mobile refuse bins fronting Simpson Road for kerbside bin presentation. Any performance solution will need to be addressed in the submitted RPEQ certified Traffic report.

Due to the existing grades on the site, earthworks are expected to establish usable lots. A concept earthworks plan will be required to be lodged with any application and must clearly detail the proposed outcome.

Given the distance of Lot 3 from a public fire hydrant, a private fire hydrant may be required for firefighting purposes in accordance with the Infrastructure design code and QFES standards.

Any future application will need to address the requirements for refuse as stated in the Refuse Planning Scheme Policy (Refuse PSP) and Transport, Access, Parking and Servicing (TAPS) PSP. Including each allotment can gain appropriate bin presentation areas for collection without impacting on the safety of the road environment and road users.

Council offers a green waste service which is currently 'opt in' however this may not be an option if sufficient storage and presentation area is not demonstrated at lodgement. If the development is proposing green waste service from Council, provide updated plans to demonstrate sufficient storage and kerbside presentation area for the required number of 240L green waste mobile garbage bins.

Prior to proceeding with an application, Council strongly recommends obtaining a Services Advisory Notice (SAN) notice from Urban Utilities to confirm existing sewer infrastructure has capacity to accommodate the development.

6. Verge works

Simpson Road is mapped as Neighbourhood Street (Minor) under the Streetscape hierarchy overlay.

It is noted that kerb and channel have not been installed along this section of Simpson Road. If kerb and channel are required to achieve appropriate stormwater infrastructure, standards street works (including a 1.2m wide broom finished footpath, turf and street tree planting at a 3.75m width) will be required. This may require reprofiling the verge crossover which may be difficult given the current topography with retaining walls needed outside of a future reserve.

If kerb and channel are not conditioned as part of a future approval, it is unlikely that footpath provision will be required. Further, the topography along the frontage of the site is steep, and reprofiling to achieve BCC compliant verge crossfalls would be difficult to achieve. For this reason, footpath upgrades are unlikely to be conditioned, even if kerb and channel were to be installed.

Miscellaneous information

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications lodged on or after 1 July 2014. On this basis it is highly recommended that you contact UU to discuss any water and sewer issues that may affect development of this site. Whilst not a legislative requirement it is highly recommended that you obtain a Service Advice Notice (SAN) from UU prior to lodging your development application with Council. If you do this it will negate the need of any potential modification to a planning approval being required due to water sewer issues.

State Assessment and Referral Agency (SARA)

Where an application is required to be referred to the State government as a concurrence or advice agency Council recommends early discussions with those agencies to minimise the state assessment period and potential delays relating to providing responses to their information requests.

Please note: Applications are required to address the State Planning Policy. (www.dsdmip.qld.gov.au/)

Fire Ant Movement Controls

To prevent the spread of fire ants, the Queensland Government has implemented movement controls in areas of Queensland (biosecurity zones) where this pest species has been detected. These controls apply to individuals and commercial operators, and restrict the movement of materials that could carry fire ants which include soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining or quarry products.

Breaches of these controls can potentially impact the community, economy and the environment. Penalties for non-compliance with movement controls within fire ant biosecurity zones apply under the *Biosecurity Act 2014*.

If you are unsure of your obligations contact the Department of Agriculture and Fisheries, Queensland Government (www.daf.qld.gov.au/) (Biosecurity Queensland).