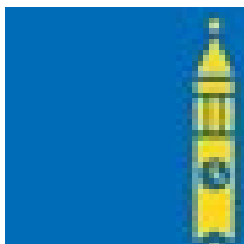


dalodgement

From: Customerservice.donotreply.ofpm
Sent: Thursday, 7 May 2026 1:04 PM
To: dalodgement
Cc: DA RECORDS
Subject: Online Lodgement - RiskSMART Lodgement Form - 35 KURING-GAI AVE TARRAGINDI QLD 4121

Categories: Grace, RiskSMART



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 23457549.

Getting started	
Submission date	07/05/2026 13:04
Is the site currently subject to a show cause notice, enforcement notice, infrastructure agreement, provision for trunk infrastructure, and/or preliminary approval varying the planning scheme or variation request?	No
Is the proposed site subject to an appeal?	No
The category of assessment	Code
Is this an Environmentally Relevant Activity?	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	Amelior Development Services
ABN	56615243536
Legal/registered entity name	The Trustee for Amelior Development Services Trust
Contact name	Phillip Ng
Preferred phone number	0433110137
Email address	p.ng@ameliors.com.au
Postal address	PO Box 846 Coorparoo 4151
Applicant 1 information	
Applicant	Jianfeng Mo
Applicant 2 information	
Applicant	Yanfen Zhou
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
Location details	
Location information	
Requested lot(s)	L.13 / 35 KURING-GAI RP.86009 AVE TARRAGINDI QLD 4121

Site information	
Site area	607 m ²
Are there any existing easement/covenants within and/or adjoining the development site that are impacted by the proposal?	No
Application details	
Required information	
Does the proposed development meet the RiskSMART application type criteria?	Yes
Is the proposed development identified as being on a site or adjoining a site listed on the heritage overlay and triggers assessment?	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
Does the site front a major road?	No
Does the proposed development require a lawful point of discharge under <i>Brisbane City Plan 2014</i> ?	Yes
Does the stormwater drainage impact on any adjoining properties?	No
Does the development involve soil disturbance?	Yes
What is the Erosion Hazard risk?	Low
Is the application a staged development?	No
Engineering information	
Items that are required for the proposed development	Upstream connection Stormwater drainage works
Application information	
Description of the proposal	1 into 2 lots

List of key issues	Performance Solution for not providing upstream stormwater connection
Early referral agency response(s) to be provided by Council	Not applicable
Preliminary information	
Have you received advice regarding this proposal?	None of the above
Referral Agency information	
Does the application require referral as prescribed by <i>Planning Regulation 2017</i> ?	No
Permit details	
The application is for	Reconfiguring a Lot
Reconfiguring a Lot - Permit 1	
Is the application for a Development permit or a Preliminary approval?	Development permit
Is this a variation request?	No
The activity is for	Standard lot subdivision
Total number of proposed lots	2
Number of residential lots (450m ² and over)	0
Number of residential lots (below 450m ²)	2
Infrastructure charges	
The type of development for Infrastructure Calculations applicable to the application	Reconfiguring a Lot
Reconfiguring a Lot	
Residential - Existing	1 lots
Residential - Proposed	2 lots
Documentation	
Code assessment	code assessment - kuring-gai avenue - 30apr26.pdf

DA Form 1	da form 1 - kuring-gai avenue - 30apr26.pdf
Erosion Hazard Assessment Form	eha - kuring-gai avenue - 30apr26.pdf
Optional supporting documents	application cover letter - kuring-gai avenue - 30apr26.pdf
Optional supporting documents	engineering report - kuring-gai avenue - 29apr26.pdf
Planning Assessment	risksmart - kuring-gai avenue - 30apr26.pdf
Proposed Plans	subdivision plan - kuring-gai avenue - 31mar26.pdf
Well made check list	risksmart wellmade checklist - kuring-gai avenue.pdf

Declaration

Name of Organisation	Amelior Development Services
Name of signatory	Phillip Ng
Position	Director
Date of declaration	07/05/2026

Internal details

Case ID	23457549
Form reference	3G786RJ4

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