

31 July 2026

Our Ref: 21-0217

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Via: Online portal

Dear Sir/Madam,

Re: Pre-lodgement Meeting Request – Operational works (Bulk Earthworks) at 341 Bellmere Road, Bellmere (Lot 4001 on SP346087)

Colliers International Urban Planning Pty Ltd (**Colliers Urban Planning**) acts on behalf of AVID Properties Australia Pty Ltd (**AVID**) in lodging a request for a pre-lodgement meeting to discuss approvals for bulk earthworks required to establish the residential subdivision at 341 Bellmere Road, Bellmere, formally described as Lot 4001 on SP346087 (refer **Figure 1**). Development applications for the residential subdivision are currently being assessed by Moreton Bay City Council (**Council**) under the *Planning Act 2016*. Three development applications were lodged and properly made on 28 November 2023, corresponding to the site's three proposed stages of development, as outlined below:

- Stage 1: Development Permit for Reconfiguring a Lot: 1 lot into 170 x residential lots, 2 x balance lots, 1 x open space lot, 1 x stormwater management lot, 1 x utility (sewer pump station) lot and new road;
- Stage 2: Development Permit for Reconfiguring a Lot: 1 x lots into 80 residential lots and new road; and
- Stage 3: Development Permit for Reconfiguring a Lot (1 lot into 191 x residential lots, 1 x stormwater management lot, 1 x environmental management and conservation lot and new road).

It is anticipated that Council will determine the three reconfiguring a lot development applications within the next 3 months. In the interim, AVID is seeking to progress the detailed earthworks design and investigate future development application requirements that will need to be lodged under the EDQ planning framework.

This request is supported by the following attachments:

- **Attachment A:** Engineering Plans for development application 1 prepared by Egis;
- **Attachment B:** Engineering Plans for development application 2 prepared by Egis;
- **Attachment C:** Engineering Plans for development application 3 prepared by Egis; and
- **Attachment D:** Department of State Development Infrastructure and Planning pre-lodgement advice.



Figure 1 Site Aerial

Source: Nearmap, 2025

1.0 Application Summary

Table 1 below provides a summary of the proposal we wish to discuss with Council.

Table 1 Application Summary

Application Summary Table	
Applicant	AVID Properties Australia Pty Ltd C/- Colliers Urban Planning Contact: Martin Garred
Proposal	Operational work (Bulk earthworks), noting that other Operational Works applications will likely follow.
Site Address	341 Bellmere Road, Bellmere
Real Property Description	Lot 4001 on SP346087
Site Area	345,800m ²
Easements	Nil

Application Summary Table

Priority Development Area	Waraba Priority Development Area (PDA)	
Planning Scheme	Waraba Priority Development Area Interim Land Use Plan Waraba Priority Development Area Proposed Development Scheme	
Land Use Area	Urban Living and Green Network	
Relevant Constraints	Local: • Acid sulfate soils • Active transport • Bushfire hazard • Flood hazard • Overland flow path • Road hierarchy – Council arterial • Stormwater catchments – Caboolture River	State: • SEQ Regional Plan Triggers • Queensland waterways for waterway barrier works • Water resource planning area boundaries • Regulated vegetation management map (Category A and B extract) • Core Koala habitat area

2.0 Proposed Development

AVID are seeking to undertake operational work (bulk earthworks) to establish the proposed residential subdivision at 341 Bellmere Road, Bellmere. The overall layout is illustrated in **Figure 2** below. Operational works will be progressed across 3 stages:

- Stage 1: Bulk earthworks, establishment of stormwater management infrastructure including construction of the bio basin, creation of a local park and construction of water, sewerage and road infrastructure;
- Stage 2: Bulk earthworks and construction of stormwater, water, sewerage and road infrastructure; and
- Stage 3: Bulk earthworks and construction of stormwater (including stormwater detention basin and bio basin), water, sewerage and road infrastructure.

Engineering plans describing the proposed development are provided under **Attachment A**, **Attachment B** and **Attachment C**.

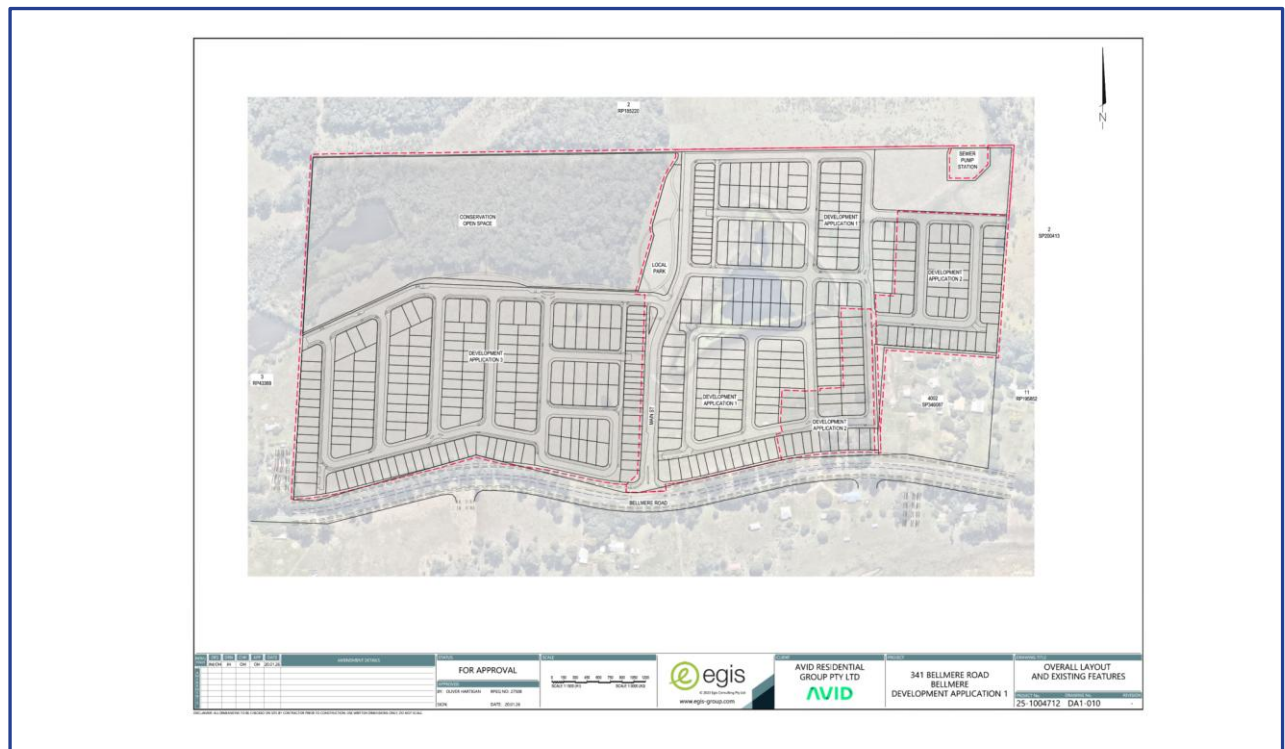


Figure 2 Overall Layout and Existing Features

Source: Egis, 2026

3.0 Items for Discussion

3.1 Approval pathway

The three development applications for reconfiguring a lot associated with the subdivision of the site were properly made prior to the declaration of the Waraba PDA. Accordingly, these applications will continue to be assessed and decided by Council. It is anticipated that decision will be issued within 3 months.

In parallel, AVID is progressing the detailed design for the proposed development and will require operational works approvals to facilitate the delivery of the approved subdivision stages. Given the Waraba PDA was declared on 2 August 2024, it is understood that applications for operational works are required to be lodged and assessed as PDA development applications in accordance with the *Economic Development Act 2012*.

Table 41 of the Waraba PDA Proposed Development Scheme identifies operational works undertaken in accordance with the conditions of a PDA development approval as PDA Accepted Development. However, operational works associated with a development approval granted under the *Planning Act 2016* are not identified as PDA Accepted Development. Consequently, based on the provisions of Table 40 of the Waraba PDA Proposed Development Scheme, the proposed Operational Works are understood to constitute PDA Assessable Development.

For Discussion

AVID seeks confirmation of this interpretation and Council's feedback regarding the proposed approval pathway for the operational works applications, prior to lodgement.

3.2 Waterway

The Development Assessment Mapping System identifies a low impact Queensland Waterway for Waterway Barrier Works located at the northwestern corner of the site, as illustrated in **Figure 3**. AVID have obtained pre-lodgement advice from the Department of State Development, Infrastructure and Planning (**DSDIP**) (refer **Attachment D**) relating to the Waterway Barrier Works associated with the bulk earthworks and construction of the stormwater detention basin. DSDIP issued a waterway determination indicating that the drainage feature is not a waterway for waterway barrier works upstream of -27.087514, 152.898239 within the site, as illustrated in **Figure 4**. The area upstream of this point has a series of constructed dams present for approximately 500m before the end of the waterway, fish passage is limited into the dam due to the slope of the bywash channel and the area of catchment upstream of the feature is limited in size. As such, the proposal bulk earthworks will not limit free movement of fish to upstream habitats.

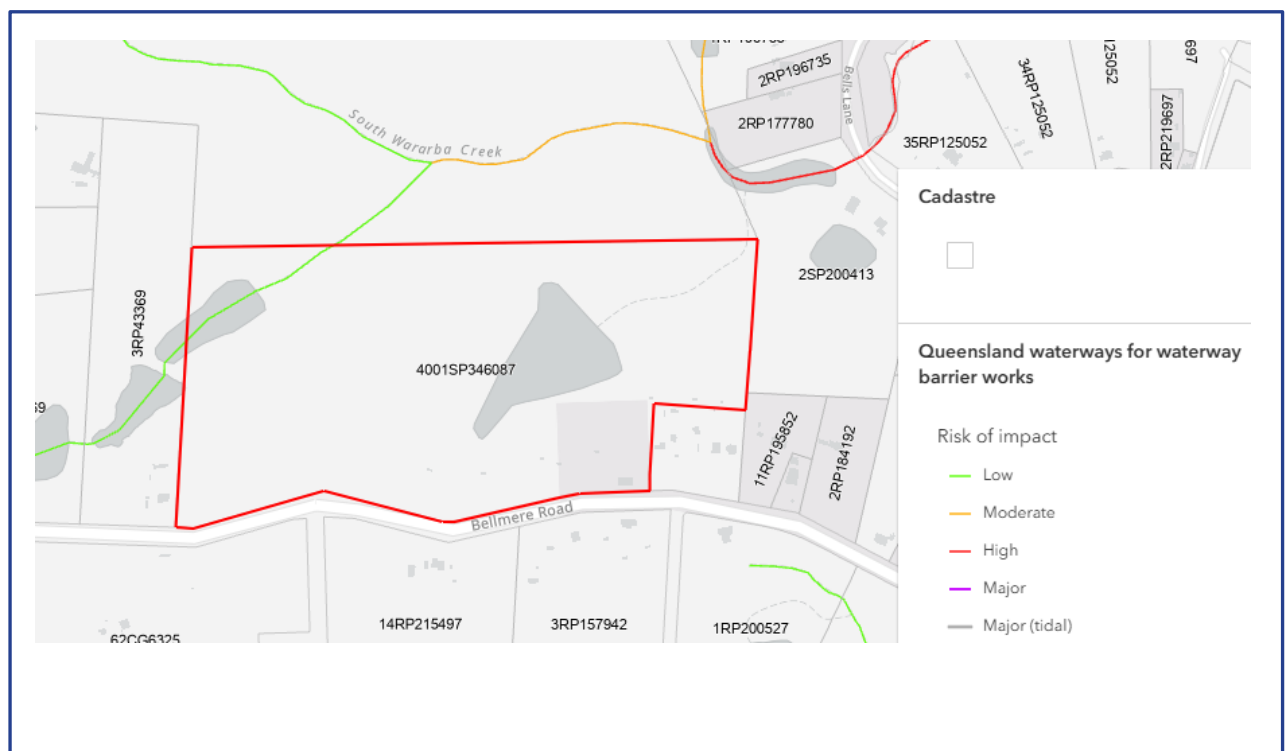


Figure 3 Queensland Waterways for Waterway Barrier Works Mapping

Source: Development Assessment Mapping System, 2026



Figure 4 Waterway Determination

Source: DSDIP, 2026

For Discussion

The proposed bulk earthworks to establish the stormwater detention basin will be conducted upstream of coordinate point of -27.087514, 152.898239, thereby avoiding impacts on aquatic species. AVID seeks confirmation from Economic Development Queensland (**EDQ**) that the proposed development will meet the PDA waterway criteria and no further technical reporting is required.

3.3 Detailed design

Egis have undertaken the detailed design of earthworks, roadworks, stormwater management infrastructure, and associated services, as well as to support the Operational Works development applications for the three proposed stages. Preliminary engineering design plans have been prepared and are provided in **Attachments A, B and C**.

For Discussion

AVID seeks EDQ's feedback on the preliminary engineering design plans to inform the finalisation of the design and support the lodgement of the associated development applications.

3.4 Other Matters

Other matters for discussion include:

- Confirmation of required supporting technical material and application fees.

4.0 Summary

We look forward to discussing the proposal with EDQ. If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Garred", with a stylized flourish at the end.

Martin Garred
State Planning Lead, QLD
Martin.Garred@colliers.com
0407 741 426