

Request for Prelodgement Advice

Approved form made under section 175 of the Economic Development Act 2012

Mandatory fields identified with Asterisk*

1. Contact Details*

First Name	Martin
Last Name	Garred
Company Name <i>(if applicable)</i>	Colliers Urban Planning
Street address	Level 5, 1 Eagle Street
Suburb	Brisbane
State	QLD
Postcode	4000
Contact number	0407741426
Email address	Martin.Garred@colliers.com

2. Type of Advice*

Meeting Request	☐ Online via Teams
	☒ In Person
Written Advice	☐
Verbal / Phone Advice	☐

3. What level of pre-lodgement meeting are you requesting?*

Pre-purchase	☐
Concept design	☐
Detailed design	☒
Other (provide details)	☐

4. Meeting participants *(if requesting meeting)*

Name	Role
Tanya Martin	Development Manager
Louisa Spittler	Assistant Development Manager
Joseph Bashouri	Senior Project Manager
Martin Garred	State Planning Lead, QLD

5. Preferred meeting dates and times – EDQ holds meetings Tuesday and Thursday between 9am and 1pm*

Identify preferred times and dates for the meeting. At least 10 (ten) business days is required between receipt of all mandatory information for the meeting and the earliest requested meeting time.

	Date	Time
Preference 1	18.08.2026	9am-1pm
Preference 2	19.08.2026	9am-1pm
Preference 3	20.08.2026	9am-1pm

You will be notified of the time and date of the meeting within 5 business days of lodgement/receipt of mandatory information.

6. Property description *Identify all relevant properties involved in the proposal*

Priority Development Area	Waraba Priority Development Area
Property street address <i>(i.e. unit / street number and street name)</i>	341 Bellmere Road
Suburb	Bellmere
State	QLD
Postcode	4510
Lot on plan description* <i>(e.g. Lot 3 on RP123456)</i>	Lot 4001 on SP346087

7. Proposal Details*

Description – use definitions in the Development Scheme

Bulk earthworks to establish a residential subdivision.

7. Proposal Details*

Development Type – e.g. Material change of use, reconfiguring a lot, operational work, building work, compliance assessment, change application, endorsement

Operational work to establish residential subdivision delivered over 3 stages.

8. Items for discussion

1. Application process given the reconfiguring a lot approval will be granted under the Planning Act 2016
2. The proposed development will achieve the PDA waterway criteria
3. Feedback on the proposed engineering plans for each stage
- 4.
- 5.

These are the priority items for discussion with EDQ, to enable you to get the most out of the meeting.

9. Approval history *Provide details of any previous approvals*

10. Attachments *Concept plans and/or detailed design is required*

Description/Title	Prepared by
Engineering Plans - Stage 1, 2 and 3	Egis

11. Supporting Information *Attach any supporting information that may assist EDQ's advice.*

Description/Title	Prepared by
Prelodgement meeting request	Colliers Urban Planning

12. Privacy Statement

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