

PLANNING REPORT

71 Eleanor Street, Carina

Prepared for Adrian Fisher

18 May 2026



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Executive Summary

The proposed reconfiguration represents a modest and orderly infill subdivision within an established urban residential area. Each lot is regular in shape, has direct frontage to Eleanor Street, achieves a practical depth and width, and is capable of accommodating a future dwelling house, private open space, vehicle access, landscaping and services.

The subdivision does not introduce a new use, increase building height, create a rear lot, rely on a battle-axe arrangement, or establish an irregular subdivision pattern. Rather, it maintains a conventional street-front lot arrangement and provides an efficient residential infill outcome in an established locality with access to existing urban infrastructure.

The application is impact assessable under Brisbane City Plan 2014. Notwithstanding this category of assessment, the proposed development is considered to be supportable having regard to the physical characteristics of the site, the surrounding subdivision pattern, the capacity of each lot to accommodate a future dwelling house, and the ability for the development to be serviced subject to standard and reasonable conditions.

A planning summary of the subject land and proposal is provided below.

Site and Proposal Details	
Applicant	Adrian Fisher
Site Address	71 Eleanor Street, Carina QLD 4152
Real Property Description	Lot 102 on RP74135
Site Area	Approximately 721m ²
Zone	Low density residential zone
Neighbourhood Plan	River gateway neighbourhood plan
Overlays	<ul style="list-style-type: none"> • Airport environs overlay • Critical infrastructure and movement network overlay • Dwelling house character overlay • Potential and actual acid sulfate soils overlay • Road hierarchy overlay • Streetscape hierarchy overlay

Aspects of Proposed Development	
Type of Development	Reconfiguring a lot (1 into 2 lots)
Proposed Lots	Proposed Lot 3: 361m ² , 10.058m frontage and 35.848m depth Proposed Lot 4: 361m ² , 10.058m frontage and 35.848m depth
Category of Assessment	Impact assessable

Public Notification	Required
Referral Agencies	Not applicable
Consultant Details	Simon Grice, Director Gaskell Planning Consultants (E): simon@jgplan.com.au (P): 07 3392 1911

1 Introduction

1.1 Purpose of this Report

This planning report has been prepared by Gaskell Planning Consultants on behalf of Adrian Fisher. The report supports a development application seeking approval for a Development Permit for Reconfiguring a Lot (1 lot into 2 lots).

The application is made over land at 71 Eleanor Street, Carina and described as Lot 102 on RP74135, referred to in this report as the subject land.

1.2 Structure of This Report

To assist Brisbane City Council in its assessment of this application, the report includes the following sections:

- Section 2 describes the subject land and its surrounding context
- Section 3 describes the proposed development
- Section 4 outlines the applicable statutory planning framework
- Section 5 provides a planning assessment against the relevant assessment benchmarks
- Section 6 provides the conclusion.

The application is intended to be supported by the following attachments:

- **Attachment A:** Subdivision and service concept plans prepared by GPC
- **Attachment B:** Code assessment prepared by GPC.

2 Site Description and Local Context

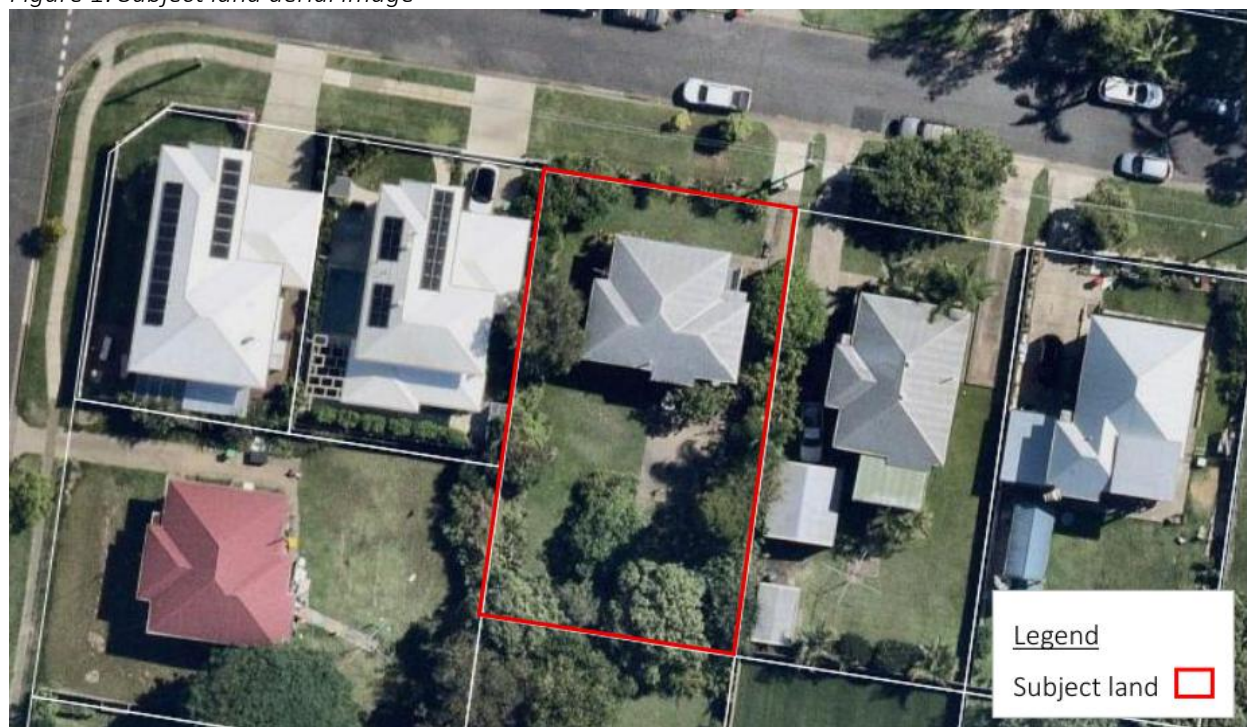
2.1 Description of Site Details

The subject land is currently occupied by a detached dwelling house and associated residential improvements. **Table 1** below provides a summary of the site-specific information applicable to the subject land.

Table 1: Site details

Site Characteristics	Details
Address	71 Eleanor Street, Carina QLD 4152
Lot and Plan	Lot 102 on RP74135
Lot Area	Approximately 721m ²
Road Frontage	The subject land contains a single frontage to Eleanor Street.
Vehicular Access	Existing vehicular access is obtained from Eleanor Street.
Topography	The subject land generally falls from Eleanor Street toward the rear of the site.
Easements	No easements identified

Figure 1: Subject land aerial image



Source: Nearmap, 2026

2.2 Local Context

The surrounding locality is an established urban residential area comprising a range of allotment sizes, dwelling ages and built form outcomes. While the locality retains a predominantly detached dwelling house character, the area is not characterised by a uniform subdivision pattern. A mix of traditional residential lots, smaller frontage lots and contemporary infill housing outcomes are evident within the broader locality.

Eleanor Street presents as a local residential street with a conventional streetscape character. The proposed lots will maintain direct frontage to Eleanor Street and will support future detached dwelling houses addressing the street. This assists in maintaining the established rhythm of street-front residential development and avoids the creation of rear lots or shared access arrangements that may otherwise be less compatible with the prevailing streetscape pattern.

The proposal therefore represents an incremental form of residential infill development that remains consistent with the low density residential character of the locality.

3 Proposed Development

3.1 Overview

This application seeks approval for a Development Permit for Reconfiguring a Lot involving the subdivision of the existing lot into two residential lots. No new dwelling houses are proposed as part of this application. Future dwelling houses on the proposed lots will be subject to a separate building approval and any applicable planning requirements under Brisbane City Plan 2014. The proposed reconfiguration simply establishes two residential allotments that are capable of accommodating future low density residential development.

The proposed lots are conventional in shape and orientation. Each lot will have a separate frontage to Eleanor Street, allowing each future dwelling to provide a clearly identifiable pedestrian entry, independent vehicle access, private open space and service connections. A subdivision and a service concept plan is provided in **Attachment A**.

3.2 Proposed Reconfiguration

The proposed reconfiguration will create two residential lots, identified on the proposal plan as proposed Lots 3 and 4. The dimensions and lot areas are summarised in **Table 2** below.

Table 2: Key development components - reconfiguration

Key Components	Proposed Lot 3	Proposed Lot 4
Allotment area	361m ²	361m ²
Dimensions	10.058m x 35.848m	10.058m x 35.848m
Minimum rectangle	9m by 15m minimum rectangle shown on the plan	9m by 15m minimum rectangle shown on the plan
Vehicular access	Driveway crossover from Eleanor Street in accordance with BSD-2022	Driveway crossover from Eleanor Street in accordance with BSD-2022

3.3 Access, Stormwater and Servicing

The subdivision plan nominates separate driveway crossovers to Eleanor Street for each proposed lot. The crossovers are shown as being designed in accordance with Brisbane City Council standard drawing BSD-2022. Access can be provided without the removal of any existing street tree and a separation distance of 12.6m between the driveway ensures at 2 on-street car parking spaces can be accommodated. Stormwater is proposed to be discharged to the downstream property at 10 Royds Street to the south with formal written consent (Council form CC10835/1) to be provided under separate cover.

Water and sewer connections will be provided to each proposed lot in accordance with the requirements of the relevant service provider and Council standards.

4 State Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* provides the statutory planning framework for Queensland and establishes the process for preparing, assessing and deciding development applications. Development that is categorised as assessable development requires a development approval before it can be lawfully carried out.

The proposed reconfiguration is impact assessable under Brisbane City Plan 2014. The assessment manager is therefore required to assess the application having regard to the relevant assessment benchmarks, the planning scheme as a whole, and any other relevant matters to the extent permitted by the *Planning Act 2016*.

4.2 Referral Agencies

Referral agencies and their jurisdictions are set out in the *Planning Regulation 2017*. Based on the material reviewed, no referral agency triggers have been identified.

4.3 State Planning Policy

The State Planning Policy expresses the State interests in land use planning and development. Brisbane City Plan 2014 identifies the extent to which State interests have been integrated into the planning scheme. No separate State Planning Policy matter has been identified as requiring further assessment based on the material reviewed.

4.4 South East Queensland Regional Plan 2023

The South East Queensland Regional Plan provides the regional planning framework for managing growth in South East Queensland. The subject land is within the urban area of Brisbane and the proposed reconfiguration represents an infill residential outcome that supports efficient use of existing urban land and infrastructure.

4.5 Brisbane City Plan 2014

Version 35 of the City Plan (effective 5 December 2025) is the local planning instrument that is used to assess the proposed development. The following sections provide a summary of the relevant provisions under the City Plan which are applicable to the proposed development. The level of assessment and applicable assessment benchmarks are also identified.

The table below provides a summary of City Plan provisions applicable to the subject land.

City Plan Aspect	Subject land
Zone	Low density residential zone
Zone Precinct	Not applicable
Neighbourhood Plan	River gateway neighbourhood plan
Overlays	<ul style="list-style-type: none"> Airport environs overlay Critical infrastructure and movement network overlay Dwelling house character overlay

	<ul style="list-style-type: none"> • Potential and actual acid sulfate soils overlay • Road hierarchy overlay • Streetscape hierarchy overlay
Type of Development	Reconfiguring a lot (1 into 2 lots)
Category of Assessment	Impact assessable
Assessment Applicable Codes	<p>Against</p> <ul style="list-style-type: none"> • River gateway neighbourhood plan code • Low density residential zone code • Subdivision code • Road hierarchy overlay code • Streetscape hierarchy overlay code • Airport environs overlay code • Critical infrastructure and movement network overlay code • Dwelling house character overlay code • Potential and actual acid sulfate soils overlay code • Filling and excavation code • Infrastructure design code • Landscape work code • Stormwater code • Transport, access, parking and servicing code • Wastewater code

A detailed code assessment is included as **Attachment B**.

5 Response to Assessment Benchmarks

5.1 Overview

This section provides a planning assessment of the proposed development against the key matters arising from the relevant assessment benchmarks. The key planning matters are summarised below:

- Impact Assessment
- Subdivision Pattern and Lot Design
- Low Density Residential Character
- Dwelling House Character Overlay
- Stormwater and Infrastructure Servicing
- Access, Streetscape and Street Trees

5.2 Impact Assessment

The application is impact assessable under Brisbane City Plan 2014. The impact assessable category does not, of itself, indicate that the proposal is inappropriate. Rather, it requires Council to undertake a broader merits-based assessment having regard to the assessment benchmarks, the planning scheme as a whole, and any relevant matters. In this case, the proposed development is considered to have sufficient planning merit for the following reasons:

- the proposal maintains the residential use of the land;
- the subdivision creates only one additional residential lot;
- each proposed lot is regular in shape and has direct frontage to Eleanor Street;
- each lot can accommodate a future dwelling house, vehicle access, private open space and services;
- the subdivision does not create a rear lot, access handle or irregular allotment pattern;
- the proposal supports efficient use of land within the urban area;
- the development can be serviced by existing urban infrastructure; and
- the proposal will not compromise the continued low density residential function of the locality.

On this basis, the impact assessable status of the application should not prevent approval where the proposal can be demonstrated to achieve an acceptable planning outcome. The proposal is modest in scale and is not expected to generate unacceptable amenity, traffic, servicing or character impacts.

5.3 Subdivision Pattern and Lot Design

The proposed reconfiguration creates two regular shaped residential allotments, each with a frontage of approximately 10.058m, a depth of approximately 35.848m and an area of approximately 361m². The proposed lots are practical, functional and capable of supporting future dwelling house development. Each lot is capable of containing a 9m by 15m building rectangle with a 6m front setback and a 14.85m rear setback, demonstrating that a future dwelling house can be accommodated without relying on an irregular building envelope or compromised site layout. Importantly, the proposed lot width and frontage comply with the minimum acceptable outcomes and the new lots will present to the streetscape in a manner consistent with the intended character of the Low density residential zone.

The proposed lots also maintain a conventional street-front arrangement. This is an important planning outcome because each future dwelling will be capable of presenting directly to Eleanor Street, with independent vehicle access, pedestrian entry, landscaping and waste collection along the street frontage. The proposal therefore maintains a legible subdivision pattern and avoids the potential amenity and streetscape issues commonly associated with rear lots, narrow access handles or shared driveways.

The proposed 10m frontages also allow for separate vehicle access, street address, landscaping and building articulation without requiring a shared driveway or rear access arrangement. The proposed

subdivision represents a modest infill outcome that makes efficient use of an existing serviced residential allotment while maintaining a low density residential form.

5.4 Low Density Residential Character

The proposal maintains the residential use of the subject land and supports the continuation of low density residential development within the established Carina locality. The subdivision does not introduce a building form or land use that is inconsistent with the surrounding residential area. Future development on each lot will be subject to the relevant dwelling house assessment provisions, including requirements for building height, setbacks, site cover, landscaping, parking and amenity. The proposed reconfiguration therefore establishes a lot pattern that can support future residential development while retaining the planning scheme intent for the Low density residential zone.

5.5 Dwelling House Character Overlay

The subject land is mapped within Council's Dwelling house character overlay. The purpose of the overlay is relevant to the retention of streetscape and traditional building character values within identified areas. The proposed development is for reconfiguring a lot only and does not seek approval for demolition or the construction of a new dwelling house. Future building work on each proposed lot will remain subject to the applicable dwelling house and overlay provisions at the time of development.

Importantly, the proposed subdivision maintains a street-front residential lot pattern. It does not create a rear lot or built form outcome that would prevent future dwellings from addressing Eleanor Street. Each proposed lot is capable of accommodating a future dwelling house with a conventional street presentation, landscaping and pedestrian entry. On this basis, the proposed reconfiguration does not prevent future development from responding appropriately to the dwelling house character values of the locality.

5.6 Stormwater and Infrastructure Servicing

Stormwater management is a key technical matter for this application given the topography of the site. Stormwater is proposed to be discharged to the downstream property at 10 Royds Street to the south with formal written consent (Council form CC10835/1) to be provided under separate cover.

The proposed development is capable of achieving a lawful and orderly stormwater outcome.

5.7 Access, Streetscape and Street Trees

The reconfiguration plan shows separate driveway crossovers to Eleanor Street for each proposed lot. The crossovers are identified as being in accordance with Brisbane City Council standard drawing BSD-2022. The plan also identifies existing street trees within the Eleanor Street verge with minimum separation from each crossover in excess of the 2m requirement. The proposal will maintain a residential streetscape presentation to Eleanor Street, with each future dwelling capable of providing a direct pedestrian address, vehicle access, landscaping and waste collection frontage to the street.

6 Conclusion

The proposed development represents a modest and appropriate infill subdivision within an established residential area. The proposal will create two regular shaped residential lots, each with direct frontage to Eleanor Street and sufficient dimensions to accommodate a future dwelling house, vehicle access, private open space, landscaping and services.

While the application is impact assessable, the proposal does not create an unacceptable planning outcome. The development maintains the residential use of the land, supports efficient use of existing urban infrastructure, avoids rear lot or battle-axe arrangements, and preserves a conventional street-front subdivision pattern.

As outlined in the detailed code assessment (**Attachment B**), the proposed development is considered to achieve an acceptable planning outcome having regard to Brisbane City Plan 2014 and the broader planning framework.

The application is therefore recommended for approval by Brisbane City Council, subject to reasonable and relevant conditions.



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