

31 August 2026

Chief Executive Officer  
Brisbane City Council  
Attn: Nicholas Cudicio  
Emailed to [Nicholas.Cudicio@brisbane.qld.gov.au](mailto:Nicholas.Cudicio@brisbane.qld.gov.au)

GPC Job Reference: 26.2564

Dear Nicholas,

**RE: SUMMARY OF SUBMISSIONS RECEIVED DURING PUBLIC NOTIFICATION AT 71 ELEANOR STREET, CARINA QLD 4152 AND DESCRIBED AS LOT 102 ON RP74135 (APPLICATION REFERENCE: A007025301)**

**RECONFIGURING A LOT (1 LOT INTO 2 LOTS)**

**1. INTRODUCTION**

This correspondence provides a summary of the submissions received during public notification of the proposed Reconfiguring a Lot application at 71 Eleanor Street, Carina.

Public notification was undertaken in accordance with the *Planning Act 2016* from 29 July 2026 to 20 August 2026.

The submissions were generally focused on lot size and neighbourhood character, amenity, traffic and servicing, stormwater drainage and the future development of the proposed lots.

These matters have been reviewed against the applicable provisions of Brisbane City Plan 2014 and the supporting material submitted with the application.

Overall, the matters raised do not alter the planning merits of the proposal. The development provides two appropriately configured residential lots, each capable of accommodating a detached dwelling house, and represents a modest and appropriate infill outcome within the Low density residential zone.

**2. APPLICANT'S RESPONSES TO SUBMISSIONS**

**2.1 Overview**

The matters raised in submissions are addressed in the sections below.

Of particular relevance to the proposed lot sizes, Council has approved a number of comparable subdivisions involving lots below 400m<sup>2</sup> within the Low density residential zone, including:

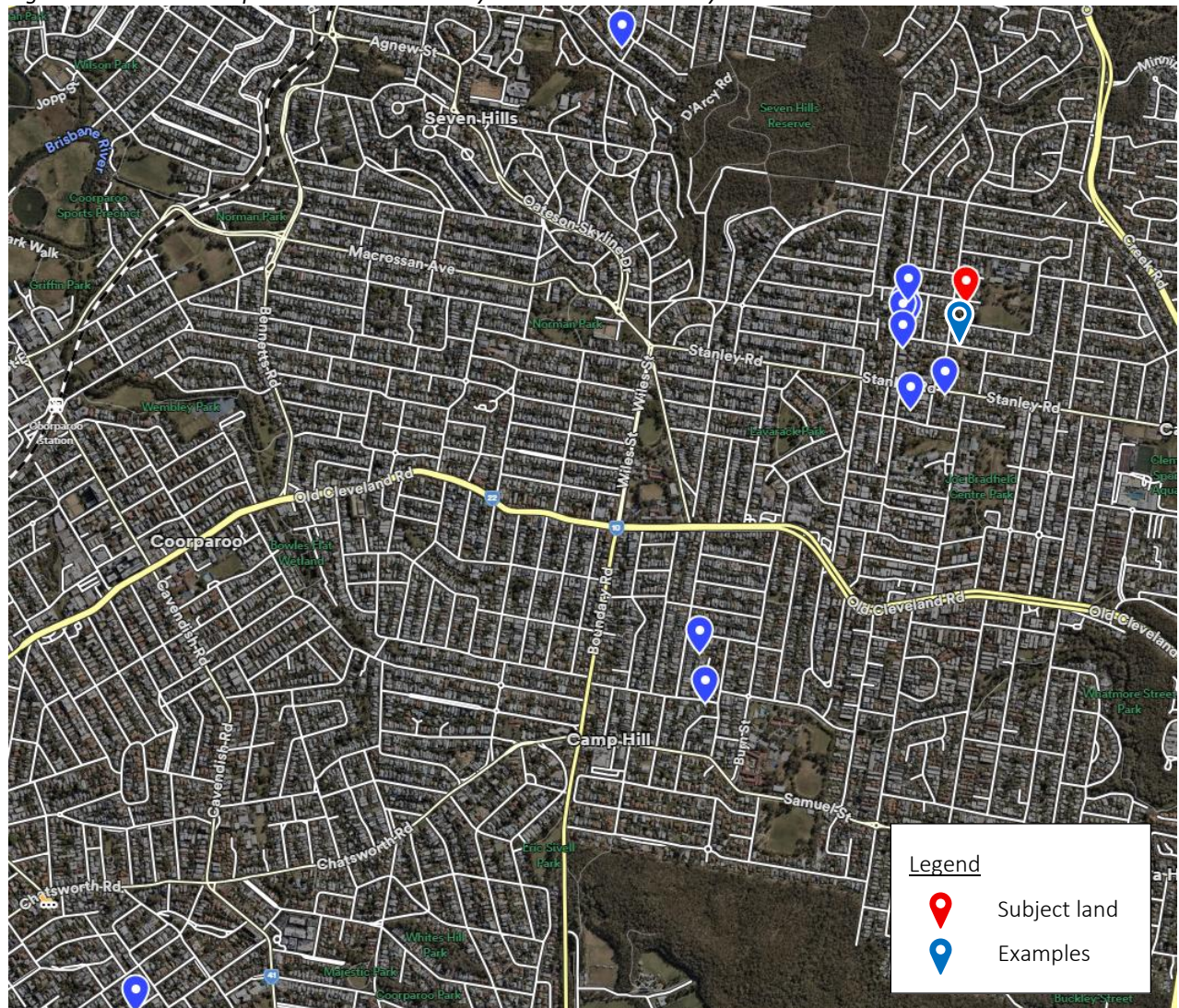
- A001583605 – 7 Royds Street, Carina – 354m<sup>2</sup> lot;
- A003820889 – 5 Lysander Street, Morningside – 350m<sup>2</sup> lot;
- A004202223 – 33 Lunga Street, Carina – 327m<sup>2</sup> and 397m<sup>2</sup> lots;

- A004356208 – 6 Hendren Street, Carina – 300m<sup>2</sup> and 329m<sup>2</sup> lots;
- A004414589 – 2 Hendren Street, Carina – 335m<sup>2</sup> and 367m<sup>2</sup> lots;
- A004831753 – 217 and 219 Stanley Road, Carina – 304m<sup>2</sup> lots;
- A004936247 – 19 and 21 Lunga Street, Carina – 302m<sup>2</sup> lots;
- A004962300 – 20 Cedlen Street, Camp Hill – 323m<sup>2</sup> lot;
- A005055717 – 6 and 8 Risley Street, Carina – 327m<sup>2</sup> lots;
- A006535495 – 51 Lunga Street, Carina – 328m<sup>2</sup> and 393m<sup>2</sup> lots;
- A006623282 – 81 Plimsoll Street, Greenslopes – 375m<sup>2</sup> and 380m<sup>2</sup> lots;
- A006785622 – 86 Nursery Road, Holland Park West – 396m<sup>2</sup> lots; and
- A006894713 – 7 Herbert Street, Camp Hill – 274m<sup>2</sup> and 305m<sup>2</sup> lots.

These approvals demonstrate that lots below 400m<sup>2</sup> are an established outcome within the Low density residential zone where appropriate lot dimensions, frontage and residential amenity are maintained.

The examples are not intended to be exhaustive and are provided as useful context for Council's consideration of the proposal. Approved plans, where available, are included at **Appendix A**.

*Figure 1: Similar Development Outcomes nearby and in the Low Density Residential Zone*



Source: NearMap and Brisbane City Council's Development.i

## 2.2 Detailed Response to Submissions

### Consistency with Strategic Framework

Some submissions raised concern regarding consistency with Theme 5 – Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas. The proposal remains consistent with the intended residential function of the locality.

While the Strategic Framework identifies suburban living areas as generally comprising lots within the 400m<sup>2</sup> to 800m<sup>2</sup> range, this describes the broader pattern of development and does not preclude smaller lots where the relevant planning outcomes are achieved. The proposed lots are approximately 361m<sup>2</sup> and are appropriately configured, with suitable frontage and dimensions to accommodate detached dwelling houses while retaining backyards of sufficient size to accommodate large trees, contributing to local amenity and air quality.

The proposal therefore maintains the detached residential form and suburban character intended for the Low density residential zone.

### Low Density Residential Character

Some submissions raised concern that the proposal represents overdevelopment or is inconsistent with the prevailing lot pattern. The proposal involves only one additional residential lot and retains the existing detached residential use and function of the land.

Both lots are conventionally configured and capable of accommodating detached dwelling houses with appropriate setbacks, separate pedestrian entry, vehicle access, open space, traditional backyards and large trees. The surrounding locality contains a number of comparable smaller lots, demonstrating that the proposed subdivision is compatible with the immediate and broader residential pattern. Accordingly, the proposal represents a modest infill outcome consistent with the intended low density residential character of the area.

### Precedent

Some submissions suggested approval may encourage further subdivision within the locality. Each development application is assessed on its individual merits against the planning framework applying to the particular site.

Approval of this application would therefore not establish an entitlement for subdivision of other properties. Council's existing approval history also demonstrates that appropriately configured lots below 400m<sup>2</sup> are already an established outcome within the Low density residential zone.

### Amenity and Future Dwelling Houses

Some submissions raised concerns regarding potential future setbacks, building height, privacy and other amenity matters. The current application relates to subdivision only.

Any future dwelling houses will be subject to the applicable planning and building requirements, including provisions relating to setbacks, height, site cover, private open space, privacy, parking and streetscape presentation. The proposed lots are appropriately configured to accommodate detached dwelling houses.

Future built form considerations therefore do not alter the suitability of the proposed subdivision.

### Housing Supply

Some submissions noted the contribution the proposal may make to housing supply, while others considered housing supply should not override the applicable planning framework. The proposal is supported on its planning merits.

The creation of one additional residential lot within an established and serviced urban area is consistent with the intent of *ShapingSEQ 2023 (South East Queensland Regional Plan)*, *Brisbane's Sustainable Growth*

*Strategy* and the State Government's *Homes for Queenslanders Plan* to accommodate growth within established areas, while making a modest positive contribution to housing supply and retaining the detached residential character of the locality.

#### Traffic and Servicing

Some submissions raised concerns regarding existing on-street parking, vehicle manoeuvring and refuse collection within Eleanor Street.

The development creates only one additional residential lot and any increase in traffic associated with the subdivision will be minor and consistent with the residential function of the locality.

Each proposed lot is capable of accommodating on-site car parking associated with a future dwelling house. The proposal is therefore not expected to materially affect the operation of Eleanor Street or existing servicing arrangements.

#### Stormwater Drainage

Some submissions raised concerns regarding the proposed stormwater drainage arrangement. The submitted stormwater information demonstrates that an appropriate drainage solution is available for the proposed lots. The adjoining landowner, the Department of Housing and Public Works, has also provided written agreement to the proposed arrangement. The proposal can therefore be appropriately serviced from a stormwater perspective.

#### Future Development

Some submissions raised concerns regarding the form of future dwelling houses that may be constructed on the proposed lots. Any future dwelling development will be subject to the applicable City Plan and building requirements.

The proposed lots are capable of accommodating detached dwelling houses consistent with the intended use of land within the Low density residential zone. There is therefore no reason to conclude that the subdivision will result in an inappropriate future built form outcome.

### **3. SUMMARY**

The matters raised during public notification have been considered and do not alter the planning merits of the proposal. The subdivision provides two appropriately configured residential lots that are capable of accommodating detached dwelling houses and retain the low density residential function and character intended for the locality.

The proposed lot sizes are also consistent with a number of comparable subdivision outcomes previously approved by Council within Carina and surrounding Low density residential areas. The proposal can be appropriately serviced, will result in only a minor increase in residential activity and does not give rise to any material traffic, amenity or infrastructure impacts.

Overall, the development represents a modest and appropriate infill outcome within an established residential area. The applicant therefore respectfully requests that Council approve the development application, subject to reasonable and relevant conditions.

Yours sincerely,



**Simon Grice**  
Director

## APPENDIX A: APPROVED SUBDIVISIONS IN THE SURROUNDING AREA



Existing units to be converted to a Dwelling House (as defined by the Brisbane City Plan 2014), prior to the endorsement of the survey plan by Council

AMENDED IN RED  
9 December 2015

#### PROPERTY DESCRIPTION

LOT: 1&2 Cancelling Lot 194  
RP: 94762

PARISH: BULIMBA  
COUNTY: STANLEY

#### SITE ANALYSIS

AREA: 518 m<sup>2</sup>

UNIT 1 EXISTING GFA: 73 m<sup>2</sup>

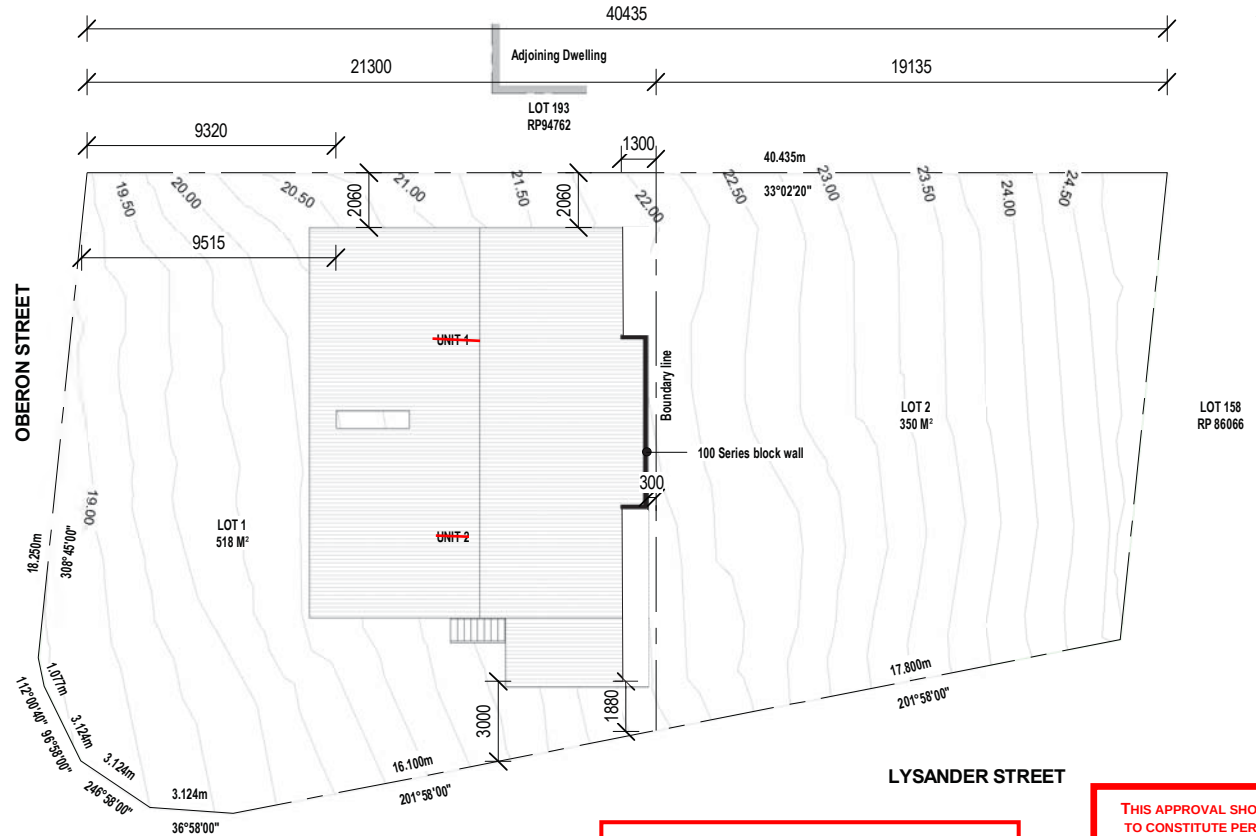
**NOT PART OF THIS APPROVAL**

UNIT 2 PROPOSED GFA: 73 m<sup>2</sup>

SITE COVERAGE: 199.6 m<sup>2</sup> or 38.5%

#### NOTES:

PRELIMINARY SITE LEVELS ARE  
DEFINED BY BRISBANE CITY PLAN 2014.  
DWELLING NOT TO EXCEED 9500mm  
ABOVE NATURAL GROUND LINE AS DEFINED  
BY BRISBANE CITY PLAN 2014.  
LEVELS TO BE SET BY REGISTERED  
SURVEYOR



PLANS AND DOCUMENTS  
referred to in the  
APPROVAL

17/12/2015

Dated:.....

THIS APPROVAL SHOULD NOT BE TAKEN  
TO CONSTITUTE PERMISSION TO ENTER  
NEIGHBOURING PROPERTIES TO  
CONSTRUCT (INCLUDING ASSOCIATED WORKS  
SUCH AS DRAINAGE AND EXCAVATION)  
ANY BUILT TO BOUNDARY WALL OR  
FENCES. PERMISSION MUST BE OBTAINED  
FROM RELEVANT PROPERTY OWNERS.

Received  
27/11/2015  
BCC DA

1 | Proposed Site Plan  
1 : 200

#### GENERAL NOTES

Do not scale from drawings, use figured  
dimensions only. Confirm all dimensions  
on site prior to commencing any fabrication,  
work or setout. Any costs arising from  
incorrect dimensioning is the responsibility  
of the "Contractor" If LIFEBOX is not notified in writing  
prior to construction. Verify location of existing services  
before commencement of work.  
All construction to be in accordance with the BCA  
and relevant Australian Standards.  
Full Structural Certification Required



PO BOX 1092 Stafford City QLD 4053  
Ph/Fax 07 3315 5611  
www.lifeboxdesign.com.au  
Licence Number 1121106  
ABN 94 682 535 099

#### Revision Date Amendment

| Revision | Date       | Amendment      |
|----------|------------|----------------|
| A        | 11-08-2014 | Initial Issue  |
| B        | 15-08-2014 | Client Changes |
| C        |            |                |

#### CLIENT

SATNAM SINGH

#### PROJECT

ALTERATIONS & ADDITIONS

#### LOCATION

1/28 OBERON ST, MORNINGSID, 4170

#### DRAWING

SITE PLAN

#### SCALE

1 : 200

#### Drawn By:

BP

#### Date:

Aug 2014

#### JOB NO.

SIN-14-03

#### DRAWING NO.

DA-02

#### REVISION

B

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Internal layout of the building is not part of this approval

Existing units to be converted to a Dwelling House (as defined by the Brisbane City Plan 2014) prior to Council's notation on the plan of subdivision (ROL)

AMENDED IN RED  
9 December 2015



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#### GENERAL NOTES

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#### CLIENT

SATNAM SINGH

#### PROJECT

ALTERATIONS & ADDITIONS

#### LOCATION

1/28 OBERON ST, MORNINGSID, 4170

#### DRAWING

PROPOSED PLAN

| Revision | Date       | Amendment      |
|----------|------------|----------------|
| A        | 11-08-2014 | Initial Issue  |
| B        | 15-08-2014 | Client Changes |
| C        |            |                |

#### PLANS AND DOCUMENTS referred to in the APPROVAL

17/12/2015

Dated: .....

Received  
27/11/2015

BCC DA

| SCALE     | Drawn By:   | Date:    |
|-----------|-------------|----------|
| 1 : 100   | BP          | Aug 2014 |
| JOB NO.   | DRAWING NO. | REVISION |
| SIN-14-03 | DA-05       | B        |

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#### 1 Proposed Plan

1 : 100



LYSANDER STREET

# PLANS AND DOCUMENTS referred to in the APPROVAL

17/12/2015

Dated:.....

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# lifebox

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## GENERAL NOTES

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All construction to be in accordance with the BCA and relevant Australian Standards.  
Full Structural Certification Required

## CLIENT

**SATNAM SINGH**

## PROJECT

**ALTERATIONS & ADDITIONS**

## LOCATION

**128 OBERON ST, MORNINGSID, 4170**

## DRAWING

**EXISTING PLAN**

| Revision | Date       | Amendment      |
|----------|------------|----------------|
| A        | 11-08-2014 | Initial Issue  |
| B        | 15-08-2014 | Client Changes |
| C        |            |                |
|          |            |                |
|          |            |                |
|          |            |                |
|          |            |                |
|          |            |                |
|          |            |                |

| SCALE     | Drawn By:   | Date:    |
|-----------|-------------|----------|
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| JOB NO.   | DRAWING NO. | REVISION |
| SIN-14-03 | DA-03       | B        |

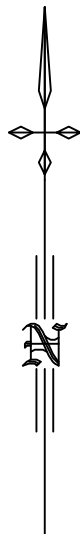
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**AMENDED IN RED**  
**9 December 2015**

**Received**  
**27/11/2015**  
**BCC DA**

**LEGEND**  
Demolish Existing



LUNGA

STREET

Line of kerb

Line of kerb

Existing crossover  
to be retained  
and reused

DEVELOPMENT STATISTICS

Total Area of Subdivision...721 m<sup>2</sup>

Number of New Lots...1

Area of New Road....0 m<sup>2</sup>

Land Use....LR

NOTES:

Contours shown on this plan are taken from B.C.C. BIMAP and are suitable only for the purpose of this application. The accuracy of the contours and position of dwelling/features/services shown has not been verified and no reliance should be placed upon such information for any purpose other than for the purpose of this application.

The dimensions, areas and total number of lots shown are approximate only and subject to final field survey and also to the requirements of Council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealings involving the land. This note is an integral part of this plan.

— G — Gas Line  
— S — Sewer Line  
— W — Water Line

Existing Dwelling

150  
RP74135

139  
RP74135

90°00'  
39.433

PROPOSED  
LOT 51  
397 m<sup>2</sup>

Existing  
dwelling to  
be demolished

270°00'  
39.433

PROPOSED  
LOT 50  
327 m<sup>2</sup>

Existing  
garage to  
be demolished

22.068  
270°00'

19.012  
244°58'

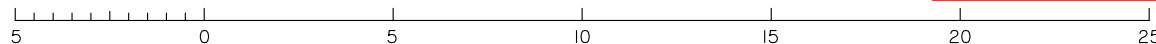
Shed

152  
RP74135

153  
RP74135

Existing  
garage/shed

Scale 1:200 – Lengths are in Metres.



Received  
14/04/2015  
BCC DA

PLANS AND DOCUMENTS  
referred to in the  
APPROVAL

Dated:...23/04/2015.....

|                                       |                                     |               |
|---------------------------------------|-------------------------------------|---------------|
| PROJECT<br>33 Lunga Street,<br>Carina |                                     |               |
| CLIENT<br>Manasons Properties Pty Ltd |                                     |               |
| JOB NO.<br>15054                      | SURVEYED<br>-                       | FIELD BK<br>- |
| LOCAL AUTHORITY<br>Brisbane C.C.      | DWG FILE 15054-1<br>DATE 08/04/2015 | DRAFTED<br>TS |
| PARISH<br>Bulimba                     | COUNTY<br>Stanley                   | CHECKED<br>MS |

PROPOSED LOTS  
50 & 51

Cancelling Lot 151  
on RP74135

HORIZONTAL  
DATUM  
RP74135

VERTICAL DATUM  
-

**SIMPSON RAYNER SURVEYS**

SIMPSON RAYNER SURVEYS PTY LTD A.C.N. 078 818 167

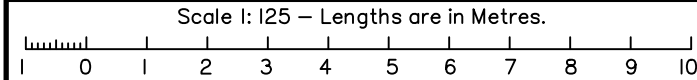
CADASTRAL LAND SURVEYORS, PLANNERS  
AND LAND DEVELOPMENT CONSULTANTS

5/M53 METROPLEX AVENUE, MURARRIE QLD 4172  
PO Box 3458, TINGALPA BC QLD 4173

TELEPHONE (07) 3899 8105 FAX. (07) 3899 8107  
EMAIL: INFO@SRSSURVEYS.COM.AU

SCALE  
1:200

PLAN REFERENCE  
15054A3/1



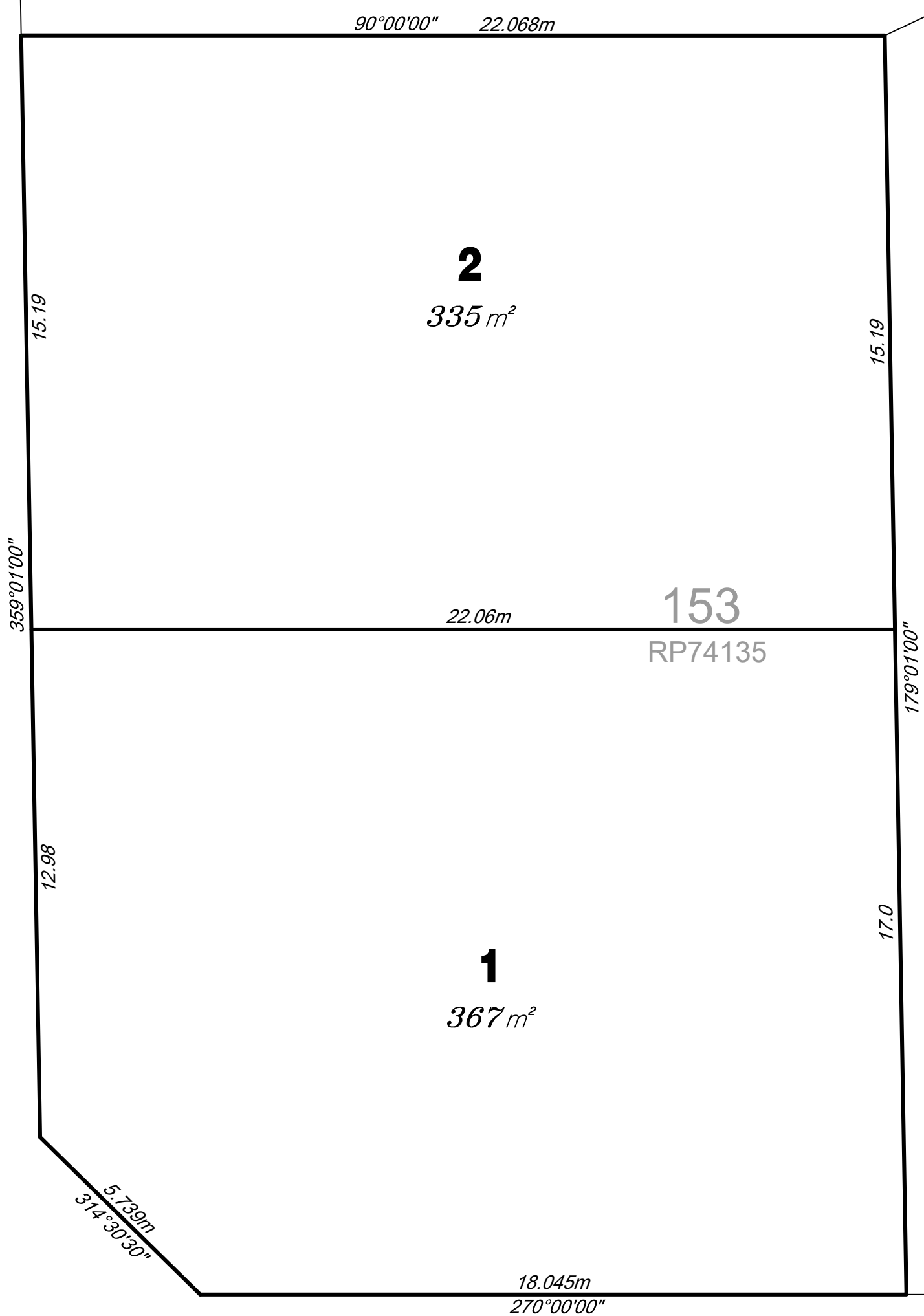
50  
SP270528

**PLANS AND DOCUMENTS**  
referred to in the  
**DEVELOPMENT PERMIT**

Dated:.....**30/06/2016**.....



**LUNGA STREET**



**ML SURVEYS**  
ENGINEERING & TOPOGRAPHIC SURVEYING SERVICES  
38 Leybourne Street Chelmer 4068  
mod:0412 744 223 e:murray@mlsurveys.com.au

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**HENDREN STREET**

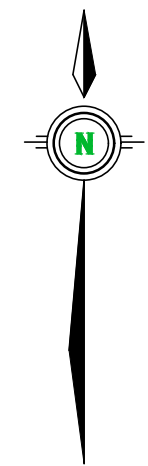
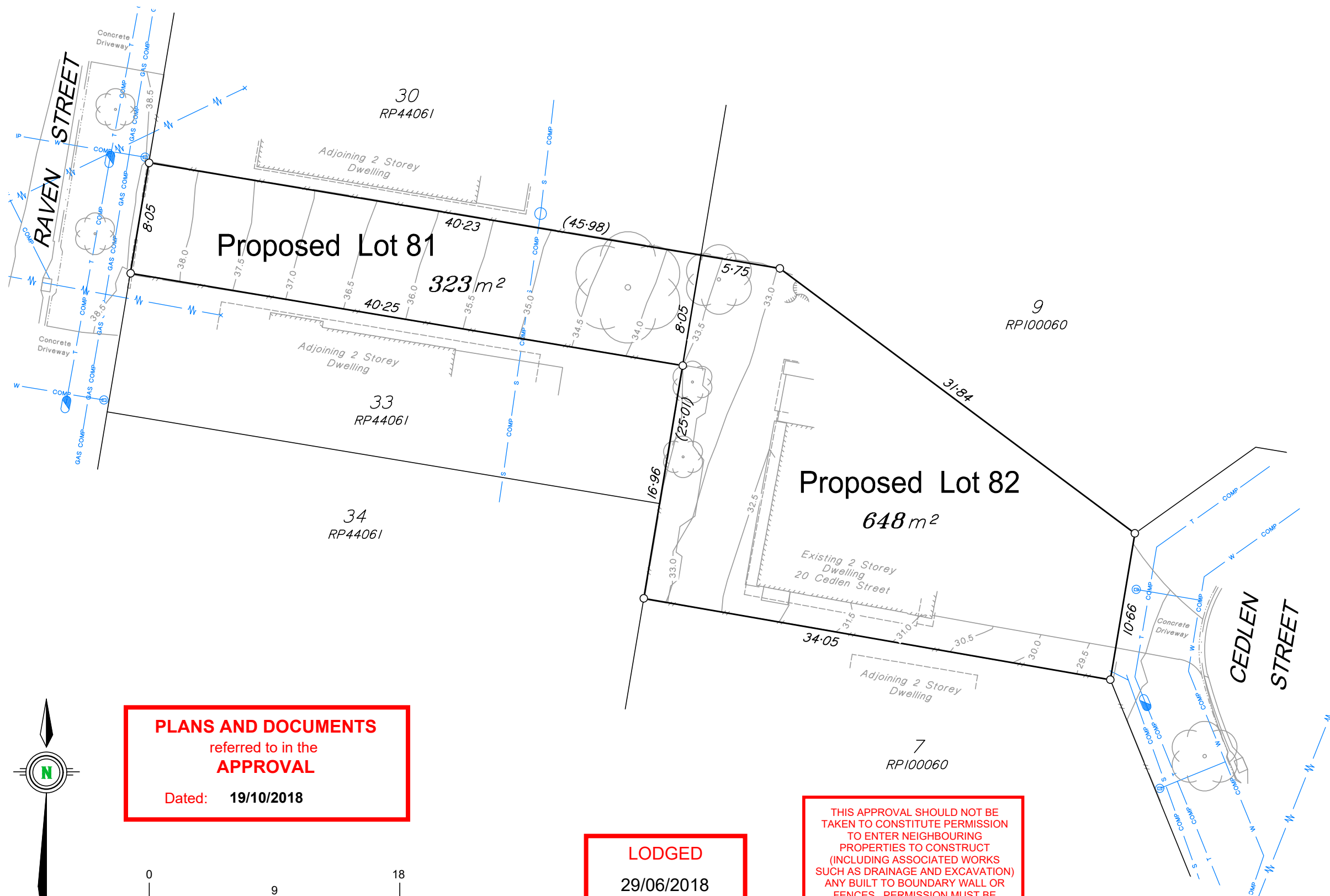
|                            |  |                          |  |
|----------------------------|--|--------------------------|--|
| SURVEYOR.....ML.....       |  | DATE .....               |  |
| DRAWN .....ML.....         |  | DATE .....13/7/2016..... |  |
| DATE<br>13/7/2016          |  | PLAN NUMBER<br>201628PP1 |  |
| CLIENT<br><b>H4 Living</b> |  |                          |  |

|                                                                                         |  |
|-----------------------------------------------------------------------------------------|--|
| PROJECT<br>Plan of<br>Proposed Lots 1 & 2<br>Lot 153 on RP74135<br>2 Hendren St, Carina |  |
| LOCAL AUTHORITY<br>Brisbane City Council                                                |  |

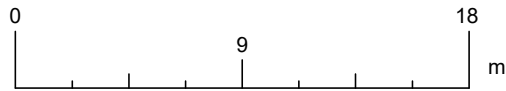
|                  |              |
|------------------|--------------|
| DATUM            | SP270528     |
| LEVEL ORIGIN     |              |
| CONTOUR INTERVAL |              |
| JOB NO           | 21628        |
| ACAD FILE        | 201628PP1    |
| SURVEYOR         | ML           |
| SCALE            | 1 : 125 @ A3 |

**Received**  
**22/06/2016**  
**BCC DA**





**PLANS AND DOCUMENTS**  
referred to in the  
**APPROVAL**  
  
Dated: 19/10/2018



SCALE 1:300 (A3)

**LODGED**  
29/06/2018  
**BCC DS**

THIS APPROVAL SHOULD NOT BE  
TAKEN TO CONSTITUTE PERMISSION  
TO ENTER NEIGHBOURING  
PROPERTIES TO CONSTRUCT  
(INCLUDING ASSOCIATED WORKS  
SUCH AS DRAINAGE AND EXCAVATION)  
ANY BUILT TO BOUNDARY WALL OR  
FENCES. PERMISSION MUST BE  
OBTAINED FROM RELEVANT  
PROPERTY OWNERS.

Client  
**Mr Greg Hopper**

Project  
**PROPOSED RECONFIGURATION  
CREATING LOTS 81 & 82**  
  
Canceling Lot 8 on RP100060  
Being 20 Cedlen Street, Camp Hill

Scale: 1:300 at A3  
Datum: AHDD vide PSM 7605      Locality: Camp Hill  
RL: 28.939m      LGA: Brisbane C.C.  
Contour Int: 0.5m      Cadfile: BTP-307.RAL.01

|       |                     |     |         |      |
|-------|---------------------|-----|---------|------|
| A     | FOR PLANNING REPORT | SSD | 8.05.18 | MP   |
| Issue | Description         | Drw | Date    | Appd |

**NOTES**  
(i) This plan was prepared for the purpose and exclusive use of MR GREG HOPPER to accompany an application to BRISBANE CITY COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. Focus on Surveying Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii),(iii) or (iv) hereof.  
(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.  
(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.  
(iv) This plan may not be copied unless these notes are included.

UNDERGROUND SERVICES COMPILED

|                     |              |          |
|---------------------|--------------|----------|
| Sewer main          | — S —        | COMP     |
| Stormwater drainage | — SW —       | COMP     |
| Water main          | — W —        | COMP     |
| Telstra supply      | — T —        | COMP     |
| Electricity supply  | — W —        | COMP     |
| Gas supply          | — GAS COMP — | GAS COMP |

 **FOCUS**  
ON SURVEYING  
  
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e [info@focussurvey.com.au](mailto:info@focussurvey.com.au) ph 3338 5095  
a Suite 6, 214 Waterworks Road . Ashgrove . QLD . 4060

Sheet No.  
**1 of 1**

Dwg. No.  
**BTP-307.RAL.01**

Issue  
**A**

NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO COUNCIL APPROVAL, SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPARTMENT OF NATURAL RESOURCES, MINES & ENERGY.

Jun 25, 2018 - 4:01pm V:\8001 - 9000\8119 - 8200\8119 - 20 Cedlen Street\4. Civil\3. CADD\2 Production Drawings\SK003 - SMD LAYOUT PLAN.dwg

|                                                                                                                                                                                                                                                                                                                                                              |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p><b>WATER QUALITY NOTES (BEST PRACTICE):</b></p> <ol style="list-style-type: none"> <li>1. PROPOSED INLET PITS ARE TO BE FITTED WITH APPROVED GROSS POLLUTANT TRAPS WHERE FUNCTIONAL.</li> <li>2. DOWNPIPES WHERE FUNCTIONAL ARE TO BE FITTED WITH 'FIRST FLUSH' DIVERTERS WHICH WILL DIVERT THE FIRST 20L OF ROOF RUNOFF TO LANDSCAPING AREAS.</li> </ol> |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|                                                                                     |                                         |
|-------------------------------------------------------------------------------------|-----------------------------------------|
|  | SITE BOUNDARY                           |
|  | EXISTING PROPERTY BOUNDARY              |
|  | EXISTING CONTOURS (AT 0.25m INTERVALS)  |
|  | EXISTING SEWERAGE                       |
|  | EXISTING STORMWATER                     |
|  | EXISTING TELSTRA                        |
|  | PROPOSED BASEMENT OUTLINE               |
|  | PROPOSED BUILDING OVER LINE             |
|  | PROPOSED STORMWATER                     |
|  | PROPOSED STORMWATER PIT                 |
|  | PROPOSED OVERLAND FLOW DIRECTION        |
|  | PROPOSED 0.90m WIDE STORMWATER EASEMENT |
|                                                                                     | 1.5m                                    |

| B   | PRELIMINARY ISSUE |  |  |  |  | 25/06/18 | BG    |  | CK       |
|-----|-------------------|--|--|--|--|----------|-------|--|----------|
| A   | PRELIMINARY ISSUE |  |  |  |  | 08/06/18 | BG    |  | CK       |
| REV | DESCRIPTION       |  |  |  |  | DATE     | DRAWN |  | APPROVED |



**CLIENT:**

**Inertia**

ABN 82 115 498 023  
Email: [info@inertiaeng.com.au](mailto:info@inertiaeng.com.au)

Unit 5B/85 Hudson  
Albion, QLD 401  
Phone: 3857 786  
Fax: 3262 7359

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SCALE 1:125 @ A1

PROPOSED DEVELOPMENT  
PROPOSED DEVELOPMENT  
20 CEDLEN STREET  
CAMP HILL, QLD 4152

# STORMWATER LAYOUT PLAN

DESIGNED.  
B.GOETTLE

APPROVED

RPEQ Nd

SK003

B

## PLANS AND DOCUMENTS

referred to in the  
APPROVAL

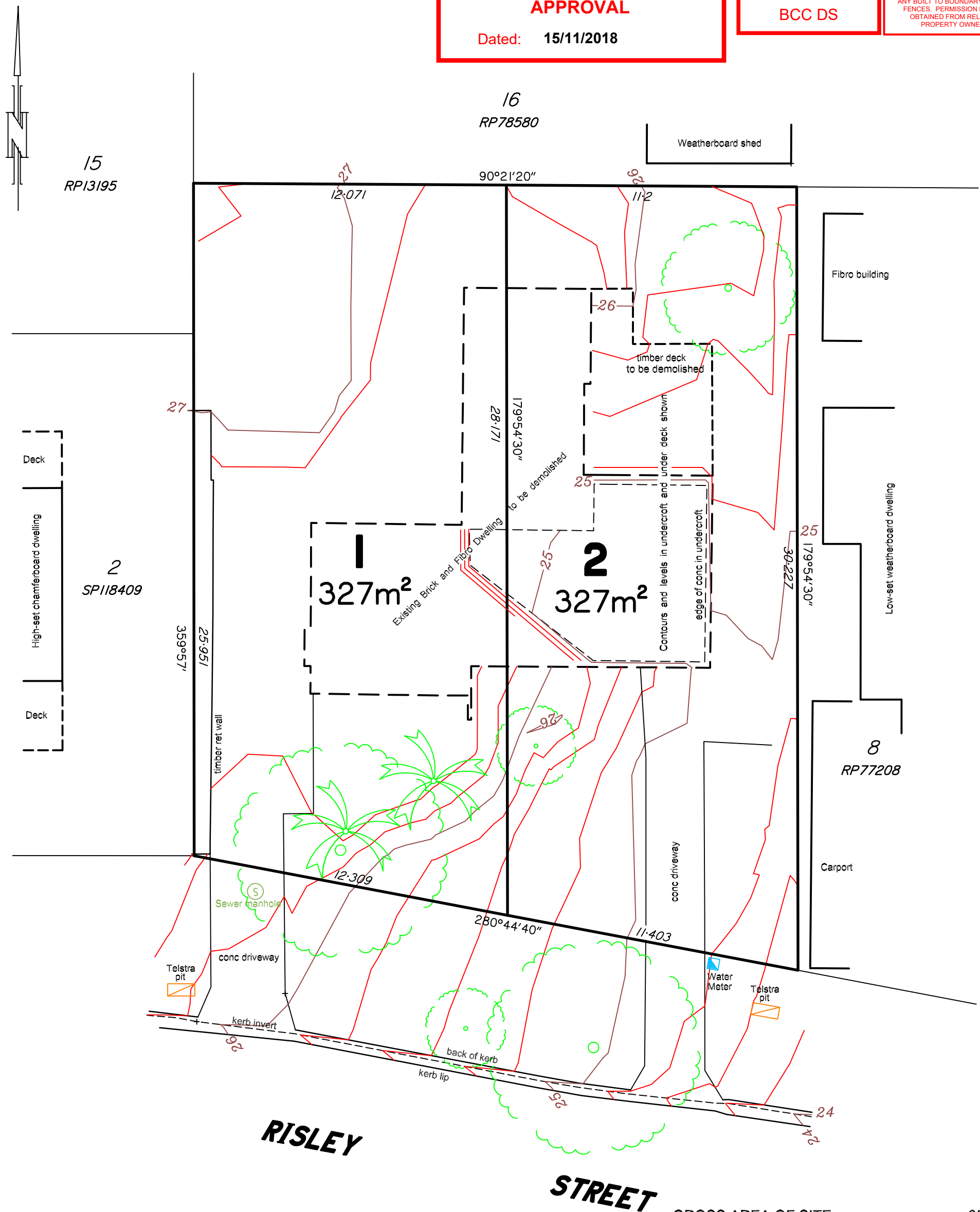
Dated: 15/11/2018

LODGED

30/10/2018

BCC DS

THIS APPROVAL SHOULD NOT BE  
TAKEN TO CONSTITUTE PERMISSION  
TO ENTER NEIGHBOURING  
PROPERTIES TO CONSTRUCT  
(INCLUDING ASSOCIATED WORKS  
SUCH AS DRAINAGE AND EXCAVATION)  
ANY BUILT TO BOUNDARY WALL OR  
FENCES. PERMISSION MUST BE  
OBTAINED FROM RELEVANT  
PROPERTY OWNERS.



## IMPORTANT NOTE

All boundary dimensions and areas shown are the result of a full cadastral survey and reinstatement calculations.

All existing features and contours shown are the result of field survey.

Any discrepancies between gross area of site and sum of areas of proposed lots is caused by rounding.

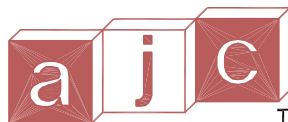
This note is an integral part of this plan.

|                                  |                   |
|----------------------------------|-------------------|
| GROSS AREA OF SITE               | 654m <sup>2</sup> |
| AREA OF PROPOSED NEW PARKLAND    | NIL               |
| AREA OF PROPOSED NEW ROAD        | NIL               |
| NETT AREA OF LOT RECONFIGURATION | 654m <sup>2</sup> |
| NUMBER OF EXISTING LOTS          | 1                 |
| NUMBER OF FUTURE LOTS            | 2                 |

DATE AMENDMENTS

AJC SURVEYS PTY LTD

ACN 113 780 368 ABN 65 113 780 368



6 Alberic Court  
Eatons Hill, QLD 4037  
Tel. 07 3264 1889 Mb. 0416 125 083  
email: ajcsurveys@bigpond.com

TRAN &amp; TA FAMILY PTY LTD

PROPOSED LOTS 1 &amp; 2

Cancelling Lot 9 on RP77208

SURVEYED &amp; PLOTTED

FILE

DATE

DATUM: PSM10579

RL 25.951 AHD D

AJC

18009d.project

25/10/2018

PROJECT / DRAWING  
18009PP-1

SHEET 1 OF 1

L.A. : BRISBANE C.C.

SCALE : 1:150(A3)

## Legend

- Site Boundary
- Existing Built Form Footprint (To Be Demolished)
- Existing Footpath
- Proposed Driveway Crossover (Indicative)
- Existing Street Tree
- Residential Allotments - 2 Allotments (721m<sup>2</sup> Total)
- 1m Contours
- Telecommunications Infrastructure (Telstra)
- Existing Electrical Pole (Energex)
- Sewer Infrastructure (Urban Utilities)
- Water Infrastructure (Urban Utilities)

BCC DS  
RECEIVED  
01/08/2024  
APPLICATION REF  
A006535495

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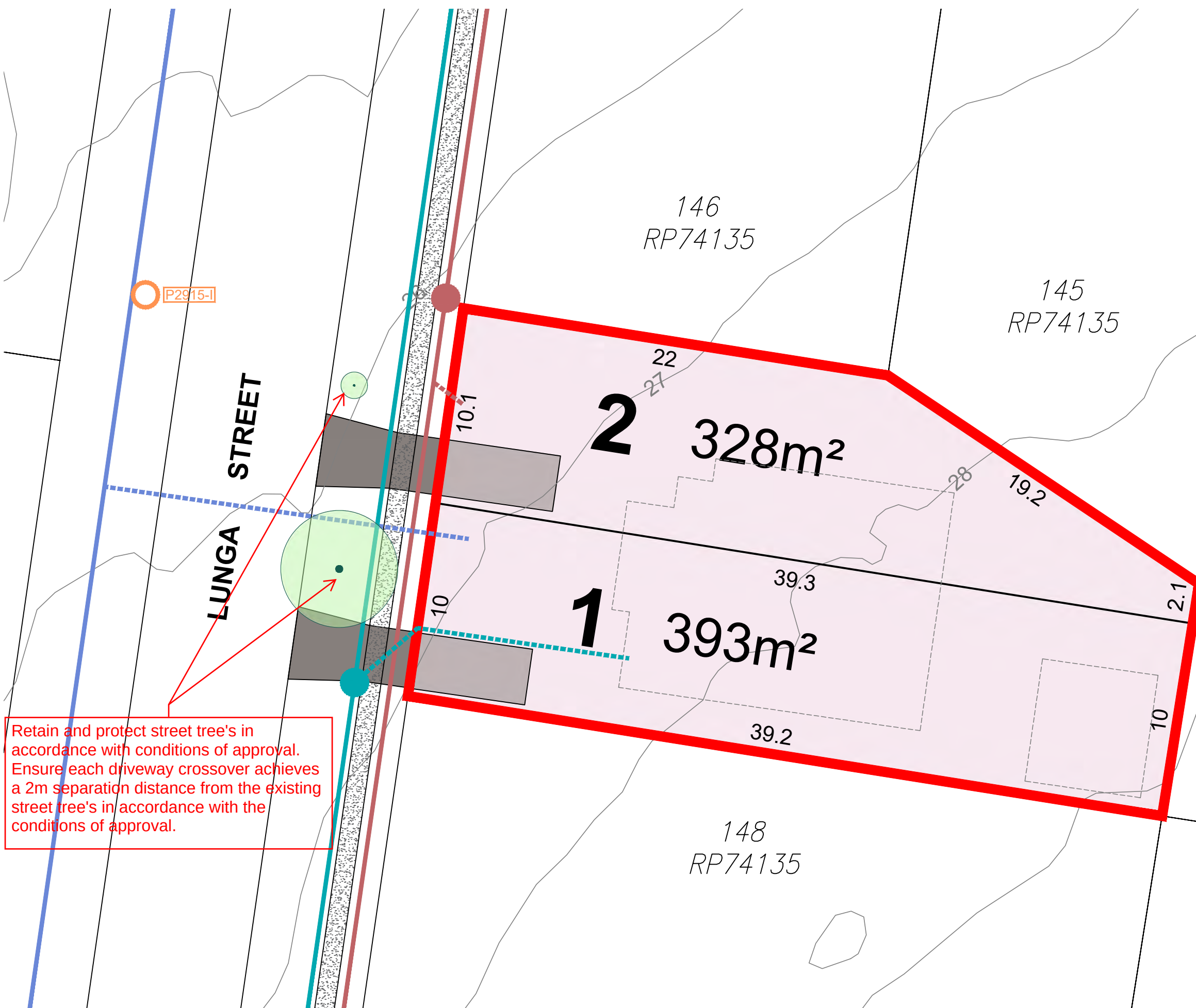
**AMENDED IN RED**

2/08/2024

**PLANS AND DOCUMENTS**  
referred to in the  
**APPROVAL**  
Dated: 15/08/2024

**PLANS AND DOCUMENTS**  
referred to in the  
**NEGOTIATED DECISION**  
Dated: 24/10/2024

**Note:**  
All Lot Numbers, Dimensions and Areas are approximate  
only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 1m<sup>2</sup>.  
The boundaries shown on this plan should not be used for  
final detailed engineers design.  
**Source Information:**  
Site boundaries: Registered Survey Plans.  
Adjoining information: DCDB.  
Contours: QSpatial.  
Utilities Information: DBYD - Energex, Urban Utilities,  
Telstra.



Retain and protect street tree's in  
accordance with conditions of approval.  
Ensure each driveway crossover achieves  
a 2m separation distance from the existing  
street tree's in accordance with the  
conditions of approval.

PLAN REF: **ROL\_01**  
Rev No: **B**  
DATE: 01 AUGUST 2024  
CLIENT: S. AND D. BUCHANAN  
DRAWN BY: MD  
CHECKED BY: MD/SB



51 LUNGA STREET, CARINA  
LOT 149 ON RP74135  
**RECONFIGURATION OF LOT - 1 INTO 2 ALLOTMENTS**

URBAN DESIGN  
Level 8  
31 Duncan Street  
PO Box 1559  
Fortitude Valley QLD 4006  
T +61 7 3539 9500  
W rpsgroup.com

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**rps**  
A TETRA TECH COMPANY

**PLANS AND DOCUMENTS**

referred to in the  
**APPROVAL**

Dated: **16/05/2025**

Existing street tree to  
be retained.

6.0 metre by 6.0 metre by 3  
chord truncation to be  
provided in accordance with  
conditions of the approval.

**AMENDED IN RED**

14/05/2025

Existing dwelling house  
and ancillary carport to  
be demolished.

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**BCC DS**

**LODGED**

26/09/2024

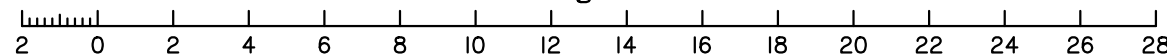
APPLICATION REF

A006623282

**Note:**

For full details and notes related to the underlay,  
refer to the Contour & Detail Survey, Plan Ref:  
24300-D1-A, prepared by AJS Surveys Pty Ltd.

Scale 1:200 – Lengths are in metres.



**REVISIONS**

|          |                |     |   |
|----------|----------------|-----|---|
|          |                |     |   |
| 18-09-24 | ORIGINAL ISSUE | LJS | A |

**ASSOCIATED CONSULTANTS:**

SURVEYOR: CJH  
DRAWN: LJS  
DATE: 11-09-2024  
CHECKED: CJH

**DATUM:**  
LEVEL DATUM: AHD VIA CORS (PSM 72986 RL 52.707m)  
HORIZ DATUM: ARBITRARY  
COORD ORIGIN: N/A  
MERIDIAN: RP78734

**CLIENT:**  
**Peel Developments  
Pty Ltd**

**SITE:**  
**Proposed Lots 11 and 12**  
**Cancelling Lot 1 on RP78734**  
**81 Plimsoll Street, Greenslopes**

**SCALE: 1:200 (A3)**  
**PLAN REF: 24300-P1-A**

CIVIL DA CONCEPT

PROPOSED STORMWATER MANAGEMENT NOTE:  
PROPOSED STORMWATER MANAGEMENT PLAN SHALL INCORPORATE A 'BEST PRACTICE' APPROACH TO SATISFY THE DEVELOPMENTS REQUIREMENT FOR STORMWATER QUALITY TREATMENT (IN ADDITION TO THE DEVELOPMENTS HYDRAULIC/CIVIL ENGINEERING STORMWATER REQUIREMENTS).

THESE WORKS TO BE RECOMMENDED AND CARRIED OUT AS PART OF FUTURE BUILDING WORKS.

EXAMPLE MAY INCLUDE:  
a) FIRST FLUSH FROM ROOFWATER SHALL BE DIVERTED AND CONVEYED TO SOFT LANDSCAPE AREAS FOR MINOR STORMWATER TREATMENT.

b) PERMEABLE PAVEMENT, GRASS AND LANDSCAPE AREAS TO BE MAXIMISED (WHERE ACHIEVABLE) TO PROVIDE SOME STORMWATER TREATMENT AND MINOR INFILTRATION ALLOWANCE.

THE DEVELOPMENT PROVIDES A STORMWATER MANAGEMENT PLAN TO BE IN ACCORDANCE WITH WATER SENSITIVE URBAN DESIGN (WSUD) PRINCIPLES AND BRISBANE CITY COUNCIL'S CITY PLAN 2014.



**DIAL BEFORE YOU DIG**  
www.1100.com.au

NOTE: LOCATION & LEVELS OF ALL EXISTING SERVICES TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERFORM A DIAL BEFORE YOU DIG SEARCH PRIOR TO COMMENCEMENT OF WORKS. ANY POTENTIAL CONFLICT OF EXISTING SERVICES SHALL BE REPORTED TO THE SUPERINTENDENT.

EXTRACT FROM FLOOD REPORT:

2.4 Developed Use

It is proposed to subdivide the site from one into two lots (eastern and western lots):

**Eastern lot**

- Upper pad level located at RL30.90m AHD
- Lower pad level located at RL30.00m AHD (pad extent designed to reduce obstruction to the overland flow path)
- Access via new driveway crossover along Plimsoll Street
- Driveway ramp from frontage to the upper pad level
- Upper pad green space located at RL30.60m AHD
- Lower pad green space located at RL29.80m AHD
- Pool located at natural ground level
- Earthworks along the eastern boundary (for overland flow conveyance)

**Western Lot**

- Upper pad level located at RL30.90m AHD
- Lower pad level located at RL30.00m AHD
- Access via existing driveway crossover along Smith Street
- Carport pad level located at RL28.70-28.60m AHD (to reduce obstruction to the overland flow path)
- Upper pad green space located at RL30.60m AHD
- Lower pad green space located at RL29.80m AHD
- Pool located at natural ground level

EXTRACT FROM FLOOD REPORT:

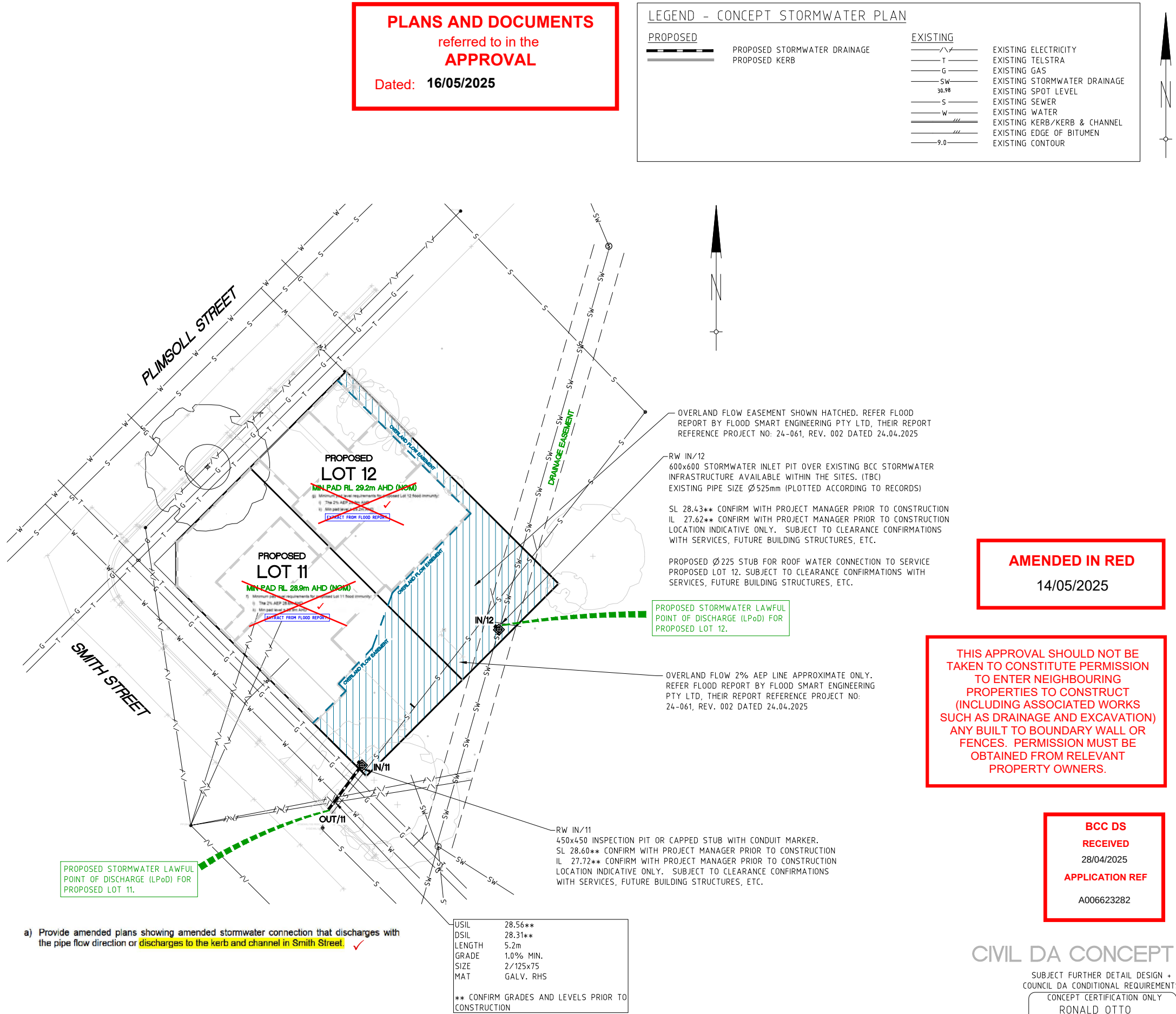
6.2 Flood Immunity Level Assessment

The development involves constructing the pads at the following levels:

- Eastern lot upper pad level located at **RL30.90m AHD**
- Eastern lot lower pad level located at **RL30.00m AHD**
- Western lot upper pad level located at **RL30.90m AHD**
- Western lot lower pad level located at **RL30.00m AHD**

The proposed pad levels for the development meet the minimum flood immunity levels and therefore provide adequate freeboard. Each lot however, is not able to provide a minimum of 300m<sup>2</sup> land area at the minimum flood immunity level. This is due to the overland flow constraints, where more filling would result in adverse impacts on neighbouring properties. As such, the relevant Performance Outcome has been addressed in Appendix C.

Proposed foundations and footings are to be structurally designed to be able to resist hydrostatic and hydrodynamic loads associated with flooding up to and including the 2% AEP overland flow event as documented in this report.



AMENDED IN RED  
14/05/2025

THIS APPROVAL SHOULD NOT BE TAKEN TO CONSTITUTE PERMISSION TO ENTER NEIGHBOURING PROPERTIES TO CONSTRUCT (INCLUDING ASSOCIATED WORKS SUCH AS DRAINAGE AND EXCAVATION) ANY BUILT TO BOUNDARY WALL OR FENCES. PERMISSION MUST BE OBTAINED FROM RELEVANT PROPERTY OWNERS.

BCC DS  
RECEIVED  
28/04/2025  
APPLICATION REF  
A006623282

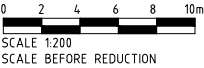
CIVIL DA CONCEPT

SUBJECT FURTHER DETAIL DESIGN + COUNCIL DA CONDITIONAL REQUIREMENTS

CONCEPT CERTIFICATION ONLY  
RONALD OTTO  
RPEQ No. 27857  
FOR AND ON BEHALF OF  
DEQ CONSULTING ENGINEERS

|                     |                 |
|---------------------|-----------------|
| SCALE AS SHOWN @ A1 | DATE APRIL 2025 |
| CONTACT: RO         | SHEET 3 OF 5    |
| 24.1771             | SK.03 P3        |
| JOB No.             | DRG. No.        |
| CHECKED             | DATUM : AHD     |

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL STAMPED APPROVED BY RELEVANT AUTHORITY.  
ALL WORKS ARE TO BE CONSTRUCTED TO THE SATISFACTION OF RELEVANT AUTHORITIES.  
THE CONTRACTOR IS RESPONSIBLE FOR ORGANISING NECESSARY PERMITS, AUTHORISATION AND SUBSEQUENT INSPECTIONS AS REQUIRED BY RELEVANT AUTHORITIES.



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| DATE     | EVENT | DETAIL              | INITIAL | DATE | EVENT | DETAIL | INITIAL |
|----------|-------|---------------------|---------|------|-------|--------|---------|
| 24.04.25 | P3    | PRELIMINARY ISSUE 3 | MTN     |      |       |        |         |
| 05.02.25 | P2    | PRELIMINARY ISSUE 2 | MTN     |      |       |        |         |
| 15.01.25 | P1    | PRELIMINARY ISSUE 1 | MTN     |      |       |        |         |



**DEQ** DESIGN ENGINEERS QUEENSLAND

Consulting Engineers  
Civil, Structural and Soil Testing  
DEQ Consulting Pty Ltd 1/a ABN 53 065 711 248 E: soiltesting@deq.com.au

5 Parkview Street  
Milton Qld. 4064  
P: (07) 3367 0211  
F: (07) 3367 0205  
W: www.deq.com.au  
E: structural@deq.com.au  
E: civil@deq.com.au

PROPOSED DEVELOPMENT  
81 PLIMSOLL STREET  
GREENSLOPES

INVILLA ARCHITECTURE

CIVIL SITEWORKS  
CONCEPT STORMWATER  
DRAINAGE PLAN

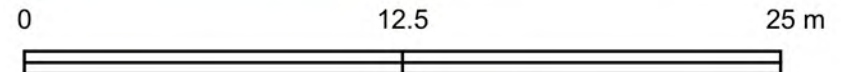


FLOOD SMART ENGINEERING PTY LTD  
ABN: 61 675 505 610  
P: 423 256 186  
E: kaushiv@floodsmarteng.com.au

Figure 2  
Developed Site Plan

81 Plimsoll Street, Greenslopes

|             |            |
|-------------|------------|
| DRAWN       | KC         |
| REVIEW      | HM         |
| DATE        | 24/04/2025 |
| PROJECT NO. | 24-061     |



|       |         |      |     |
|-------|---------|------|-----|
| SCALE | 1 : 250 | REV. | 002 |
|-------|---------|------|-----|

This plan has been prepared for Rhys Parsons, from existing records for the purpose of showing proposed subdivision layout on the land and should not be used for any other purpose.

A006894713

Penalties apply for non-compliance with the movement controls. If you are unsure of your obligations under the Biosecurity Act 2014 contact the relevant Queensland State Government Department.

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HERBERT STREET

## 02/03/2026

**2-0097** project number      **SK-01** sheet no.      **A** revision

Refer to 'Concept Services Layout Plan' Drawing no. CSK001 Rev B, received by Council on 09/03/2026 and amended in red 11/03/2026 for new driveway dimensions

