

FORMAL SUBMISSION / OBJECTION

Planning Act 2016 (Qld)

To: Assessment Manager
Development Assessment Branch
Brisbane City Council

Date: 3 July 2026

1. Submitter and Development Application Details

Detail	Information
Development Application No.	A007015770
Proposed Development	Carry Out Building Work; Material Change of Use (Multiple Dwelling)
Site Address	10 Cremin Street, 12 Cremin Street, 1 Pickworth Street, 3 Pickworth Street and 1 Player Street, Upper Mount Gravatt QLD 4122
Submitter	
Residential Address	
Email for Service	

2. Nature of Submission

This submission is a **Properly Made Submission** under the *Planning Act 2016* in relation to Development Application **A007015770**, which is currently undergoing Impact Assessment and Public Notification (30 June 2026 – 21 July 2026).

I am a resident located within the immediate vicinity of the proposed development. As a resident, I am directly affected by the cumulative impacts of ongoing redevelopment within this residential precinct, including changes to neighbourhood character, traffic conditions, community safety, and residential amenity.

3. Grounds for Objection

A. Cumulative Community Safety, Passive Surveillance and Residential Amenity

This application should not be assessed in isolation. It forms part of a broader pattern of increasing residential intensification within this immediate precinct, including nearby developments and existing short-term accommodation uses. Council should consider the cumulative effect of these developments on neighbourhood safety, passive surveillance and residential amenity.

Impact assessment requires consideration of the proposal in its planning context. I respectfully submit that the existing pattern of development approvals, together with documented neighbourhood conditions, forms part of that context.

Since April 2026, I have lodged multiple submissions with Brisbane City Council concerning Development Application and associated developments in this locality. Those submissions include contemporaneous evidence, photographic records and Queensland Police Policelink reports documenting a series of incidents occurring within and around this residential precinct.

Those submissions relate to the same immediate neighbourhood and document contemporaneous conditions that, in my submission, form part of the existing planning context against which this application should be assessed.

The chronology includes, among other matters:

- **23 April 2026** – Policelink Report 13663424 following observations of an unidentified male apparently watching my property from a nearby short-term accommodation property at
- **13–14 May 2026** – Policelink Report 13790512 concerning a further incident involving suspicious behaviour and surveillance near together with supplementary evidence submitted to Council.
- **30 May 2026** – A contemporaneous report to Council regarding an unauthorised entry and petty theft onto a neighbouring property occupied by elderly residents, where an unknown individual remained on the property without permission before leaving when observed. This incident was documented with photographs and reported to Policelink.
- **15 June and 16 June 2026** – Additional incidents involving suspicious surveillance activity and vehicle observations were documented and incorporated into my ongoing submissions.
- **28 June 2026** – New transient occupants associated with nearby short-term accommodation were observed arriving and moving through the precinct (one by motorised scooter).
- **3 July 2026 (approximately 9:10 am)** – An unidentified male standing at a nearby property appeared to be observing my residence. When he became aware photographs were being taken, he immediately retreated inside. This incident has also been reported to Queensland Police via Policelink (see attached).

While individual incidents may not, in isolation, constitute planning considerations, the documented chronology is relevant because it illustrates the cumulative neighbourhood conditions experienced by permanent residents such as that has since been linked with the unlawful Airbnb on an adjacent property. It demonstrates the practical effect of increasing residential intensity and high-turnover accommodation within this precinct and provides context for assessing this proposal's likely impacts on residential amenity, passive surveillance and neighbourhood character.

I respectfully submit that these matters are relevant to Council's consideration of passive surveillance, neighbourhood safety, residential amenity and the cumulative effects of continuing residential intensification in this precinct.

B. Impact on Vulnerable

The *Brisbane City Plan 2014* identifies the importance of creating safe neighbourhoods that support passive surveillance, community interaction, and residential amenity.

I have been diagnosed with together with As a result, I rely heavily on the stability and security of my immediate residential environment.

I appreciate that Council is not responsible for policing criminal behaviour. My concern is instead that planning decisions should recognise how cumulative changes to the built environment can affect passive surveillance, neighbourhood cohesion and the lived experience of permanent residents, particularly those who are elderly, disabled or medically vulnerable.

The continued replacement of detached dwellings with larger multiple dwelling developments which support Short Term Accommodation like Airbnbs, when combined with nearby high-turnover accommodation uses, has the potential to reduce neighbourhood familiarity and passive surveillance while increasing activity within an already changing residential environment.

Since April 2026, I have provided Council with a documented chronology of incidents together with Policelink reports, photographic evidence and contemporaneous correspondence. My concerns arise not from isolated events but from the cumulative changes experienced within this precinct over an extended period.

Those submissions relate to the same immediate neighbourhood and document the cumulative conditions that form the existing environment against which this application should be assessed.

These concerns are particularly significant given that I have previously experienced a and remain involved in related and associated matters.

For these reasons, I respectfully request that Council carefully consider the cumulative impacts of further residential intensification on permanent residents, particularly those who may be medically vulnerable.

C. Traffic, Parking and Residential Amenity

The proposed consolidation of five residential lots for a multiple dwelling development represents a substantial increase in residential density within a relatively constrained suburban street network.

Existing conditions within this local street network already include:

- - significant on-street parking demand;
- - increased traffic movements;
- - congestion associated with nearby developments;
- - increased vehicle turnover; and
- - Council monitoring of local traffic and parking conditions.

The cumulative effect of this proposal should therefore be assessed not only on its individual merits but also in conjunction with surrounding developments that have already increased activity within this residential precinct.

When considered together with other proposed and approved developments in the surrounding area, including the nearby Pickworth Street/Kessels Road proposal, there is a real risk that the cumulative impacts will materially diminish the residential character and amenity of this neighbourhood.

I respectfully submit that Council should carefully assess whether the proposal appropriately manages these cumulative impacts in accordance with the strategic intent and performance outcomes of the Brisbane City Plan 2014.

4. Request to Council

For these reasons, I respectfully request that Council give particular weight to the cumulative impacts of this proposal when assessing its consistency with the planning intent of the *Brisbane City Plan 2014*. In my submission, the proposal should not be assessed as an isolated multiple

dwelling application, but as part of an ongoing pattern of redevelopment that is materially altering the character, amenity and functioning of this established residential neighbourhood.

I also request that Council consider the contemporaneous evidence referred to in this submission alongside my related submissions concerning nearby development applications, as they provide relevant context regarding the cumulative effects of ongoing redevelopment within this precinct.

Should Council require further information, I am willing to provide supporting photographs, incident logs and Queensland Police reporting references through the appropriate secure channels.

Yours faithfully,