

Please Quote Our Ref: 9766



27 November 2025

Brisbane City Council
Development Services
By email: DSPlanningSupport@brisbane.qld.gov.au

Attn: Jill Le

Dear Jill,

**RE: Response to information request
Proposed 1 into 2 lot subdivision
12 Croxley St, Upper Mount Gravatt QLD 4122
Council reference: A006894483**

We are writing in response to Council's information request for the above-mentioned development application, dated 24 November 2025, in accordance with section 13.2(a) of the *Development Assessment Rules*.

Our response to the information request is as follows—



**GATEWAY
SURVEY &
PLANNING**

Now Part Of:



Engineering Setout Pty Ltd
ABN 46 003 992 078

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1. Driveway crossover

The proposed plans do not show the driveway crossover for each lot and does not sufficiently address AO3.2 of the Subdivision code.

- a) Provide amended plans indicating the proposed driveway for each lot, the driveways are to be in accordance with BSD -2022 – Vehicle crossing (driveway) – Single dwelling.

Response—Items 1

The proposed subdivision is capable of fully complying with AO3.2 of the Subdivision Code and BSD-2022 – Vehicle Crossing (Driveway) – Single Dwelling. However, at this stage, the precise location of individual driveway crossovers has not been fixed as dwelling house designs have not yet been finalised by the future owners.

The intention is for driveway access to each lot to be established at the design and construction stage, once dwelling layouts are confirmed. This approach is appropriate as the exact crossover location is dependent on the final dwelling design, garage position and internal site layout.

Notwithstanding this, the frontage provides sufficient width to accommodate two compliant driveway crossovers in accordance with BSD-2022. While an existing street tree is located within the frontage, compliant separation distances from the tree can be readily achieved due to the available frontage width.

The existing track crossovers within the frontage are not proposed to be utilised for future development and will be removed as part of future works. All future driveway crossovers will be constructed to Council standards in accordance with BSD-2022 at the dwelling construction stage.

Accordingly, the development is capable of complying with AO3.2 of the Subdivision Code and the Transport, Access, Parking and Servicing Planning Scheme Policy, and no physical constraint exists that would prevent the future provision of compliant driveway crossovers to each lot.



Figure 1: google street view – space in the frontage at 12 Croxley Street

The additional information provided herein addresses Council's information request in its entirety.

Pursuant to section 15.1(b)(i) of the *Development Assessment Rules*, the information request period hereby ends and assessment of the application may continue accordingly.

Please do not hesitate to contact the undersigned should you have any further queries.

Yours faithfully,

GATEWAY SURVEY & PLANNING



Jwal Balar
Town Planner