

Please Quote Our Ref: 9766

10 March 2026

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

Attn: Llewellyn Batson

Dear Llewellyn,

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

We are writing to provide further information in response to matters raised in submissions for the abovementioned development application.

During the public notification period, one properly made submission was received by Council. The matters raised in that submission are summarised as follows:

- 200m walking distance and lot sizes
- Residential amenity
- Driveway crossover information
- Insufficient lot size for future development.

Our response to these matters is detailed on the following pages.



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Matters raised in submission	Applicant response
200m walking distance and lot sizes	
<p>The proposed lots do not meet the 200 m walking distance threshold to a centre zone and are below the anticipated 400 m² lot size.</p>	<p><i>The subject site is located only marginally beyond the 200 m walking distance threshold (approximately 40 m). The intent of the provision is to ensure smaller lots are located in areas with convenient access to services and public amenities. In this case, the walking route to the nearby centre is direct, safe and accessible, meaning the functional intent of the planning provision is clearly achieved.</i></p> <p><i>It is also relevant that Brisbane City Council is currently progressing the "More Homes Sooner" planning scheme amendments, which propose to facilitate additional housing supply and increase opportunities for small lot development in well-serviced urban areas by increasing the walking catchment distance to a centre to 300m instead of the current 200m. The proposed subdivision is consistent with the strategic intent of these reforms, which seek to respond to population growth and improve housing availability within established suburbs.</i></p> <p><i>Further, the surrounding area already contains several small lots, including immediately adjoining properties at 14 and 16 Croxley Street, 21-27 Croxley Street, 30-32 Croxley Street and 18-20 Croxley Street demonstrating that this pattern of subdivision is already established within the local streetscape.</i></p> <p><i>The proposal does not take influence from just neighbouring lots rather it takes influence from the evolving character of whole of Croxley Street where 300m² lots are common.</i></p> <p><i>The proposal therefore represents a logical and incremental continuation of the existing subdivision pattern rather than an isolated or out-of-character outcome.</i></p>
Residential Amenity	
<p>The subdivision may lead to adverse amenity impacts such as increased noise, traffic and reduced landscaping opportunities.</p>	<p><i>The proposed development is limited to a 1 into 2 lot subdivision, with no higher-density development proposed. Each resulting lot can accommodate a detached dwelling house, which is the primary intended use within the Low-Density Residential Zone. As such, the level of activity generated by two dwelling houses is typical of suburban residential areas and does not represent an intensity of development that would adversely impact neighbouring properties.</i></p> <p><i>In addition, the planning scheme regulates matters such as building height, setbacks, site cover and private open space at the building stage. These controls ensure that any future dwelling houses are appropriately designed to maintain residential amenity, privacy and landscaping consistent with the low-density suburban character of the area.</i></p>
Driveway crossover information	
<p>The application lacks sufficient information regarding driveway crossovers</p>	<p><i>The proposal clearly demonstrates that both lots can accommodate compliant driveway crossovers within the existing road verge. The verge is level, turfed and contains sufficient width to allow for crossover construction while maintaining appropriate separation from the existing street tree and underground services.</i></p> <p><i>Any future crossover will be required to comply with Brisbane City Council standard drawings BSD-2021 and BSD-2022, as well as the requirements of the Transport, Access, Parking and Servicing planning scheme policy. Compliance with these standards will ensure safe vehicle access, appropriate spacing between crossovers and protection of street infrastructure.</i></p> <p><i>Accordingly, there are no physical or design constraints preventing compliant driveway access to both proposed lots.</i></p>

Insufficient lot size for future development	
<p>The proposed lots are too small to accommodate appropriate future development.</p>	<p><i>Each proposed lot maintains a 10 m frontage and satisfies the minimum rectangle dimensions of 9 m × 15 m, ensuring the lots can accommodate well-designed detached dwelling houses. These dimensions are commonly used throughout Brisbane for small lot housing and are compatible with standard residential building layouts.</i></p> <p><i>There are numerous dwelling designs available from mainstream builders that comfortably fit on lots of this size while maintaining appropriate setbacks, landscaping and private open space. As a result, future development can be delivered in a manner that maintains the established low-density residential character of the area.</i></p> <p><i>Importantly, the subdivision does not enable higher-density forms of development such as multiple dwellings or apartment buildings. The planning scheme regulates such uses and ensures they are only located within appropriate zones. The proposal therefore can simply facilitate two detached dwelling houses, which maintains the prevailing low-density residential pattern of the neighbourhood.</i></p> <p><i>The surrounding area already demonstrates a mix of established dwellings and more recent infill development with smaller lots, indicating that incremental subdivision has already occurred within the locality without adversely impacting neighbourhood character.</i></p>

We trust that the further information provided herein will assist Council in its consideration of the submission and further assessment of the application in the decision period.

Please do not hesitate to contact the undersigned should you have any further queries in relation to this application.

Yours faithfully,

GATEWAY SURVEY & PLANNING



Jwal Balar
Town Planner