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11 August 2026

Verso Construction Pty Ltd
C/- Mewing Planning Consultants
GPO Box 1506
BRISBANE QLD 4001

ATTENTION: Izzi Foreman

Application Reference: A007015770
Address of Site: 10 CREMIN ST UPPER MOUNT GRAVATT QLD 4122

Dear Izzi

RE: Further advice

The response to Council's information request issued on 6 June 2026 has been reviewed and the following outstanding issues are required to be addressed to progress the application.

Staging of the approved Multiple dwelling

- 1) It is acknowledged Stage 1 has been constructed and three (3) visitor carparking spaces for the proposed Multiple dwelling in Stage 2 are located at the northern end of the site next to the communal open space area for Stage 1. The Information request response indicates a Section 81 Minor change application is proposed to be submitted to change the existing Development Permit for Reconfiguring a Lot for a volumetric easement (Council reference: A006826377) involving an extension to the volumetric easement to the northern boundary thereby granting lawful access to the three visitor carparking spaces for Stage 2.

It is noted the latest Survey Plan submitted for the Plan Sealing application (Council reference: A006316237) shows Stage 2 as a two-part balance lot.

- a) Submit confirmation in writing from Titles Queensland that the two-part balance shown on the latest survey plan submitted with the Plan Sealing application is supported and registerable with Titles Queensland. If acceptable to Titles Queensland, provide an undertaking that the two-part balance lot will be included in the scheme land of the Community Management Statement.
- b) If the two-part balance lot is registerable with Titles Queensland, lawful access can be obtained to the Stage 2 visitor car parking spaces by utilising the Common Property area therefore not requiring a change to the approved volumetric easement and removes the need for the volumetric lot approval to be enacted. Confirm the central driveway providing access for Stage 1 and Stage 2 will remain in Common Property in a single Community Title Scheme.
- c) Confirm if Stage 1 and Stage 2 will remain in one Community title scheme. If not, approval is required to place each stage on a separate lot which will require a development application to be submitted, and development approval sought for Reconfiguring a Lot (1

into 2) that is reflective of the staging plans for the proposed development. Any RoL (1 into 2) application would need to demonstrate a Multiple dwelling on each lot can function independently and satisfy the applicable assessment benchmarks.

An RoL (1 into 2) may be an appropriate pathway to resolve the staging concerns but would necessitate arrangement of a layered Community Titles Scheme with a Principal CTS and Subsidiary CMS for each respective Stage.

Visitor Car Parking

- 2) The provision of an additional visitor car parking space, by converting an existing resident car parking space, results in the newly converted visitor car parking space being located behind a security barrier. The location of the security barrier is not supportable as visitor parking is to be readily accessible at all times and not be located inside security fences nor behind security doors in accordance with the Transport, access, parking and servicing planning scheme policy.

Provide amended plans enabling unimpeded access to all visitor car parking spaces.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

Council will proceed with its assessment and determination of the application if no further advice or direction is received within 24 hours.

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely



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Development Services
Brisbane City Council