



26 August 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: ALLAN NGUYEN, SENIOR URBAN PLANNER

Dear Allan,

RESPONSE TO COUNCIL OF THE BRISBANE CITY COUNCIL FURTHER ADVICE – S.35 OF THE DA RULES

CHANGE APPLICATION (OTHER CHANGE) PURSUANT TO S82 OF PLANNING ACT 2016 OVER LAND AT 10 – 12 CREMIN STREET AND 1 – 5 PLAYER STREET, UPPER MOUNT GRAVATT (LOTS 50 – 51 ON RP103193 & LOTS 68 – 70 ON RP103193)

COUNCIL REFERENCE: A007015770

Mewing Planning Consultants act on behalf of Verso Construction Pty Ltd (**the Applicant**) in relation to the site at 10 – 12 Cremin Street and 1 – 5 Player Street, Upper Mount Gravatt (**the site**).

We refer to the correspondence from Brisbane City Council dated 11 August 2026 constituting a Further Advice Letter, pursuant to Section 35 of the *Development Assessment Rules (DA Rules)*.

Please accept this correspondence, on behalf of the Applicant, as a response to the Further Advice Letter, providing additional information in respect of the development application. We advise that Brisbane City Council should proceed with the assessment of the development application on the basis of the new information present in this response.

Changes made to the development, as part of this correspondence, have been made in direct Response to Council's Further Advice letter, and therefore pursuant to section 26.1 of the DA Rules the changes do not stop the assessment period.

The following attached response extracts each part of Council's Further Advice Letter and provides a corresponding response. The response includes the following documentation:

- **Attachment A** – Brisbane City Council Further Advice Letter; and
- **Attachment B** – Correspondence from Titles Queensland.

We would welcome the opportunity to discuss any aspect of this Further Advice Response. Should you wish to discuss, please contact Izzi Foreman on 0434 118 100 or at izzi.foreman@mewing.com.au.

Yours sincerely,

Izzi Foreman
Senior Planner
Mewing Planning Consultants

Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Further Advice Letter dated 11 August 2026. The correspondence has extracted each part of Council's Further Advice Letter in italicised text and provides a corresponding response below.

Staging of the approved Multiple Dwelling

Item 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 Tiles Queensland. If acceptable to Tiles 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.

Item 1 Response

In response to **Item 1** of Council's Further Advice, written confirmation as been obtained from Titles Queensland that confirms that the two-part balance lot shown on the latest survey plan submitted with the Plan Sealing application is supported and registerable with Titles Queensland. Refer to the correspondence received from Titles Queensland included in **Attachment B**. The Applicant wishes to confirm that the two-part balance lot will be included in the scheme land of the Community Management Statement.

The Applicant acknowledges that a Change Application is therefore not necessitated to extend the approved volumetric easement by way of A006826377, as detailed in **Item 1(b)** of Council's Further Advice. Lawful vehicular and pedestrian access to the three (3) visitor parking spaces will otherwise be facilitated via the central driveway through its inclusion as part of the Common Property in the Community Title Scheme.

Visitor Car Parking

Item 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.

Item 2 Response

In response to **Item 2** of Council's Further Advice, it is the Applicant's intent to retain the proposed visitor parking arrangement behind the security line. It is noted that the proposed arrangement involves one (1) visitor car park behind the security gate, with the balance five (5) visitor parking spaces located outside the security line. The location of the visitor parking space sits adjacent to batten screening, which will ensure the visitor space is clearly visible and will allow visitors to confirm if the space is occupied prior to entry upon approach to the security gate.

This approach reflects the need to balance an appropriate number of resident and visitor car parking spaces while minimising further amendments to the development layout to achieve a practical outcome on the site. Furthermore, the proposed development incorporates indented parking along all site frontages to ensure sufficient parking is available on the street network without impact on the local road network.

The proposed arrangement is not uncommon and can be effectively managed through either (for example) the imposition of a condition that requires the security gate to remain open during appropriate hours to facilitate unimpeded access, or alternately the imposition of a condition which requires the integration of an intercom system. The Applicant would accept a reasonable and relevant condition that otherwise manages operational measures associated with the security gate and unimpeded access to the visitor parking space.