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26 June 2026

Brisbane City Council
GPO Box 1434
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Attention: Ryan Casey, Senior Urban Planner – Planning Services South

Dear Ryan,

**RESPONSE TO BRISBANE CITY COUNCIL INFORMATION REQUEST: S.13 OF THE
DEVELOPMENT ASSESSMENT 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 5 June 2026 constituting an Information Request, pursuant to Section 13 of the *Development Assessment Rules* (**DA Rules**).

In accordance with Section 13.2(b) of the DA Rules, please accept this correspondence, on behalf of the Applicant, as a response to the Information request, providing part of the requested information. We advise that Brisbane City Council should progress with the assessment of the Development Application in accordance with Section 13.3 of the DA Rules.

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

- **Attachment A** – Brisbane City Council Information Request;
- **Attachment B** – Revised Architectural Plans, prepared by Nettleton Tribe Architects; and
- **Attachment C** – Revised Landscape Concept Plan, prepared by Laud Ink.

We would welcome the opportunity to discuss any aspect of this Information Request 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 Town Planner
Mewing Planning Consultants

Information Request Response

10-12 Cremin Street and 1-5 Player
Street, Upper Mount Gravatt

M E W I N G
P L A N N I N G
C O N S U L T A N T S

Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Information Request dated 5 June 2026. The correspondence has extracted each part of Council's Information Request in italicised text and provides a corresponding response below.

At the outset, the Applicant wishes to confirm that Stage 1 of the development was intended to be included as part of the Change Application process. For completeness and clarity, the changes proposed by way of the Change Application primarily related to Stage 2 of the current development approval and thus the focus on the Stage 2 works within the development application material lodged to Brisbane City Council. As detailed within the Town Planning Report and supporting consultant material, there were minor changes to the approved car parking, refuse, landscaping and communal open space components within Stage 1 that were consequential of the changes to the Stage 2 building.

The Applicant is therefore of the opinion that a minor change (per the advice note below) is not necessitated in this circumstance given that the components raised with respect to the Stage 1 changes were previously addressed as part of the town planning submission lodged to Council, and consequential of the changes to the Stage 2 development. Furthermore, the relevant development application fee was paid by the Applicant for the assessment of both stages (pursuant to the Brisbane City Council Schedule of Fees and Charges 2025-26).

Staging

Item 1

The submitted plans indicate that Stage 1 does not form part of the application. However, they also appear to show amendments to the approved stage boundary and to the communal open space, visitor parking, and refuse storage arrangements for Stage 1. A clear and consistent staging outcome is required. In particular, the application must demonstrate how the revised driveway, visitor parking, refuse, and communal open space outcomes will function and be lawfully accessed under the proposed outcome and how each stage will have an acceptable number of visitor car parking spaces and communal open space, refuse storage areas.

- (a) *Submit amended plans and documents to provide a consistent and clearly delineated boundary between Stage 1 and Stage 2. Specifically:*
- i. *The existing communal open space area and landscaping shown on A004513189 and A006226364 are to be located within Stage 1, commensurate with serving the approved Stage 1 dwellings.*
 - ii. *Visitor car parking spaces are to be clearly marked on the plans as either being Stage 1 or Stage 2 visitor car parking spaces Under v3.01/2016 of Brisbane City Plan 2014 (City Plan), Stage 1 is to have a minimum of two (2) visitor car parking spaces as per AO13/PO13 of the Transport, access, parking and servicing code.*

- (b) Outline how lawful access to Stage 2 will be achieved, including arrangements for visitor parking and refuse collection if the stages operate independently in the future.
- (c) Provide justification for the reduction in deep planting and communal open space within Stage 1 to accommodate additional visitor parking associated with Stage 2.
- (d) Provide construction management methodology to outline how impacts to Stage 1 will be mitigated by the updated proposal.

Note: There is an active plan sealing process underway for Stage 1 with an alternative staging configuration. It appears the proposed changes to refuse, visitor parking, deep planting and communal open space within Stage 1 are likely to require approval of a minor change to the existing development approval prior to finalisation of plan sealing for Stage 1.

Item 1 Response

A clear and consistent staging outcome has been reflected within the revised Architectural Plans (**Attachment B**), demonstrating that the revised driveway, visitor parking, refuse and communal open space outcomes will function appropriately and can be lawfully accessed under the proposed outcome, as detailed further in response to Item 1(a) – (d) of Council’s Information Request.

In response to **Item 1(a)** of Council’s Information Request, the Architectural Plans (**Attachment B**) have been amended to clearly annotate and/or demonstrate the following –

- The existing communal open space area and landscaping (approved by way of **A004513189** and **A006226364**) wholly within the Stage 1 boundary. Refer to the revised Architectural Plans prepared by Nettleton Tribe (**Attachment B**) and **Figure 1** below, for further detail.

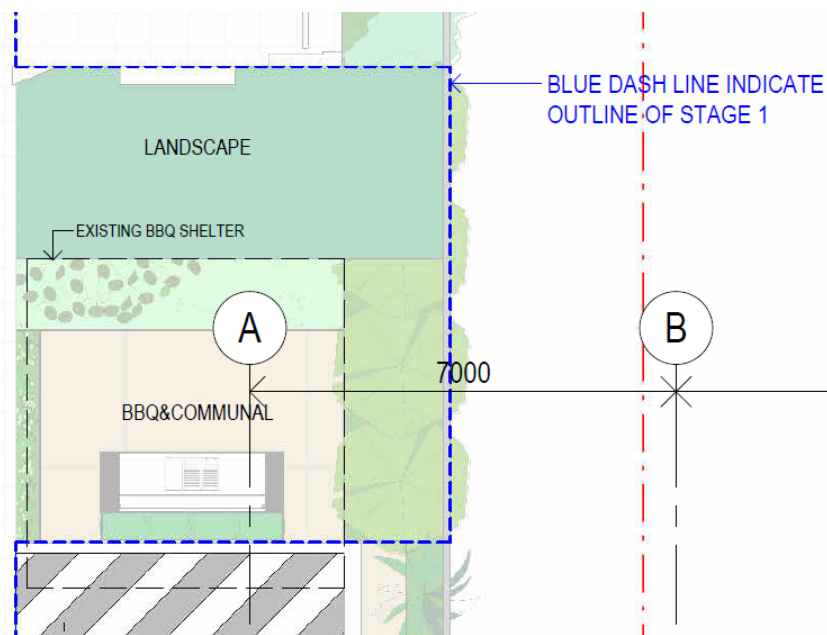


Figure 1: Stage 1 Communal Open Space and Landscaping (Source; Nettleton Tribe, 2026)

- The visitor car parking spaces have been clearly marked on the Architectural Plans as either Stage 1 or Stage 2 visitor parking spaces, in accordance with **Item 1(a)(ii)** of Council’s Information Request. As detailed further in response to Item 2 of Council’s Information Request, visitor car parking is provided within both respective stages, as follows:
 - Two (2) visitor car parking spaces have been provided for Stage 1 (in accordance with the original development approval); and
 - Six (6) visitor car parking spaces have been provided within Stage 2.

Refer to the revised Architectural Plans prepared by Nettleton Tribe (**Attachment B**) and **Figure 2** below, for further detail.

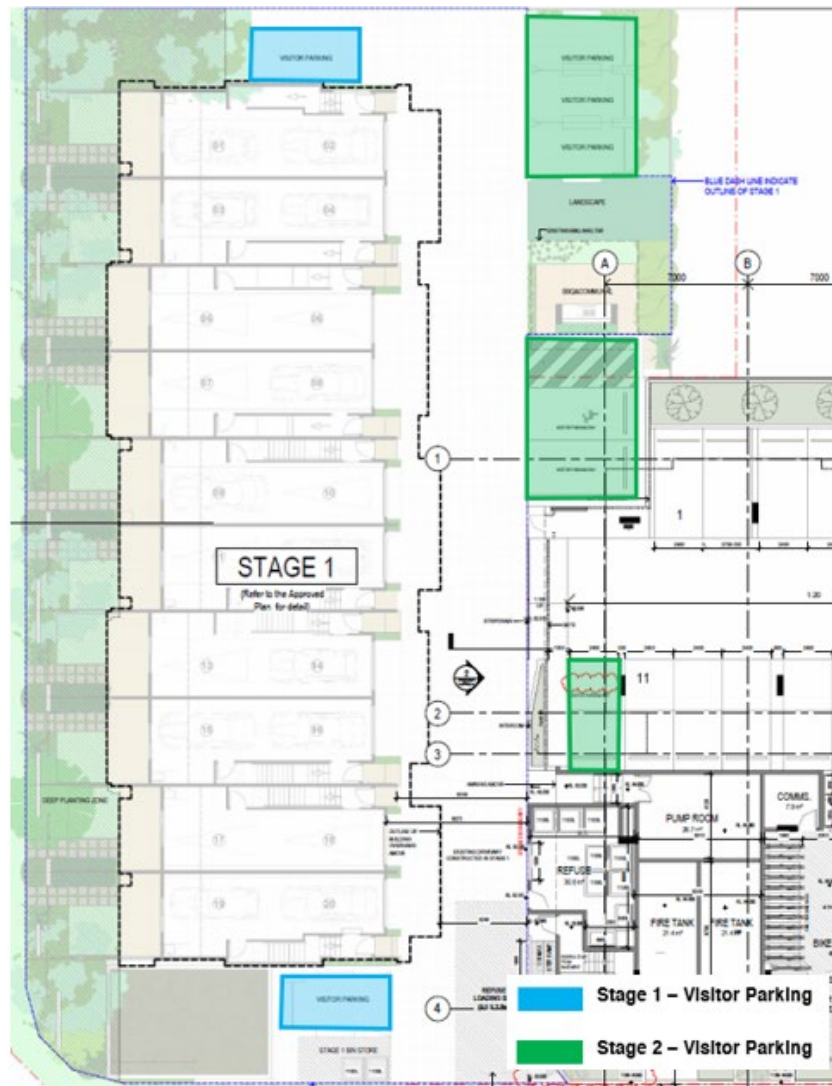


Figure 2: Stage 1 and Stage 2 Visitor Carparking Arrangement

Having regard to the provision of lawful access to Stage 2 raised in **Item 1(b)** of Council's Information Request, it is noted that there was a previous development approval granted over the site by Brisbane City Council for a Development Permit for Reconfiguring a Lot (Volumetric Access Easement) (Council Reference: **A006826377**). The approval facilitates lawful pedestrian and vehicle access in the form of the volumetric access easement over the constructed driveway within Stage 1, with the benefitting lot being Lot 900 on SP296277 (i.e., 'Stage 2' of the proposed development).

The Applicant acknowledges that the approved volumetric access easement only extends over part of the driveway extent, terminating in alignment with the northern boundary of proposed Stage 2 and is understood to create issues in terms of obtaining lawful access to the rear visitor car parking spaces and/or driveway. Accordingly, the Applicant proposes to submit a Change Application (Minor Change) to Council in order to rectify the approved easement extent and any outstanding lawful access right matters. The proposed Change Application is intended to be run concurrently with the current Change Application (Other Change) process in order to resolve these matters with Council in a timely manner.

Furthermore, the approved easement facilitates lawful access for refuse and services. As detailed within the Operational Waste Management Plan prepared by TTW (previously submitted with the lodgement

package), it is the Applicant's intent to retain and formalise the temporary bin storage arrangement for Stage 1. The proposed arrangement will assist in separating the waste management system for each respective stage for the development. As detailed within the OWMP, both respective waste storage areas are of a sufficient size and dimension required to store the anticipate volumes generated by both residential buildings (independently). Consistent with the proposed arrangement, waste for both Stage 1 and Stage 2 will be collected directly from their respective waste stores located on the ground floor (which is facilitated through the terms of the easement).

In response to **Item (c)** of Council's Information Request, the proposed Stage 1 deep planting and communal open space outcome in its current form is sufficient to cater for the recreational needs of and contributes to the amenity of the development, for the reasons expressed below and with the additional justification contained herein.

- As demonstrated within the Landscape Concept Plan (**Attachment C**), the proposed development provides a deep planting area within Stage 1 along the eastern boundary of the site (adjacent to the visitor parking area) to provide a sensitive buffer to adjoining residential uses further to the east and contributes positively to the subtropical character, amenity and microclimate of the site.
- Whilst the proposed development results in a change to the approved outcome for Stage 1, the Landscape Concept Plan prepared by Laud Ink (**Attachment C**) demonstrates that the deep planting zone is of a sufficient size to accommodate large subtropical shade trees, as well as additional layered understorey planting and ground cover planting to provide sufficient screening and buffer to the adjoining residential uses. The proposed deep planting zone provides for the establishment of mature vegetation that is complementary in scale and height to the existing built form.
- Having regard to the proposed communal open space outcome within Stage 1, it is noted that th Stage 1 communal open space has been constructed (in accordance with **A004513189**) and remains a functional space for the use of residents, commensurate with servicing the approved Stage 1 dwellings.
- In the context of the original development approval (Council Reference: **A004513189**), there was one (1) consolidated area dedicated for communal open space and ultimately intended to provide communal recreation facilities for both Stages 1 and 2 (noting for 44 x units). The proposed development provides for an improved outcome in our opinion, whereby the proposed development provides for two (2) separate areas of communal open space that are of a sufficient size to accommodate the recreational needs for both respective stages. The proposed Stage 1 communal recreation space is of a sufficient size and dimension that is commensurate with the ten (10) townhouse units within Stage 1. Furthermore, and as demonstrated on the Architectural Plans (**Attachment B**), all townhouse units have the benefit of substantive ground level private open space areas.

In response to **Item 1(d)** of Council's Information Request, the Applicant would accept a reasonable and relevant condition that requires the submission of a Construction Management Plan to Council that demonstrates that the proposed construction works will not impact upon Stage 1 and set out mitigation strategies.

Visitor Car Parking

Item 2

The original approval (A004513189) was intended to provide six (6) visitor car parking spaces in Stage 2. A performance outcome was granted for four (4) visitor spaces under the former Transport, access, parking and servicing planning scheme policy (v03.01/2016). The current application proposes an increase in units in Stage 2 from 34 units to 40 units. While the original application was approved under v3.01/2016 of City Plan with a visitor car parking rate of 0.15 spaces per unit, the current version of City Plan (v35.00/2026) has an intended visitor parking rate of 0.25 spaces per unit. In accordance with AO13/PO13 of the current Transport, access, parking and servicing code, two (2) additional visitor car parking spaces are required to account for the additional six (6) units. However, only one (1) additional space is proposed.

- (a) Submit amended plans to provide a minimum of six (6) visitor parking spaces for Stage 2 to account for the proposed increase in units.

Item 2 Response

In response to **Item 2** of Council's Information Request, the Architectural Plans have been amended to include a minimum of six (6) visitor car parking spaces for Stage 2 to appropriately account for the proposed increase in residential units. **Table 1** below outlines the changes made to the proposed car parking arrangement to facilitate the additional visitor car parking space within Stage 1.

Table 1 – Proposed Carparking Breakdown (in response to Item 2 of Council's IR)		
	Previously proposed	Proposed
Stage 1		
Resident spaces (10 x 4-bedroom units)	20 x spaces	20 x spaces
Visitor spaces	4 x spaces	2 x spaces (-2 x spaces)
TOTAL	24 x spaces	22 x spaces
Stage 2		
1-bedroom units (10 x units)	10 x spaces	10 x spaces
2-bedroom units (30 x units)	42 x spaces	41 x spaces (-1 x space)
Visitor spaces	3 x spaces	6 x spaces (+ 3 x spaces)
TOTAL	79 x spaces	79 x spaces

As presented in **Table 1** above, the total quantum of car parking spaces for the proposed development remains unchanged. Having regard to the proposed changes to the Stage 1 visitor car parking (reduction of 2 x spaces) and the Stage 2 resident parking (reduction of 1 x space), it is noted that the proposed outcome continues to comply with the minimum car parking rate accepted as part of the approved development outcome.

Refer to the Architectural Plans prepared by Nettleton Tribe included in **Attachment B**, for further detail.

Street Trees

Item 3

The submitted Landscape Concept Plan prepared by LAUD Ink indicates two (2) street trees on the Cremin Street frontage are to be retained. However, the submitted Arboricultural Impact Assessment (AIA) prepared by Specialist Arbor Services indicates the street trees are to be removed. The Planning Report and AIA also identify the proposed removal of two (2) street trees located opposite the site on the Cremin Street frontage. Accordingly:

- (a) Submit amended landscape plans and supporting documentation to resolve the above inconsistency regarding the two (2) street trees on the Cremin Street frontage.
- (b) Provide further justification, including the submission of a Construction Management Plan, demonstrating why removal of the street trees in the frontage of 7 and 9 Cremin Street is necessary to facilitate construction of the proposed development.

Note: Removal of street trees is subject to separate approval under Council's Natural Assets Local Law (NALL). If supported, a canopy offset would be payable.

Item 3 Response

In response to **Item 3(a)** of Council's Information Request, the Landscape Concept Plan prepared by Laud Ink has been amended to clearly annotate the two (2) existing street trees on the Cremin Street frontage to be removed (refer to **Figure 3** below).

Refer to the Ground Floor Planting Plan (Drawing Number: 2511-007-SK002, Revision C) included in the Landscape Concept Plan prepared by Laud Ink (**Attachment C**), for further detail.



Figure 3: Street trees for removal (red markup) and replacement - Cremin Street (Source: Laud Ink, 2026)

In response to **Item 3(b)** of Council's Information Request, the Applicant is required to undertake works as part of the proposed development to remove the existing overhead power lines and relocate the

infrastructure underground. These works necessitate the positioning of the crane along the Cremin Street frontage.

Given the size and location of the existing street trees fronting the adjoining property at 7 and 9 Cremin Street, Upper Mount Gravatt, a safety risk has been identified. It is further noted that these trees are currently encroaching on the powerlines and are contributing to damage to the carriageway surface and kerb. A crane is required to be positioned along this frontage to facilitate the lifting of the modules / buildings from trucks, enable contra traffic management, and ensure the safe operation of the crane in proximity to the powerlines.

Additionally, the adjoining development approval at 7 – 9 Cremin Street, Upper Mount Gravatt (Council Reference: **A004126991**) had notably approved the removal of the identified street trees, as evidenced below and in accordance with Condition 16 of the approval package. The relevant condition is repeated below for ease of reference.

Condition 16 – Street Tree Replacement

Provide for replacement of the existing street tree(s) fronting the development site.

16(a) Enter Arrangement

Enter into an arrangement with Asset Services to pay the cost or undertake works, as agreed with Asset Services, for the removal and replacement planting of the existing street tree(s) fronting the development site.

16(b) Implement Arrangement

Implement the arrangement agreed with Asset Services.

(bold added for emphasis).

The development approval remains current at the time of submission of this Information Request Response.

As presented within the Landscape Concept Plan prepared by Laud Ink (**Attachment C**) and in **Figure 3** above, the development proposes two (2) replacement street trees along the Cremin Street frontage of the site to offset the canopy loss in the street. Refer to the Landscape Concept Plan prepared by Laud Ink included in **Attachment C**, for further detail.

The Applicant would accept a reasonable and relevant condition that requires the submission of a Construction Management Plan (CMP) to Council.

Containerised Planting

Item 4

*The proposed *Harpullia pendula* within the containerised planter adjacent to the vehicle access is generally supported however, insufficient growing media is provided to support the long-term viability and expected growth of the tree in accordance with PO8, PO13, and PO15 of the Landscape work code (v35.00/2026).*

- (a) Provide amended plans that show an increased soil depth and volume for the containerised planter adjacent to the vehicle access crossover, where containing the *Harpullia pendula*, to meet the minimum requirements of Council's Landscape design planning scheme policy.*

Item 4 Response

As presented within the revised Architectural Plans prepared by Nettleton Tribe (**Attachment B**) and Landscape Concept Plan prepared by Laud Ink (**Attachment C**), the height of the planter box walls has been increased to achieve an internal planter depth of 1.2 metres and an associated increase in available planting media volume.

Refer to the Podium Planter Depth Summary Diagram (Drawing Number: 2511-007-SK030, Revision C) included in the Landscape Concept Plan prepared by Laud Ink (**Attachment C**), for further detail.

Communal Open Space

Item 5

While the proposed communal open space area on the Cremin Street frontage is generally supported, the proposed use of turf is not considered an effective utilisation of the space considering the limited access to sunlight and expected high use of the space. The proposal is to ensure all landscape areas are designed to ensure the long-term performance, ease of maintenance and sustainability of plantings in accordance with PO4 of the Landscape work code and provide a range of recreational functions and uses in accordance with PO30 of the Multiple dwelling code (v35.00/2026).

- (a) Submit amended plans that provide a varied palette of shade tolerant groundcovers and shrubs in lieu of turf in the proposed Cremin Street communal open space. Specifically:*
- i. Proposed planting species that are susceptible to pedestrian traffic and integrated with permeable pavement such as grid pavers or stepping stones.*
 - ii. Consider seating nodes within the space and opportunities to utilise planting as a playscape function.*
 - iii. Include a detailed plan showing the communal open space areas (indoor and outdoor areas) designed to provide a range of recreation facilities and flexible use in accordance with AO30.1/PO30 of the Multiple dwelling code.*

Item 5 Response

Refer to the revised Landscape Concept Plan prepared by Laud Ink included in **Attachment C**, for a detailed response to **Item 5** of Council's Information Request. As presented in **Figure 4** below, the proposed communal open space along the Cremin Street frontage comprises a common lawn for flexible recreation of users, provision of small shade trees, bench seating and a sensory garden with integrated nature play elements (i.e., balance beam and steppers).



Figure 4: Detailed outdoor COS plan (Source: Laud Ink, 2026)

Laud Ink has prepared a detailed plan showing the proposed outdoor communal open space area. Refer to the Detailed COS Plan (Drawing Number: 25111-007-SK004, Revision C) included in **Attachment C**, for further detail.