

SUBMISSION IN SUPPORT OF DEVELOPMENT APPLICATION

30, 34 & 36 Hertford Street, Upper Mount Gravatt

7 May 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001



A0211317

Council Reference:	A006913284
Property:	30, 34 & 36 Hertford Street, Upper Mount Gravatt QLD 4122
Proposal:	Multiple Dwelling – 189 Units (Three Towers) & Building Works
Applicant:	CS Development Group Pty Ltd C/- Urbicus Pty Ltd
Submission Type:	Properly Made Submission in Support

1. Introduction

This submission is made in support of the development application lodged by CS Development Group Pty Ltd (the Applicant) for a Material Change of Use (Multiple Dwelling, 189 units) and Building Works at 30, 34 & 36 Hertford Street, Upper Mount Gravatt (Council reference A006913284).

The proposed development represents a well-considered, high-quality residential project that appropriately responds to the site's context, zoning, and Brisbane's pressing housing needs.

2. Support for Brisbane's Housing Supply Objectives

Queensland and Brisbane face an acute and well-documented housing supply crisis. The Queensland Government's Housing Action Plan and Brisbane City Council's own strategic framework acknowledge the urgent need for additional dwelling supply in well-located, infrastructure-rich locations. This application directly addresses that need.

The site at Hertford Street is exceptionally well-located for increased residential density for the following reasons:

- Proximity to the Garden City shopping centre (a Major Centre) and Griffith University Nathan Campus, placing future residents within easy reach of employment, education, retail, and services;
- Access to Logan Road (a Selected Transport Corridor under Brisbane CityShape 2031), providing high-frequency public bus connections to the Brisbane CBD and surrounding suburbs;
- Adjacency to major health facilities including QEII Jubilee Hospital and Greenslopes Private Hospital, supporting workers in a key employment sector;
- Walking distance to Upper Mount Gravatt State School, Yarrenlea Primary School, and local parks, making the site genuinely family-friendly.

The amalgamation of three parcels to form a 6,896m² site enables a holistically designed, master-planned development that would otherwise be unachievable on individual lots. This is precisely the type of well-serviced urban consolidation that Brisbane's planning framework encourages.

The proposal's 189 dwellings across a mix of 1, 2 and 3 bedroom typologies will provide meaningful housing diversity to support Upper Mount Gravatt's community at different life stages – consistent with the intent of the Mt Gravatt Corridor Neighbourhood Plan and the Medium Density Residential Zone.

3. High-Quality Urban Design and Architectural Merit

The Applicant and their design team have produced a project of genuine architectural merit that responds sensitively to Brisbane's subtropical identity and the character of Hertford Street.

3.1 Building Form and Height Transition

A key concern raised in Council's pre-lodgement meeting and Information Request related to building height. The Applicant has responded thoughtfully to this feedback:

- The development presents as 5 storeys to Hertford Street (the primary street frontage), consistent with the approved 5-storey development at 32 Hertford Street (Council ref A006030769). The upper floors are sensitively recessed within the site's interior, reducing their visual impact from the street and from neighbouring properties.
- In response to Council's Information Request (Item 2), all built form above 5 storeys has been set back a minimum of 20m from the rear (northern) boundary, providing a meaningful transition toward the adjoining Low Density Residential zone.
- Building height varies across the site – from 2 storeys at lower ground to 7 storeys at the upper floors – creating a genuinely stepped built form rather than a monolithic presence.
- The additional height above 5 storeys is a direct response to the site's overland flow constraints, which preclude conventional basement parking. This is a legitimate design response supported by the site's flood planning history and consistent with similar approved outcomes on Hertford Street.

3.2 Building Length and Articulation

In direct response to Item 3 of Council's Information Request, the Applicant has introduced significant recesses midway along Towers B and C:

- Tower B western elevation: an 11m deep by 7m wide recess, reducing perceived tower lengths to 27m and 23.5m either side;
- Tower C eastern elevation: a 14m deep by 8.5m wide recess, reducing perceived tower lengths to 34m and 33m either side.

These recesses extend the full height from podium level to rooftop and incorporate tree planting at podium level, providing genuine visual relief from surrounding properties. Combined with deep balconies, vertical and horizontal screening elements, varied materials and facades, and rooftop landscaping, the design achieves strong articulation across all elevations.

3.3 Subtropical Character and Landscaping

The proposal's landscape strategy is a particular strength of the scheme. The development provides:

- Deep planting comprising 20% of the site area distributed along all boundaries and within building recesses;
- Total landscaping of 23.5% of the site area, exceeding the minimum requirements of the Multiple Dwelling Code;
- A 10m continuous deep planting buffer to the rear (northern) boundary, supporting large subtropical shade trees that will provide meaningful screening and amenity at maturity;
- Minimum 4m deep planting along both side boundaries where possible;
- Podium-level landscaping integrated into the building recesses, softening the appearance of the parking levels as viewed from adjacent properties;

- Rooftop recreational facilities across all three towers, including pool, sauna, gym, BBQ facilities, and alfresco dining areas, ensuring a high standard of communal amenity for future residents.

The removal of the detention basin from the deep planting buffer (as per Item 14 of the Information Request Response) further strengthens the landscaping outcome along the northern boundary.

Materials, colour, and form draw directly from Brisbane's subtropical design tradition – concrete, stone, textured surfaces, and warm aluminium timber-expression elements – creating a building that is grounded in its context and designed for the local climate.

4. Appropriate Response to Site Constraints

4.1 Overland Flow Path

The site is affected by an overland flow path, which presents a genuine design constraint that the Applicant has addressed in a manner consistent with the Brisbane City Plan 2014 and the site's planning history:

- A suspended slab undercroft design maintains a 1.7m clear height to accommodate overland flow, avoiding displacement of flood storage and preserving natural ground levels across the majority of the site;
- The modified footpath treatment along Hertford Street's northern verge has the additional benefit of reducing 2% AEP flood levels by approximately 180mm along the street frontage – a genuine improvement to the public realm;
- The flood hazard values at the access point are well below the Planning Scheme's upper limit (0.1m²/s versus 0.4m²/s limit);
- The above-ground podium parking, while contributing to increased site cover, is an appropriate and Council-recognised response to this overland flow constraint – consistent with the approach taken at 32 Hertford Street.

4.2 Urban Services and Infrastructure

The site is already connected to all essential urban services including reticulated water, sewer, and stormwater infrastructure. The Civil Engineering Report prepared by Coordinated Development Solutions confirms the site can be adequately serviced, and all reasonable conditions can be applied at the approval stage to ensure compliant servicing.

The Traffic Engineering Assessment confirms that the Hertford Street / Logan Road intersection can accommodate the additional vehicle trips generated by the development at the anticipated completion date of 2028, with appropriate vehicle access and parking provision.

5. Planning Assessment – Key Matters

5.1 Zone and Neighbourhood Plan Compliance

The site is within the Medium Density Residential (MDR) zone, within the Logan Road medium to high density residential sub-precinct (NPP-003b) of the Mt Gravatt Corridor Neighbourhood Plan. The sub-precinct explicitly contemplates high density residential development in a well-connected, transit-accessible location. A multiple dwelling is a wholly consistent use within this context.

5.2 Building Height – Performance Solution

While the proposed maximum building height of 7 storeys exceeds the 5-storey code-compliant outcome, a performance solution is warranted and supportable for the following reasons:

- The site area of 6,896m² is substantially larger than the 800m² minimum lot area that the Multiple Dwelling Code contemplates as capable of supporting buildings of up to 15 storeys;

- The proposal presents as 5 storeys to Hertford Street, with upper floors recessed and not readily visible from the primary frontage;
- The site's northern orientation means overshadowing to the north, east and west is limited, and the updated shadow diagrams confirm the shadows cast by the proposal are largely comparable to those of an equivalent 5-storey scheme;
- Building separation to adjoining sites ranges from 6.474m to 27.077m, providing substantial buffers to existing and future development;
- The additional height is a functional response to the site's overland flow constraints, not a gratuitous intensification;
- The proposal is consistent with the strategic intent of Brisbane CityShape 2031, which identifies the Logan Road corridor as a Growth Node on a Selected Transport Corridor, supporting increased residential density.

5.3 Site Cover – Performance Solution

The proposed site cover of approximately 75%, while exceeding the 45% acceptable outcome, is directly caused by the podium car park necessitated by the overland flow constraint. This is acknowledged by Council in their Information Request and is a consistent planning outcome on this street. The high site cover is offset by:

- Deep planting of 20% – exceeding the minimum requirements of the Multiple Dwelling Code;
- Total landscaping of 23.5%, providing a genuine balance of built and open space;
- 1,800mm high upstands behind batten screens to mitigate light spill and noise from the podium car park;
- Integrated landscape areas within the parking levels, softening the visual treatment of the podium.

6. Broader Public Interest

Beyond the site-specific planning merits, this development serves clear public interest objectives:

- **Housing supply:** The project delivers 189 new dwellings in a location well-served by transport, services and employment. This directly addresses Queensland's housing affordability crisis, which disproportionately affects renters and first-home buyers.
- **Infrastructure efficiency:** Urban consolidation at established, serviced locations like Hertford Street is demonstrably more efficient than greenfield expansion, reducing per-household infrastructure costs and environmental impact.
- **Workforce housing:** Proximity to QEII Jubilee Hospital, Greenslopes Private Hospital and Griffith University makes this an ideal location to house healthcare workers and students, sectors facing acute accommodation shortages.
- **Economic activation:** Construction activity and future residents will support local retail, hospitality and services in the Garden City catchment.
- **Sustainable development:** A transit-oriented residential development of this nature reduces vehicle dependency and supports more sustainable travel behaviours.

7. Conclusion and Recommendation

For the reasons outlined in this submission, the development application for a Multiple Dwelling (189 units) and Building Works at 30, 34 & 36 Hertford Street, Upper Mount Gravatt is strongly supported.

The Applicant has responded constructively to Council's pre-lodgement feedback and Information Request across all 17 items, demonstrating genuine engagement with Council's concerns and a willingness to amend the design to address planning issues. The resulting scheme is a demonstrably better project than the original lodgement.

The proposal represents an appropriate performance solution that balances the site's legitimate constraints against the need to deliver quality housing in a well-located, infrastructure-rich area. The planning merit is clear, the design quality is high, and the public benefit is substantial.

It is respectfully submitted that Brisbane City Council grant a Development Permit for the proposed Multiple Dwelling and Building Works, subject to reasonable and relevant conditions.

Yours faithfully,

[Submitter Name]