



Dedicated to a better Brisbane

10 July 2026

CS Development Group Pty Ltd
C/- Urbicus Pty Ltd
110 Kennedy Terrace
Paddington QLD 4064

ATTENTION: Mark Clayton

Application Reference: A006913284
Address of Site: 30 HERTFORD ST UPPER MOUNT GRAVATT QLD 4122

Dear Mark

RE: Further advice

The response to the Further advice letter received on 10 June 2026 has been reviewed and the following matters remain outstanding and need to be addressed to progress the application.

Bulk and scale of above ground car parking

1. The extent of above ground car parking and resulting impact of the bulk and scale on the amenity of adjoining properties has not been sufficiently addressed. The proposed external facade design provides limited relief and does not sufficiently reduce the podium massing to demonstrate compliance with PO8, PO9 and PO34 of the Multiple dwelling code.
 - a. Provide amended plans showing a revised podium design that reduces the apparent bulk and massing of the above ground parking levels by introducing breaks in the built form commensurate with the articulation provided to the built form of the proposed towers.
 - b. If car parking spaces are impacted in responding to the above item, provide justification for any performance outcome sought for overall parking numbers where relevant.
 - c. Provide amended plans showing additional design features (i.e fixed baffles to car parking lighting) to prevent the impact of light spill to adjoining residences.

Please phone me on the telephone number below if you have any queries regarding this matter.

Yours sincerely,

Joel Wake
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Development Services
Brisbane City Council