



*Dedicated to a better Brisbane*

28 May 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

Council has reviewed the Information Request response received between 10 April 2026, and has identified that the following outstanding matter requires resolution prior to decision:

**Above Ground Parking Impacts**

- 1) The overall bulk, scale, and extent of the above-ground parking levels present as visually dominant to adjoining properties. While some variation is proposed to the perimeter treatment, this does not meaningfully reduce the apparent massing of the podium and does not achieve PO8, PO9 and PO34 of the Multiple dwelling code. Accordingly:
  - a) Submit amended plans to demonstrate screening to above ground parking areas to allow for greater visual variation in the façade treatment and provide for visual depth. This may include integrated planting outcomes; however, any such treatment must be demonstrated as an integral component of the design and supported by appropriate planter dimensions, irrigation, and maintenance details.
- 2) The proposed 1.8m upstands and batten screening to the perimeter of above-ground parking levels are noted. However, the elevations and sections are not suitably detailed to demonstrate the degree of transparency and visual permeability that is achieved. To demonstrate an above-ground parking outcome in accordance with AO34.1/PO34 and AO35.2/PO35 of the Multiple dwelling code:
  - a) Provide details demonstrating that batten screening is designed with maximum spacings not exceeding 50mm to limit views into the podium parking areas and mitigate visual amenity impacts to surrounding properties.
  - b) Confirm that the 1.8m upstands are rated to function as effective acoustic barriers in addition to assisting with visual screening.
  - c) Provide updated elevations and sectional drawings of the typical podium screening details, clearly identifying batten spacing and the size of batten screening elements.

### **Visitor Parking**

- 3) The development proposes 44 visitor car parking spaces and 2 visitor motorcycle spaces, resulting in a shortfall of 4 visitor car parking spaces. The intended car parking outcome for the development is a minimum of 298 resident spaces and 48 visitor car parking spaces. As the development proposes a resident car parking oversupply of 304 resident car parking spaces and 3 motorcycle spaces:
- a) Submit amended plans to reallocate an additional 4 car parking spaces for visitor use.

### **SIDRA Outputs Advice**

- 4) Updated SIDRA outputs were submitted by the applicant on 25 May 2026 and are currently under assessment. Any further advice arising from that assessment will be provided under separate cover.

### **Fuel Burning Advice**

- 5) The proposed development may include the use of fuel burning (e.g. back-up/emergency power generator, fire pumps). Such uses are defined as "Fuel Burning" in Schedule 1 Definitions - Industry Thresholds. Amendment to the DA form and an amendment to the proposed application may be required, or a separate application lodged, if a new industry use is triggered. It is recommended that information outlining whether fuel burning is proposed be submitted.

Such information would include maximum fuel burning capacity in MW; potential hours of use, type and quantity of fuel stored, air quality controls and type of engine. In some circumstances, an Air Quality Report, Acoustic Report, Fuel Storage, and Spill Delivery Assessment may be required demonstrating compliance with PO1, PO2, and PO9-PO11 of the Industry code.

It is recommended that you agree to extend the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



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