

10 June 2026



Urbicus Ref: URB25-154
Primary Contact: Mark Clayton

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

Email: dalodgement@brisbane.qld.gov.au

Applicant response to Further Advice

Council reference: A006913284
Property details: 30 Hertford Street, Upper Mount Gravatt QLD 4122

We refer to Councils "Further Advice" letter dated 28th May 2026.

In support of our response the following documents are provided:

1. Architectural Plans prepared by MAS
2. Landscape Plans prepared by AS Design
3. Hydraulic advice prepared by H Design.

We address the specific items raised in Councils "Further Advice" as follows:

Item	Above Ground Parking Impacts
1	<p>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:</p> <p>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</p>

	treatment must be demonstrated as an integral component of the design and supported by appropriate planter dimensions, irrigation, and maintenance details.
--	---

Response

Refer to Architectural and Landscape Plans.

Vertical landscaping has been integrated into the podium design in addition to textured concrete walls and batten screens with a maximum spacing of 50mm. Refer to Figure 1.

Item	
2	<p>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:</p> <ul style="list-style-type: none"> 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.

Response

Refer to Architectural Plans and Figure 1.

We confirm that the 1.8m upstands are rated to function as effective acoustic barriers.

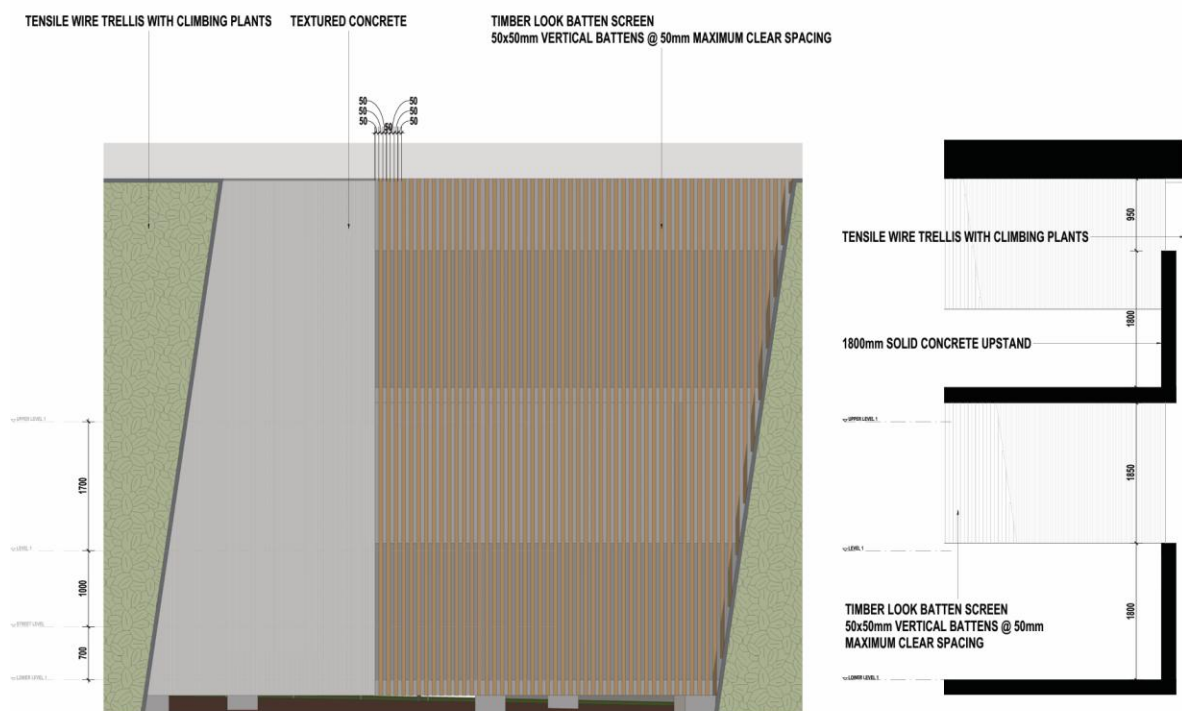


Figure 1 – Podium Screening Details.

Item	Visitor Parking
3	<p>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:</p> <p>a) Submit amended plans to reallocate an additional 4 car parking spaces for visitor use.</p>

Response

Refer to Architectural Plans.

An additional 4 visitor parking spaces have been provided. A total of 48 visitor and 298 resident car parking spaces are provided.

Item	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.

Response

Noted.

Item	Fuel Burning Advice
5	<p>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.</p> <p>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.</p>

Response

Refer to advice prepared by H Design that the proposed development will not include fuel burning and states:

We hereby confirm that the fire hydrant/sprinkler pumpset (diesel driven – less than 0.1MW), will only operate in the order of ~5 minutes per year during testing/maintenance unless there is a fire in the building. In the case of fire in the building, the pump is designed to operate for 4 hours.

Should you have any queries please contact our office.

Kind regards



Mark Clayton

Director

M: 0422 111 898

E: mark.c@urbicus.com.au