Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
Development Services
Brisbane Square, 266 George Street, Brisbane Qld 4000
GPO Box 1434 Brisbane QLD 4001
T 07 3403 8888
brisbane.qld.gov.au

Dedicated to a better Brisbane

20 November 2026

60 Ksd Pty Ltd Atf 60 Ksd Property Trust
C/- Town Planning Alliance
PO Box 7657
EAST BRISBANE QLD 4169

ATTENTION: Jessica Robson

Application Reference: A007058743
Address of Site: 60 KINGSFORD SMITH DR ALBION QLD 4010

Dear Jessica

RE: Proceed to public notification in accordance with the Development Assessment Rules

The proposed development seeks uses generally consistent with the intent for the High density residential zone where subject to the Active frontages in residential zones overlay and the Raceway precinct of the Albion neighbourhood plan under the Brisbane City Plan 2014 (City Plan). However, the proposed building height of 27 storeys, site cover, setbacks and lack of deep planting are a departure from the provisions anticipated for the site under the City Plan.

Given the significance of the proposed development, Council wishes to obtain community feedback prior to progressing the application further. Accordingly, Council does not intend to issue an information request. Please proceed to public notification in accordance with section 16.1 of the Development Assessment Rules.

In addition to the matters listed above, Council's initial assessment has identified several matters that require further consideration against the relevant assessment benchmarks and are expected to form part of any future discussions about the development:

- Inclusion of a High impact industry use (fuel burning)
- Crossover conflicts with existing gully pit and street tree
- Updated SIDRA modelling
- Access movement restrictions
- Urban Utilities SAN notice
- Refuse storage and collection
- Crossover and aisle width

Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

Chris Dixon
Senior Urban Planner
Planning Services North
Phone: 31787264

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Email: chris.m.dixon@brisbane.qld.gov.au
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Brisbane City Council