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APPLICATION REF
A006993195

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Our Ref: BNE220533

11 September 2026

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

Attention: Development Assessment Team

Property Location:	417 Sandgate Road, Albion 4010
Application:	A006321182 – Original approval
Property Description:	Lot 1 on RP127006
Development:	S81 Minor Change Request
Client:	Good Karma (Salisbury) Pty Ltd

This supplementary further information relates to a minor change made under Section 78 of the *Planning Act 2016* ("PA") and seeks to change development approval A006321182.

Previously the applicant made a response to Council's Further Advice Notice dated 22 May 2026.

The existing approval obliges a road dedication to be provided along the site's frontage. This dedication is 2.6m wide at the northern boundary and reduces to 1.5m wide at the southern boundary. The purpose of this road dedication is for ultimate delivery of upgrades associated with Sandgate Road which is an Arterial Road, refer Figure 1 below and **Attachment A**.

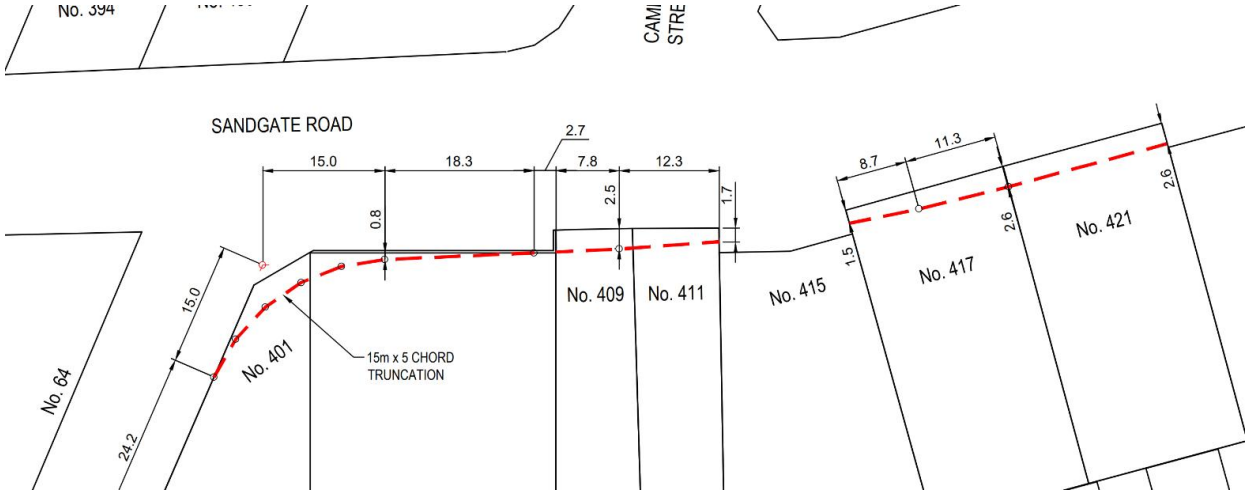


Figure 1 – Road Widening

Currently, the extent of basement is driven by the requirement to reduce encroachment into the tree protection zone of the retained street tree (Ficus sp.). An arborist report was provided with the original assessment of the development application (under A006321182).

Currently, the site is serviced via the overhead electrical network, with a connection to pole P38058-C which sits just to the west of the site's frontage to Sandgate Road.

As part of electrical works, the site is not proposed to be serviced by an overhead connection with the proposal to include an underground connection to the site. In addition to this, Energex will be providing an underground conduit along the site's frontage (within the dedication area) and the frontage of 421 Sandgate Road to provide a connection between Poles P38058-C and P47062-C. This realignment allows for the ultimate realignment of road along the site frontage. A plan which has been provided by Energex (refer **Attachment B**) that identifies that 2 x 125mm conduits will be installed. Energex notes on

their plan that the tree and stump is to be removed due to the proposed works required within the root zone of the tree, refer **Figure 2** below.

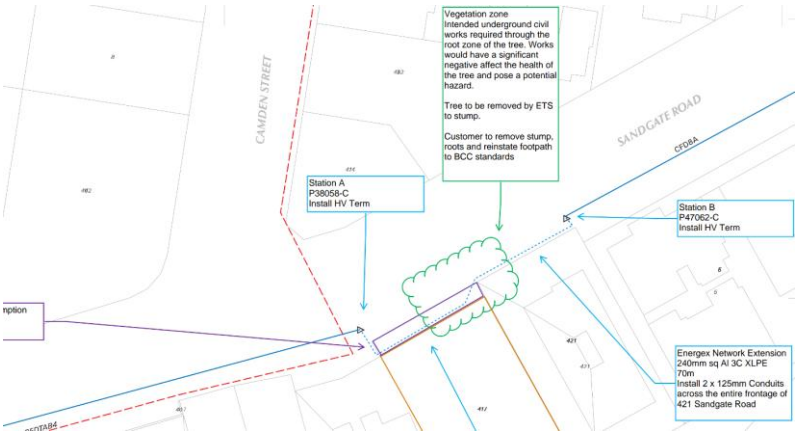


Figure 2 – Energex Sketch Plan

Based on Energex's requirements, it is proposed that they require to the street tree be removed.

Notwithstanding the above, a holistic review of the ultimate road widening has been undertaken, with a traffic and transport search identifying the ultimate alignment along the southern side of Sandgate Road. A Council road widening plan RC16015 is attached, refer **Attachment A**.

DTS has previously undertaken a detail survey of the features within the verge along the sites frontage and conduits/features extending along Sandgate Road either site of the site. A plan has been prepared which overlays the detail survey information and the Council road widening plan, refer **Attachment C**.

Sandgate Road is identified within the Streetscape hierarchy overlay as being a Subtropical Boulevard out of centre 3.75m/4.25m road. This requires a verge of either 3.75m for existing roads or 4.25m for new roads. It is clear, as identified on **Attachment C** and **Figure 3** below that in either circumstance the tree would be required to be removed by Council to facilitate the ultimate road and kerb alignment.

Notwithstanding that Energex requires the tree removal to facilitate their electrical works within the verge, the tree would ultimately need to be removed to allow Council's ultimate road works along Sangate Road.

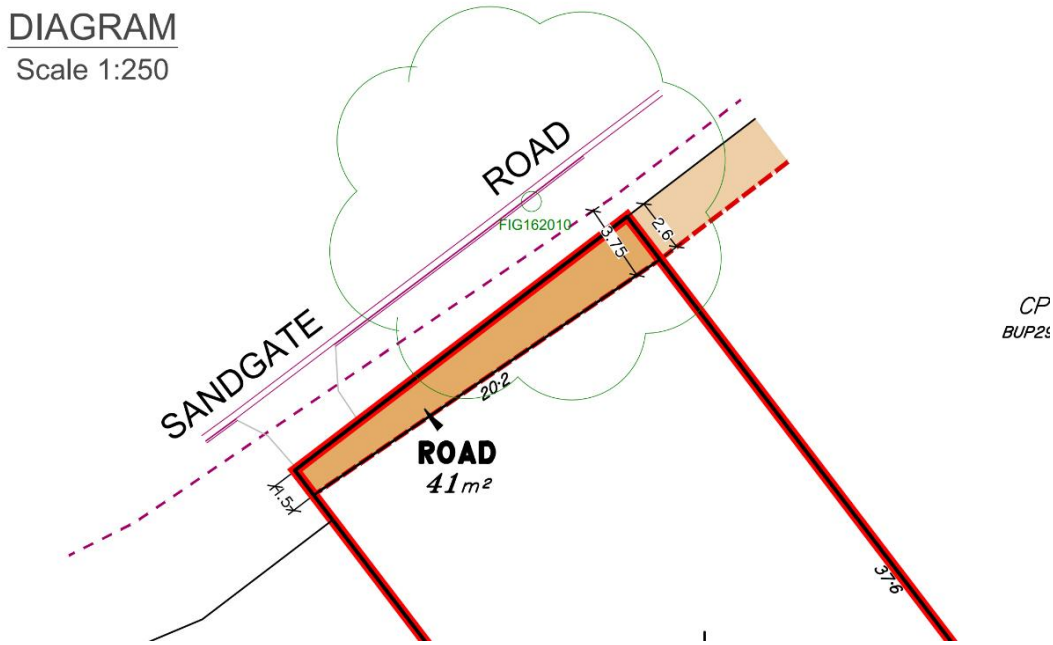


Figure 3 – Ultimate Road Alignment Plan show ultimate kerb and verge profile

As noted above, the extent of basement is driven by the requirement to restrict impact to tree protection zone of the existing street tree. Retention of the tree now, and reduced basement area prejudices the site, when ultimately the tree would be removed. With the removal of the street tree as required by Energex and ultimately as required by Council's road work upgrades, this allows for the basement to be amended. **Figure 4** (and **Attachment D**) below identifies the basement wall now running parallel to Sandgate Road, and is widened to facilitate an additional car parking space with minor changes to storage rooms.



Figure 4 – Previous Basement (top) and Proposed Basement (bottom)

An amended traffic report has been provided (refer **Attachment E**) which identifies the following car parking provision:

- A total of 19 dwellings comprising (no changes):
  - 8 x one bedroom units
  - 4 x two bedroom units
  - 7 x three bedroom units
- 22 resident car parking spaces (one additional)
- 3 visitor spaces (no change)

Consistent with the traffic report provided by Rytenskild Traffic Engineering, submitted with the minor change, with an additional one (1) resident car parking space, the proposal now exceeds the minimum car parking requirements where within the City Frame, refer Table 1 below:

The City Frame rates under Table 13 of Transport, access, parking and servicing planning scheme policy (TAPS PSP) are:

- *Minimum 0.9 spaces per 1 bedroom dwelling*
- *Minimum 1.1 spaces per 2 bedroom dwelling*
- *Minimum 1.3 spaces per 3 or above bedroom dwelling*
- *Minimum 0.15 spaces per dwelling for visitor parking*
- *Parking may be provided in tandem spaces where 2 spaces are provided for 1 dwelling.*

- *At least 50% of visitor parking is provided in communal areas, and not in tandem with resident parking.*

Table 1 City Frame Car Parking Rates

Component	Acceptable Outcome	Minimum Required Car Parking	Proposed Car Parking
8x one-bedroom units	0.9 spaces	7.2 spaces	
4x two-bedroom units	1.1 spaces	4.4 spaces	
7x three-bedroom units	1.3 spaces	9.1 spaces	
Sub-total		20.7 (21) spaces	22 spaces
Visitor parking: 19 units	0.15 spaces	2.85 (3) spaces	3 spaces
TOTAL		**24 spaces**	**25 spaces**

An updated set of architectural plans has been provided which identify the changes to the basement car parking.

To summarise, the proposed amendments now including the removal of street tree as required by Energex and as ultimately required by Council to facilitate the Sandgate Road works, continues to constitute a minor change in accordance with the *Planning Act 2016*.

Should you require any further information, we would be pleased to assist.

Yours sincerely,



Liam Donald – Principal Planner
DTS Group QLD Pty Ltd
Email: planning@dtsqld.com.au

Enc:

Attachment A – Road Widening Plan RC16015
Attachment B – Energex Works Plan
Attachment C – Ultimate Road Widening Sketch
Attachment D – Amended Architectural Plans
Attachment E – Amended Traffic Response