Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

14 September 2026

Good Karma (Salisbury) Pty Ltd
C/- Dts Group Qld Pty Ltd
PO Box 3128
WEST END QLD 4101

ATTENTION: Liam Donald
Application Reference: A006993195
Address of Site: 417 SANDGATE RD ALBION QLD 4010

Dear Liam

RE: Further advice

A further assessment of the above application has been carried out and a number of outstanding assessment matters have been identified. Amended drawings and additional information are required to resolve the following.

Traffic report / parking provisions

1. The amended traffic report has been reviewed, and the proposed resident and visitor car parking provision is not supported.
   The report refers to the traffic signals to the east and west of the site to generate interruptions in the flow of traffic that could potentially provide crossing gaps for pedestrians. However, the signals are not coordinated to provide such a gap and will not be phased for that purpose – the function of the signals is to control the intersection movements prioritising the major roads, not to generate downstream gaps for pedestrians. As there is no median to stage a crossing, simultaneous gaps are required in both directions, further reducing suitable gap generation. It is not reasonable to assume that there will be safe and convenient crossing opportunities to cross Sandgate Rd in peak periods.
   In addition, the traffic response provides no significant argument demonstrating that the site warrants a reduced parking rate, or to demonstrate that an undersupply of on-site car parking will not result in overspill parking on nearby streets.
   As per previous advice, a reduced parking provision not less than the 'More Homes Sooner" project parking rates, being 1 space per 1-bedroom dwelling, 1.2 spaces per 2-bedroom dwelling, and 1.6 spaces per 3-bedroom dwelling, plus 0.25 visitor spaces per dwelling can be supported.
   a) Submit amended plans demonstrating compliance with the 'More Homes Sooner" project parking rates.

Refuse

2. It is noted that the revised 'Ground Floor Plan', Dwg No. A04, Issue: H, demonstrates that a 'Temporary Column to Support Tower' has been included within the driveway, aisle and carriageway trafficked by the RCV. It is unclear whether the 'temporary column' will be installed to support the building during the construction stage and removed prior to occupancy.

…/2

a) Clarify that the ‘Temporary Column to Support Tower’ is only required during the construction stage and will be removed prior to occupancy &/ at completion of the build; or
b) Submit amended plans which removes all reference to the ‘Temporary Column to Support Tower’

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

Yours sincerely



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Development Services
Brisbane City Council