

Our Ref: BNE220533

30 March 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 request relates to a minor change made under Section 78 of the *Planning Act 2016* (“PA”) and seeks to change development approval A006321182. Assessment of the request is made under section 81 of the *Planning Act 2016*, as a Minor Change. In accordance with Section 79 of the PA the relevant forms have been lodged with this application. Attached in support of this request include the following:

- IDAS Form 5
- Attachment A – Architectural Plans by PJM Design
- Attachment B – Landscape Plans by Wild Studio
- Attachment C – Civil Report by Morgans Engineers
- Attachment D – Traffic report by Rytenskiild Traffic
- Attachment E – Acoustic Report by David Moore and Associates

This Minor Change relates to the approved Multiple Dwelling and seeks to make minor amendments to the approved number of units, car parking and built form. The changes can be summarised as follows:

- Increase of the number of units from 15 to 19 units;
- Alignment of the car parking delivery in accordance with the City Frame rates, being:
 - Reduction in resident car parking from 30 spaces to 21 spaces;
 - Reduction in visitor car parking from 4 to 3 spaces;
- Removal of the lower level basement;
- Internal reconfiguration of unit floor plates;
- Minor changes to the ground level to ensure compliant access and manoeuvring and an SRV bay;
- No changes to the number of storeys

Approvals History

The initial Material Change of Use Approval was issued by Council on 24th April 2024 (A006321182). This approval is for:

- Material Change of Use for a Multiple Dwelling (15 units)

The proposal included 15 units across 8 storeys, comprised of 4 x 2-bedroom and 11 x 3-bedroom units. Two levels of basement car parking are proposed providing a total of 31 resident car spaces and 4 visitor car spaces. Ground level landscaping and deep planting, generous individual private open space areas for each unit and a large communal rooftop open space area were all also provided within the original proposal.

The approved development is a development accepted under the Queensland State Government \$350 million Incentivising Infill Development Fund (IIDF) (reference IIDF-RO1-140). This funding agreement allows for payment of infrastructure charges (both Council and Queensland Urban Utilities) by the state government. The development must be completed by and a payment claim submitted to the state government by 1 February 2028. As part of on-going negotiations with IIDF, in regards to the approved development, strict timeframes apply for resolution of this proposed minor change **by 12 June 2026**.

Description of Changes

This Minor Change request seeks to provide for minor alterations to the approved built form to allow for better utilisation of the site. The proposed minor change request seeks to provide for a high level of compliance with current assessment benchmarks, but also more broadly, provides an improved development outcome for the site where aligning the development car parking rates to the City Frame. To deliver these benefits there are subtle variations to the approved development. The proposed changes are balanced by maintaining a compliant car parking rate under the City Plan 2014 City Frame, and ultimately supports a superior landscaping and deep planting.

It is noted that the Minor Change seeks to reduce the 2 level underground car parking area to 1 level, reducing the originally approved 35 car parking spaces to 24 car parking spaces, providing 21 resident spaces and 3 visitor spaces. This application also seeks to increase the originally approved 15 units to 19 units, comprised of 8 one-bedroom units, 4 two-bedroom units, and 7 three-bedroom units.

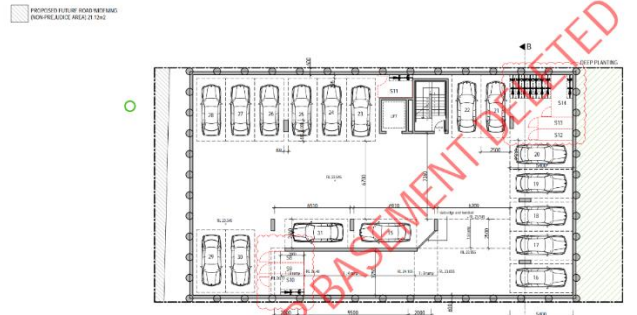
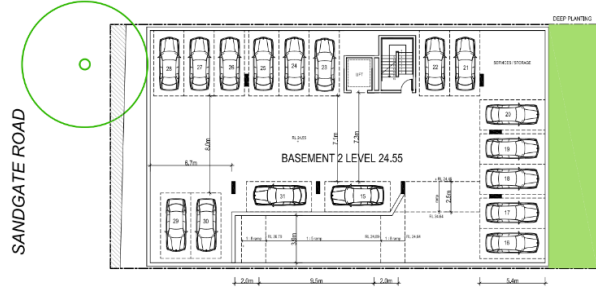
No changes are made to the building height or the building envelope.

The following provides a breakdown of the site/floor level plan currently approved and proposed through this Minor Change application, demonstrating a general consistency with the original approval's intended design.

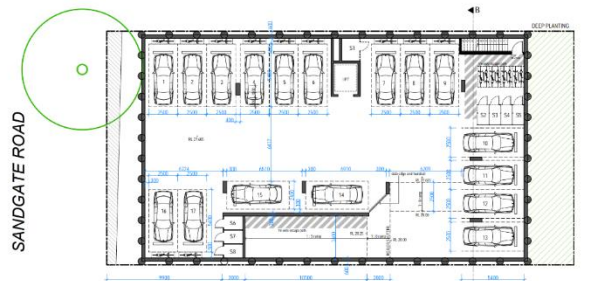
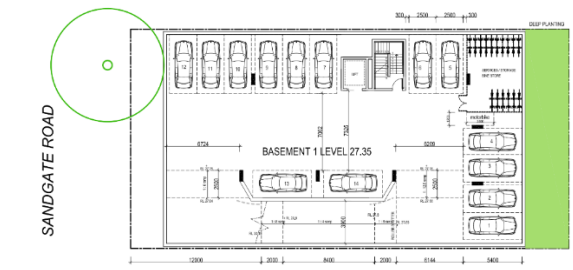
Table 1 Proposed Changes to Multiple Dwellings

	Approved	Proposed
Site Plan		

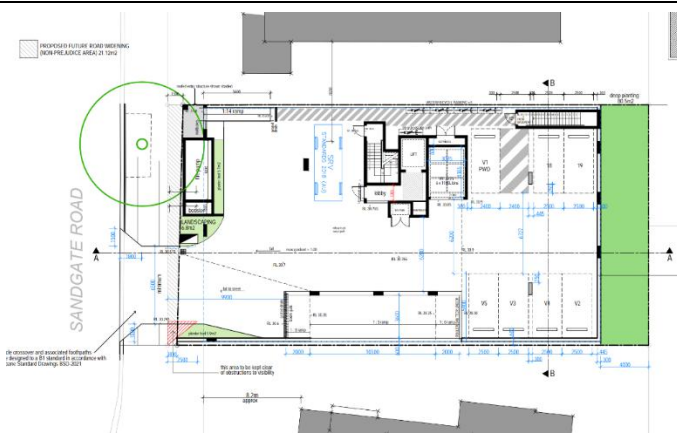
Basement Level 2 Plan



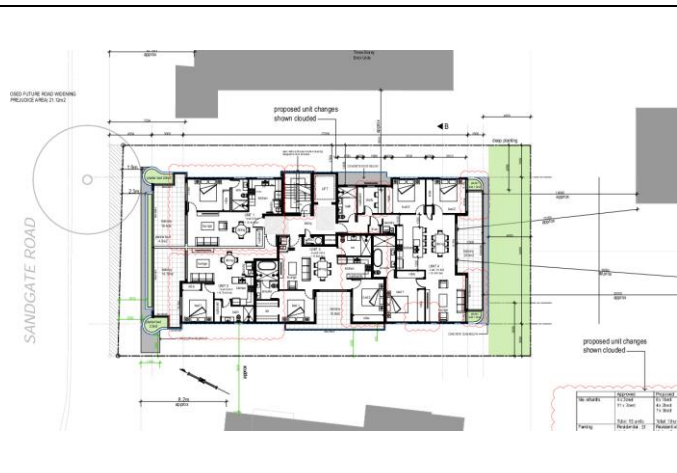
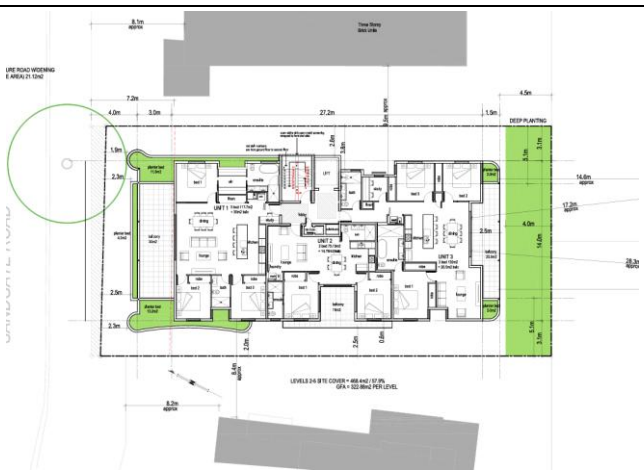
Basement Level 1 Plan



Ground Floor Plan



Level 2 Floor Plan



<p>Levels 2-5 Floor Plan (Level 3-5 proposed floor plan)</p>		
<p>Level 6 Floor Plan</p>		
<p>Levels 7-8 Floor Plan</p>		
<p>Roof Terrace Plan</p>		

The table above highlights the minor changes requested through this application and identifies that the built form seeks minor amendments to provide an improved built form outcome. A detailed description of the specific changes is included in the sections below.

1 Unit Composition

As noted, above, the internal composition of units has been changed, to provide a more diverse range of unit typologies and introduce more affordable housing options. Table 2 below identifies the proposed changes.

Table 2 Unity Typology Changes

Level	Approved	Proposed
Level 2	1 x 2-bedroom unit 2 x 3-bedroom unit	2 x 1-bedroom unit 1 x 2-bedroom unit 1 x 3-bedroom unit
Level 3	1 x 2-bedroom unit 2 x 3-bedroom unit	2 x 1-bedroom unit 1 x 2-bedroom unit 1 x 3-bedroom unit
Level 4	1 x 2-bedroom unit 2 x 3-bedroom unit	2 x 1-bedroom unit 1 x 2-bedroom unit 1 x 3-bedroom unit
Level 5	1 x 2-bedroom unit 2 x 3-bedroom unit	2 x 1-bedroom unit 1 x 2-bedroom unit 1 x 3-bedroom unit
Level 6	1 x 3-bedroom unit	1 x 3-bedroom unit
Level 7	1 x 3-bedroom unit	1 x 3-bedroom unit
Level 8	1 x 3-bedroom unit	1 x 3-bedroom unit
Total Units:	15	19
Total Beds:	41	37

2 Car Parking

A key driver of the proposed development changes includes an alignment of the car parking rates to the City Frame. The subject site is 375m walking distance of the pedestrian access to the Albion train station, and is serviced by frequent inbound and outbound buses within proximity of the site. The site is also located in proximity to the mapped City Frame.

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 3 below provides a comparison between the approved car parking and the proposed car parking under the City Frame.

Table 3 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	21 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	
Visitor parking: 19 units	0.15 spaces	2.85 (3) spaces	3 spaces
TOTAL		24 spaces	24 spaces

The proposed development provides 21 resident car parking spaces, and 3 visitor spaces, which is compliant with the City Frame rates. Given the highly accessible location of the site, being within 100 metres of the District Centre zone, approximately 350 metres (a six-minute walk) from Albion Train Station, and within a one-minute walk of bus stops along Sandgate Road, with the reliance on private vehicles expected to be low. This level of accessibility provides convenient alternatives for residents, including walking, cycling, and public transport.

The general characteristics of the proposed car parking arrangements are shown in **Attachment E** in **Table 4.2**. A swept path analysis is also included in Attachment E, displaying that the proposed design allows satisfactory manoeuvring for a private vehicle to negotiate the proposed parking arrangements and exit the site in a forward gear.

In addition to the resident and visitor car parking spaces, an SRV bay has also been provided on the site.

Generally, the changes to parking and the ground floor layout are considered to be acceptable outcomes given the site's ideal location near several modes of public transport close to the city centre, with an amount of car and bicycle parking considered appropriate within the site context.

Despite the apparent reduction of carparking combined with an additional four units, the overall amount of bedrooms provided has been reduced from the original approval. Initially a total of 41 bedrooms were provided, whereas with the proposed minor changes a total of 37 bedrooms are to be provided, reducing the amount by 4 which supports the proposed car parking rates, consistent with the City Frame.

No changes are made to the approved road widening along Sandgate Road.

3 Multiple Dwellings – Built Form

The following section below will break down the proposed minor changes level by level aligned with the Table 1 Proposed Changes. The following breakdown provides for assessment of each level separately to demonstrate how the proposed changes are sought across the approval.

3.1 Basement Level 2, Basement Level 1 & Ground Floor Plan

17 car parking spaces were provided on Basement Level 2 within the original approval, which have been removed.

Basement Level 1 now proposes to include 17 car parking spaces instead of the originally approved 13 spaces, including 8 bicycle parking spaces. The Ground Floor Plan now includes an additional 2 resident parking spaces, and a total of 3 visitor spaces reduced from the originally approved 4 visitor spaces. An

additional 5 visitor bicycle parking spaces are now included on the Ground Floor Plan, along with a reduction in the Lobby and Deep Planting areas.

The Ground Floor Plan initially provided 136.3m² in deep planting areas, which has since been reduced to 80.5m², a reduction of 55.8m². However, this reduction is due to the removal of the deep planting area adjacent the lobby, which was recessed from the street frontage. Additional landscaping area of 17.8m² has been proposed in the new Ground Floor Plans. Refer to **Attachment D** for further information around the landscaping plans. Deep planting remains compliant with the 10% site cover requirement highlighted in the *Brisbane City Plan 2014*.

Further information regarding the changes to the parking layout is provided below:

3.2 Levels 2-5 Floor Plan

On the Level 2 Floor Plan, an additional unit has been included to provide 4 units on Level 2 instead of the originally approved 3 units.

Table 4 Level 2 Unit Comparisons

Originally Approved	Proposed
Unit 1: Three-bedroom 119.2m ² POS 23.4m ²	Unit 1: One-bedroom 56.5m ² POS 18.4m ²
Unit 2: Two-bedroom 80m ² POS 15m ²	Unit 2: One-bedroom 55m ² POS 18.75m ²
Unit 3: Three-bedroom 130.4m ² POS 25.5m ²	Unit 3: Two-bedroom 81.9m ² POS 15.8m ²
-	Unit 4: Three-bedroom 131.8m ² POS 22.3m ²
Total bedrooms: 8	Total bedrooms: 7

Table 5 Levels 3-5 Unit Comparisons

Originally Approved	Proposed
Units 4, 7, 10: Three-bedroom 119.2m ² POS 23.4m ²	Units 5, 9, 13: One-bedroom 56.5m ² POS 18.4m ²
Units 5, 8, 11: Two-bedroom 80m ² POS 15m ²	Units 6, 10, 14: One-bedroom 55m ² POS 18.75m ²
Units 6, 9, 12:	Units 7, 11, 15:

Three-bedroom 130.4m ² POS 25.5m ²	Two-bedroom 81.9m ² POS 15.8m ²
-	Units 8, 12, 16: Three-bedroom 131.8m ² POS 22.3m ²
Total bedrooms: 8	Total bedrooms: 7

An additional 4 units have been added to Levels 2-5, providing 16 total units across the levels. Despite the additional units, each unit is able to provide a suitable amount of living space and private open space, with all units exceeding the minimum area requirement of 12m². The additional units provide the development with a variety of choice through the new availability of affordable one-bedroom units.

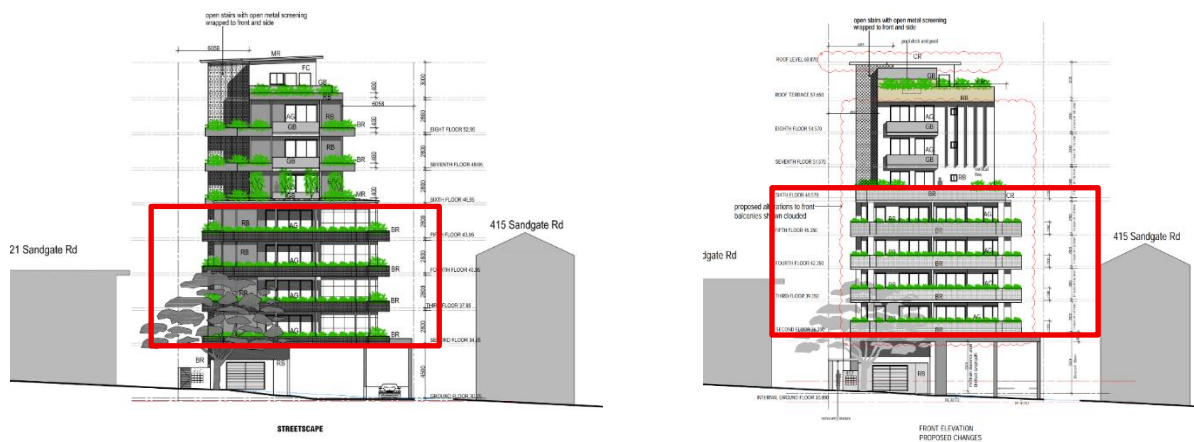


Figure 1 Originally Approved Exterior Levels 2-5 (Left), Proposed Exterior Changes Levels 2-5

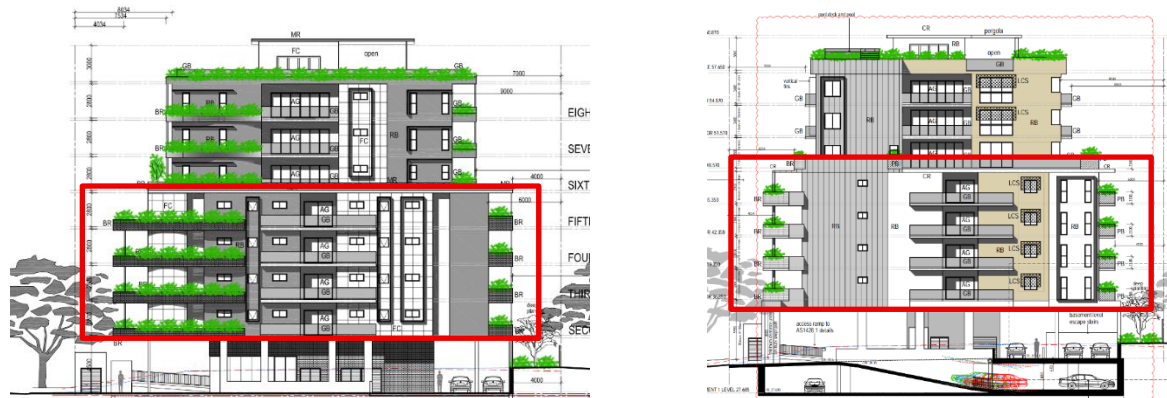


Figure 2 Originally Approved Right Side Exterior Levels 2-5 (Left), Proposed Right Side Exterior Changes Levels 2-5 (Right)



Figure 3 Originally Approved Left Side Exterior Levels 2-5 (Left), Proposed Left Side Exterior Changes Levels 2-5 (Right)



Figure 4 Originally Approved Rear Exterior Levels 2-5 (Left), Proposed Rear Exterior Changes Levels 2-5 (Right)

The exterior of Levels 2-5 does not change drastically from the original approval. A portion of the exterior has been altered from rendered brick to glass due to the internal changes to the apartment configuration. The development maintains the general layout of the containerised planting originally included in the approved development, maintaining the positive amenity impacts provided by the proposed green edge around the building. A reduction from 423.5m² to 139m² (84% to 70.2% of overall landscaped area) has been made to the containerised planting layout across the development to ensure all planting is easily accessible by each unit owner from their balcony to reduce the ongoing maintenance burden on the body corporate.

1.4 Levels 6-8

Very minor changes are proposed to Levels 6-8 of the originally approved development.

Table 6 Levels 6-8 Unit Comparisons

Originally Approved	Proposed
Unit 13: Three-bedroom 162m ² POS 30m ²	Unit 17: Three-bedroom 190.7m ² POS 118.7m ²
Unit 14: Three-bedroom 162m ² POS 30m ²	Unit 18: Three-bedroom 190.7m ² POS 22.4m ²
Unit 15: Three-bedroom 162m ² POS 30m ²	Unit 19: Three-bedroom 190.7m ² POS 22.4m ²
Total bedrooms: 9	Total bedrooms: 9

The amount of bedrooms across all three levels remain the same, however a reduction in private open space of 7.6m² is included in the changes to Levels 7 & 8, while Level 6 includes an increase in private open space of 98.7m² has been provided. The increase to the unit 17 private open space area is as a result of the balcony area matching the top of level 5 below on the northern side predominantly, with a recess on the southern side, preventing overlooking from the balcony edge. Each unit includes an increase in area of 27.3m², providing a generally improved outcome for all three units proposed on each level.

The increase in area has been provided due to the removal of the initially approved containerised planting included across each level. Containerised planting is still provided at each level, with 12.8m² dedicated to landscaping.

Despite the reduction in private open space to each level each unit still exceeds the requirements for private open space established in *Brisbane City Plan 2014* of 12m², and a large rooftop communal open space area is included as part of the development which provides each resident access to an open space area including amenities within the multiple dwelling.

1.5 Rooftop Communal Area

Minor refinements have been made to the rooftop, as well as the addition of a pool deck and pool with the predominant change being to the sunken seating area. The proposal retains the planter beds to the edge of the rooftop.

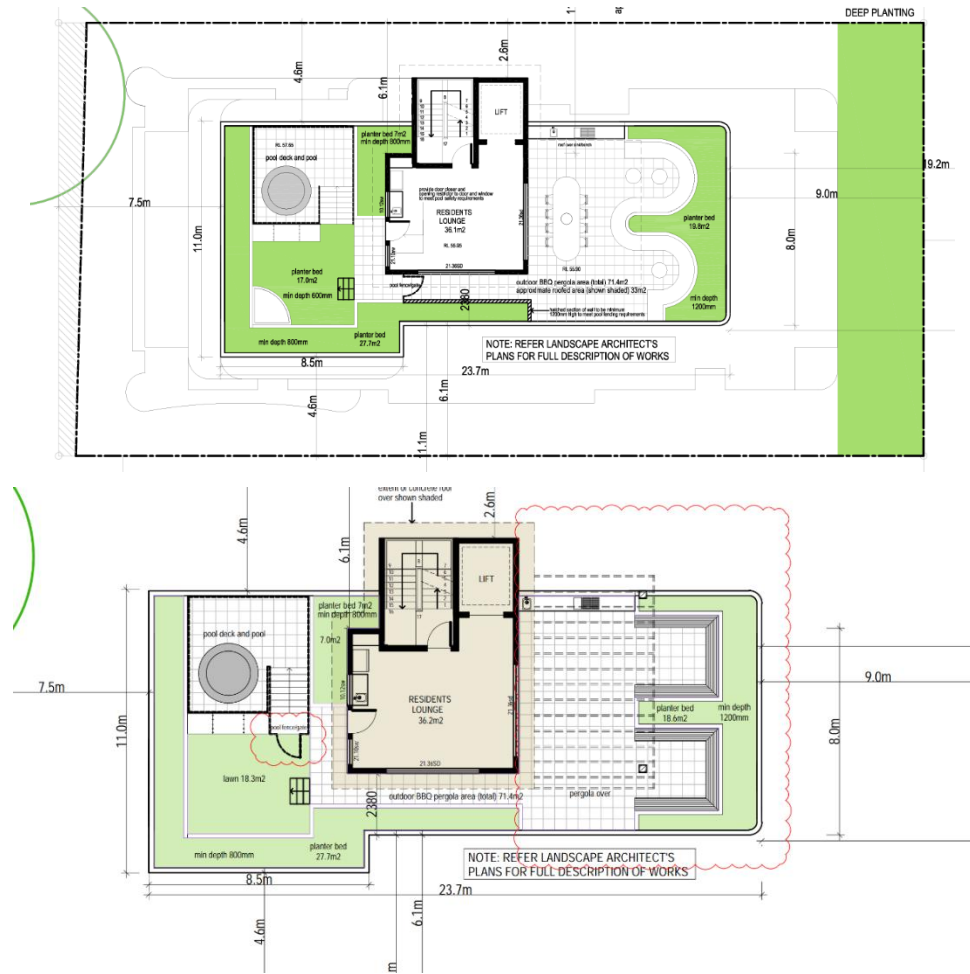


Figure 5 Originally Approved Rooftop Communal Area (Top), Proposed Rooftop Communal Area Changes (Bottom)

Table 7 Rooftop Communal Area Landscaping Comparison

Originally Approved	Proposed
Planter beds: 27.4m ²	Planter beds: 53.3m ²
Soft landscaping: 37.6m ²	Soft landscaping: 18.3m ²
Total landscaping: 65m ²	Total landscaping: 71.6m ²

An increase in landscaped area of 6.6m² is included in the minor changes, providing a variety of planter beds and soft landscaping in the form of a synthetic lawn adjacent to the proposed pool area. All originally included amenities are still provided, specifically the BBQ and outdoor seating area which is included along with a pergola structure and other seating designed as part of some of the planter beds. These major improvements to the communal open space justify the minor reductions of the private open space areas to each unit by providing multiple amenities with the added privacy of being located on the roof of the multiple dwelling.

1.6 Landscaping Changes

Table 8 Landscaping Comparison

Originally Approved	Proposed Changes
Deep Planting Area:	Deep Planting Area:
80.6m ²	81.3m ²
Containerised Planting:	Containerised Planting:
423.5m ²	171.5m ²
Overall Landscape Area: 504.1m²	Overall Landscape Area: 252.8m²

The total area, including the amount of deep planting remain compliant with the outcomes highlighted in the *Brisbane City Plan 2014*, specifically with regard to the 10% of the site area being dedicated to deep-planting.

The deep planting at the rear of the lot remains part of the development despite the other minor changes proposed, providing the adjoining development at the rear of the site as well as the multiple dwelling with the screening interface originally approved.

The containerised planting on each level has been rationalised, with the functional use of balcony areas. Levels 2-6 continue to provide containerised planting to the balconies, which are visible from the street level. The recessed levels 7-8 replace the containerised planters with front and rear facing balconies to break up the wall length, plus vertical fins to the walls to create articulation of the wall and shadowing effects.

1.7 Infrastructure and Services

The proposed development generally maintains the existing infrastructure and services to the approved Multiple Dwelling units. The proposed development provides for minor alterations to the approved bulk bin storage area and associated infrastructure services provided next to the Lobby area adjoining the internal hardstand. The proposed alterations do not impact the existing refuse collection arrangements and maintain the required services as currently approved. Where the proposed development provides for amendments to the infrastructure provided on site, it is not considered distinctly different and ensures that all uses are adequately supported by internal infrastructure. An SRV bay is also provided adjacent the lobby entrance.

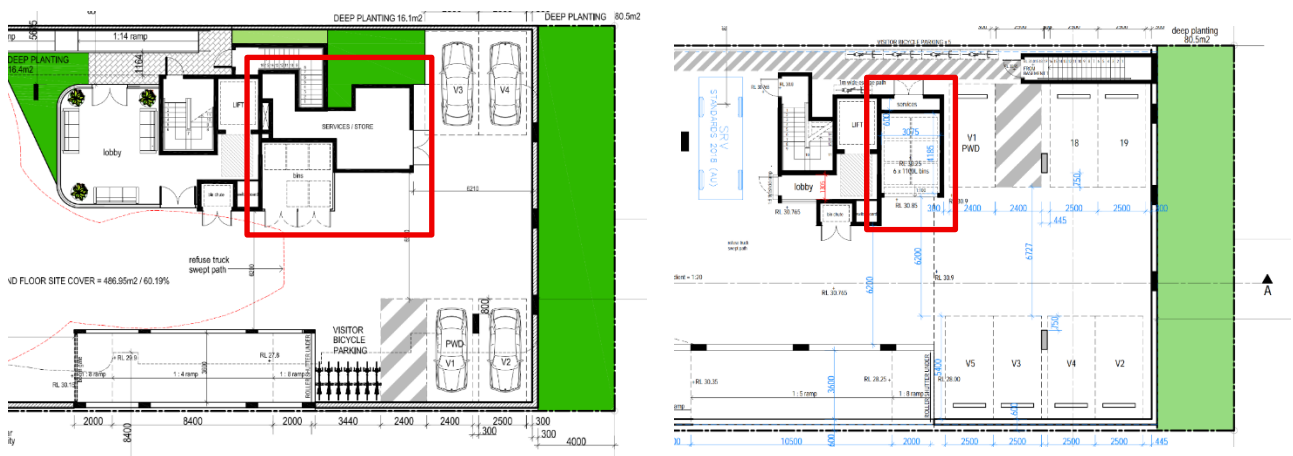


Figure 6 Infrastructure and Bulk Bin Collection area (left – approved; right – proposed)

Proposed Changes to Approved Conditions

Changes to Approved Plans Table

The table below provides a list of the amended site plan that accompanies the proposed minor change and identify the amendments.

Table 9 – Proposed Deletions to approved Plan and Drawings Table

DRAWINGS AND DOCUMENTS

The term 'drawings and documents' or similar expressions mean:

Drawing or Document	Number	Plan Date
Site Plan	22047 A01	03-NOV-2023 (Received)
Basement Level 2 Plan	22047 A02	03-NOV-2023 (Received)
Basement Level 1 Plan	22047 A03	03-NOV-2023 (Received)
Ground Floor Plan	22047 A04	03-NOV-2023 (Received)
Levels 2-5 Floor Plan	22047 A05	03-NOV-2023 (Received)
Level 6 Floor Plan	22047 A06	03-NOV-2023 (Received)
Levels 7-8 Floor Plan	22047 A07	03-NOV-2023 (Received)
Roof Terrace Plan	22047 A08	03-NOV-2023 (Received)
Streetscape	22047 A09	03-NOV-2023 (Received)
Front & Rear Elevations	22047 A10	03-NOV-2023 (Received)
Right Side Elevation Western	22047 A11	03-NOV-2023 (Received)
Left Side Elevation Eastern	22047 A12	03-NOV-2023 (Received)
Section A-A	22047 A13	03-NOV-2023 (Received)
Section B-B	22047 A14	03-NOV-2023 (Received)
Level 5 Roof Plan	22047 A15	03-NOV-2023 (Received)
Visitor Parking Elevation Right Side Western	22047 A16	03-NOV-2023 (Received)
Visitor Parking Elevation Left Side Eastern	22047 A17	03-NOV-2023 (Received)
Ground Level North	Page 18	03-NOV-2023 (Received)
Ground Level South	Page 19	03-NOV-2023 (Received)
Typical Levels 2-5	Page 20	03-NOV-2023 (Received)
Level 6	Page 21	03-NOV-2023 (Received)
Typical Levels 7-8	Page 22	03-NOV-2023 (Received)
Roof Terrace	Page 23	03-NOV-2023 (Received)
Section A-A	Page 24	03-NOV-2023 (Received)
Section B-B	Page 25	03-NOV-2023 (Received)
Section C-C	Page 26	03-NOV-2023 (Received)
Section D-D	Page 27	03-NOV-2023 (Received)
Planter Depths: Ground Level	Page 33	03-NOV-2023 (Received)
Planter Depths: Ground Level	Page 34	03-NOV-2023 (Received)
Planter Depths: Typical Levels 2-5	Page 35	03-NOV-2023 (Received)
Planter Depths: Level 6	Page 36	03-NOV-2023 (Received)
Planter Depths: Typical Levels 7-8	Page 37	03-NOV-2023 (Received)
Planter Depths: Roof Terrace	Page 38	03-NOV-2023 (Received)
Irrigation	Page 39	03-NOV-2023 (Received)
Planting	Page 40	03-NOV-2023 (Received)
Finishes and Furniture	Page 41	03-NOV-2023 (Received)
Material Board	Page 42	03-NOV-2023 (Received)
Landscape Care	Page 43	03-NOV-2023 (Received)
Traffic Statement	22469	03-NOV-2023 (Received)
Concept Services Plan	23049/SK20 Revision B	03-NOV-2023 (Received)
Road Widening Plan 417 Sandgate Road	RC16015 Issue 1	02-AUG-2023

The following approved plans are proposed, with changes marked in **bold** and retained plans marked in underline.

Table 10 – Proposed New Drawings and Documents

Drawing or Document	Number	Plan Date (Received)
Site Plan	A01 D	FEBRUARY 2026
Basement 2 Plan	A02 C	FEBRUARY 2026
Basement 1 Plan	A03 C	FEBRUARY 2026
Ground Floor Plan	A04 D	FEBRUARY 2026
Level 2 Plan	A05 C	FEBRUARY 2026
Level 3-5 Floor Plan	A06 C	FEBRUARY 2026
Level 6 Floor Plan	A07 C	FEBRUARY 2026
Levels 7-8 Floor Plan	A08 C	FEBRUARY 2026
Roof Terrace Plan	A09 C	FEBRUARY 2026
Streetscape	A10 D	FEBRUARY 2026
Front & Rear Elevations	A11 D	FEBRUARY 2026
Right Side Elevation	A12 D	FEBRUARY 2026
Left Side Elevation	A13 D	FEBRUARY 2026
Traffic Impact Assessment	22469	12-MAR-2026
Environmental Noise Level Impact Assessment	R22112/D3728/Rev.1	05-MAR-2026
Ground Level North	23116 LC-01 J Page 17	16-MAR-2026
Ground Level South	23116 LC-01 J Page 18	16-MAR-2026
Level 2	23116 LC-01 J Page 19	16-MAR-2026
Typical Levels 3-5	23116 LC-01 J Page 20	16-MAR-2026
Level 6	23116 LC-01 J Page 21	16-MAR-2026
Typical Levels 7-8	23116 LC-01 J Page 22	16-MAR-2026
Roof Terrace	23116 LC-01 J Page 23	16-MAR-2026
Section A	23116 LC-01 J Page 24	16-MAR-2026
Section B	23116 LC-01 J Page 25	16-MAR-2026
Section C	23116 LC-01 J Page 26	16-MAR-2026
Section D	23116 LC-01 J Page 27	16-MAR-2026
Planter Depth Ground Level	23116 LC-01 J Page 33	16-MAR-2026
Ground Level	23116 LC-01 J Page 34	16-MAR-2026

Typical Level 2	23116 LC-01 J Page 35	16-MAR-2026
Typical Level 3-5	23116 LC-01 J Page 36	16-MAR-2026
Typical 6	23116 LC-01 J Page 37	16-MAR-2026
Roof Terrace	23116 LC-01 J Page 38	16-MAR-2026
Irrigation	23116 LC-01 J Page 39	16-MAR-2026
Planting	23116 LC-01 J Page 40	16-MAR-2026
Finishes and Furniture	23116 LC-01 J Page 41	16-MAR-2026
Landscape Care	23116 LC-01 J Page 42	16-MAR-2026
Concept Services Plan	23049/SK20 Rev D	05-MAR-2026
<u>Road Widening Plan 417 Sandgate Road</u>	<u>RC16015 Issue 1</u>	<u>02-AUG-2023</u>

It is noted that consequential changes to plan references through the conditions will be required. Conditions 18, 19, and 23 have been identified as being required to be updated.

Planning Act 2016 (“PA”)

Section 78

Section 78 of the PA allows for the change of an existing development approval. The proposed amendments to the development approval satisfy the definition of a Minor Change as prescribed within Schedule 2 of the PA, as follows:

(i) would not result in substantially different development; and

Substantially different development is defined within Schedule 1 of the Development Assessment Rules (DAR). The schedule outlines what constitutes a substantially different development, and an assessment of the proposed changes against the criteria has been provided below.

(a) results in the application applying to a new parcel of land; or

The proposed changes do not include a new parcel of land.

(b) dramatically changes the built form in terms of scale, bulk and appearance; or

This request does not introduce changes that dramatically affect the built form in terms of scale, bulk and appearance. The proposed design provides for minor alterations to the approved building typology and increases the number of units by 4, with the increase in units solely as a result of internal floor plate changes. Additionally, the proposed amendments present as a more cohesive built form within the surrounding area. The development does not result in a distinctively different overall building height in meters or storeys and does not change the building envelope. The proposed changes maintain an attractive design and continue to utilise an appropriate built form and bulk appearance generally in accordance with the current approval.

(c) changes the ability of the proposed development to operate as intended; or

The minor changes do not impact on the critical aspects of the development to operate as a Multiple Dwelling.

(d) removes a component that is integral to the operation of the development; or

The minor change includes the removal of the Level 2 Basement parking area, leaving one level of underground basement parking and the ground level as areas for residential and visitor parking for the development. These changes are outlined and justified in section 1.1 of this report.

(e) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

The minor change is limited to changes to the built form and does not affect the approval's relationship with the transport network. The development includes an additional four units; however, the number of bedrooms provided over the site is lower than originally approved. The proposed reduction in carparking is included in section 1.1 of this report justifying the proposed changes to the carparking arrangement over the site. No significant impacts on traffic flow and the transport network are anticipated.

(f) introduces new impacts or increase the severity of known impacts; or

The minor changes relate to the built form. The change does not introduce new impacts as the changes relate predominantly to the in the built form of unit types. There is no discernible increase to the severity of known impacts.

(g) removes an incentive or offset component that would have balanced a negative impact of the development; or

The approved development did not include an incentive or offset.

(h) impacts on infrastructure provisions.

The changes do not impact on infrastructure.

In relation to the above, the proposed minor change to amend the visitor parking layout does not constitute a substantially different development in accordance with Schedule 1 of the DAR Rules.

(ii) if a development application for the development, including the change, were made when the change application is made would not cause—

(A) the inclusion of prohibited development in the application; or

The proposed change will not result in prohibited development.

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

There were no referral agencies for the application.

(C) referral to extra referral agencies, other than to the chief executive; or

The proposed changes do not result in referral to any additional referral agencies.

(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or

The changes do not trigger the requirement for assessment against matters under section 55(2) other than those already regarded in the application.

(E) public notification if public notification was not required for the development application.

The original development application was subject to public notification.

Section 81

Section 81 of the PA outlines aspects to which the responsibly entity, Brisbane City Council, must have regard when assessing the minor change, this includes:

Properly made submissions about the development application or another change application that was approved

A Submission Response Table was submitted to Council on 12 December 2023 responding to all relevant submissions made towards the proposal. Council response to raised submissions was provided on 17 April 2024.

Table 11 – Response to Submissions to Public Notification (A006149162)

Issue	Council Response	Proposed change response
<p>Proposed building is substantially taller than the surrounding properties.</p> <p>The proposal more than doubles the current building height of 3 storeys to 8 storeys, is 8 times the height of the houses opposite, and this proposed height is not in keeping with neighbouring properties in the immediate vicinity.</p>	<p>The proposed building height is commensurate with the site frontage and area. The proposal provides increased setbacks to the front and rear boundaries to the levels above five (5) storeys to reduce the dominance of the built form as viewed from the street. The site is considered to be well-located in close proximity to the Albion Railway Station and other services.</p>	<p>The proposed development provides for an 8 storey built form which responds to the surrounding streetscape, topography and locality to surrounding commercial services, public transport and infrastructure. The development has undertaken an extensive analysis of the surrounding context and existing height in the local streetscape. The site is located in proximity to the Albion Train Station which is less than 350m walking distance from the site and surrounded by a range of small scale commercial uses which support the proposed higher density lifestyle.</p>

		<p>The planning scheme identifies along the southern side of Sandgate Road, land zoned within the Medium Density Residential zone, which envisages medium density development. The neighbourhood plan further considers density of development through precincts, which includes areas on the southern side of Sandgate Road, and around the Albion Centre zone. The areas on the northern side of Sandgate Road, east of the Albion Centre zone, opposite the site is delineated by the four lane Sandgate Road, which provides a transition to land zoned in the Low-Medium density zone. The subject site adjoins existing multi-storey multiple dwellings on all boundaries.</p> <p>The site is in proximity to a range of educational facilities, public parklands, active travel networks, community activities, public transport and other retail / commercial activities. Specifically, the site is in proximity to the following key sites:</p> <ul style="list-style-type: none">• Crosby Park to the south east;• The Albion Marketplace to the south east;• The Albion Hotel to the south west;• St Margaret's Anglican Girls School to the south east;• Holy Cross Primary School to the north west. <p>The architectural plans have employed siting and design techniques to ensure a predominant 5 storey development is presented to external boundaries and street frontages. The upper levels of the development transition in scale through increased boundary setbacks, utilising appropriate materials and soft landscape screening to deliver a building height and scale that aligns with community expectations. The proposed</p>
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		<p>tower levels are significantly setback from the external boundaries and will be barely visible from the streetscape. When viewed from the street, directly adjoining the site, the upper levels of the building are not readable from the street. The proposed development made changes in response to the Information Request specifically to the upper level setback design to allow for a more functional upper level planter box design whilst supporting an attractive subtropical design. In addition to changes to the street facing planter box alignment, the proposal also includes additional planter boxes to the eastern side, rear and western side boundary adjacent Bed 1.</p> <p>Based on the detailed analysis of the subject site and surrounds, the additional storeys avail an opportunity to provide increased dwelling density in a sensible location, where there is limited potential for conflict with remnant detaching housing.</p> <p>No Changes to building height (number of storeys) is proposed.</p>
<p>This development will significantly impact the view of our apartment and also reduce its value.</p> <p>The proposed height of the building will cast considerable shading of our yard (to the north of our property) . And, there will be considerable visual impact through a large, bulky and close building.</p> <p>Loss of privacy due to overlooking from proposed windows into surrounding apartments and yards.</p>	<p>Property values are not identified as a planning issue under the Brisbane City Plan 2014.</p> <p>With the exception of the lift run and stair well, side boundaries above Level 5 have been recessed further than the lower levels to offset potential for overshadowing and overlooking.</p> <p>Private open space is recessed to within the building line, and openings are either high level or provided with containerised planting to offset views to adjoining sites. Conditions for screening and/or obscure glazing have been included as part of the decision package to further ensure the privacy and amenity of adjoining sites is protected and properly managed.</p>	<p>The proposed development provides for an appropriate built form which responds to the site area and surrounding residential uses. The design will have negligible impacts on the adjoining parcels, given the existing streetscape and built form design. All windows, openings and private open space areas will provide for appropriate screening and the built form is setback accordingly to ensure that there will be no significant loss of privacy and amenity to the adjoining parcels, future development opportunities and the existing built form.</p> <p>No changes to impacts to adjoining dwellings is envisioned.</p>

<p>It is anticipated the noise from the residents, using this large rooftop area, will negatively impact the many people living in the neighbouring complexes.</p>	<p>Noise generated from the communal space is anticipated to be similar to that of any other residential use.</p>	<p>The proposed development provides for appropriate internal and external open space areas to ensure an attractive subtropical design. The proposed rooftop area has been strategically designed and is setback from the external site boundaries. As part of the design of the rooftop, the proposal includes significant perimeter landscaping along the external rooftop boundaries, with parts of the roof with formal seating and recreation areas separated from the edge of rooftop by these landscaping planter areas on the roof. The proposed area is not expected to result in any significant noise impacts to the streetscape and surrounding built form beyond normal residential levels.</p> <p>An updated noise report has been provided to justify the proposed minor change.</p>
<p>Demolition, and then building, vehicles will have issues with access and safely enter/exit Sandgate Road.</p> <p>Vehicles will have to overflow into residential streets - these are already heavily utilised for parking for existing residents.</p>	<p>The submitted RPEQ certified traffic statement has demonstrated that the traffic generation of the site can be accommodated by the road network.</p>	<p>The proposed development approval will be conditioned to provide a construction management plan to ensure that all associated construction work and vehicular access and manoeuvring will be conducted safely and not impact on the traffic movement along Sandgate Road.</p> <p>No changes to construction vehicle access is proposed.</p>
<p>Bin day will be a genuine nightmare.</p>	<p>The submitted RPEQ certified traffic statement has demonstrated that the traffic generation of the site can be accommodated by the road network.</p>	<p>The proposed development supports an on site refuse collection arrangement which will allow a refuse vehicle to enter the site and collect the associated refuse before exiting the site. The development will not provide for any street collection and will not impact the road movement along Sandgate Road or negatively impact the streetscape amenity. The refuse collection arrangement has been designed in accordance with the planning scheme policy.</p>

<p>There is an existing Moreton Bay Fig on the front corner/foot path of this property - substantial protection to ensure the tree is not "accidentally" damaged/knocked over will be required.</p>	<p>A significant level of investigation, including ground penetrating radar to determine the location of the root system of the street tree, has been undertaken to ensure the street tree fronting the site is not impacted by the proposed development. Further compliance will be undertaken during the construction phase of the development.</p>	<p>No changes to the street tree is proposed by this minor change application.</p>
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Any pre-request response notice or response notice given in relation to the change application

No pre-request response notice or response notice has been given.

All matters the responsible entity would or may assess against or have regard to, if the change application were a development application.

The matters made assessable as part of the original development application have been considered as part of this minor change request. The changes are considered appropriate on the basis that:

- The proposed changes generally maintain the approved layout of the development;
- The development does not alter the layout or provision of infrastructure servicing the site;
- The request maintains the approved uses and characteristics of the development. Where changes are proposed, the changes are compliant with the Planning Scheme.

To summarise, the proposed amendments to the plans constitute a minor change in accordance with the *Planning Act 2016*.

We trust that this application will be given the utmost attention and consideration. Should you require any further information, we would be pleased to assist.

Yours sincerely,



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