



Dedicated to a better Brisbane

22 May 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

Initial assessment of the proposed changes to the approved development has been carried out. The following amendments to the changes and further information are required to be submitted for assessment:

Landscaping and street tree

1. The proposed change results in a significant reduction in the provision of landscaping to the ground floor. In particular, a large landscape area located along the eastern side boundary which contained tree plantings is proposed to be removed, however, the submitted drawings do not demonstrate the proposed design changes reduce the appearance of building bulk and softens built form and hardstand areas from the adjoining property.
 - a. Provide amended plans in accordance with Multiple dwelling code AO28.2/PO28 and reintroduce landscape areas along the eastern side boundary capable of supporting screening trees/shrubs.
2. The proposed changes also include a slab projection on Level 1, and the proposed plans also now show the structural supports for the basement. There is concern the approved impacts to the existing street tree may also be changed by the proposal.
 - a. Submit an updated Arboricultural Impact Assessment prepared by a minimum Level 5 Arborist which demonstrates no further impacts to the street tree and details the proposed construction methodology.

Car and bicycle parking

3. It is acknowledged the proposed changes include a reduction to the number of car parking spaces for both residents and visitors on the basis of the location of the site relative to Albion Railway Station. While a performance outcome for car parking is able to be considered, the basis for the reduction is considered to be reliant on an unsafe path of travel to the train station and further, updated information is required to demonstrate compliance with PO13 and PO14 of the Transport, access, parking and servicing code.
 - a. Submit an updated Traffic Statement demonstrating the proposed on-site car parking for residents and visitors accommodates peak parking demand for the development without overflow onto adjacent streets; and that the design peak parking demand is met.

4. The proposed resident bicycle parking located behind the car parking spaces does not comply with AS2890.3, which requires a minimum clear travel path of 1.5m for bicycle access. Provided amended plans as follows:
 - a. Revert to the bicycle parking layout approved previously, or
 - b. Submit an alternative arrangement that demonstrably complies with AS2890.3, including safe and unobstructed bicycle access.

Bin Chute

5. The proposed changes to the bin chute require clarification.
 - a. Demonstrate on plans the proposed changes comprise an under-chute compactor with a compaction ratio of 3:1 within the 'bin chute' room and achieve compliance with PO32/AO32 of the Multiple dwelling code and PO8/AO8.1, AO8.2 of the Infrastructure design code.

Fuel burning

6. Confirm no Fuel burning is proposed to facilitate the fire pump for the development.

Your response is to be emailed to DSPlanningSupport@brisbane.qld.gov.au with the application number in the subject line.

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

Yours sincerely



Chani Asha
Urban Planner
Planning Services
Phone: 07 3178 5178
Email: Chani.Asha@brisbane.qld.gov.au
Development Services
Brisbane City Council