

Ref: 23-0175P

20 July 2026

Attn: Beau Morris

Brisbane City Council

266 George Street,

Brisbane Qld 4000

Via email: DSPlanningSupport@brisbane.qld.gov.au, beau.morris@brisbane.qld.gov.au

RE: Notice of Change to Development Application

178 River Terrace, Kangaroo Point QLD 4169 – A007017224

Dear Sir/Madam,

Introduction

We write regarding the above-described development application and hereby provide written notice of a change to the development application in accordance with section 52 of the *Planning Act 2016* (**Planning Act**).

Supporting Material

The following material is provided to assist Brisbane City Council's (**Council**) assessment of the changes.

Document Title	Prepared By	Date
Architectural Plans	PA Architects	14/07/2026
Amended DA Form 1	Therefor Group	17/07/2026

Overview of Changes

The proposed change to the development application seeks to introduce a Place of Worship as a land use within the development.

This change to the development is in response to Item 1 of the Information Request issued by Council on 18 June 2026, which is as follows:

Ancillary uses

- 1) *Insufficient information has been provided to demonstrate that the non-residential spaces on the ground floor and first floor are ancillary to the proposed use of the premises for Rooming accommodation.*
 - a) *Provide a breakdown of the use of each space and how it directly relates to the use of the premises for residential accommodation.*

Through further discussions with Council and the applicant, it has been determined that the ground floor uses may not be considered ancillary to the proposed Rooming accommodation and instead more closely meet the 'Place of Worship' definition.

Brisbane

Turrbal and Yuggera Country

Longland Place, Level 2
76 Skyring Terrace
Newstead QLD 4006
PO Box 436 New Farm QLD 4005
h +61 7 3666 5200
brisbane@thereforgroup.com.au

Sunshine Coast

Gubbi Gubbi Country

Building 1
30 Chancellor Village Blvd
Sippy Downs QLD 4556
Ph +61 7 5294 0374
sunshinecoast@thereforgroup.com.au

Gold Coast

Kombumerri Country

Level 2
14 Edgewater Court
Robina QLD 4226
Ph +61 7 5636 9943
goldcoast@thereforgroup.com.au

ABN 61 147 343 084
ACN 147 343 084

www.thereforgroup.com.au

Within the amended development, a Prayer Room has been included, along with other ground floor use areas that directly relate to the operation and function and ancillary support activities of the church, including the distribution centre which relates to religious paraphernalia, predominantly for people either staying in the new patron housing, collecting religious products for their religious missions or visiting the temple across the road which further confirms the revised land use. The proposed Prayer Room is demonstrated below in **Figure 1**. The changes involved in this application relate only to the ground floor of the development.



Figure 1 Proposed Ground Floor Change - Prayer Room Inclusion (PA Architects)

We note, however, that this letter does not form the completed Response to Information Request. An updated response to the assessment benchmarks will be submitted in response to the Information Request.

Level of Assessment

We acknowledge that 'Place of Worship' in the Medium density residential zone triggers impact assessment in accordance with Table 5.5.3 of the Brisbane City Plan 2014 (**planning scheme**). As such, the planning scheme categorises the proposed development as **impact assessable**.

Application Fees

We seek to confirm the new fee associated with the application, which entails:

- Additional \$3,900 (for applications involving impact assessable development);
- 25% of current development application fee inclusive of the change; and
- 50% fee concession (for religious or charitable organisations).

As the current development fee (which was subject to the 50% fee concession) inclusive of the change is \$2qd, 25% of this fee equates to \$6,587.75. Reapplying the 50% concession, the new application fee is **\$3,293.88**.

Effect on Development Assessment Process

In response to Section 52(2) of the Planning Act, we advise that:

- there is no change to the applicant;
- there is no change to the ownership of the land or inclusion of land not previously applied over. As such, owner's consent continues to apply to the changed application; and
- the proposed changes do not involve the inclusion of prohibited development.

Under Section 26.2(a) of the Development Assessment Rules (DA Rules), we anticipate that Council will issue a new Confirmation Notice as Impact Assessment (and Public Notification) now applies where it did not previously.

Conclusion

We kindly ask that Council assess the amended material and issue a revised Confirmation Notice.

Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Toby Heap", with a long horizontal stroke extending to the right.

Toby Heap

PRINCIPAL PLANNER

Brisbane

Turrbal and Yuggera Country

Longland Place, Level 2
76 Skyring Terrace
Newstead QLD 4006

PO Box 436 New Farm QLD 4005

h +61 7 3666 5200

brisbane@thereforgroup.com.au

Sunshine Coast

Gubbi Gubbi Country

Building 1
30 Chancellor Village Blvd
Sippy Downs QLD 4556

Ph +61 7 5294 0374

sunshinecoast@thereforgroup.com.au

Gold Coast

Kombumerri Country

Level 2
14 Edgewater Court
Robina QLD 4226

Ph +61 7 5636 9943

goldcoast@thereforgroup.com.au

ABN 61 147 343 084

ACN 147 343 084

www.thereforgroup.com.au