



*Dedicated to a better Brisbane*

13 May 2026

Mr Brett Adams  
C/- Mewing Planning Consultants  
GPO Box 1506  
BRISBANE QLD 4001

**ATTENTION: Frances Cassaniti**

**Application Reference:** A007001172  
**Address of Site:** U 15 THORNTON KANGAROO POINT 11 THORNTON ST  
KANGAROO POINT QLD 4169

Dear Frances,

**RE:** Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

***Proposal***

1. The Floor plan provided indicates food and drink area and a future expansion area, the intention of these areas is unclear. Is the intention to operate more than one use simultaneously and is flexibility proposed over the entire floor space.
  - a) Provide details on how the proposed spaces are intended to operate and how many tenancies and uses are proposed at any one time.
2. Clarify the purpose of the LSA area shown on the submitted plan, further details are required outlining what this area would be used for and the exact location of this area in relation to the site boundary. If this area is located outside the boundaries of the site, it will not be included within this application.
  - a) Provide an amended plan detailing the purpose of the LSA area and its proposed location.

***Hours of operation***

3. It is noted that the proposed hours of operation are consistent with the previous approval for a Food and drink outlet, the introduction of the additional uses has the potential to impact on the noise amenity of nearby sensitive uses and zones. In addition, the submitted plan shows a small area of outdoor dining and an order/collection window, and the plans appear to include retractable doors/windows the length of the western elevation of the building. Demonstrate an adequate level of noise amenity can be achieved for each proposed use and a combination of uses (if this is proposed).
  - a) Submit further information demonstrating the proposed uses can comply with the requirements of PO16 and PO17 and the Overall outcome of the Small-scale non-residential uses code. A Noise Impact Assessment Report prepared in accordance with

the Noise Impact Assessment Planning Scheme Policy demonstrating that PO17 of the Code can be achieved may be required.

- b) Provide elevations showing with details of the finished materials for each façade.

### **Indoor sport and recreation**

4. The proposed development includes an Indoor sport and recreation use however this use is not included within the list of activities for a 'small-scale non-residential use'. Assessment against the Indoor sport and recreation code is required to enable a full assessment of the proposal.
- a) Provide an assessment against the Indoor sport and recreation code demonstrating that the proposed use is acceptable for the site or alternatively remove the use from the proposal.

### **Infrastructure charges**

5. To assist with the calculation of infrastructure charges, submit details of the existing lawful gross floor area and impervious area and the proposed gross floor area and proposed impervious area.
- a) Provide amended plans that include both the existing and proposed gross floor area and impervious area calculations.

Note: Where an approval is for flexible uses the Infrastructure charges will be calculated at the highest rate.

### **Urban Utilities (UU)**

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

### **Responding to this request**

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to [DSPlanningSupport@brisbane.qld.gov.au](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007001172.

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

Yours sincerely



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