

Reference: 2026 - 048

25 May 2026

Attention: Errin Xiaofang Lu
Senior Urban Planner
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

**BCC DS
RECEIVED**
25/05/2026
APPLICATION REF
A007066850

RE: RESPONSE TO INFORMATION REQUEST FOR A006967903 AT 1408 BEENLEIGH ROAD, KURABY**Real Property Description: Lot 1 RP80326****Council Ref: A006967903**

Dear Errin,

Reference is made to the above Development Application and pursuant to the provisions of the Planning Act 2016, please find enclosed:

1. An Electronic copy of the Information Response will be submitted to Brisbane City Council via email and will contain the following: -
 - a. Part 1 – Information Response
 - b. Part 2 – Brisbane City Council's Information Request
 - c. Part 3 – Amended Architectural Plans
2. All requirements within the Brisbane City Council's Information Request have been addressed adequately to justify the proposal at 1408 Beenleigh Road, Kuraby.

Yours Faithfully

Align Team

Part 1 – Information Response

Reference: 2026 - 048

25 May 2026

Attention: Errin Xiaofang Lu
Senior Urban Planner
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

RE: RESPONSE TO INFORMATION REQUEST FOR A006967903 AT 1408 BEENLEIGH ROAD, KURABY

Real Property Description: Lot 1 RP80326

Council Ref: A006967903

Dear Errin,

This Information Response is provided to Brisbane City Council's Information Request for the above development application issued on 2 April 2026.

Response to Information Request

Amenity Impacts

- 1) It is noted on the submitted plans that the proposed kitchen is in close proximity to the eastern & northern property boundaries and adjoining dwellings. While it is acknowledged that some of the adjoining dwellings may be under the ownership of the Mosque, Council remains concerned that noise and air emissions from the proposed kitchen may adversely impact the amenity of nearby residences. Further clarification is required to enable a proper assessment.
 - a) Provide further information clarifying the following:
 - i) Confirm the location of the existing kitchen and confirm whether the existing kitchen is proposed to be retained.
 - ii) Confirm the frequency of the kitchen use (including any existing kitchen proposed to be retained) and number of people the kitchen is serving.
 - iii) Confirm the proposed hours of operation for the kitchen, having regard to AO1.1/PO1 of the Community facilities code.
 - iv) Confirm the location of the cooking air extraction exhaust/s and demonstration of compliance with AO3.1(b) of the Community facilities code.
 - v) Identify on the plans the location of all external plant and equipment, including details of acoustic and visual screening in accordance with AO2.1 and AO5 of the Community facilities code.
 - vi) Confirm the current use and intended future use of the adjoining dwellings that are also under the ownership of the Mosque.
 - b) Provided elevations for the proposed kitchen.

Response: Each item is addressed below:

(i) - The existing kitchen is still located in the position identified within the stamped approved plans (adjacent to the new kitchen). This proposal will act like an extension to the existing kitchen and allow for additional food preparation areas.

(ii) – Align sourced comment from the applicant regarding this request. The response was as follows:

- *Use is proposed to occur infrequently, typically in association with scheduled community or religious gatherings.*
- *This will include the cooking for meals to be distributed with our partners such as Merciful Servants at their homeless meal feeding locations. This will range from twice a week to once a month depending on the need.*

As outlined above, the kitchen is not to be used daily, but an exact number of times is unknown. Anticipated to be a few times a week.

(iii) - Align sourced comment from the applicant regarding this request. The response was as follows:

- *Typical use occurs during daytime and early evening periods.*
- *Late-night or overnight operation is not proposed as a regular activity.*
- *Kitchen use is managed so as to minimise noise and disturbance to nearby dwellings*

The applicant has confirmed that the kitchen will operate in accordance with the hours of operation identified in AO1.1 and AO1.2 of the Community Facilities Code.

(iv) – The proposed exhaust would be located approximately 4m from the Dwelling House to the east at 12 Besline Street. As noted, this property and Dwelling is owned by the applicants. The existing development approval is submitted over 12 Besline Street also and therefore should be viewed as part of the Place of Worship use. As such, the residential amenity that is expected for a Dwelling House is not realistic for the Dwelling at 12 Besline Street considering it is part of the original Place of Worship proposal.

The exhaust is located over 6 m from 14 Besline Street to the north.

(v) – The plant equipment is illustrated on the Architectural plans and its possible impact on residential amenity is similar to the response above. The property at 12 Besline Street and the associated Dwelling are part of the overall development application for the Place of Worship, as such, some impact on residential amenity was expected when the development was originally approved.

(vi) - Align sourced comment from the applicant regarding this request. The response was as follows:

- *These dwellings are currently used for residential accommodation*
- *No change to the approved residential use of these dwellings is proposed as part of this application.*
- *Their presence provides an additional buffer and transition between the community facility and other residential uses in the locality.*

No change to the existing use of the Dwellings is proposed.

(b) – Elevations of the proposed kitchen have been included as part of the amended Architectural Package. Refer to Part 3 – Amended Architectural plans.

Recommendations:

All requirements within Brisbane City Council's Information Request have been addressed adequately to justify the subject proposal at 1408 Beenleigh Road, Kuraby. Align recommends that the subject development proposal be approved subject to reasonable and relevant conditions.

Yours Faithfully,

Align Planning

Part 2 – Brisbane City Council's Information Request



Dedicated to a better Brisbane

02 April 2026

Islamic Charitable Organisation Pty Ltd
C/- Align Planning Group Pty Ltd
1 The Glen
SOUTHPORT QLD 4215

ATTENTION: Stephen Northey

Application Reference: A006967903
Address of Site: 1408 BEENLEIGH RD KURABY QLD 4112

Dear Stephen

RE: Further advice

Council has reviewed the change application and determined that further information is required to fully assess the proposed change.

Amenity Impacts

- 1) It is noted on the submitted plans that the proposed kitchen is in close proximity to the eastern & northern property boundaries and adjoining dwellings. While it is acknowledged that some of the adjoining dwellings may be under the ownership of the Mosque, Council remains concerned that noise and air emissions from the proposed kitchen may adversely impact the amenity of nearby residences. Further clarification is required to enable a proper assessment.
 - a) Provide further information clarifying the following:
 - i) Confirm the location of the existing kitchen and confirm whether the existing kitchen is proposed to be retained.
 - ii) Confirm the frequency of the kitchen use (including any existing kitchen proposed to be retained) and number of people the kitchen is serving.
 - iii) Confirm the proposed hours of operation for the kitchen, having regard to AO1.1/PO1 of the Community facilities code.
 - iv) Confirm the location of the cooking air extraction exhaust/s and demonstration of compliance with AO3.1(b) of the Community facilities code.
 - v) Identify on the plans the location of all external plant and equipment, including details of acoustic and visual screening in accordance with AO2.1 and AO5 of the Community facilities code.
 - vi) Confirm the current use and intended future use of the adjoining dwellings that are also under the ownership of the Mosque.
 - b) Provided elevations for the proposed kitchen.

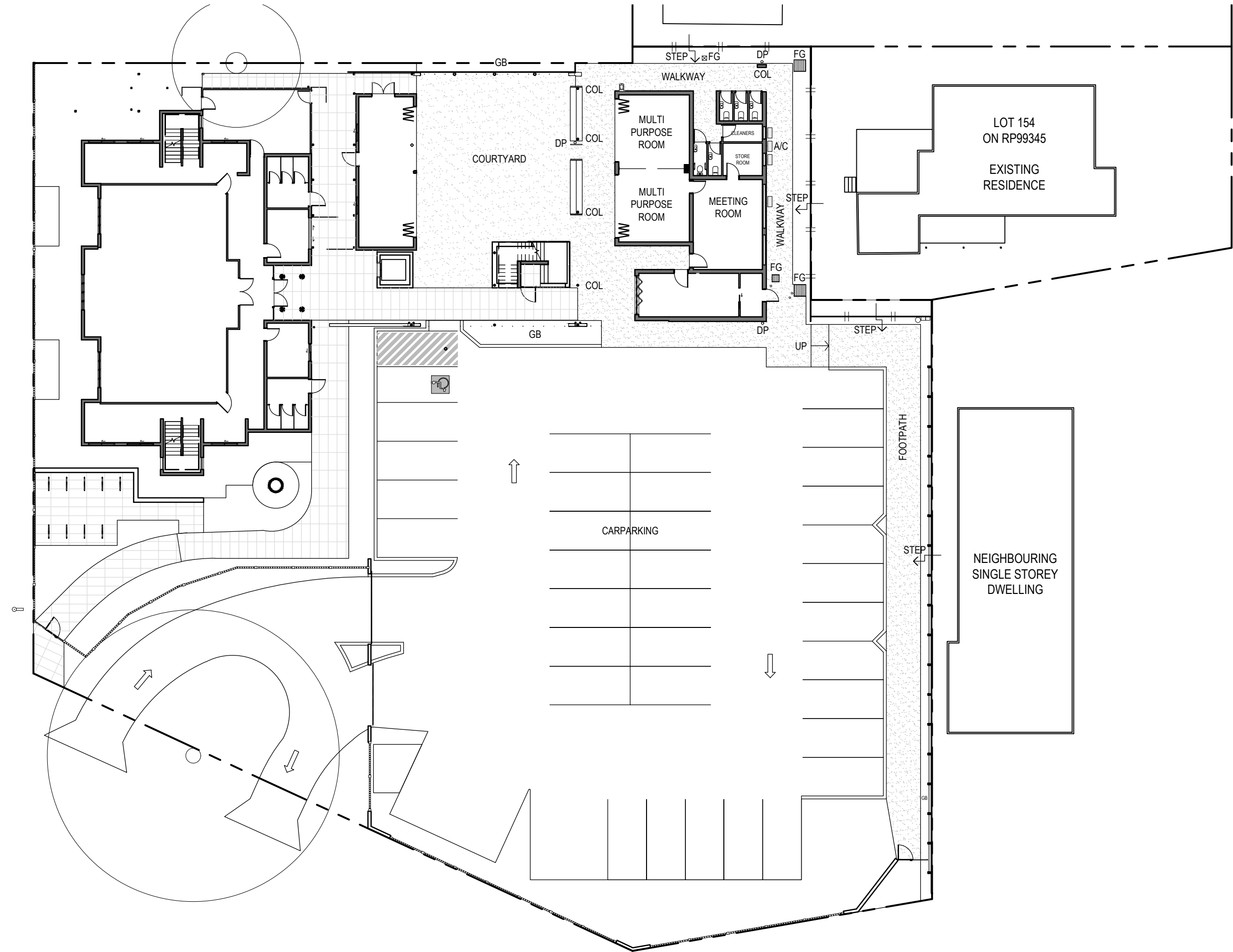
Please phone me on telephone number below during normal business hours if you have any queries regarding this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Errin Lu', written in a cursive style.

Errin Xiaofang Lu
Senior Urban Planner
Planning Services South
Phone: (07) 3403 3694
Email: Errin.Lu@brisbane.qld.gov.au
Development Services
Brisbane City Council

Part 3 – Amended Architectural Plans



LEGEND	
	SURFACES - CONCRETE PATHWAY
	STEP IN FINISHED LEVELS, HEIGHT AS NOTED ON PLANS
	ADJACENT SURFACES FLUSH
	FALL IN SURFACE LEVEL - GRADE AS NOTED
	1800mm HIGH COLORBOND FENCE
	1800mm VERTICAL BATTEN FENCE
	COL COLUMN - REFER STRUCT ENG. DETAILS
	DP DOWNPIPE
	FG FIELD GULLY
	HT HOSE TAP
	R/T RETAINING WALL
	SCR SCREEN

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
KURABY MOSQUE

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

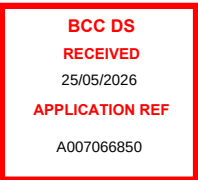


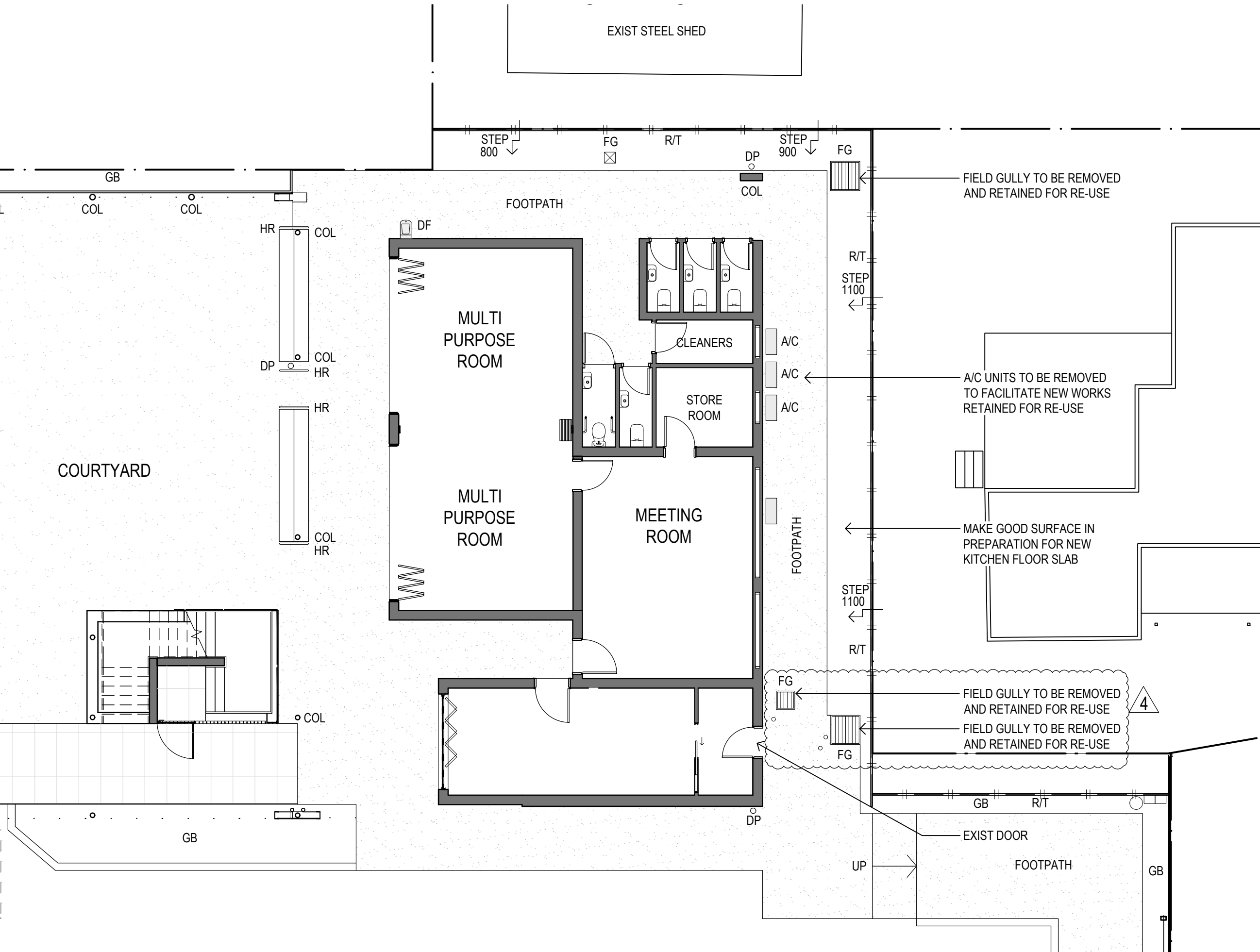
SCALE:
1:250@A3
DATE:
16 OCT 2025

THIS DRAWING:
**SITE / GROUND
PLAN
EXISTING**

PURPOSE:
CONCEPT

PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-101 (3)





LEGEND	
COL	COLUMN
DF	DRINK FOUNTAIN
DP	DOWNPIPE
FG	FIELD GULLY
GB	GARDEN BED
R/T	CONC SLEEPER RETAINING WALL

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
**KURABY
MOSQUE**

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

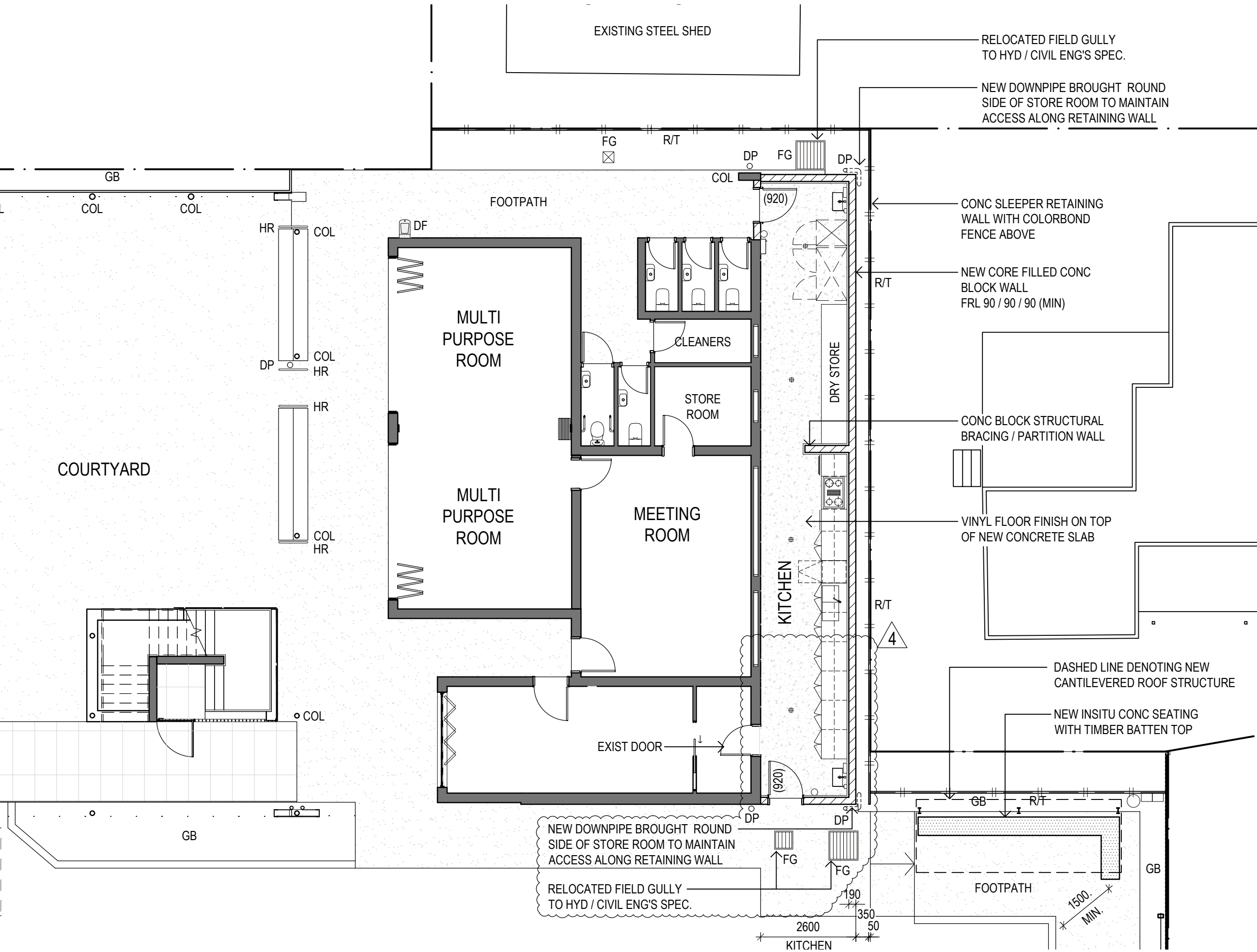


SCALE:
1:100@A3
DATE:
22 MAY 2026

THIS DRAWING:
**GROUND - EAST WING
PLAN
EXISTING**

**BCC DS
RECEIVED**
25/05/2026
APPLICATION REF
A007066850

PURPOSE:
CONCEPT
PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-201 (4)



LEGEND	
	SURFACES - CONCRETE
	WALL - BLOCK
COL	COLUMN
DF	DRINK FOUNTAIN
DP	DOWNPIPE
FG	FIELD GULLY
GB	GARDEN BED
R/T	CONC SLEEPER RETAINING WALL

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
**KURABY
MOSQUE**

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

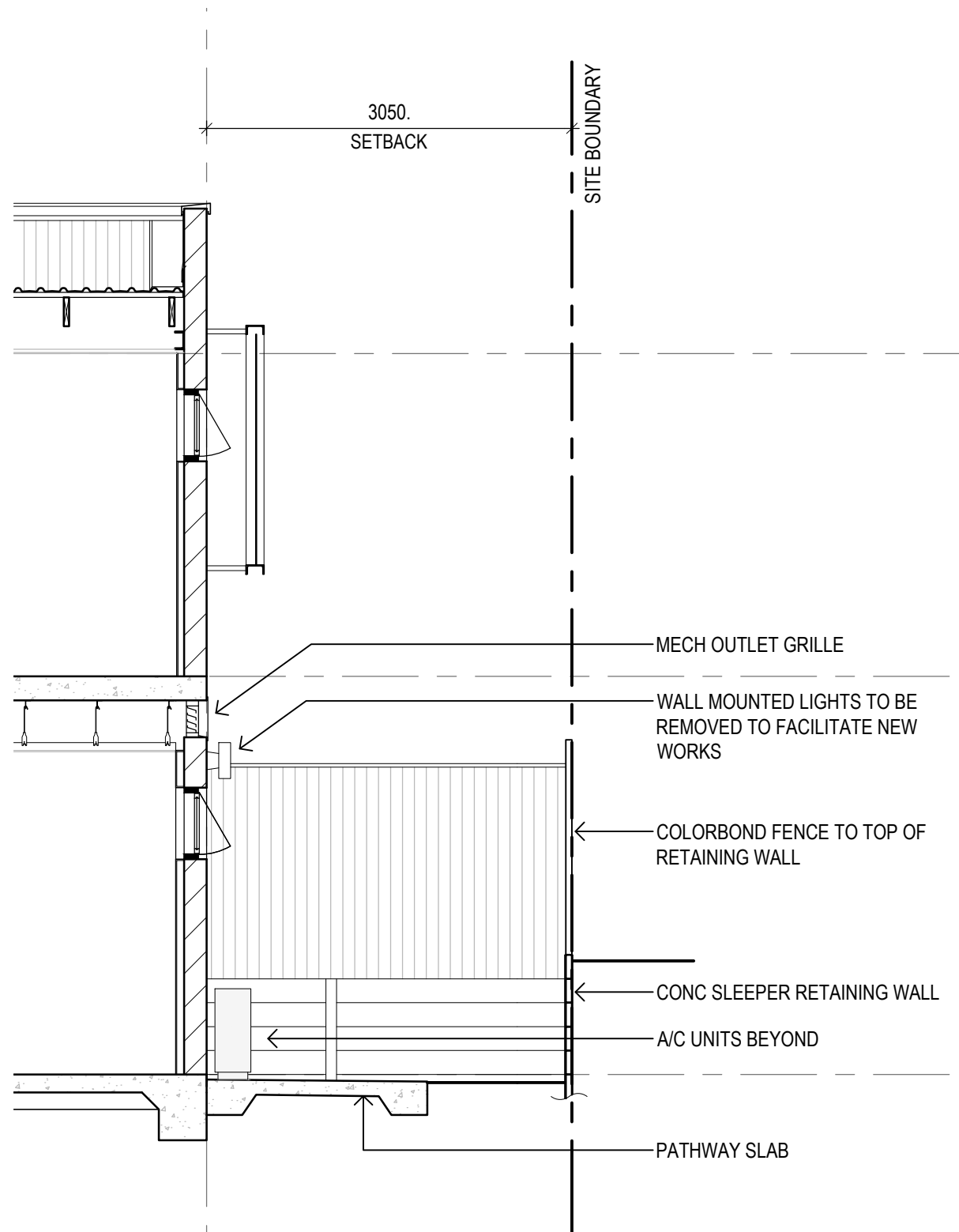


SCALE:
1:100@A3
DATE:
22 MAY 2026

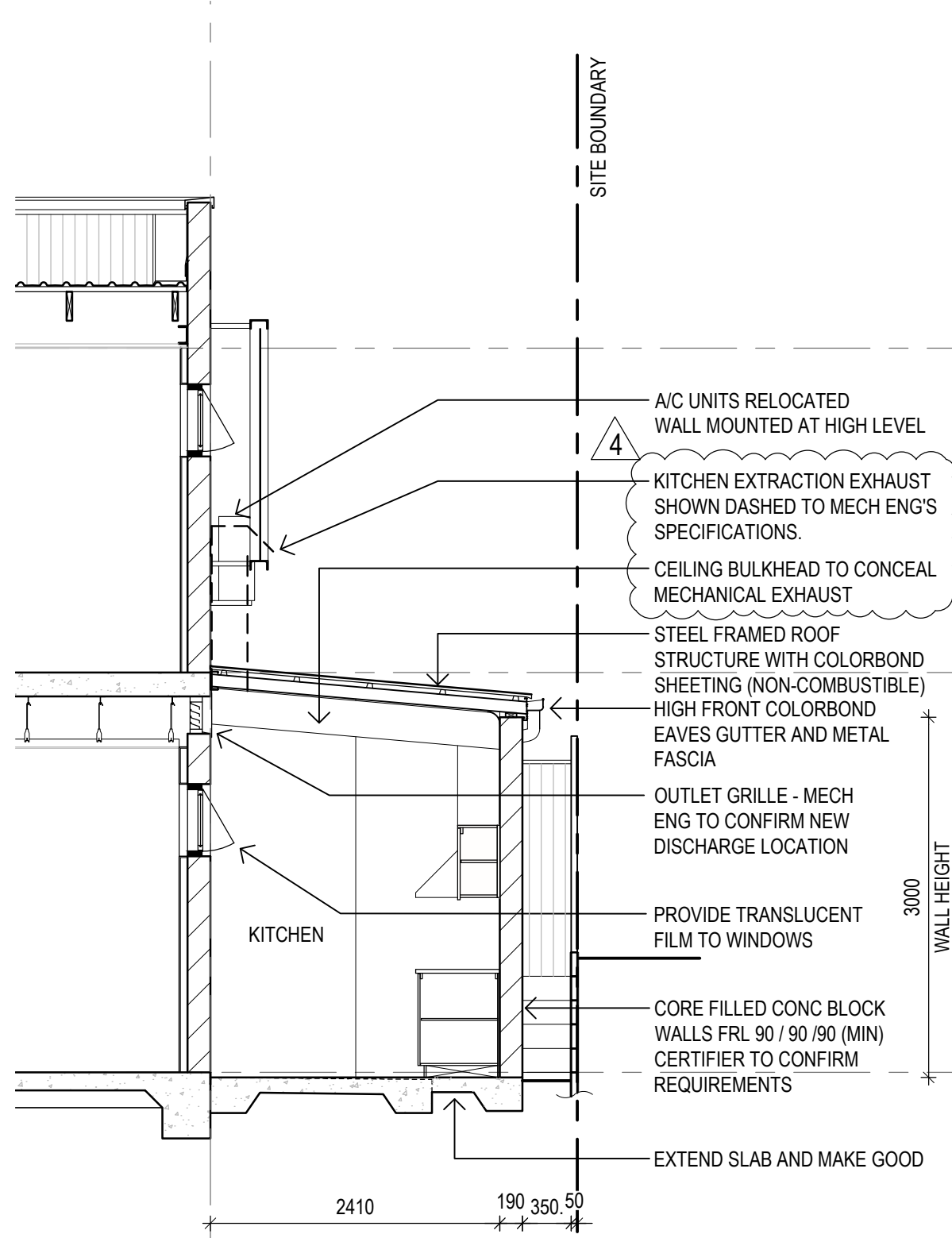
THIS DRAWING:
**GROUND - EAST WING
PLAN
PROPOSED**

**BCC DS
RECEIVED**
25/05/2026
APPLICATION REF
A007066850

PURPOSE:
CONCEPT
PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-211 (4)



1 SECTION EXISTING
SCALE 1:50



2 SECTION PROPOSED
SCALE 1:50

BCC DS
RECEIVED
25/05/2026
APPLICATION REF
A007066850

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
**KURABY
MOSQUE**

PROJECT:
MOSQUE EXTENSION

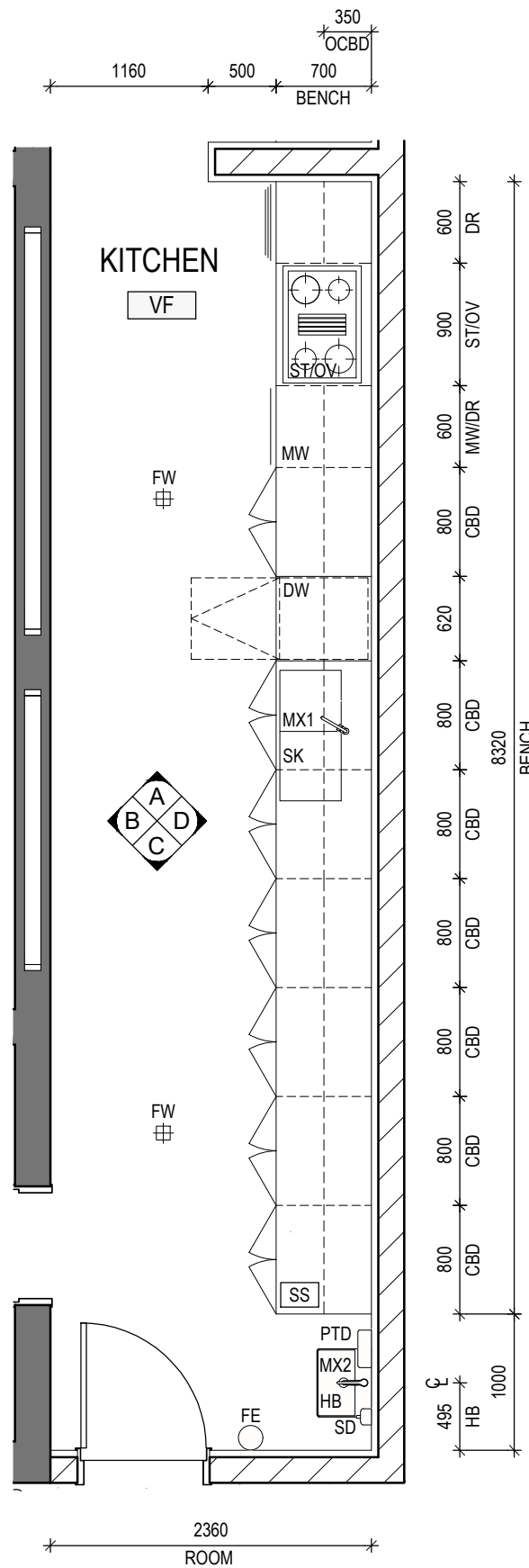
LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

NORTH:
SCALE:
1:50@A3
DATE:
22 MAY 2026

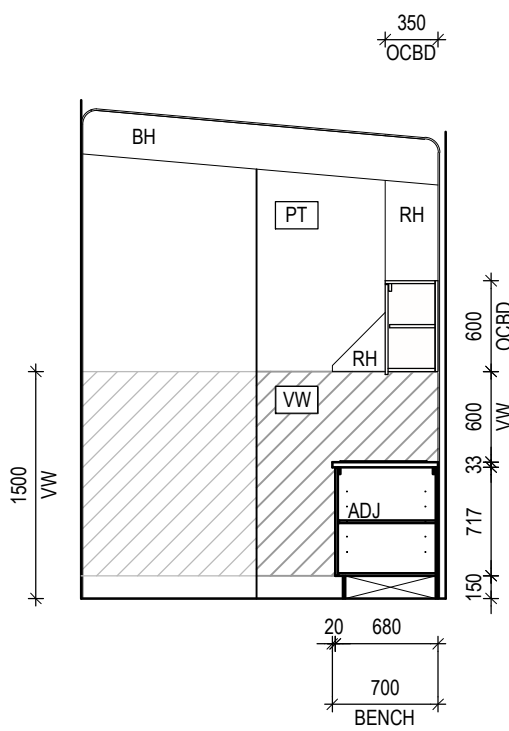
THIS DRAWING:
**SECTION
EXISTING AND PROPOSED**

PURPOSE:
CONCEPT

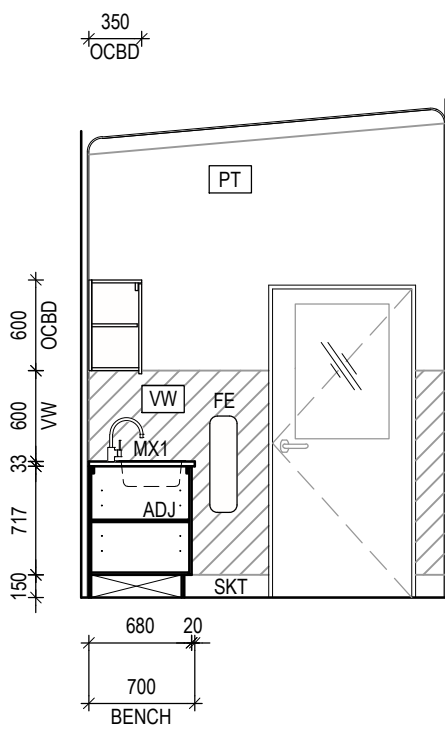
PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-401 (4)



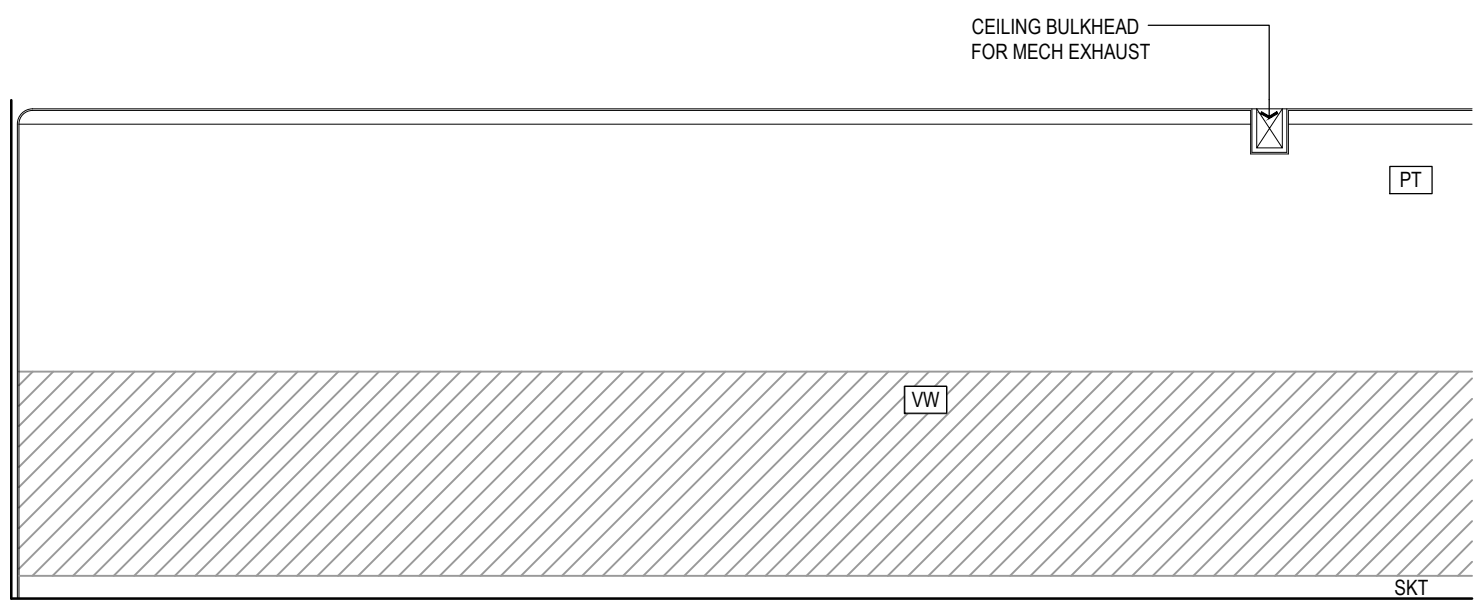
1 KITCHEN-PLAN
SCALE 1:50



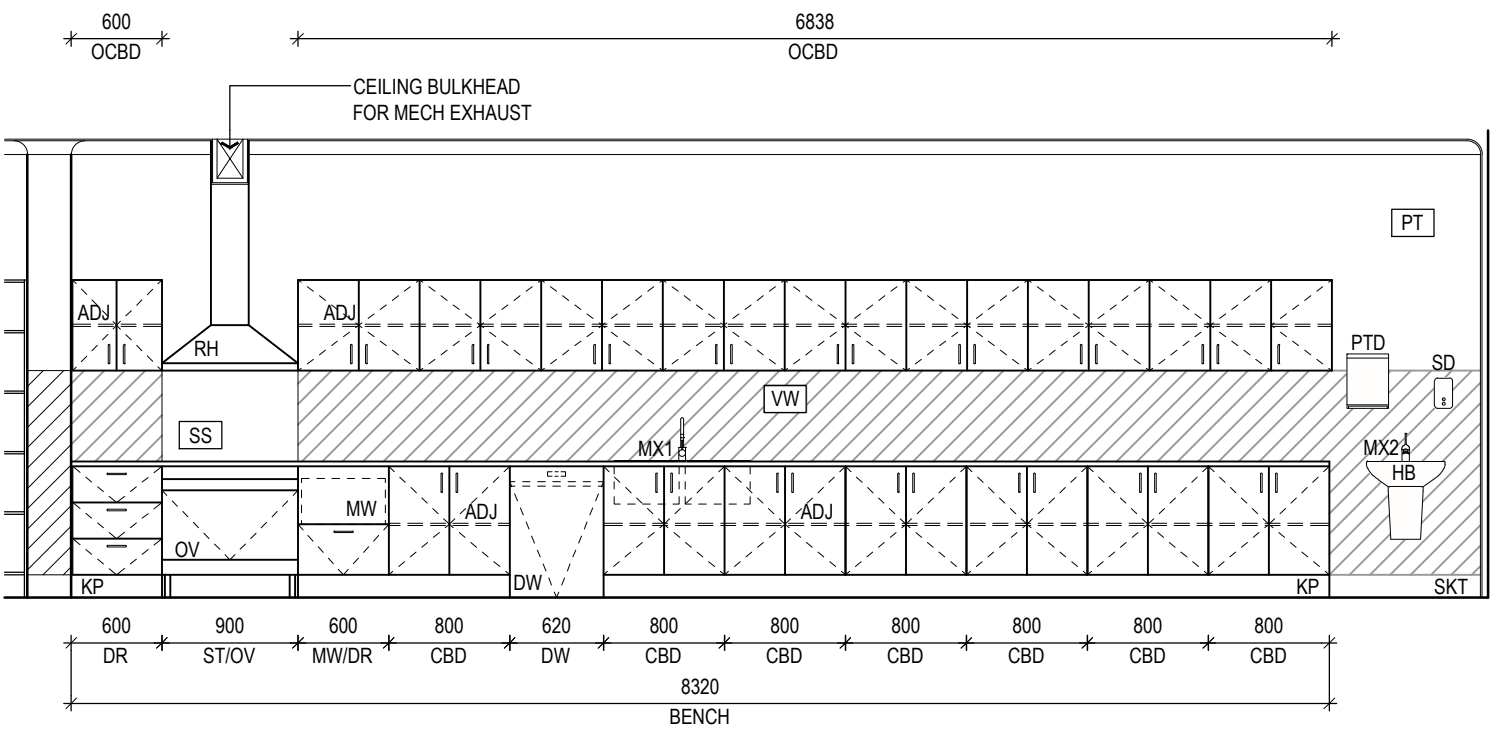
A KITCHEN
SCALE 1:50



C KITCHEN
SCALE 1:50



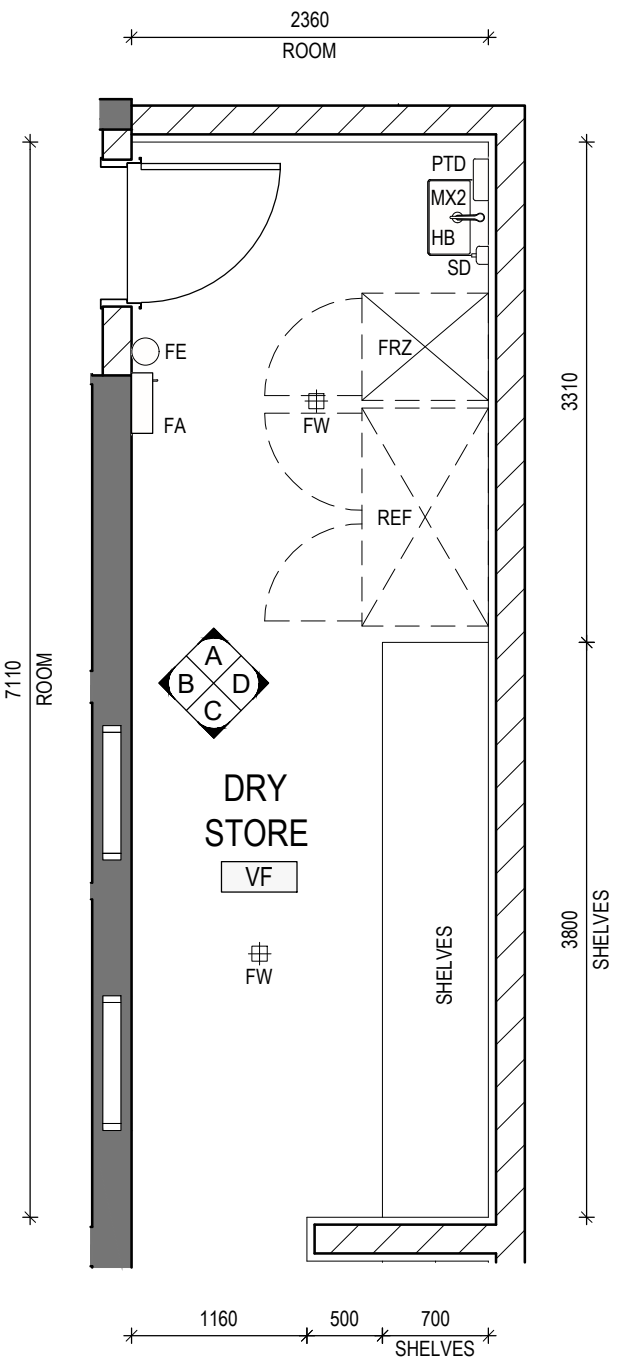
B KITCHEN-ELEVATION
SCALE 1:50



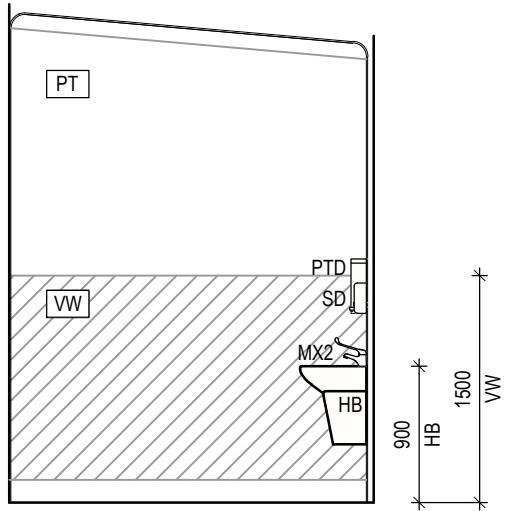
D KITCHEN-ELEVATION
SCALE 1:50

LEGEND		
ADJ	ADJUSTABLE SHELVES	
BLK	BULKHEAD OVER	
BN	BIN	
BT	BENCHTOP	
CBD	CUPBOARD	
DR	DRAWER - SOFT CLOSE	
DW	DISHWASHER	
FA	FIRST AID	
FE	FIRE EXTINGUISHER	
FW	FLOOR WASTE	
FZR	FREEZER	
HB	HAND BASIN	
KP	KICK PLATE	
MX(x)	MIXER (TYPE)	
MW	MICROWAVE	
OCBD	OVER HEAD CUPBOARD	
OV	OVEN - BUILT IN	
PTD	PAPER TOWEL DISPENSER	
PT(x)	PAINT FINISH (TYPE)	
PTY	PANTRY - BUILT-IN	
REF	REFRIGERATOR	
RH	RANGE HOOD	
SD	SOAP DISPENSER	
SHF	SHELF	
SK	SINK	
SKT	SKIRTING - TURN UP FLOOR FINISH (COVING)	
SS	STAINLESS STEEL	
ST	STOVE TOP	
TL	TILE WALL FINISH	
VF	VINYL FLOOR FINISH	
VW	VINYL WALL FINISH	

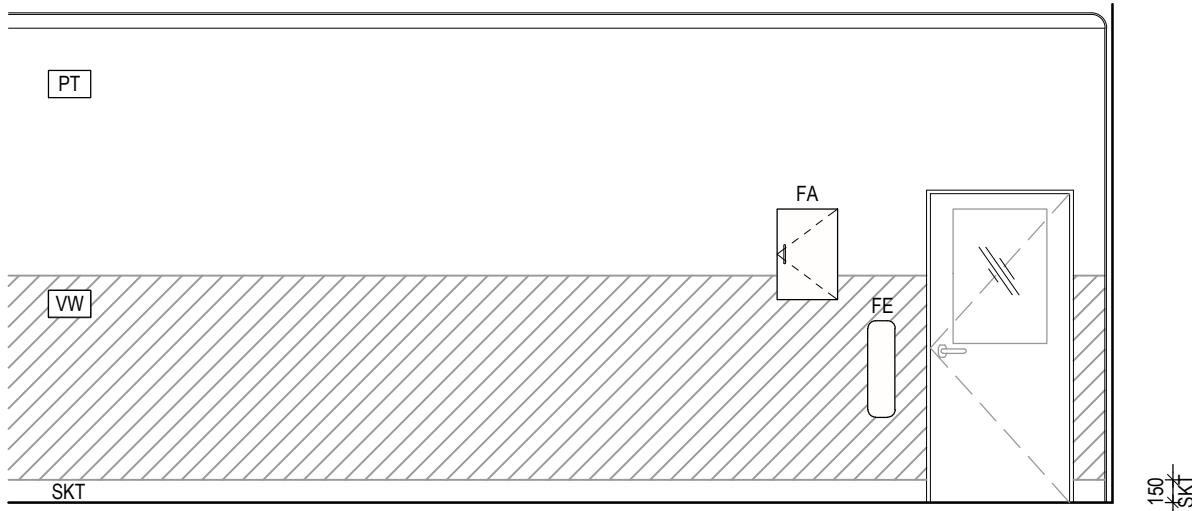
- NOTES
- DRAWINGS MUST BE READ IN CONJUNCTION WITH THE FINISHES, FITTING & EQUIPMENT SCHEDULE FOR SELECTION TYPES.
 - FLOOR FINISHES TO HAVE SLIP RESISTANCE IN ACCORDANCE WITH NCC REQUIREMENTS, AS1428 AND AS-HB198-2014.
- | | | |
|---------------------|----|-----|
| WET AREAS: | P3 | R10 |
| TRANSITIONAL AREAS: | P2 | R9 |
| DRY AREAS: | P1 | R9 |
| KITCHEN | P5 | R12 |



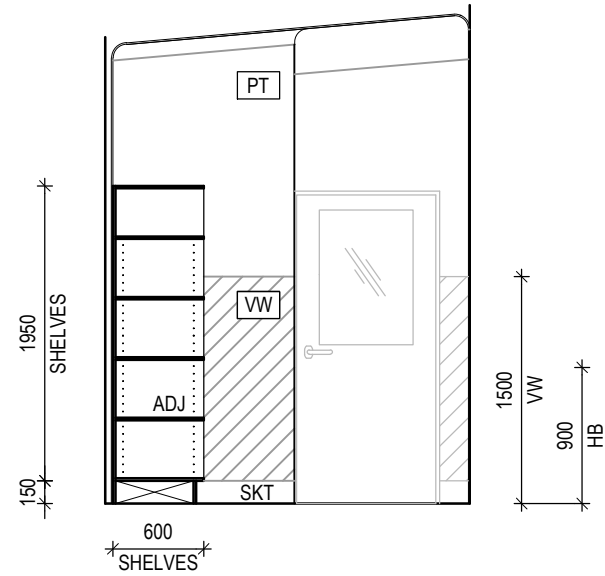
1 DRY STORE-PLAN
SCALE 1:50



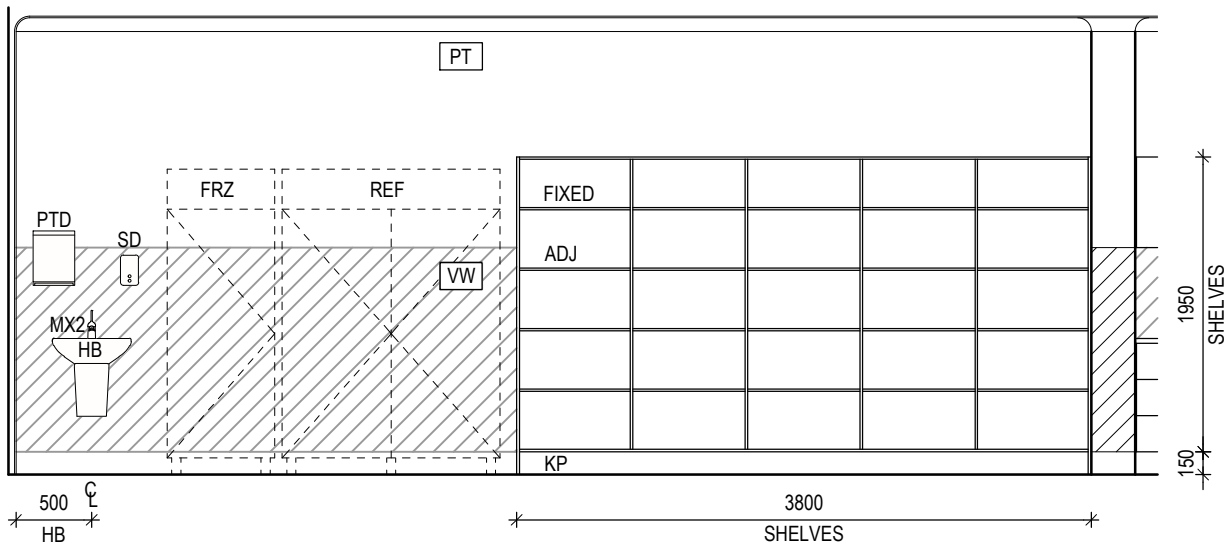
A DRY STORE
SCALE 1:50



B DRY STORE-ELEVATION
SCALE 1:50



C DRY STORE
SCALE 1:50



D DRY STORE-ELEVATION
SCALE 1:50

LEGEND

ADJ	ADJUSTABLE SHELVES
BLK	BULKHEAD OVER
BN	BIN
BT	BENCHTOP
CBD	CUPBOARD
DR	DRAWER - SOFT CLOSE
DW	DISHWASHER
FA	FIRST AID
FE	FIRE EXTINGUISHER
FW	FLOOR WASTE
FZR	FREEZER
HB	HAND BASIN
KP	KICK PLATE
MX(x)	MIXER (TYPE)
MW	MICROWAVE
OCBD	OVER HEAD CUPBOARD
OV	OVEN - BUILT IN
PTD	PAPER TOWEL DISPENSER
PT(x)	PAINT FINISH (TYPE)
PTY	PANTRY - BUILT-IN
REF	REFRIGERATOR
RH	RANGE HOOD
SD	SOAP DISPENSER
SHF	SHELF
SK	SINK
SKT	SKIRTING - TURN UP FLOOR FINISH (COVING)
SS	STAINLESS STEEL
ST	STOVE TOP
TL	TILE WALL FINISH
VF	VINYL FLOOR FINISH
VW	VINYL WALL FINISH

NOTES

- DRAWINGS MUST BE READ IN CONJUNCTION WITH THE FINISHES, FITTING & EQUIPMENT SCHEDULE FOR SELECTION TYPES.
 - FLOOR FINISHES TO HAVE SLIP RESISTANCE IN ACCORDANCE WITH NCC REQUIREMENTS, AS1428 AND AS-HB198-2014.
- | | | |
|---------------------|----|-----|
| WET AREAS: | P3 | R10 |
| TRANSITIONAL AREAS: | P2 | R9 |
| DRY AREAS: | P1 | R9 |
| KITCHEN | P5 | R12 |

DESIGN BY:
CHRISTIAN ZAMBELLI
architect@christianzambelli.com
P 0408 266 135 B.Arch BOAQ 4518

CLIENT:
KURABY MOSQUE

PROJECT:
MOSQUE EXTENSION

LOCATION:
**1408 BEENLEIGH RD,
KURABY,
QLD 4112**

NORTH:
SCALE:
1:50@A3
DATE:
22 MAY 2026

THIS DRAWING:
**INTERNAL ELEVATIONS,
DRY STORE
PROPOSED**

PURPOSE:
CONCEPT

PROJECT NUMBER:
P123
DRAWING (ISSUE):
A-602 (1)

**BCC DS
RECEIVED
25/05/2026
APPLICATION REF
A007066850**