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**City Planning and Economic Development Services
Development Services**

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7 September 2026

Zandi Group P/L ATF Zandi Property Trust No. 5,
Zargos Group P/L ATF Zandi Property Trust No. 6,
Zandi Group P/L ATF Zandi Property Trust No. 7

C/- Mr Marc Joyce - Town Planning and Heritage Consultant
9 Mount View Crescent
NARANGBA QLD 4504

ATTENTION: Marc Joyce
Application Reference: A007057381
Address of Site: 40 OXFORD ST HAMILTON QLD 4007

Dear Marc

RE: Proceed to public notification in accordance with the Development Assessment Rules

Council has carried out an assessment of the above application.

It is acknowledged the proposal seeks to establish a rooming accommodation (9 rooms) on the site whilst maintaining the existing Commercial character building (CCB) activities. However, the proposal does not adequately respond to the site's constraints, the surrounding context, or *Brisbane City Plan 2014* assessment benchmarks, including, but not limited to, the matters relating to setbacks, landscaping, and amenity.

Given the proposed development density, Council wishes to obtain community feedback prior to progressing the application further. Accordingly, Council does not intend to issue an information request. Please proceed to public notification in accordance with section 16.1 of the Development Assessment Rules.

Council's initial assessment has identified several matters that require further consideration against the relevant assessment benchmarks and are expected to form part of any future discussions about the development, including:

- Setbacks, site coverage and overall built form outcomes.
- Deep planting, landscaping, and private open space.
- Amenity impacts on the proposed rooming accommodation arising from the existing CCB activities on the site and nearby industrial activities identified within the Industrial amenity overlay.
- Potential noise impacts generated by the proposed rooming accommodation to the nearby sensitive use/zone.
- Potential impact on the existing street tree at Oxford Street frontage.
- Refuse storage area, including its dimensions and storage capacity.
- Civil engineering aspects, including stormwater drainage, site grading, earthworks retaining structures and utility servicing.

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 'Jenny Bernard', with a stylized, cursive script.

Jenny Bernard
Senior Urban Planner
Planning Services North
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Development Services
Brisbane City Council