



Dedicated to a better Brisbane

27 August 2026

Fabian Carniel
C/- Gateway Survey & Planning Pty Ltd
PO Box 689
WYNNUM QLD 4178

ATTENTION: Adrian Webberley

Application Reference: A007072084
Address of Site: 51 THOMAS ST KANGAROO POINT QLD 4169

Dear Adrian

RE: Advice about the application

I refer to your application made on 5 August 2026, seeking approval for a Material Change of Use for Rooming accommodation.

An initial review of the proposed development has been undertaken. Council does not support the application due to the significant non-compliance with the Brisbane City Plan 2014 including the assessment benchmarks such as the Character residential zone code and Rooming accommodation code.

Due to the non-compliances, an information request will not be issued. Given these circumstances you may wish to consider the following options:

1. Withdraw the current application; or
2. Proceed to commence public notification in accordance with the requirements set out in Part 4 of the Development Assessment Rules, for a minimum of 15 business days.

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

Yours sincerely

Ruka Kearns
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Development Services
Brisbane City Council