Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

3 November 2026

Mantu Sarkar, Pamela Sarkar
C/- ZOIQ
81-83 Campbell Street
SURRY HILLS NSW 2010

ATTENTION: Itto Vukeni

Application Reference: A007121868
Address of Site: 97 SHERWOOD RD ROCKLEA QLD 4106

Dear Itto,

RE: Further advice about the application

I refer to your application lodged on 28th September 2026 (properly made 14th October 2026), seeking approval for a Material Change of Use for Rooming accommodation.

A review of the proposed development has been carried out. Council does not support the proposal due to the significant non-compliance with the Brisbane City Plan 2014 including the assessment benchmarks such as the Low density 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

Kellie Hilton
Senior Urban Planner
Planning Services South
Phone: (07)3403 7226
Email: kellie.hilton@brisbane.qld.gov.au
Development Services
Brisbane City Council