



*Dedicated to a better Brisbane*

15 February 2021

Mr Bradley von Xanten  
President  
Unit Owners Associate of Queensland Inc.  
executive@uoaq.org

Dear Mr von Xanten

Thank you for your emails of 18 January and 4 and 8 February 2021 objecting to the development application for Short-term accommodation (STA) within the Spice Apartment building at 25 Bouquet Street, South Brisbane (application reference A005635819).

I appreciate that the Unit Owners Association of Queensland (UOAQ) feel that the landowner rights of long-term residents of the building are being impacted by the STA activities occurring throughout the property. I acknowledge that UOAQ also believe that a mix of accommodation uses has the potential to impact on the residential amenity and livability of long-term residents.

The *Planning Act 2016* (the Act) requires that landowner's consent from an authorised applicant must accompany any development application. As this development application involves common property areas in Spice Apartments, a Resolution of the Body Corporate authorising the lodgement of a development application over scheme land will be required.

As evidence of this consent has not yet been provided to Council officers, the application cannot yet be considered as properly made and progressed for further assessment. Should the necessary evidence be provided to Council and the required application fee be paid, the application will be deemed to be properly made. The application will then be assessed by Council's Development Services team against the requirements of the *Brisbane City Plan 2014* (City Plan) and in accordance with the provisions of the Act.

I understand this application is code assessable and therefore submitters will not have appeal rights within the Planning and Environment Court. However, I would like to assure you that all issues raised by submitters will be taken into consideration during the assessment. Furthermore, I have taken the liberty of providing a copy of your emails to the assessment team for their consideration.

Under City Plan, the site is located in the Principal centre (city centre) zone and the South Brisbane Riverside neighbourhood plan area; more specifically the Kurilpa North precinct. This zone anticipates a range and combination of accommodation types, including STA. I trust you can appreciate that Council is obliged to assess each proposal in accordance with the relevant state planning legislation, having regard to applicable land zoning, zone codes and development codes contained within the planning scheme.

Should you wish to track the progress of this development application, you can visit Council's Development.i website at [developmenti.brisbane.qld.gov.au](http://developmenti.brisbane.qld.gov.au) and search for application reference A005635819.

If you have any further enquiries regarding this matter, please contact Mr Brendan Gillham, Team Manager, Planning Services South, Development Services, directly on (07) 3403 5958.

Thank you for contacting me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'C. Jensen', written in a cursive style.

Colin Jensen  
**CHIEF EXECUTIVE OFFICER**

Ref: CO00845-2021