BLIGH TANNER

Glen Hotel Redevelopment – 24 Gaskell St Eight Mile Plains Flood Impact Assessment

Rohrig Constructions

Date: 15 May 2026

DOCUMENT	Glen Hotel Redevelopment – 24 Gaskell St Eight Mile Plains Flood Impact Assessment			
JOB NUMBER	2026.0137			
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VERSION	**AUTHOR**	**REVIEW**	**APPROVED**	**DATE**
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EXECUTIVE SUMMARY

This flood study was prepared to understand if the proposed Glen Hotel Redevelopment at 24 Gaskell St Eight Mile Plains will impact flood conveyance or result in flood worsening for third party properties, as well as the related compliance to the 2014 Flood Hazard Overlay Code. The results of this study will inform BCC if the project is viable in the context of flooding.

The site at 2SP110621 covers an area of approximately 18,480 m^2. To the east and directly fronting the Glen Hotel is the Bulimba Creek which is a mapped waterway that serves as the primary overland flow path for an upstream catchment which is predominantly urbanized.

Summary of Existing Flood Behaviour

During events more common than the 10%AEP flood events, the flooding does not overtop the main channel bank of the Bulimba creek and does not affect built elements of the site.

During the 10%AEP the flooding behaviour shows the first overtopping into the Glen Hotel site occurring at the low point of the carpark adjacent to the pub structure. This is a minor sag point within the Glen Hotel Carparks characterised by a 33.8 surface level. It does not otherwise spill through the site, and impacts only a small part of the hotel carpark.

During events less common than the 10%AEP event the flood water overtops and flows through the internal roads towards Gaskell St. As the flood intensifies to the 1%AEP event, a second overtopping location at the boundary of the southern carpark area emerges, and though its impacts are considered minor, it does expand the extent of the site subject to sheet flow.

The flood behaviour is much impacted by the location of the 'Glen Weir' which is a wall constructed in the centre of the waterway channel and elevates the hydraulic gradeline upstream of this area.

The flood behaviour is exemplified by low velocity, low hazard sheetflow through the site connecting to the tailwater flows constrained at the northern extent by Logan Road which acts as a weir after the conveyance of the stormwater culverts is exhausted, providing a backwater level of approximately 34.2mahd.

Bligh Tanner acknowledges that the pub, (a mixed use bar, bistro, gaming, and function facility) is flooded under a modelled 1%AEP. It is an existing structure and is not being assessed under this report.

Summary of Proposed Flood Mitigation

The sheet flow behaviour through the site is a low velocity and low depth. It does not function as meaningful conveyance through the site and it is appropriate to prevent in entirety. The mitigation is therefore to construct a blockwork wall along the area where overtopping occurs.

The approach to mitigation is to ensure that the conveyance through the site is prevented entirely. The area provides little conveyance for Bulimba Creek as it represents an overtopping and low-velocity sheetflow through the site, as there is no increase in the afflux. This leaves the site flood behaviour around the proposed Hotel facility as being exposed only to the downstream tailwater impact generated by Logan Road overtopping. It is noted that an intensification of events is unlikely to generate worsening of the tailwater as the conveyance made available through overtopping Logan Rd is substantive.

The results shown in the flood figures (Appendix 1) show that the proposed flood wall does not result in flood worsening to third party properties or an increase in water level within the Bulimba Creek Waterway. There are negligible to no observable impacts on flood behaviour.

Methodology

Bligh Tanner have entered into a data agreement by which the Bulimba Creek Flood Model was provided to Bligh Tanner by Brisbane City Council for modelling and impact assessment.

The following scenarios were assessed:

+ Existing Scenarios (Base case scenario)

- Modification to the underlying flood model by indicating the existing structures as an entity of non conveyance.

+ Developed Catchment
  - Modification to include a flood wall of TOW 35.00 which provides a minimum 300mm freeboard in the 1%AEP event.

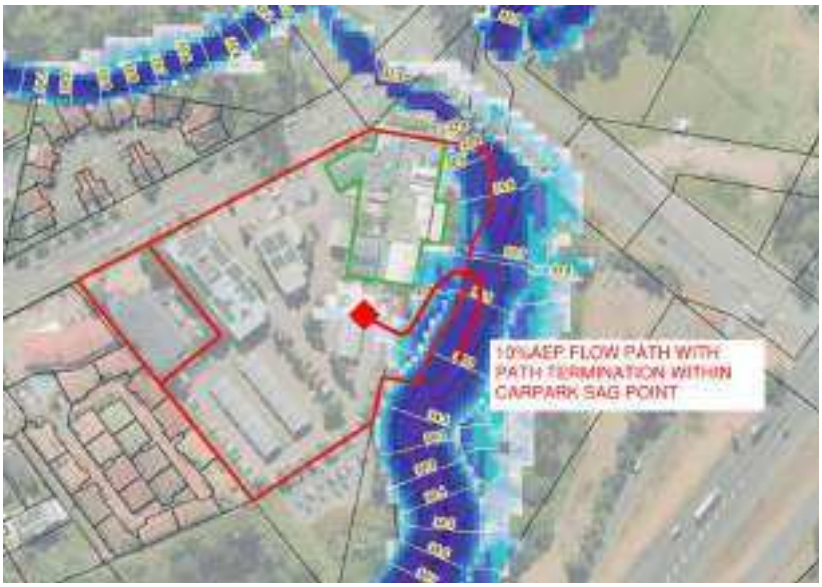


Figure 1 Annotated 10%AEP Modelling

Figure 2 Annotated 1%AEP Modelling

CONTENTS

APPENDICES

1. INTRODUCTION

1.1 Background and Objectives

The Glen Hotel at 24 Gaskell Street, Eight Mile Plains is an established hotel and entertainment precinct that has undergone multiple stages of redevelopment over time. The current proposal includes a new hotel accommodation building, extensions and refurbishment to the existing hotel facilities, and associated access and servicing upgrades.

The purpose of this Flood Impact Assessment is to assess the potential flood-related impacts associated with the proposed development and demonstrate that the works are compatible with the flood characteristics of the site. The report has been prepared to address the relevant planning requirements and provide an assessment of flood behaviour, flood impacts and building immunity levels associated with the proposed development.

Key development information is in the table below.

Table 1 Key Information

Developer	The Glen Hotel
Address	24 Gaskell St, Eight Miles Plains
Real property Address	2SP110621
Property Zoning	DC1 District centre (District)
Lot Area	18,480 m^2

1.2 Site Locality

The Glen Hotel is located at 24 Gaskell Street, Eight Mile Plains, approximately 14 km south-east of the Brisbane CBD. The site is situated within an established urban area comprising a mix of commercial, entertainment, residential and community uses, with frontage to Gaskell Street and proximity to the Pacific Motorway corridor and Bulimba Creek.

Figure 3 Site Locality

The lot is zoned as DC1 District Centre

Figure 4 Surrounding Land Uses

1.3 Available Flood Information

The site is located within Brisbane City Council's Flood Overlay, with the site affected by Flood Planning Area 1 (Creek/Waterway Flooding) through to FPA5. The area of development interest is characterised by FPA4. Council flood mapping indicates that overland and creek flooding impacts extend across parts of the existing hotel and associated parking areas, including access routes connected to the proposed development.

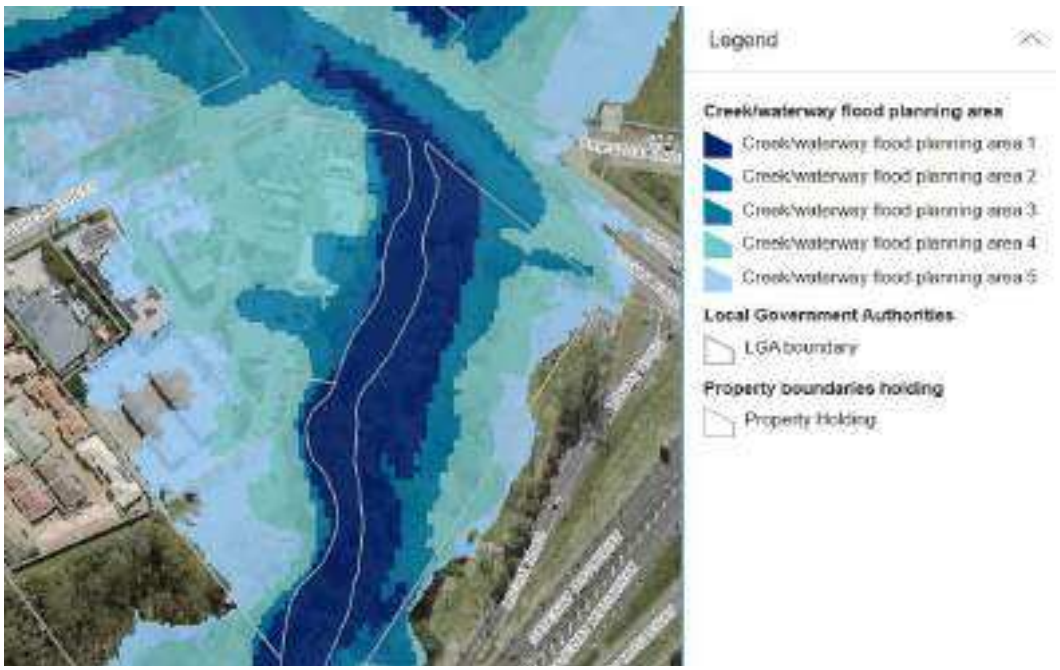


Figure 5 Flood Hazard Overlay Extract

Available flood information reviewed as part of this assessment includes Brisbane City Council Flood Awareness Mapping, the Flood Overlay Code and Flood Planning Scheme Policy under Brisbane City Plan 2014, together with available surveyed surface levels and observed flood extents within the surrounding road network. Based on the overlay mapping, the development triggers the requirement for a flood risk assessment to demonstrate that the proposed use remains compatible with the applicable flood hazard.

1.4 Proposed development

The proposed redevelopment of The Glen Hotel generally comprises the following works:

+ Demolition of the existing bottle shop
+ Construction of a new multi-storey hotel accommodation building comprising
  - New hotel rooms
  - Function facilities
  - Replacement bottle shop
+ Expansion and modification of existing gaming and function areas
+ Associated landscaping and public realm improvements
+ Modifications to internal access arrangements and car parking areas
+ Associated civil and stormwater infrastructure upgrades to support the redevelopment

Refer to Figure 6 for the ground floor site plan. Architectural drawings can be seen in the Appendix A1.

Figure 6 Proposed Site Plan

2. FLOOD MODELLING METHODOLOGY

2.1 Existing Case

The BCC adopted Bulimba Creek Flood Study 2021 hydraulic model was procured by Bligh Tanner from Council and was utilised as basis for flood modelling. The 1%AEP with climate change under a 60minute critical storm duration was adopted as the model as per the BCC Bulimba Creek Flood Study Report.

The flood model results represent existing site conditions validated against the extents shown in the BCC Flood Awareness mapping. The model parameters were retained as per the received and unchanged. The 2021 model used 2019 LiDAR-derived topographic data as its base topography. Under the existing case, Bligh Tanner has modelled the structures as full blockage. This produced negligible changes to the flood extents in comparison to the extents as observed in the BCC Flood Awareness Maps. There were no other changes to the BCC model.

2.2 Developed Case

Proposed development has been reflected in the model by applying additional terrain modifications within the project site. The proposed flood wall will tie into the existing blockwork fire wall that extends into facility along the edge of the HVAC installation. This prevents the flood wall termination point to the existing building as point of failure.

Figure 7 Visual wall location (Indicative)

The flood wall then will extend along the 'overtopping' interface between Bulimba Creek and the Glen Hotel Site. Refer below layout of flood wall. Note that the tallest extent of the wall will be approximately 900mm at the tie in point which will prevent a flood HGL of 34.5mAND. The proposed wall will have a 35.00mAHD top of wall until its termination at the southern end where the ground level matches top of wall and the flood depth is 34.7mAHD. This ensures that there is a minimum of 300mm freeboard in the shallowest flooding area, and 500mm freeboard at the areas subject to the (relatively) deepest flooding.

Figure 8 Flood Wall Layout

3. FLOOD RESULTS

Refer to Appendices A1 for the Existing Case and Developed Case flood maps, indicating flood depth, level, velocity, hazard and dV (Depth x Velocity).

3.1 General Findings

During all flood events modelled, the water is constrained by Logan Rd as the culverts do not provide the conveyance required to transport the flows. Logan Rd acts as a weir, with variances in the critical depth above crown of the road controlling the grade line of the flood event. In all events a shallow but wide high velocity sheet flow over Logan Rd occurs. This creates a downstream backwater effect of approximately 34.2mAHD.

The other characteristic of the flood behaviour is the Glen Hotel Weir, which is an existing concrete structure within the centre of Bulimba creek channel. This keeps the HGL higher in the upstream portion of the site and certainly contributes to the flood waters sheeting over the creek banks and into the site.

The flood behaviour through the site under the existing site conditions around the existing bottle shop and the western side of the pub is shallow with low velocity.

In the post developed the overtopping of the creek into the western portion and central parts of the site does not occur. It is prevented by the flood wall and the existing pub structure. The site is still impacted by the tailwater effect rising up Gaskell St.

3.2 Flood Impacts

Afflux plots showing relative flood impacts can be seen in Appendix A1.

Results show that for all events, there is no impacts.

3.3 Flood Immunity Requirements and Building Floor Levels

The Flood Immunity Requirements are set out in OV8 Flood Hazard Overlay Code. The following table indicates the proposed flood immunity requirements;

	BCA Classification	Flood planning categories (As per Table 8.2.11.3.D)	Immunity Requirements (As per Table 8.2.11.3.L)	Proposed Floor Level
New Bottle shop and Hotel Foyer	Class 3 "Non-Habitable part of a Class 3"	Cat B	1%AEP (34.2mAHD) +300mm	34.5mAHD
New PMT (if required)	Class 3 "Essential Electrical Services)	Cat A	1%AEP (34.2mAHD) +500mm	34.7mAHD

The extensions to the existing pub are proposed at a level of 34.2mAHD and are not being assessed under the Flood Hazard Overlay Code. It is acknowledged that the existing structure floods under the modelled 1%AEP event and the extensions to this structure at a matching floor height should be considered as also flooding.

It is relevant that the proposed extensions are located towards the internal area of the site, on the western facing side of the pub where flood waters are prevented.

Furthermore, it is not practical to have internal step ups within the existing structure, given that the existing structure is impacted by the modelled 1%AEP. It is therefore proposed that the risks are to be managed under an FEMP (Refer Bligh Tanner report 2026.0137-RP04-P1 FEMP Glen Hotel Redevelopment). This is a more practical approach to flood risk management of the pub than elevating the least impacted portion of the pub extents.

4. FLOOD HAZARD OVERLAY CODE RESPONSE

Table 2 Applicable Code Responses

Criteria	Short description	Response / Compliance check
	Minimum building floor level greater than the flood planning level	Yes, highest flood planning level (FPL) applicable to the proposed Hotel development is 34.2mAHD, with the classification requirements for freeboard bringing the proposed Hotel to 34.5mAHD. Additionally, essential infrastructure associated with the development is proposed at 34.7mAHD.
PO5	Minimise the risk to people from flood hazard on the site	Yes, the flood wall reduces the flood risk within the site by reducing the extent of flood water hazard from the site.
PO7	Development does not directly or indirectly create a material adverse impact on flood behaviour or drainage on properties that are upstream, downstream or adjacent to the development	Yes, as shown in appendix A1, there is no reduction in conveyance of Bulimba creek by construction of the flood wall.
PO8	Development for filling or excavation in an area affected by creek/waterway flooding does not directly, indirectly or cumulatively cause any material increase in flooding or hydraulic hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain	Yes, similar flood depths and extents are observed on existing and proposed scenarios. No significant increase observed as well in flows, velocities, hazards, in and surrounding the proposed development.
PO9	Maintains the conveyance capacity of existing overland flow paths and creek/waterways	Yes, existing overland flow paths around the property area maintained.
PO11	Development has access which, having regard to hydraulic hazard, provides for safe vehicular and pedestrian movement and emergency services access to adjoining roads	Yes, reduction in overall flooding of the sites carparking and manoeuvring areas increases safety of pedestrians and vehicles.

5. CONCLUSION AND RECOMMENDATIONS

The flood assessment undertaken for the Glen Hotel Redevelopment demonstrates that the proposed works do not result in appreciable flood worsening impacts to third party properties and are generally compatible with the existing flood behaviour of the site. The modelling confirms that flooding within the site is characterised by shallow, low velocity sheet flow associated with overtopping of Bulimba Creek and downstream tailwater effects generated by Logan Road acting as a hydraulic control. The proposed flood wall arrangement prevents overtopping conveyance through the development footprint and does not generate measurable afflux impacts external to the site.

It is acknowledged that portions of the existing Glen Hotel structure are impacted during the modelled 1%AEP flood event with the proposed mitigation. However, the Glen Hotel represents a long-established use that has operated on the site since the 1960s, with the operators possessing a strong understanding of the local flood behaviour and flood response requirements associated with the site. The practical operation of the establishment during significant rainfall and creek events forms an important component of the flood risk management approach for the redevelopment.

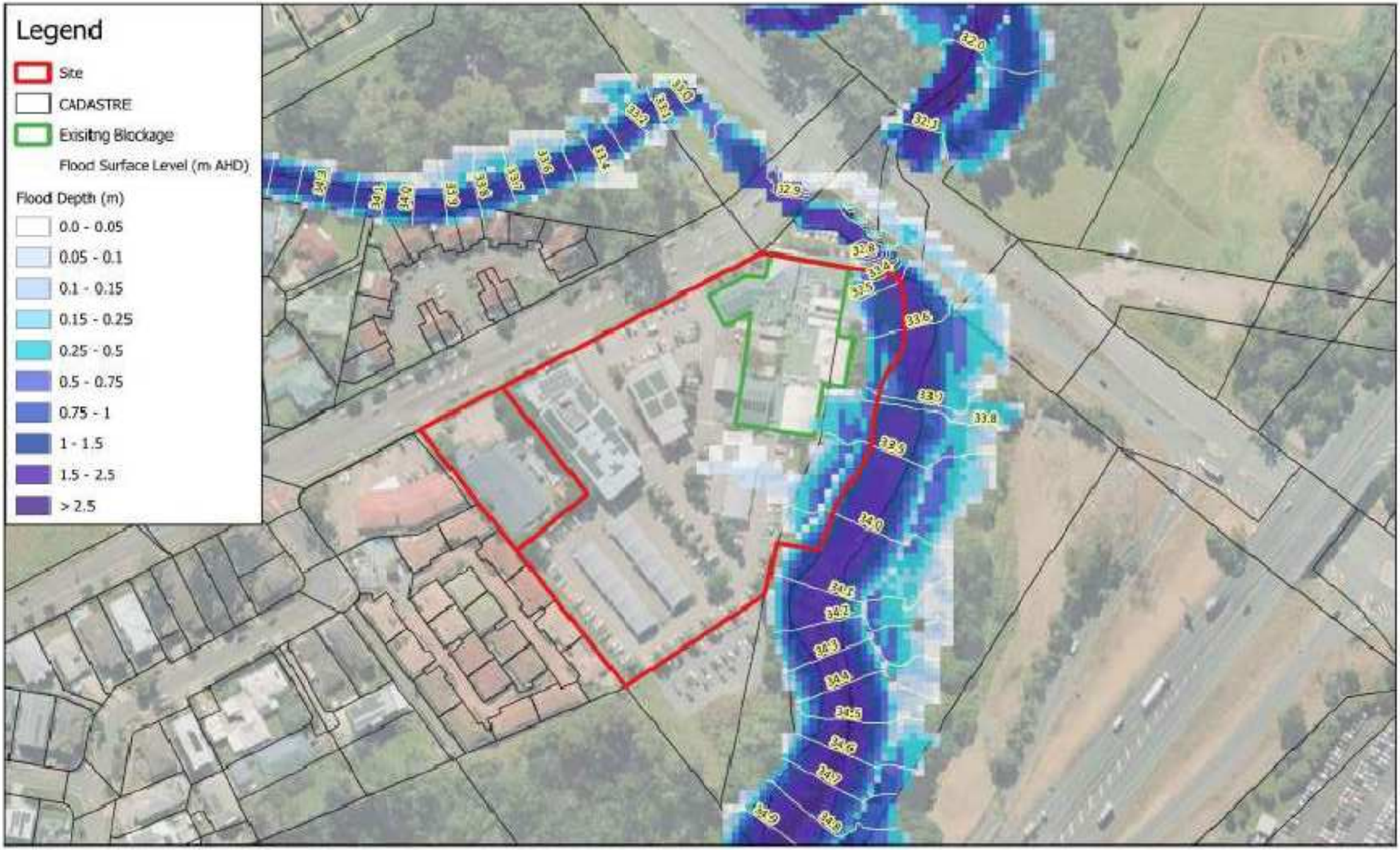
The proposed extensions to the existing pub structure are generally intended to match and integrate with the existing finished floor levels. Raising isolated portions of the existing facility to achieve full immunity would create substantial operational and accessibility constraints within the established building layout, including internal step-ups and disconnected floor levels. Given the existing lawful use and demonstrated historic operation of the site, a risk management approach is considered more practical and appropriate than attempting to retrofit full immunity across the existing hotel structure.

Flood risk to the development will instead be managed through a combination of operational measures and flood resilient design practices. This includes the preparation and implementation of a Flood Emergency Management Plan (FEMP), incorporation of flood resilient building materials where practical, protection of critical services and plant, and operational procedures for flood forecasting, site preparation and temporary closure during significant flood events.

The proposed flood wall along the western interface of the building footprint represents a practical, low-cost and effective mitigation measure that significantly reduces flood conveyance through the site and protects key manoeuvring and access areas adjacent to the building. The wall integrates with the existing building form and is considered an appropriate engineering response to the observed overtopping behaviour associated with Bulimba Creek flooding.

Overall, the redevelopment is considered capable of being safely operated within the context of the existing flood environment, subject to implementation of the recommended flood management measures and flood resilient construction practices.

A1. FLOOD FIGURES



TITLE

Figure A-01

Existing 10% AEP with Climate Change Flood Depths and Levels

PROJECT

THE GLEN HOTEL

0 100 200 m

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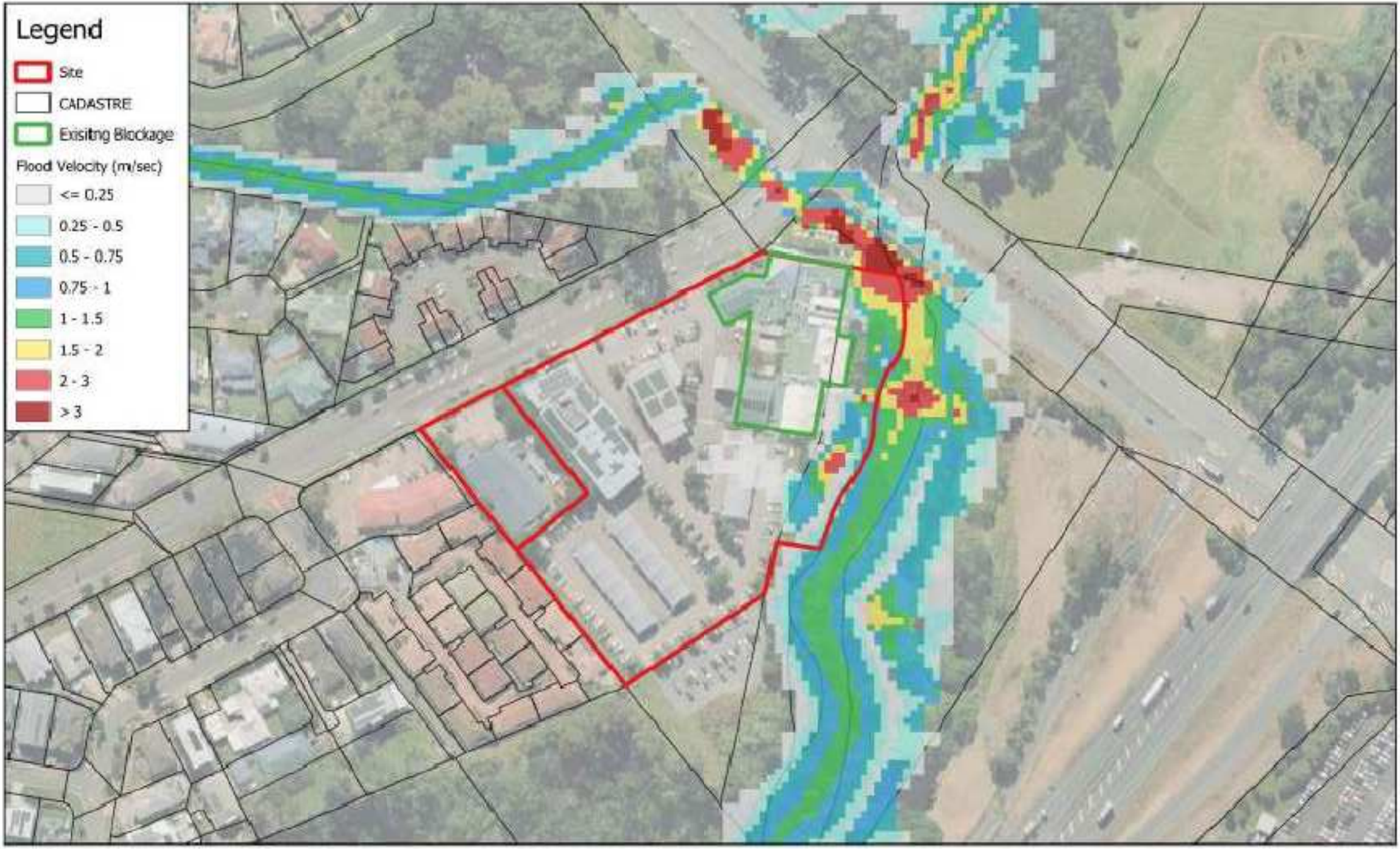

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Figure A-02

Existing 10% AEP with Climate Change Flood Velocity

PROJECT

THE GLEN HOTEL

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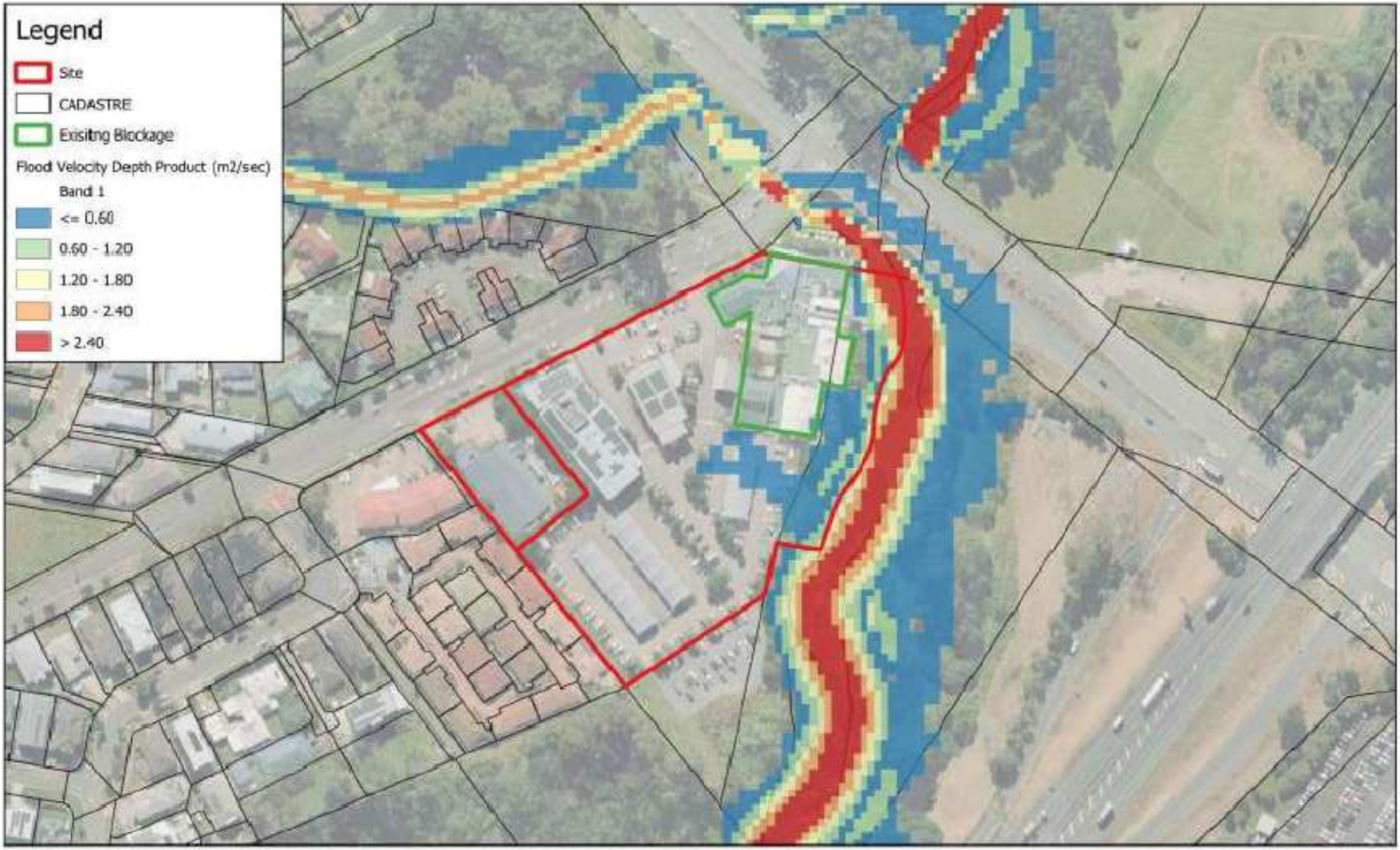

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Figure A-03
Existing 10% AEP with Climate Change Flood Velocity Depth Product

PROJECT
THE GLEN HOTEL

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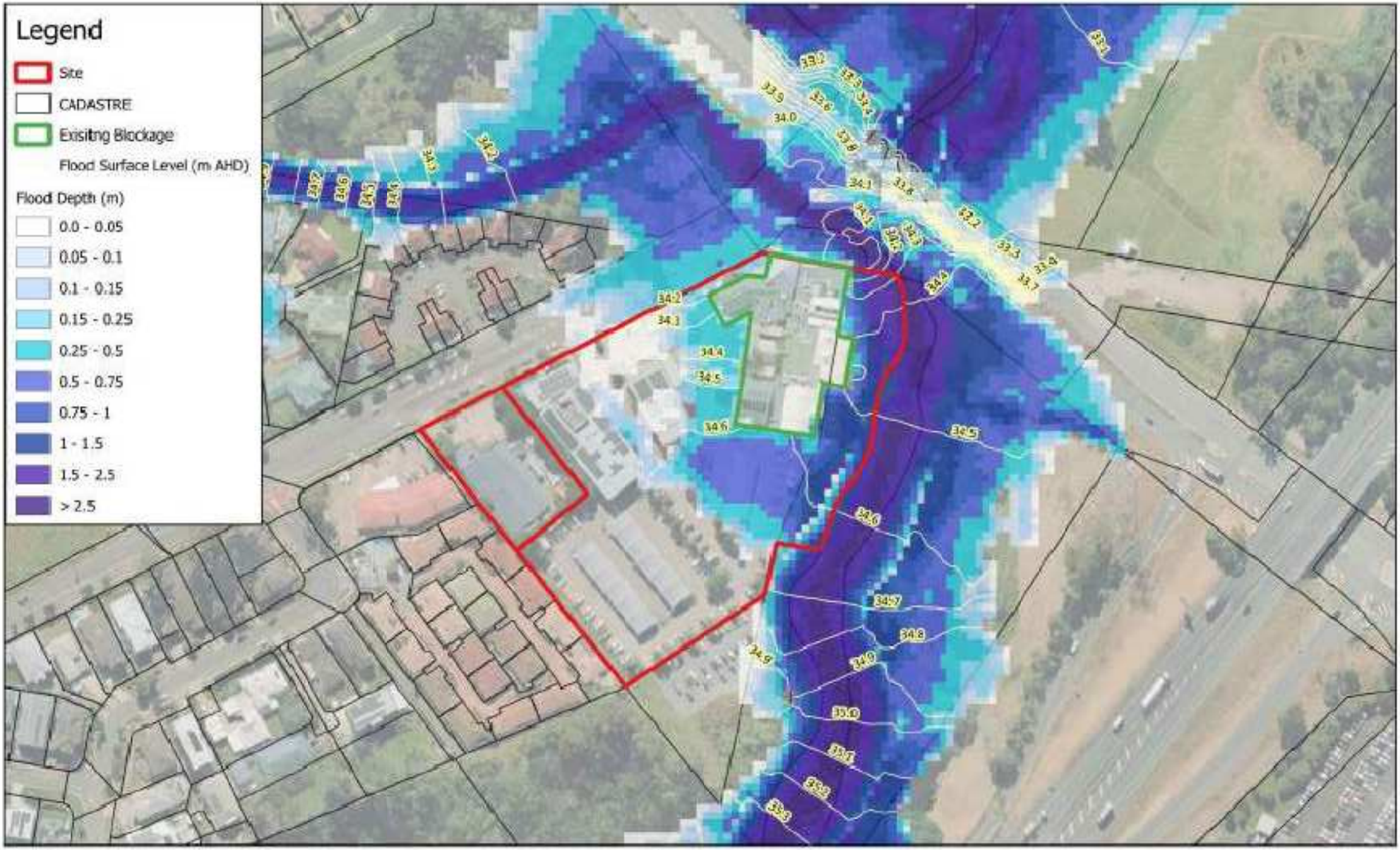

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Figure A-04

Existing 1% AEP with Climate Change Flood Depths and Levels

PROJECT

THE GLEN HOTEL

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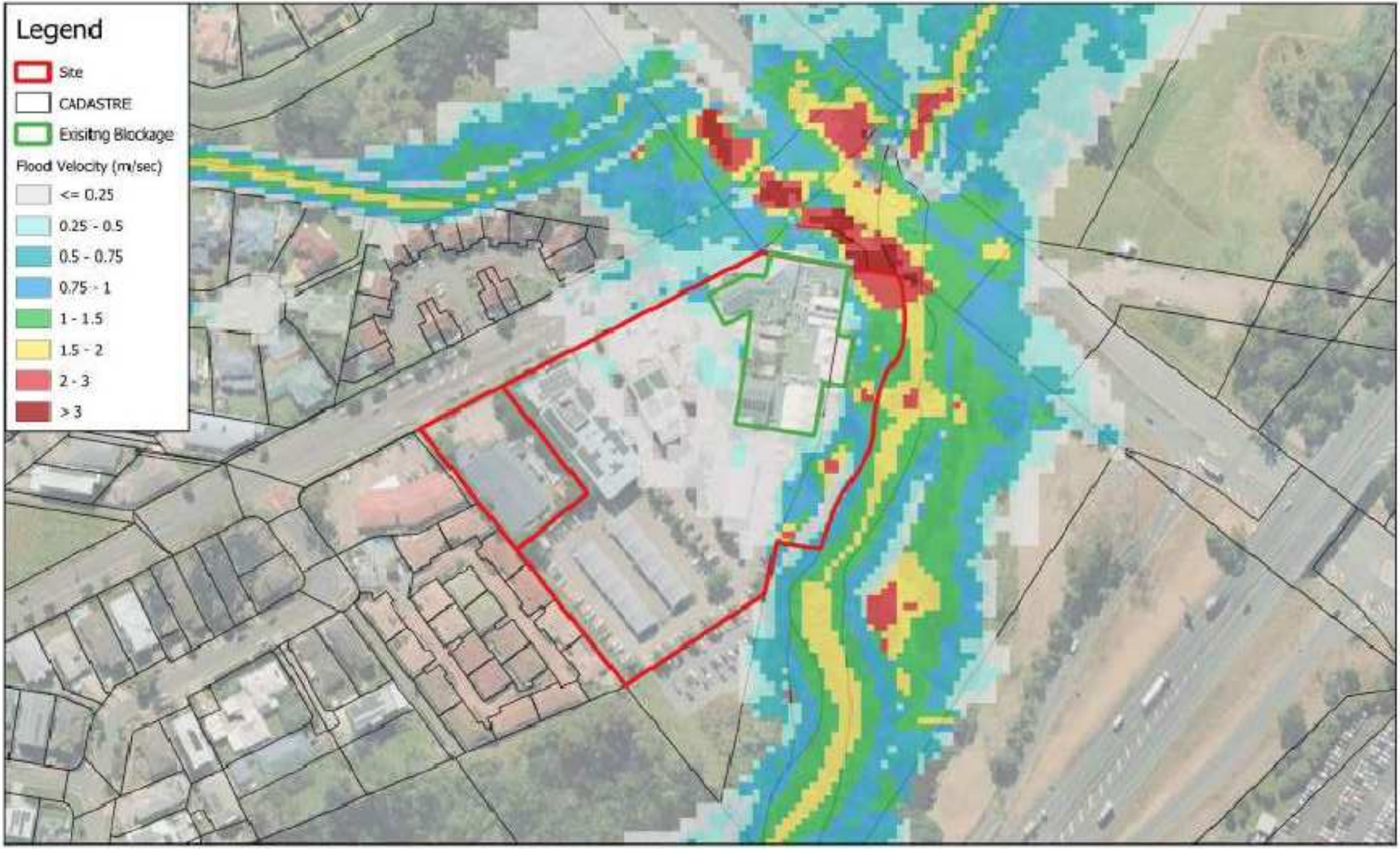

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Figure A-05

Existing 1% AEP with Climate Change Flood Velocity

PROJECT

THE GLEN HOTEL

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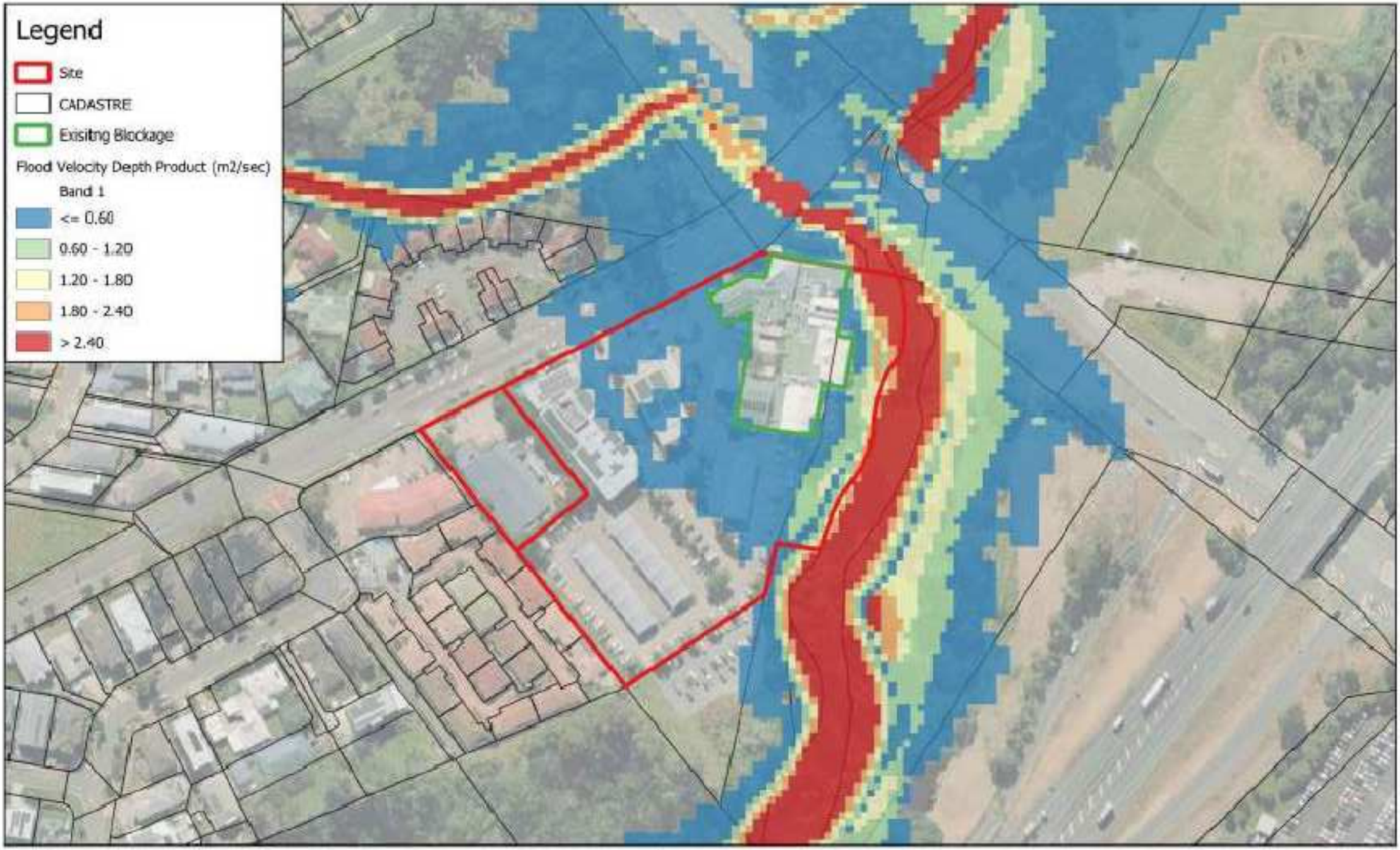

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Figure A-06
Existing 1% AEP with Climate Change Flood Velocity Depth Product

PROJECT
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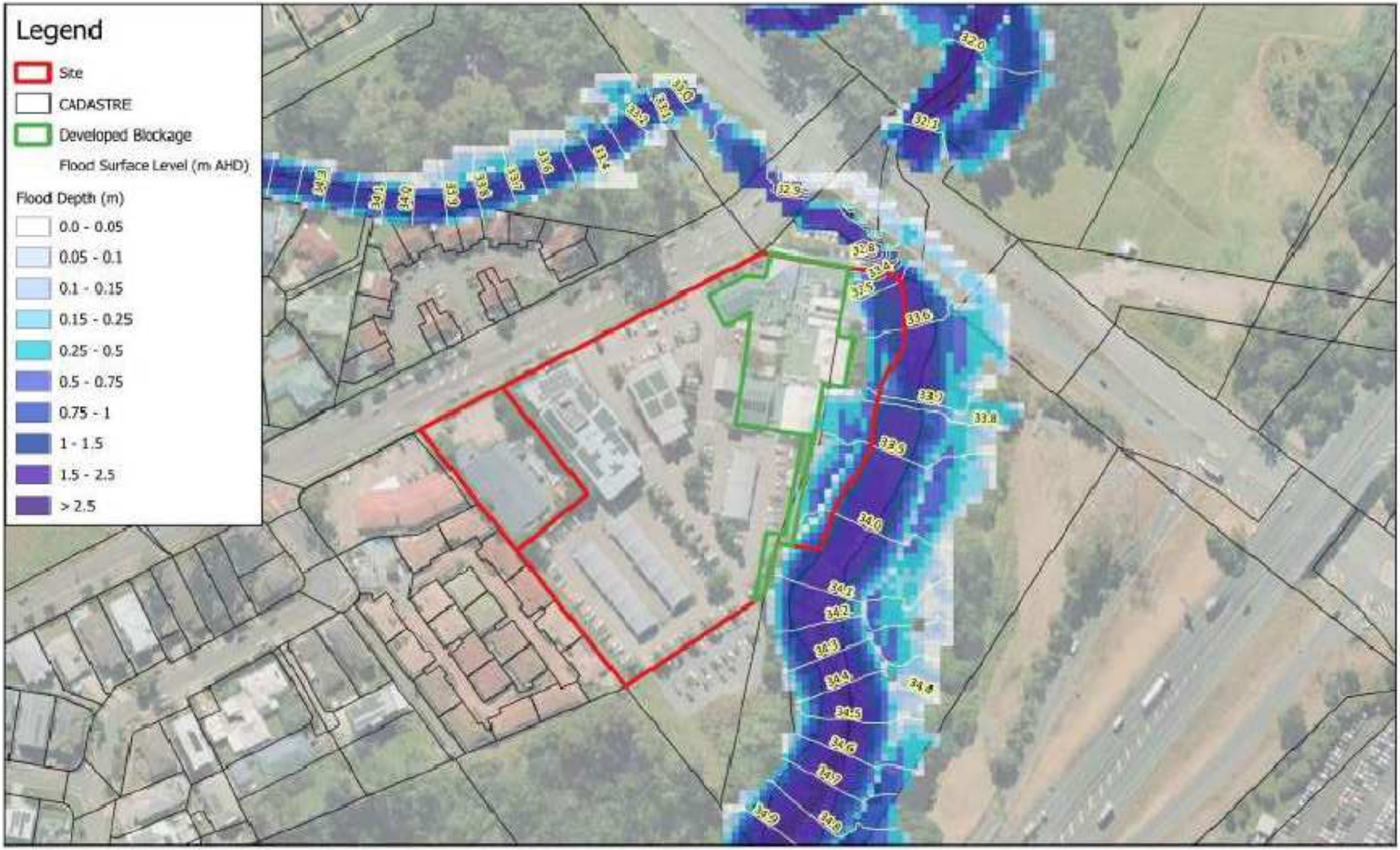

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Figure B-01

Developed 10% AEP with Climate Change Flood Depths and Levels

PROJECT

THE GLEN HOTEL

0 100 200 m

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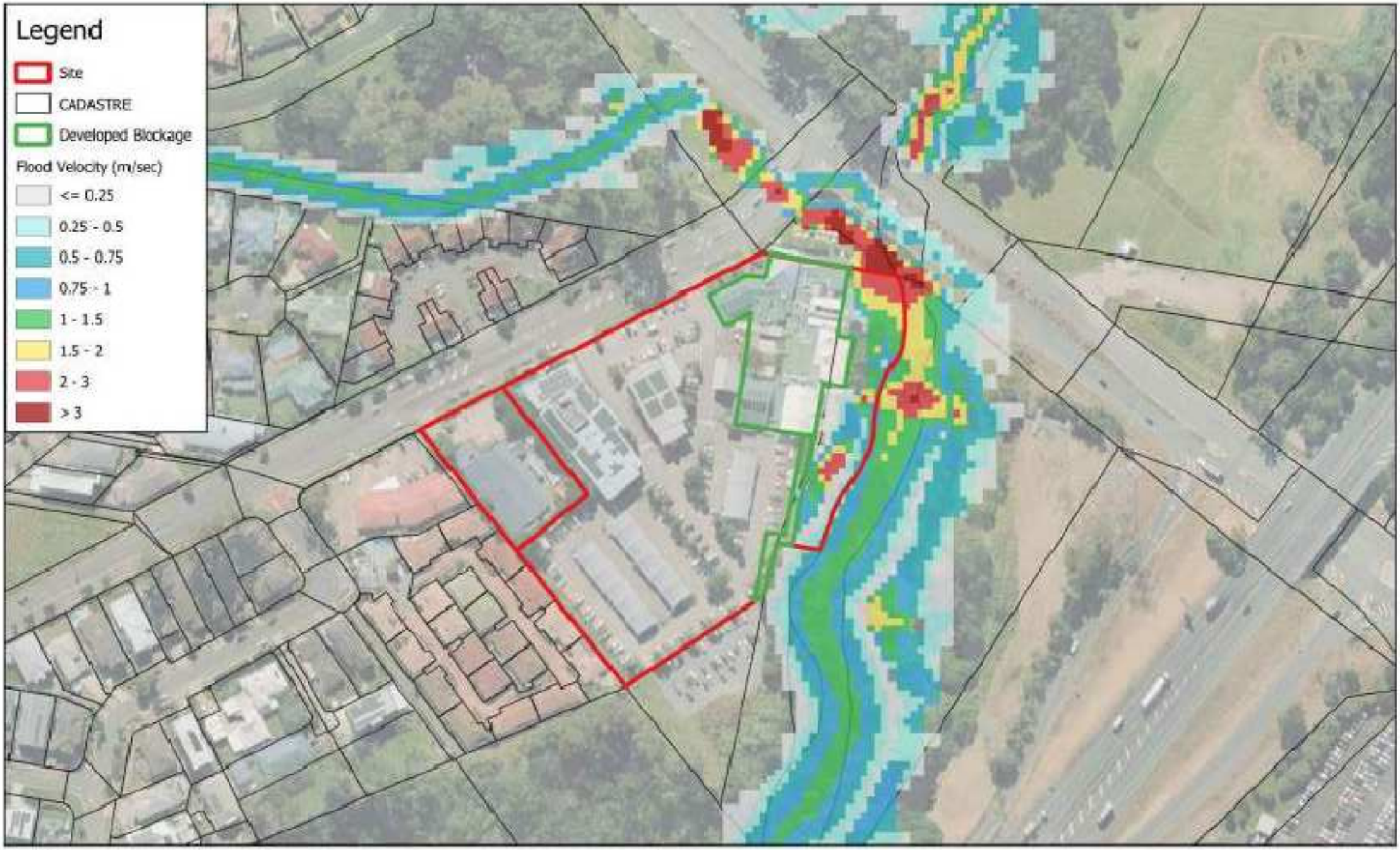

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Figure B-02

Developed 10% AEP with Climate Change Flood Velocity

PROJECT

THE GLEN HOTEL

0 100 200 m

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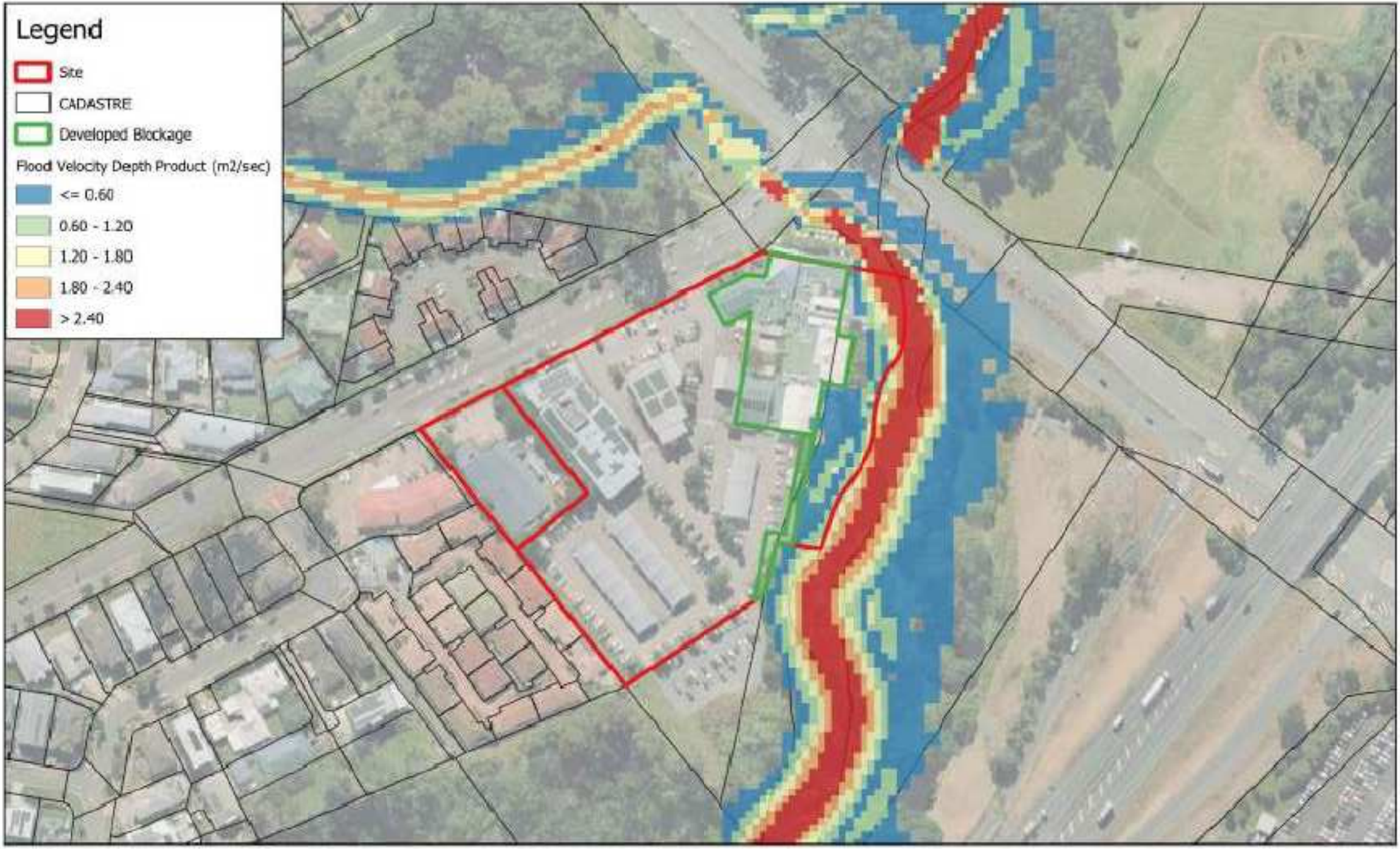

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Figure B-03
Developed 10% AEP with Climate Change Flood Velocity Depth Product

PROJECT
THE GLEN HOTEL

0 100 200 m

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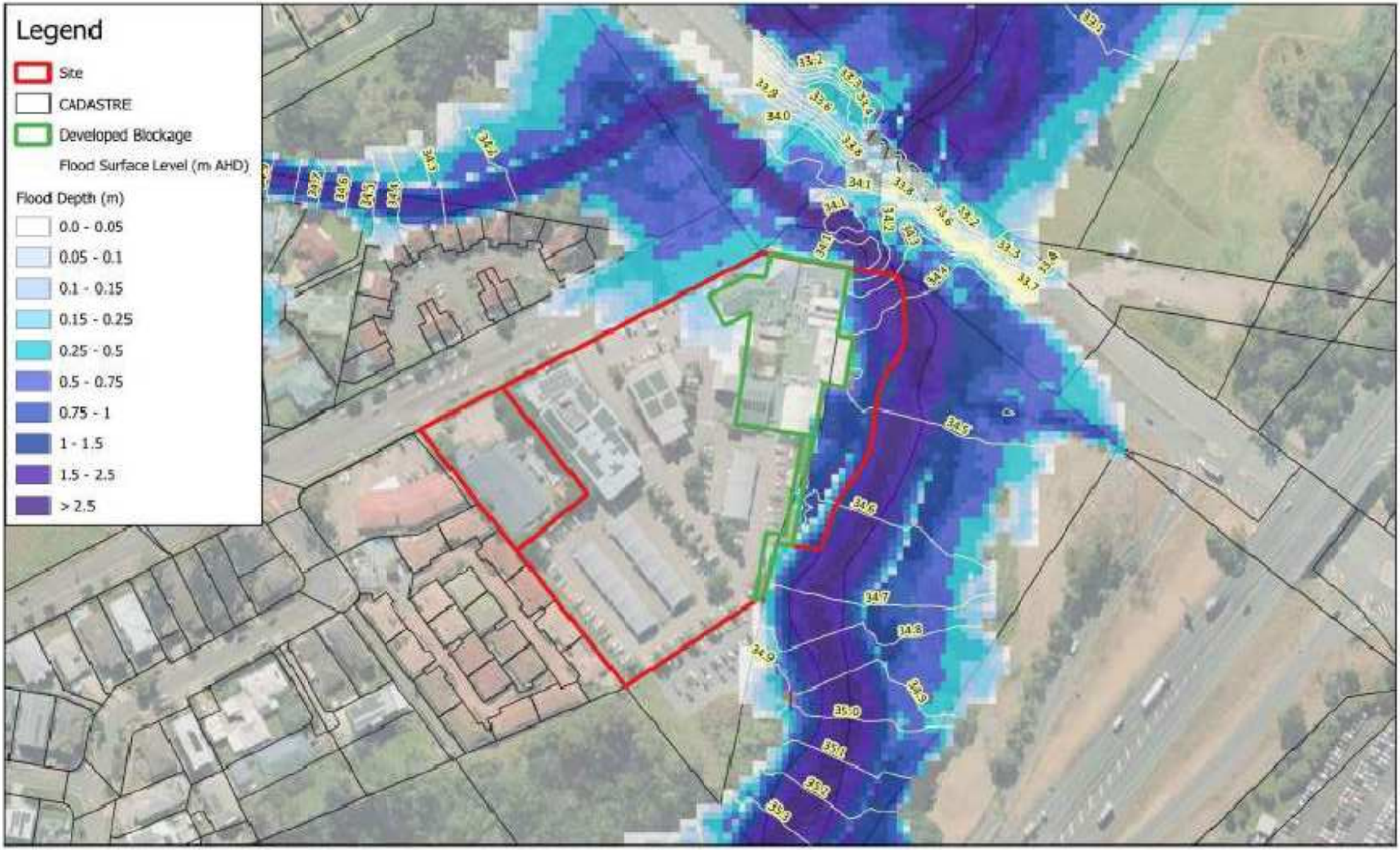

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Figure B-04
Developed 1% AEP with Climate Change Flood Depths and Levels

PROJECT
THE GLEN HOTEL

0 100 200 m

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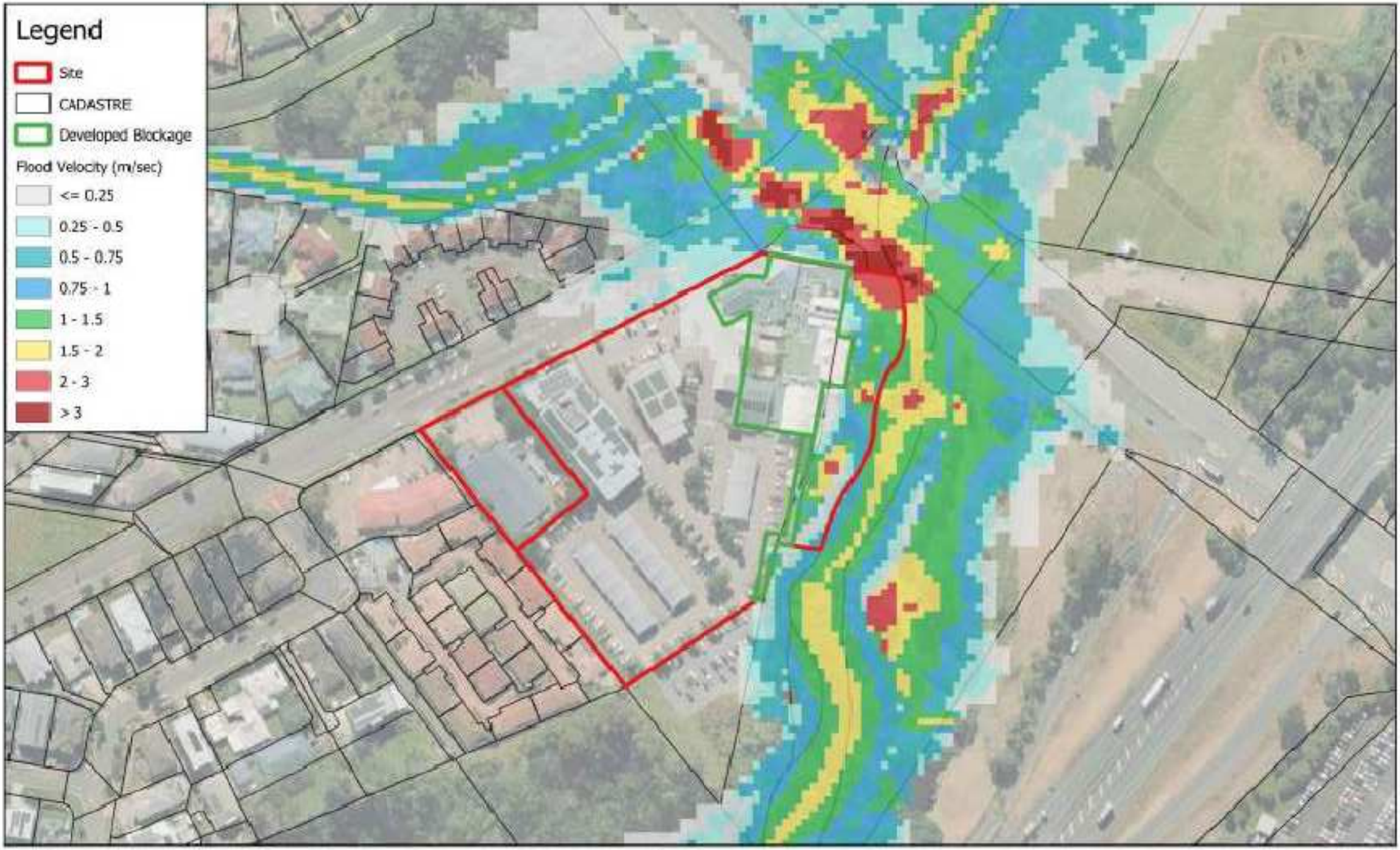

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Figure B-05

Developed 1% AEP with Climate Change Flood Velocity

PROJECT

THE GLEN HOTEL

0 100 200 m

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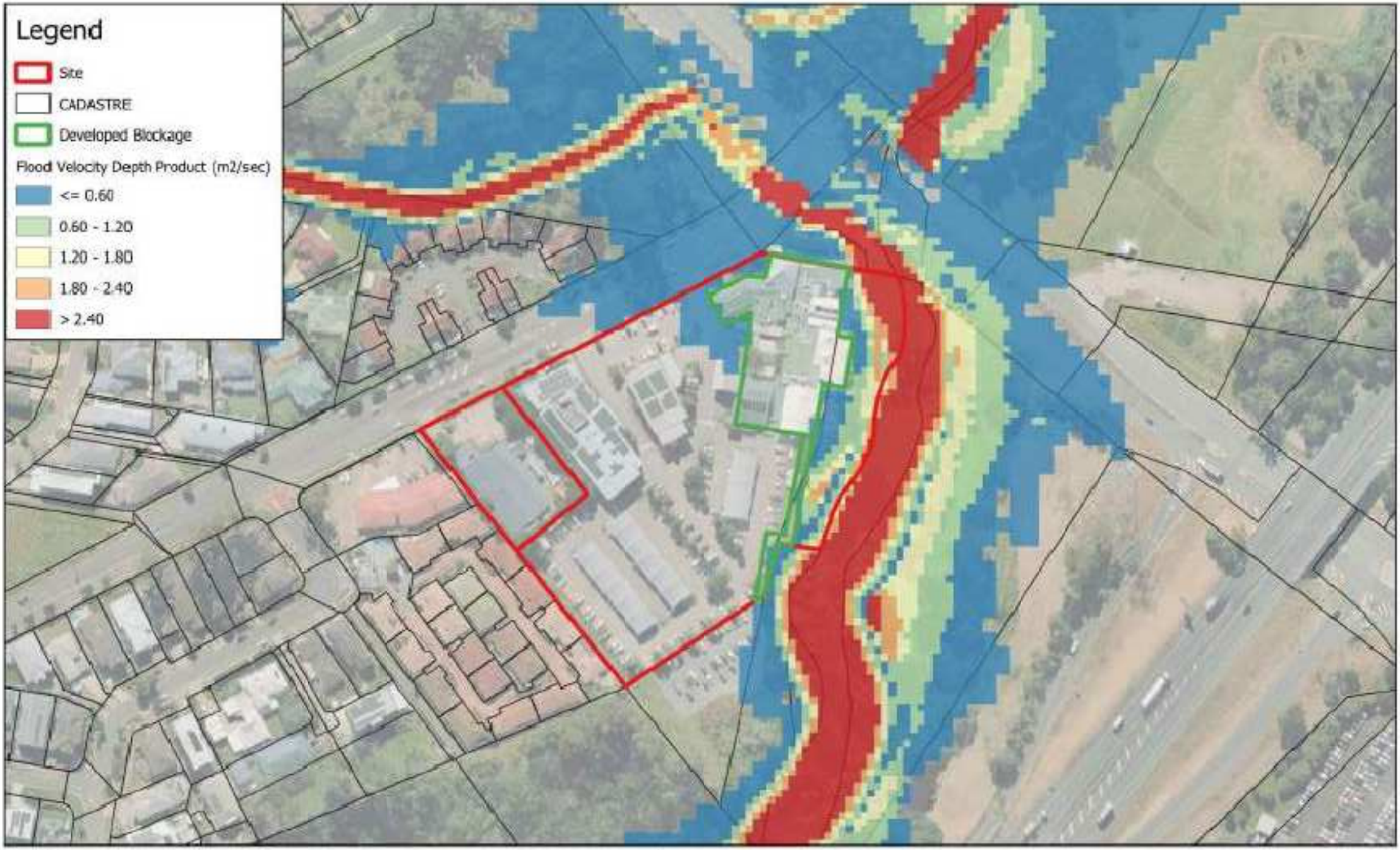


TITLE
Figure B-06
Developed 1% AEP with Climate Change Flood Velocity Depth Product

PROJECT
THE GLEN HOTEL

0 100 200 m

Date	Drawn	Check	Approved	Scale	Rev
07/05/2026	ME	ME	TR	1 : 2000	1

TITLE

Figure C-01

10% AEP with Climate Change Flood Level Impact Plot

PROJECT

THE GLEN HOTEL

0 100 200 m

Date	Drawn	Check	Approved	Scale	Rev
07/05/2026	ME	ME	TR	1 : 2000	1

TITLE

Figure C-02

1% AEP with Climate Change Flood Level Impact Plot

PROJECT

THE GLEN HOTEL

0 100 200 m

Date	Drawn	Check	Approved	Scale	Rev
07/05/2026	ME	ME	TR	1 : 2000	1

A2. BCC FLOODWISE REPORT

FloodWise Property Report

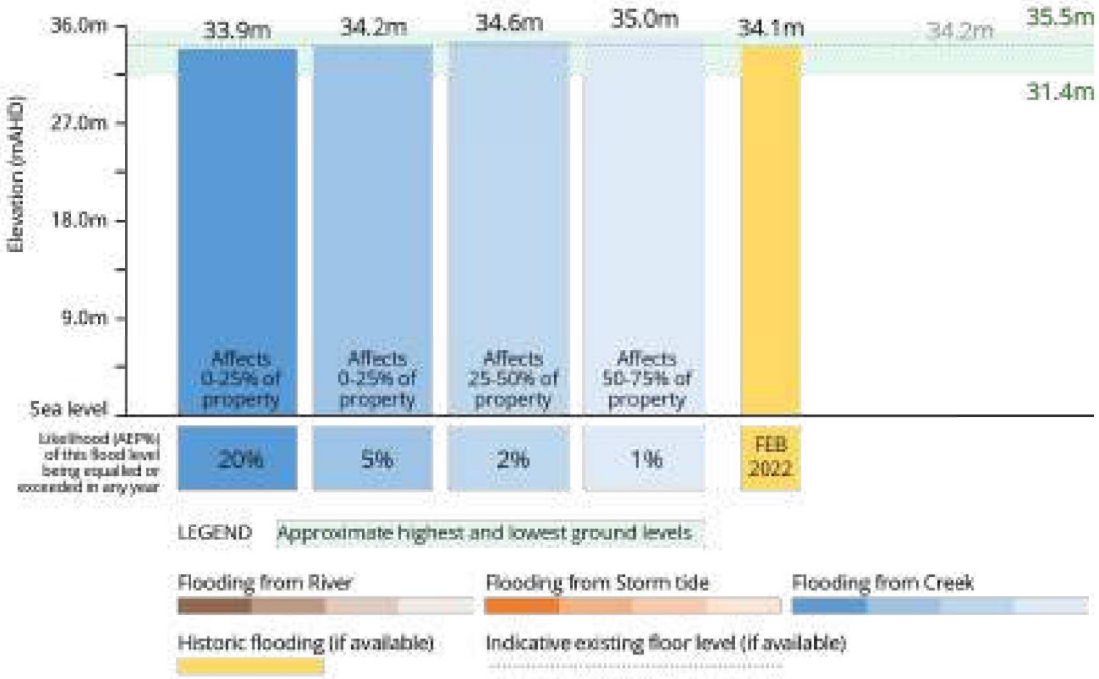
24 GASKELL ST, EIGHT MILE PLAINS 4113
Lot 2 on SP110621

Dedicated to a better Brisbane

THE PURPOSE OF THIS REPORT IS FOR BUILDING AND DEVELOPMENT

Brisbane City Council's FloodWise Property Report **provides technical flood planning information** including estimated flood levels, habitable floor level requirements and more. **This report uses the adopted flood planning information in Brisbane City Plan 2014**, that guides how land in Brisbane is used and developed for the future. Find out more about planning and building. To understand how to be **resilient and prepare for floods**, visit Council's Be Prepared webpage. Find more information about how to read a FloodWise Property Report.

Graph showing only the highest source/type of flooding for 1%, 2%, 5% and 20% likelihoods. Also shows historic flood levels. Other flood types and levels may be present and will be listed in the Flood Planning Information table below. This graph does not include overland flow flooding. If applicable, overland flow information is shown in the Planning and Development Information section below.
NOTE: See Useful Definitions section to explain terminology.



Combined 1% AEP for river, creek and storm tide flood extent (if applicable) from the adopted Brisbane City Plan 2014.
Read more about Brisbane City Plan 2014.

Technical Summary

This section of the FloodWise Property Report contains more detailed flood information for this property so **surveyors, builders, certifiers, architects, and engineers can plan and build** in accordance with Council's planning scheme.

Find more information about planning and building in Brisbane or talk to a Development Services Planning Information Officer via Council's Contact Centre on (07) 3403 8888.

Property Information Summary

The following table provides a summary of flood information for this property. More detailed flood level information is provided in the following sections of this report.

Property Summary	Level (mAHD) / Comment	Data Quality Code
Minimum ground level	31.4	C
Maximum ground level	35.5	C
Indicative existing floor level	34.2	C
Source of highest flooding	Creek/Waterway	

Flood Planning Information

The table below displays the peak estimated flood levels by probability for this property. Estimated flood level data should be used in conjunction with applicable planning scheme requirements - Refer to Flood Planning and Development Information section below for further information.

Note this table does not include overland flow. If overland flow is applicable to this property, refer to the Flood Planning and Development section below for further information.

Likelihood / Description	Level (mAHD)	Source
20%	33.9	Creek/Waterway (Bulimba Creek)
5%	34.2	Creek/Waterway (Bulimba Creek)
2%	34.6	Creek/Waterway (Bulimba Creek)
1%	35.0	Creek/Waterway (Bulimba Creek)
0.2%	35.0	Creek/Waterway (Bulimba Creek)
February 2022	34.1	River (Brisbane River and Creeks/Waterways)
Minimum Habitable Floor Level (dwelling house)	N/A*	

* Council may not have this data available. Customers are recommended to engage a Registered Professional Engineer of QLD (RPEQ) for further advice. For information on seeking Planning Advice, please visit www.brisbane.qld.gov.au/planning-and-building.

Flood Planning and Development Information

This section of the FloodWise Property Report contains information about Council's planning scheme overlays. Overlays identify areas within the planning scheme that reflect distinct themes that may include constrained land and/or areas sensitive to the effects of development.

Flood overlay code

The Flood overlay code of Council's planning scheme uses the following information to provide guidelines when developing properties. The table below summarises the flood planning areas (FPAs) that apply to this property. Development guidelines for the FPAs are explained in Council's planning scheme.

Flood planning areas (FPA)		
River	**Creek / waterway**	**Overland flow**
	FPA1	Not Applicable
	FPA2	
	FPA3	
	FPA4	
	FPA5	

To find more information about Council's flood planning areas (FPAs) for Brisbane River and Creek/waterway flooding to guide future building and development in flood prone areas, please review Council's Flood Planning Provisions.

Coastal hazard overlay code

The Coastal hazard overlay code of Council's planning scheme uses the following information to provide guidelines when conducting new developments. The table below summarises the coastal hazard categories that apply to this property. Development guidelines for the following Coastal hazard overlay sub-categories are explained in Council's planning scheme.

Coastal hazard overlay sub-categories
There are currently no Coastal hazard overlay sub-categories that apply to this property.

Note: Where land is identified within one for more flood planning areas on the Flood overlay or is identified within one of the Storm tide inundation area sub-categories on the Coastal hazard overlay, the assessment criteria that provides the highest level of protection from any source of flooding applies.

Property development flags
Waterway corridor - This property may also be located within a mapped waterway corridor as identified in the Waterway corridors overlay map of Council's planning scheme. Please consider this in conjunction with Council's planning scheme requirements.
Large allotment - This property is either a Large Allotment of over 1000 square metres or is located within a Large Allotment. Flood levels may vary significantly across allotments of this size. Further investigations may be warranted in determining the variation in flood levels and the minimum habitable floor level across the site. For more information or advice, please consult a Registered Professional Engineer of Queensland (RPEQ).

Useful Flood Information Definitions

Australian Height Datum (AHD) - The reference level for defining ground levels in Australia. The level of 0.0m AHD is approximately mean sea level.

Annual Exceedance Probability (AEP) - The probability of a flood event of a given size occurring in any one year, usually expressed as a percentage annual chance.

- **0.2% AEP -** A flood event of this size is considered rare but may still occur. A flood of size or larger has a 1 in 500 chance or a 0.2% probability of occurring in any year.
- **1% AEP -** A flood of this size or larger has a 1 in 100 chance or a 1% probability of occurring in any year.
- **2% AEP -** A flood of this size or larger has a 1 in 50 chance or a 2% probability of occurring in any year.
- **5% AEP** - A flood of this size or larger has a 1 in 20 chance or a 5% probability of occurring in any year.
- **20% AEP -** A flood of this size or larger has a 1 in 5 chance or a 20% probability of occurring in any year.

Data quality

- **Data Quality Code A -** Level data based on recent surveyor report or approved as-constructed drawings.
- **Data Quality Code B -** Level data based on ground-based mobile survey or similar.
- **Data Quality Code C -** Level data derived from Airborne Laser Scanning or LiDAR information.

Defined Flood Level (DFL) - The DFL is used for commercial and industrial development. The Defined flood level (DFL) for Brisbane River flooding is a level of 3.7m AHD at the Brisbane City Gauge based on a flow of 6,800 m/s. DFL is only applicable for non-residential uses affected by Brisbane River flooding.

Flood planning area (FPA) - Council has developed five Flood planning areas (FPAs) as part of Brisbane City Plan 2014 Flood overlay mapping for Brisbane River, Creek/waterway flooding and Overland flow to guide future building and development in flood prone areas. Storm tide flooding is mapped separately. The FPAs are designed to recognise the flood hazard for different flooding types. Flood hazard is a combination of frequency of flooding, the flood depth, and the speed at which the water is travelling. **Find more information here**.

Maximum and minimum ground level - Highest and lowest ground levels on the property based on available ground level information. A Registered Surveyor can confirm exact ground levels.

Minimum habitable floor level (dwelling house) - The minimum level in metres AHD at which habitable areas of development (generally induding bedrooms, living rooms, kitchen, study, family, and rumpus rooms) must be constructed as required by the Brisbane City Plan 2014.

Indicative existing floor level - The approximate level in metres AHD of the lowest habitable floor in the existing building (exduding apartments). The data is sourced from a range of sources with varying accuracy levels.

Property - A property will contain 1 or more lots. The multiple lot warning is shown if you have selected a property that contains multiple lots.

Residential flood level (RFL) - This flood level for the Brisbane River equates to the 1% annual exceedance probability (AEP) flood level.

To learn more, visit **Brisbane City Council's Flood Information Hub**

Brisbane City Council's Online Flood Tools

Council provides several online flood tools:

- to guide planning and development
- to help residents and businesses understand their flood risk and prepare for flooding.

Council's online flood tools for planning and development purposes indude:

- **FloodWise Property Report**
- **Flood Overlay Code**

For more information on Council's planning scheme and online flood tools for planning and development:

- phone (07) 3403 8888 and ask to talk to a Development Services Planning Information Officer

- visit brisbane.qld.gov.au/planning-building

Council's Planning Scheme - The Brisbane City Plan 2014 (planning scheme) has been prepared in accordance with the Sustainable Planning Act as a framework for managing development in a way that advances the purpose of the Act. In seeking to achieve this purpose, the planning scheme sets out the Council's intention for future development in the planning scheme area, over the next 20 years.

Disclaimer

1. Defined flood levels and residential flood levels, minimum habitable floor levels and indicative existing floor levels are determined from the best available information to Council at the date of issue. These levels, for a particular property, may change if more detailed information becomes available or changes are made in the method of calculating levels.
2. Council makes no warranty or representation regarding the accuracy or completeness of a FloodWise Property Report. Council disdaims any responsibility or liability in relation to the use or reliance by any person on a FloodWise Property Report.

Planning to build or renovate?

For information, guidelines, tools and resources to help you track, plan or apply for your development visit brisbane.qld.gov.au/planning-building

You can also find the Brisbane City Plan 2014 and Neighbourhood Plans as well as other information and training videos to help, with your building and development plans.

A3. CIVIL DESIGN

EXISTING LEGEND

SERVICES SHOWN INDICATIVELY ONLY AND ARE AS PER THE PROVIDED SURVEY. ALL SERVICES ARE SUBJECT TO POTHOLING AND CONFIRMATION ON-SITE

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- xSW — EXISTING STORMWATER
- xW — EXISTING WATER
- xT — EXISTING TELECOMMS
- xE/O — EXISTING OVERHEAD POWER
- xE/U — EXISTING UNDERGROUND POWER
- SERVICE TO BE REMOVED
- EXISTING TREE
- 52.5 — EXISTING CONTOURS MAJOR (0.50m INTERVALS)
- EXISTING CONTOURS MINOR (0.10m INTERVALS)

EARTHWORKS QUANTITIES

SURFACE FROM	SURFACE TO	CUT m³	FILL m³	COMMENTS
EXISTING GROUND LEVEL	CONCEPT BULK EARTHWORKS (ASSUMED 300mm BELOW F.S.L)	-635	-	EXISTING MATERIAL TO BE CONFIRMED AS SUITABLE FOR FILL BY THE LEVEL 1 GEOTECH ENGINEER - EXCESS CUT/ UNSUITABLE MATERIAL TO BE TAKEN OFFSITE

EARTHWORK VOLUMES NOTES

1. ALL GROUNDWORKS WORKS ARE TO BE UNDERTAKEN IN ACCORDANCE WITH THE GROUNDWORKS NOTES ON C010, AS3798 AND THE GEOTECHNICAL REPORT
2. LOCALISED DETAILED EXCAVATION/FILLING MAY BE REQUIRED AND HAS NOT BEEN INCLUDED
3. BULK EARTHWORK VOLUMES ARE PROVIDED FOR INFORMATION ONLY AND SUBJECT TO COMPLIANCE WITH THE GEOTECHNICAL REPORT AND RECOMMENDATIONS ON-SITE
4. QUANTITIES ARE IN-SITU AND DO NOT ACCOUNT FOR BULKING FACTORS
5. THE GEOTECHNICAL REPORT INDICATES THAT "DUE TO THE REACTIVE NATURE OF THE INSITU CLAYS, IT IS RECOMMENDED THAT INSITU CLAY NOT BE USED AS STRUCTURAL FILL.

DEPTH RANGE LEGEND

CJT VALUES NEGATIVE

- -1.5m TO -1.25m
- -1.25m TO -1.0m
- -1.0m TO -0.75m
- -0.75m TO -0.5m
- -0.5m TO -0.25m
- -0.25m TO 0.0m (CUT)
- 0.0m TO 0.25m (FILL)
- 0.25m TO 0.5m
- 0.5m TO 0.75m
- 0.75m TO 1.0m
- 1.0m TO 1.25m
- 1.25m TO 1.5m

EARTHWORKS NOTES

EARTHWORKS CUT & FILL DEPTHS SHOWN REPRESENT DIFFERENCE BETWEEN EXISTING SURFACE LEVEL AND BULK EARTHWORKS LEVEL. THEY EXCLUDE LOCALISED EXCAVATION FOR PATHS, STRUCTURES, PAVEMENTS, RETAINING WALLS AND LANDSCAPE FEATURES.

NOTE

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH PROJECT NOTES ON C010, C011 AND DOCUMENTS AND STANDARD DRAWINGS AS SHOWN ON C000
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS

INSET - RETAINING WALL WORKS

SCALE 1:250

BLIGH TANNER

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REV	DATE	DESCRIPTION	DESIGN	DRAWN	APPROVED
P1	12/05/2026	DA SUBMISSION	PS	PS	TR
P2	28/05/2026	PRELIMINARY ISSUE	PS	WC	TR

CLIENT: THE GLEN HOTEL

ARCHITECT: BLUEPRINT ARCHITECTS

SCALES: 1:250 @ A1 — SCALE 1:250 0 2 4 6 8 10m

STATUS: NOT FOR CONSTRUCTION

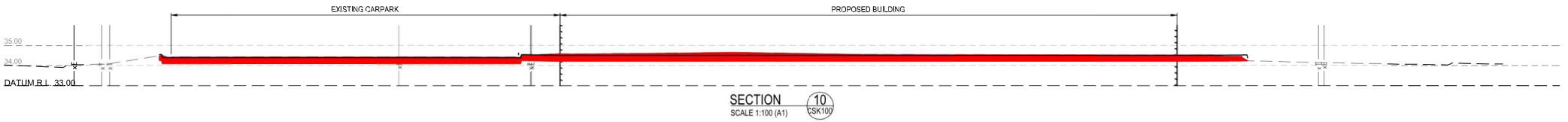
DRAWN BY: P.SCANLAN
DESIGN BY: P.SCANLAN
CHECKED BY: T.REYNOLDS
SIGNED:

PROJECT: THE GLEN HOTEL REDEVELOPMENT
LOCATION: 24 GASKELL STREET, EIGHT MILE PLAINS
DRAWING TITLE: BULK EARTHWORKS PLAN - CUT FILL

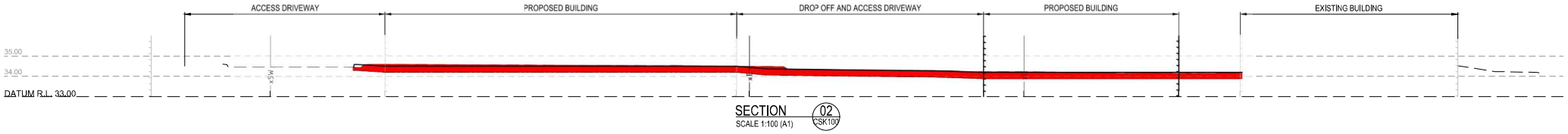
PRINTING REQUIREMENTS	PROJECT NUMBER	DRAWING NUMBER	REVISION
PRINT THIS DRAWING IN COLOUR	2026.0137	CSK100	P2

SECTIONS LEGEND

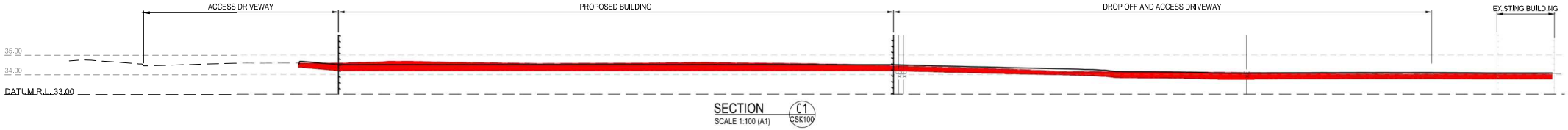
- PROPOSED FINISHED SURFACE
- EXISTING SURFACE
- BULK EARTHWORKS SURFACE
- PROPERTY BOUNDARY
- DATUM LINE (DATUM R.L. 20.00)
- DATUM OFFSET (R.L. 1.00)
- EARTHWORKS - CUT
- EARTHWORKS - FILL
- EXISTING ELECTRICAL (xE)
- EXISTING TELECOMM (xT)
- EXISTING STORMWATER (xSW)
- EXISTING SEWER (xS)
- EXISTING WATER (xW)
- BUILDING



SECTION 10 (CSK100)
SCALE 1:100 (A1)



SECTION 02 (CSK100)
SCALE 1:100 (A1)



SECTION 01 (CSK100)
SCALE 1:100 (A1)

NOTE

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH PROJECT NOTES ON C010, C011 AND DOCUMENTS AND STANDARD DRAWINGS AS SHOWN ON C000
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS

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P1	12/05/2026	PRELIMINARY ISSUE	PS	PS	TR
P2	28/05/2026	PRELIMINARY ISSUE	PS	WC	TR

CLIENT: THE GLEN HOTEL

ARCHITECT: BLUEPRINT ARCHITECTS

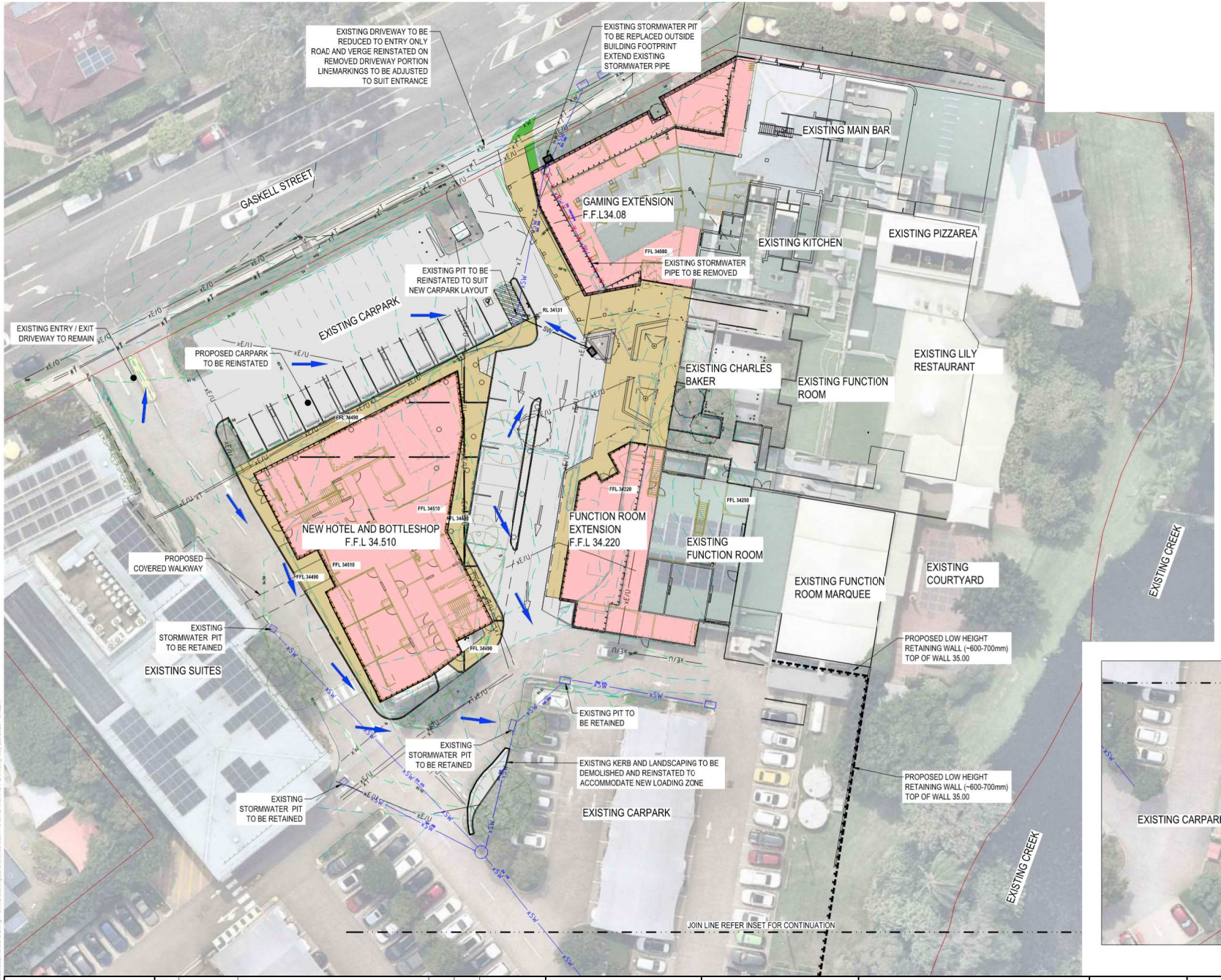
SCALES: 1:100 @ A1
SCALE 1:100 0 1 2 3 4m

STATUS: NOT FOR CONSTRUCTION

DRAWN BY: P.SCANLAN
DESIGN BY: P.SCANLAN
CHECKED BY: T.REYNOLDS
SIGNED:

PROJECT: THE GLEN HOTEL REDEVELOPMENT
LOCATION: 24 GASKELL STREET, EIGHT MILE PLAINS
DRAWING TITLE: SITE SECTIONS

PRINTING REQUIREMENTS	PROJECT NUMBER	DRAWING NUMBER	REVISION
PRINT THIS DRAWING IN COLOUR	2026.0137	CSK105	P2



EXISTING LEGEND

SERVICES SHOWN INDICATIVELY ONLY AND ARE AS PER THE PROVIDED SURVEY. ALL SERVICES ARE SUBJECT TO POTHOLING AND CONFIRMATION ON-SITE

- PROPERTY BOUNDARY
- EASEMENT BOUNDARY
- xSW — EXISTING STORMWATER
- xW — EXISTING WATER
- xT — EXISTING TELECOMMS
- xE/O — EXISTING OVERHEAD POWER
- xE/U — EXISTING UNDERGROUND POWER
- X X X X X — SERVICE TO BE REMOVED
- EXISTING TREE
- 52.5 — EXISTING CONTOURS MAJOR (0.50m INTERVALS)
- EXISTING CONTOURS MINOR (0.10m INTERVALS)

LEGEND

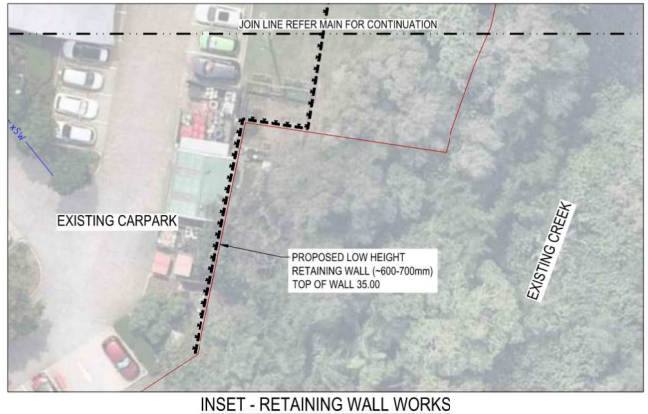
- CONCRETE TRAFFICABLE PAVEMENT - REFER TO DRG T3C FOR DETAILS
- PEDESTRIAN CONCRETE FOOTPATH - REFER TO DRG T3C FOR DETAILS
- PROPOSED BUILDING 1 - REFER TO ARCHITECTS DRAWINGS FOR DETAILS
- LANDSCAPE AREA - REINSTATE TO MATCH EXISTING
- PROPOSED/EXISTING FLOW PATHS
- PROPOSED/EXISTING FLOW PATHS

STORMWATER LEGEND

- STORMWATER PIT
- SW — PROPOSED STORMWATER

NOTE

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH PROJECT NOTES ON C010, C011 AND DOCUMENTS AND STANDARD DRAWINGS AS SHOWN ON C000
2. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS DRAWINGS



INSET - RETAINING WALL WORKS

SCALE 1:250

BLIGH TANNER

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REV	DATE	DESCRIPTION	DESIGN	DRAWN	APPROVED
P1	12/05/2026	DA SUBMISSION	PS	PS	TR
P2	28/05/2026	PRELIMINARY ISSUE	PS	WC	TR

CLIENT: THE GLEN HOTEL

ARCHITECT: BLUEPRINT ARCHITECTS

SCALES: 1:250 @ A1 — SCALE 1:250 0 2 4 6 8 10m

STATUS: NOT FOR CONSTRUCTION

DRAWN BY: P.SCANLAN
DESIGN BY: P.SCANLAN
CHECKED BY: T.REYNOLDS
SIGNED:

PROJECT: THE GLEN HOTEL REDEVELOPMENT
LOCATION: 24 GASKELL STREET, EIGHT MILE PLAINS
DRAWING TITLE: SITE WORKS PLAN

PRINTING REQUIREMENTS	PROJECT NUMBER	DRAWING NUMBER	REVISION
PRINT THIS DRAWING IN COLOUR	2026.0137	CSK110	P2

A4. ARCHITECTURAL DRAWINGS

DEVELOPMENT APPLICATION

THE GLEN HOTEL

NEW 5 STOREY HOTEL AND BOTTLESHOP & EXISTING PUB EXTENSION

ARTISTIC IMPRESSION ONLY. REFER TO DRAWINGS AND FINISHES SCHEDULES

DRAWING LIST- SITE AND EXTERNAL WORKS

DA0-00-001	COVER SHEET
DA0-01-001	SITE OVERVIEW PLAN
DA0-03-001	SITE DEMO PLAN
DA0-10-010	SITE PLAN
DA0-20-010	SITE ELEVATIONS
DA0-90-001	COLOURS AND MATERIALS
DA0-91-100	3D IMAGES
DA0-91-101	3D IMAGES
DA0-99-001	SUN STUDY

DRAWING LIST- NEW HOTEL & BOTTLESHOP

DA1-03-001	EXISTING AND DEMO PLAN
DA1-10-001	GA PLAN- GROUND FLOOR
DA1-10-010	GA PLAN- LEVEL 01
DA1-10-020	GA PLAN- LEVEL 02-03
DA1-10-030	GA PLAN- LEVEL 04
DA1-10-100	ROOF PLAN
DA1-20-001	ELEVATIONS
DA1-20-002	ELEVATIONS
DA1-20-003	ELEVATIONS
DA1-20-004	ELEVATIONS
DA1-25-001	BUILDING SECTIONS
DA1-25-002	BUILDING SECTIONS
DA1-25-010	BUILDING SECTIONS
DA1-90-001	COLOURS AND MATERIALS
DA1-91-001	AREA PLANS

DRAWING LIST- EXISTING PUB EXTENSION

DA2-03-001	EXISTING AND DEMO PLAN- GAMING
DA2-03-010	EXISTING AND DEMO PLAN- FUNCTION ROOM
DA2-10-001	GA PLAN- GAMING
DA2-10-010	GA PLAN- FUNCTION ROOM
DA2-10-011	GA PLAN- FUNCTION ROOM MEZZANINE
DA2-10-100	ROOF PLAN- GAMING
DA2-10-110	ROOF PLAN- FUNCTION ROOM
DA2-20-001	ELEVATIONS
DA2-20-010	ELEVATIONS
DA2-25-001	BUILDING SECTIONS
DA2-25-010	BUILDING SECTIONS
DA2-90-001	COLOURS AND MATERIALS
DA2-91-001	AREA PLANS

#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
C	08/05/26	DRAFT DA	MS
B	05/05/26	DRAFT DA	MS
A	13/02/26	PRELIMINARY ISSUE	MS

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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
COVER SHEET

DRAWN	APPROVED
MS	FM

DRAWING NO. **DA0-00-001** ISSUE **DA1**

DA0-00-001 [DA1]

PRINT IN COLOUR

DEVELOPMENT APPLICATION

LEGEND- SCOPE OF WORKS

- EXISTING
- DEMOLISHED/REMOVED
- PROPOSED WORKS
- PLANTING AREAS (REFER TO LANDSCAPE PACKAGE)

SITE INFORMATION

LOT NUMBER:	2SP110621
LAND AREA:	18480 SQM
EXISTING PARKING:	229
PARKING REQUIRED:	220
PARKING PROVIDED:	222

1 DA SITE OVERVIEW
1:500

LEGEND

CODE	DESCRIPTION

#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
E	13/05/26	DRAFT DA	MS
D	08/05/26	DRAFT DA	MS
C	05/05/26	DRAFT DA	MS
B	27/04/26	ISSUE FOR INFORMATION	MS
A	13/02/26	PRELIMINARY ISSUE	MS

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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
SITE OVERVIEW PLAN

DRAWN	APPROVED
MS	SS

SCALE 1: 500 at A1

DRAWING NO. **DA0-01-001** ISSUE **DA1**

DA0-01-001 [DA1]

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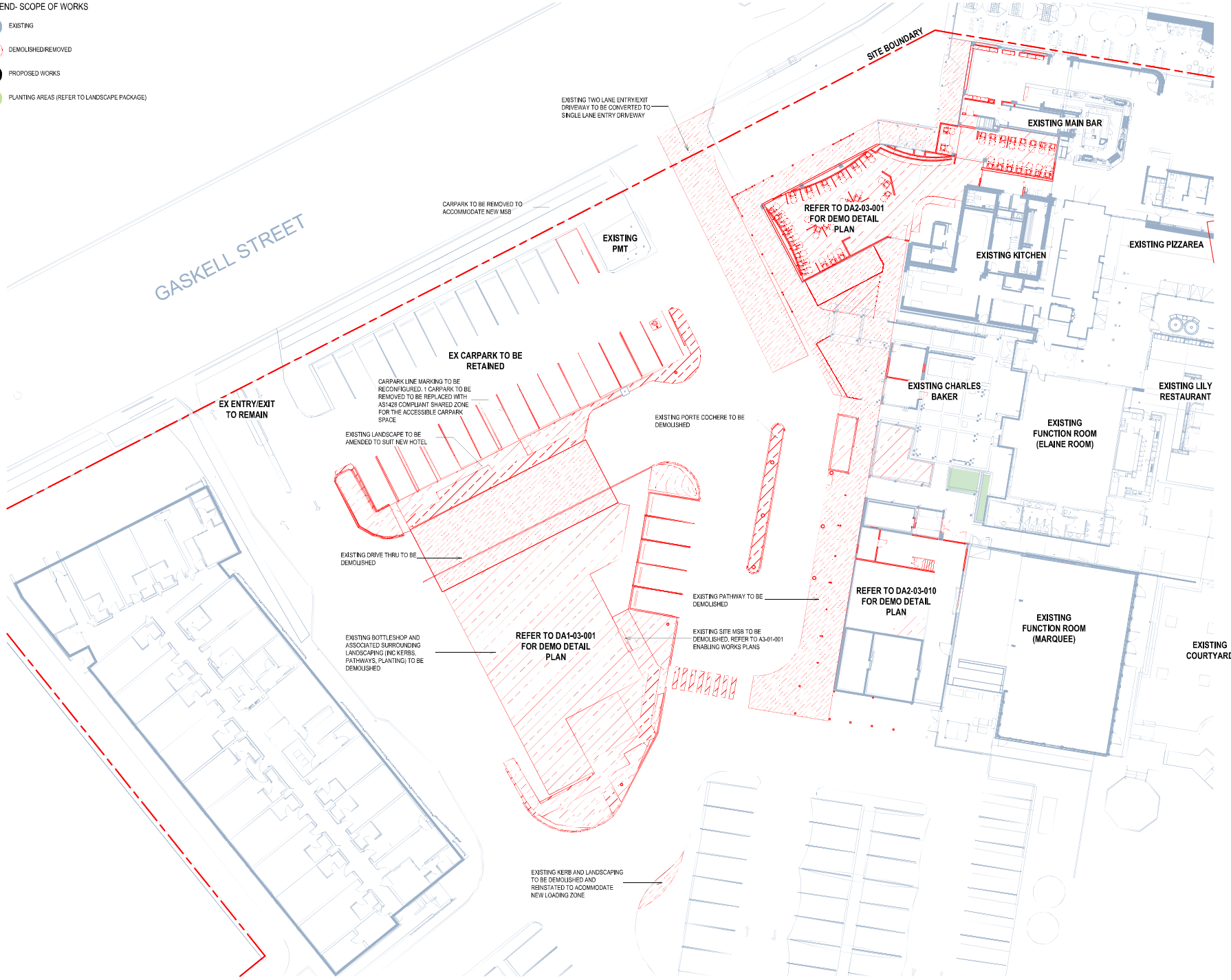
DEVELOPMENT APPLICATION

LEGEND- SCOPE OF WORKS

- EXISTING
- DEMOLISHED/REMOVED
- PROPOSED WORKS
- PLANTING AREAS (REFER TO LANDSCAPE PACKAGE)



1 SITE DEMO PLAN
1 : 200

LEGEND

CODE	DESCRIPTION

#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
D	08/05/26	DRAFT DA	MS
C	05/05/26	DRAFT DA	MS
B	27/04/26	ISSUE FOR INFORMATION	MS
A	13/02/26	PRELIMINARY ISSUE	MS

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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
SITE DEMO PLAN

DRAWN	APPROVED
MS	FM

SCALE 1: 200 at A1

DRAWING NO. **DA0-03-001** ISSUE **DA1**

DA0-03-001 [DA1]

PRINT IN COLOUR

DEVELOPMENT APPLICATION

1 DA SITE PLAN
1 : 200

LEGEND

CODE	DESCRIPTION
BOLC	BOLLARD- CONCRETE
CON1	COLOURED CONCRETE DRIVEWAY- TYPE 1
PAV1	PAVING- TYPE 1

#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
E	08/05/26	DRAFT DA	MS
D	05/05/26	DRAFT DA	MS
C	27/04/26	ISSUE FOR INFORMATION	MS
B	09/04/26	ISSUE FOR INFORMATION	MS
A	13/02/26	PRELIMINARY ISSUE	MS

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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
SITE PLAN

DRAWN	APPROVED
MS	SS

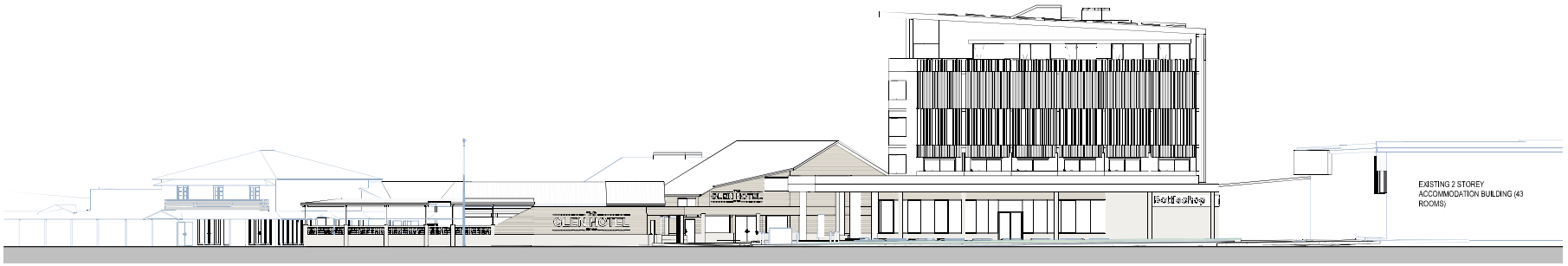
SCALE 1 : 200 at A1

DRAWING NO. **DA0-10-010** ISSUE **DA1**

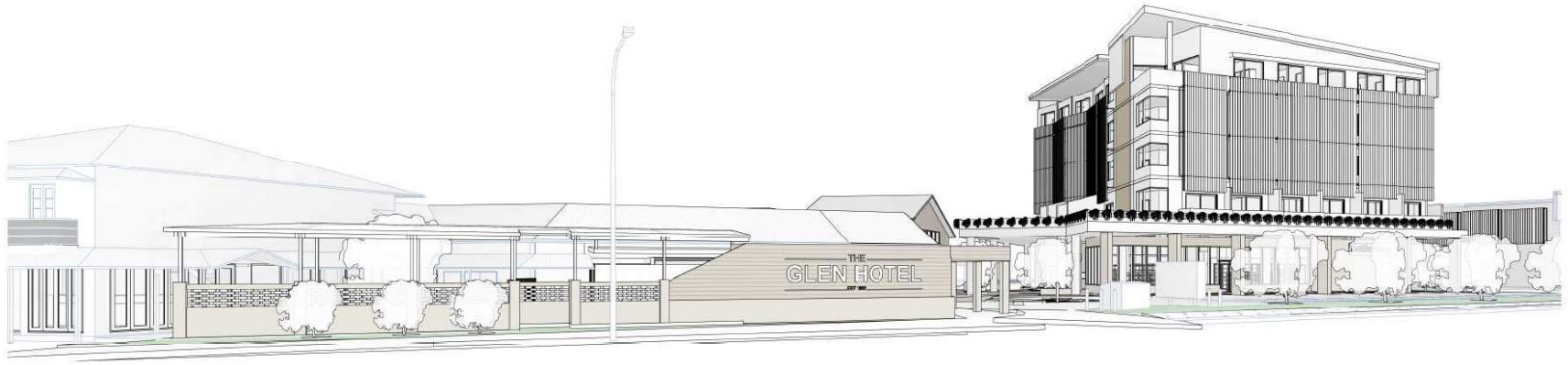
DA0-10-010 [DA1]

PRINT IN COLOUR

DEVELOPMENT APPLICATION



1 SITE ELEVATION- GASKELL FRONTAGE
1:200



2 3D PERSPECTIVE- GASKELL STREET

#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
B	08/05/26	DRAFT DA	MS
A	05/05/26	DRAFT DA	MS

Blueprint Architects

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QBSA LIC NO 740442

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CLIENT
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24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
SITE ELEVATIONS

DRAWN	APPROVED
MS	FM

SCALE 1: 1 at A1
10 0 10 20 30 40 50 mm

DRAWING NO. **DA0-20-010** ISSUE **DA1**

DA0-20-010 [DA1]

PRINT IN COLOUR

DEVELOPMENT APPLICATION

COLOURS AND MATERIALS

BRK1
Brick Bench Seating

CON1
Coloured Concrete Driveway

PAV1
Brick Pavers

Planting
Refer to Landscaping Package for Planting

#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS

Blueprint Architects

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QBSA LIC NO 74042

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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
COLOURS AND MATERIALS

DRAWN	APPROVED
MS	FM

DRAWING NO. **DA0-90-001** ISSUE **DA1**

DA0-90-001 [DA1]

PRINT IN COLOUR

DEVELOPMENT APPLICATION

DA0-91-100 [DA1]

#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
A	08/05/26	DRAFT DA	MS

Blueprint Architects

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QBSA LIC NO 74042

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CLIENT
THE GLEN HOTEL
24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
3D IMAGES

DRAWN	APPROVED
MS	FM

DRAWING NO. **DA0-91-100** ISSUE **DA1**

PRINT IN COLOUR

DEVELOPMENT APPLICATION

#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
A	08/05/26	DRAFT DA	MS

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24 GASKELL ST, EIGHT MILE PLAINS, QLD 4113

PROJECT
THE GLEN HOTEL

PROJECT
SITE AND EXTERNAL WORKS

JOB
QD2628

TITLE
3D IMAGES

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DA0-91-101 [DA1]

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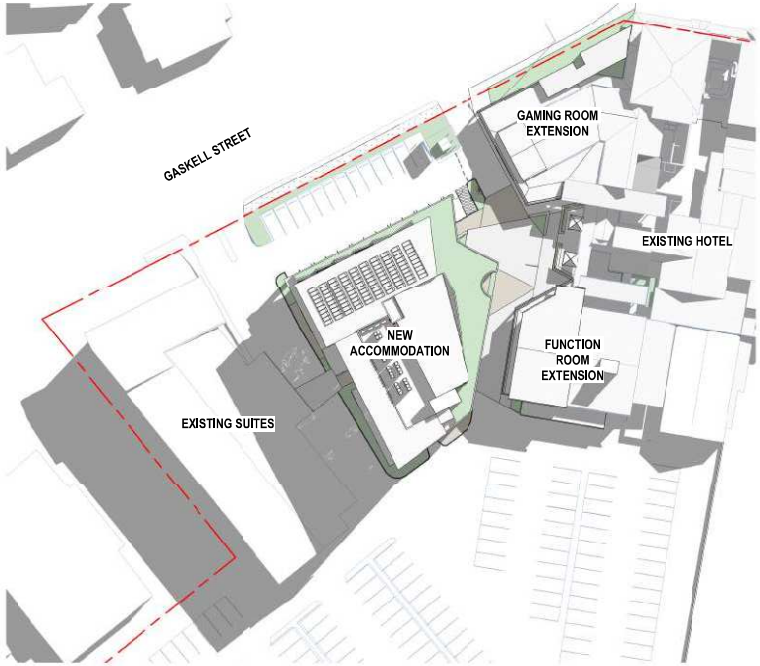
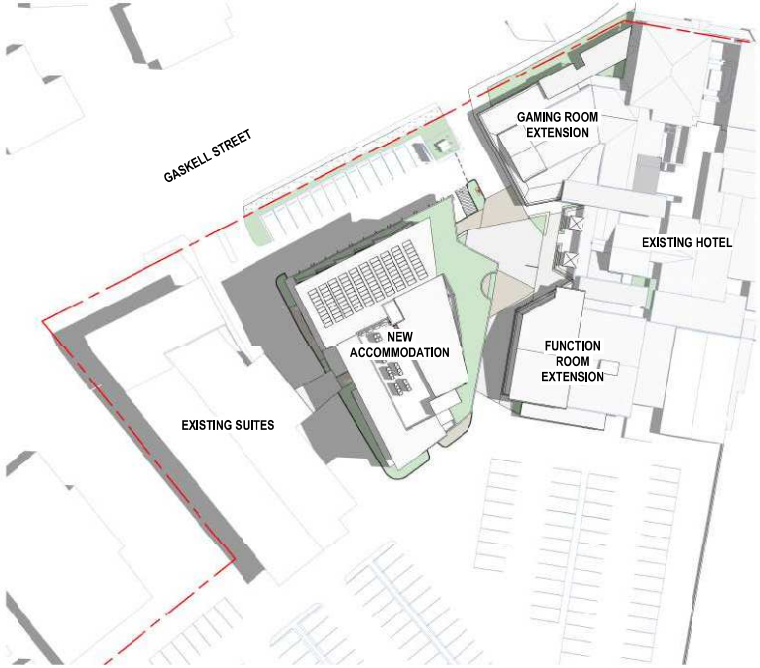
DEVELOPMENT APPLICATION

WINTER SOLSTICE 9AM

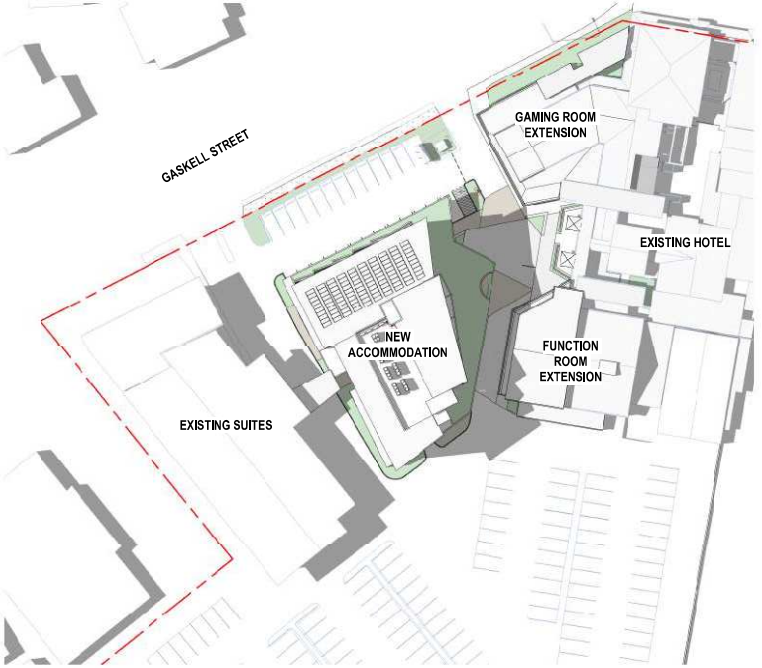


WINTER SOLSTICE 3PM

SUMMER SOLSTICE 9AM



SUMMER SOLSTICE 3PM



#	DATE	REVISION	BY
DA1	13/05/26	DEVELOPMENT APPLICATION	MS
B	08/05/26	DRAFT DA	MS
A	27/04/26	ISSUE FOR INFORMATION	MS

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TITLE
SUN STUDY

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