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BLIGH TANNER

Glen Hotel Redevelopment – 24 Gaskell St Eight Mile
Plains

FLOOD EMERGENCY MANAGEMENT PLAN

Rohrig Constructions

Date: 12 May 2026

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|-------------------------|---|---------------|--|-------------|
| DOCUMENT | Glen Hotel Redevelopment – 24 Gaskell St Eight Mile Plains FLOOD EMERGENCY MANAGEMENT PLAN | | | |
| JOB NUMBER | 2026.0137 | | | |
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EXECUTIVE SUMMARY

This Flood Emergency Management Plan (FEMP) has been prepared for the proposed Glen Hotel Redevelopment located at 24 Gaskell Street, Eight Mile Plains.

The Glen Hotel is an established hotel and entertainment venue that has operated on the site since the 1960s. The redevelopment includes a new hotel accommodation building, extension and refurbishment works to the existing hotel facilities, modifications to parking and access arrangements, and associated civil infrastructure upgrades.

The site is affected by flooding associated with Bulimba Creek and downstream tailwater effects generated by Logan Road acting as a hydraulic control during major flood events. Flood behaviour through the site is characterised predominantly by shallow, low velocity sheet flow associated with overtopping of the Bulimba Creek channel and downstream backwater conditions. Hazards associated with the flood behaviour through the site are characterized by values less than 0.6m²/s, with hazards within the property that exceed that are not accessible to the public under normal operating conditions.

A Flood Emergency Management Plan includes designating a Site Manager to monitor triggers for flooding and managing evacuation procedures for staff and site users. The Flood Emergency Management Plan relates to the use of the Bistro Structure, not the existing Hotel Structure nor the Proposed Hotel Structure, both of which are not impacted by the 1%AEP event and can exit/enter the site via the main entrance of the site which is not impacted by flooding.

The Site Manager must register to the Brisbane Early Warning Alert Service (<https://www.brisbane.qld.gov.au/community-and-safety/community-safety/disasters-and-emergencies/severe-weather-alerts/brisbane-early-warning-alert-service>) and the Enoggera Dam Release notification service (<https://www.seqwater.com.au/dam-release-notification-service>), and develop a good knowledge of this report and the recommended emergency management procedures.

<https://www.bom.gov.au/fwo/IDQ65389/IDQ65389.540127.plt.shtml>

If forecast flood warning levels are Minor or higher the Site Manager should advise site users to begin voluntary evacuation. The Site Manager shall also advise site users of the location of the designated emergency assembly area (Hotel Foyer) and advise against vehicular and pedestrian traffic over flooded areas.

Evacuation should also begin if instructed by Emergency Services Personnel.

Vehicular evacuation should be via Gaskell St, heading west. The vehicular evacuation route can be subject to overland flow flooding. Pedestrians and vehicles should not traffic over flooded roads.

If it's not possible to leave the site, site users should evacuate to the designated emergency assembly area (Hotel Foyer) of the site and wait for the subsidence of flooding prior to leaving the site.

In the event of heavy rainfall site users should leave the site, if safe to do so. If this is not possible, site users should evacuate to the designated emergency assembly area (Hotel Foyer) and wait for the subsidence of flooding prior to leaving the site. Pedestrians and vehicles should not cross over flooded roads.

This FEMP has been prepared to support the operational management of residual flood risk associated with the existing hotel and proposed redevelopment. The approach recognises that:

- + The Glen Hotel is an existing lawful use.
- + The venue is a discretionary use capable of temporary closure during severe weather events.
- + Flood behaviour at the site generally provides sufficient time for precautionary operational response.
- + Flood risk can be effectively managed through operational procedures, flood resilient design measures and temporary closure arrangements.

The primary objectives of this FEMP are to:

- + Minimise risk to patrons, staff and contractors.
- + Provide operational procedures for flood preparedness and response.
- + Establish warning triggers and management actions.
- + Assist safe evacuation and temporary closure where required.
- + Facilitate efficient recovery and reopening following a flood event.

This FEMP should be read in conjunction with the Glen Hotel Redevelopment Flood Impact Assessment prepared by Bligh Tanner Pty Ltd.



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1. INTRODUCTION

1.1 Background and Objectives

The Glen Hotel at 24 Gaskell Street, Eight Mile Plains is an established hotel and entertainment precinct located adjacent to Bulimba Creek.

The current redevelopment proposal includes:

- + Construction of a new multi-storey hotel accommodation building.
- + New hotel rooms and associated accommodation facilities.
- + 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.

The purpose of this Flood Emergency Management Plan is to establish operational procedures for managing flood related risk associated with the site during significant rainfall and flood events.

The FEMP has been developed to:

- + Assist safe management of the venue during severe weather and flooding events.
- + Provide practical flood response procedures.
- + Minimise risk to people and property.
- + Support flood resilient operation of the redevelopment.
- + Document roles, responsibilities and emergency procedures.

1.2 Site Description and Existing Use

The Glen Hotel site is located at 24 Gaskell Street, Eight Mile Plains, approximately 14 km south-east of the Brisbane CBD.

The site comprises an established hotel and entertainment venue including:

- + Bistro and dining areas.
- + Gaming areas.
- + Function facilities.
- + Bottle shop facilities.
- + Car parking and manoeuvring areas.
- + Associated servicing and operational infrastructure.

The site is bordered by Bulimba Creek to the east and is affected by creek flooding associated with the Bulimba Creek catchment.

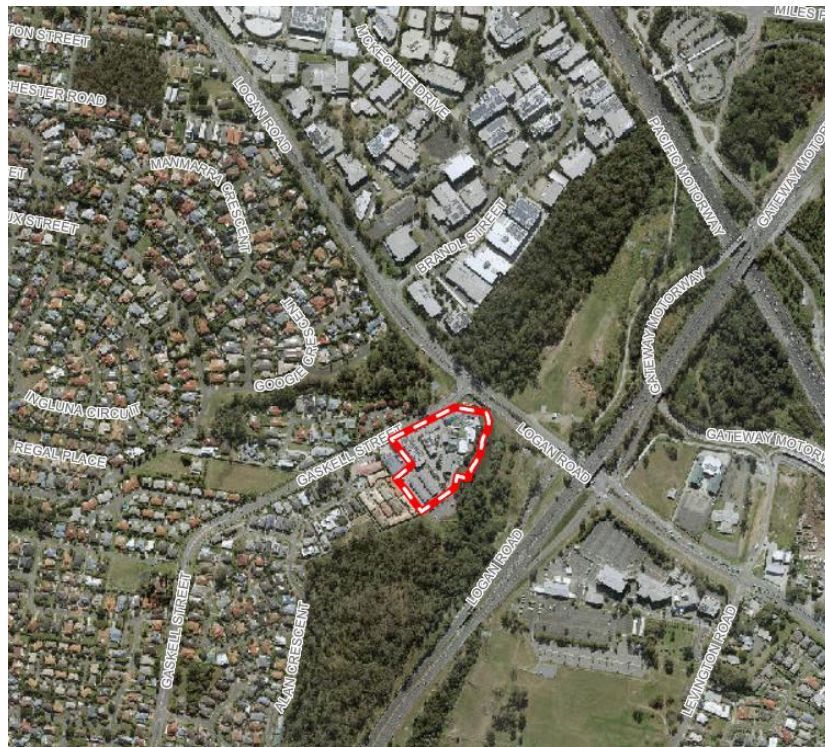


Figure 1 Site Locality

The lot is zoned as DC1 District Centre



Figure 2 Surrounding Land Uses

1.3 Purpose of the Flood Emergency Management Plan

This FEMP establishes the procedures and operational measures to be implemented prior to and during significant flood events.

The plan focuses on:

- + Early warning and preparedness.
- + Operational decision making.
- + Site closure procedures.
- + Safe evacuation.
- + Management of access and egress.
- + Protection of infrastructure and services.
- + Post-flood recovery procedures.

1.4 Applicable Planning Framework and Flood Overlay Requirements

The site is located within Brisbane City Council's Flood Overlay and is affected by Flood Planning Area categories associated with creek flooding.

The redevelopment has been assessed against the Brisbane City Plan 2014 Flood Overlay Code and associated Flood Planning Scheme Policy.

This FEMP forms part of the broader flood risk management framework for the redevelopment and should be read in conjunction with the supporting Flood Impact Assessment.

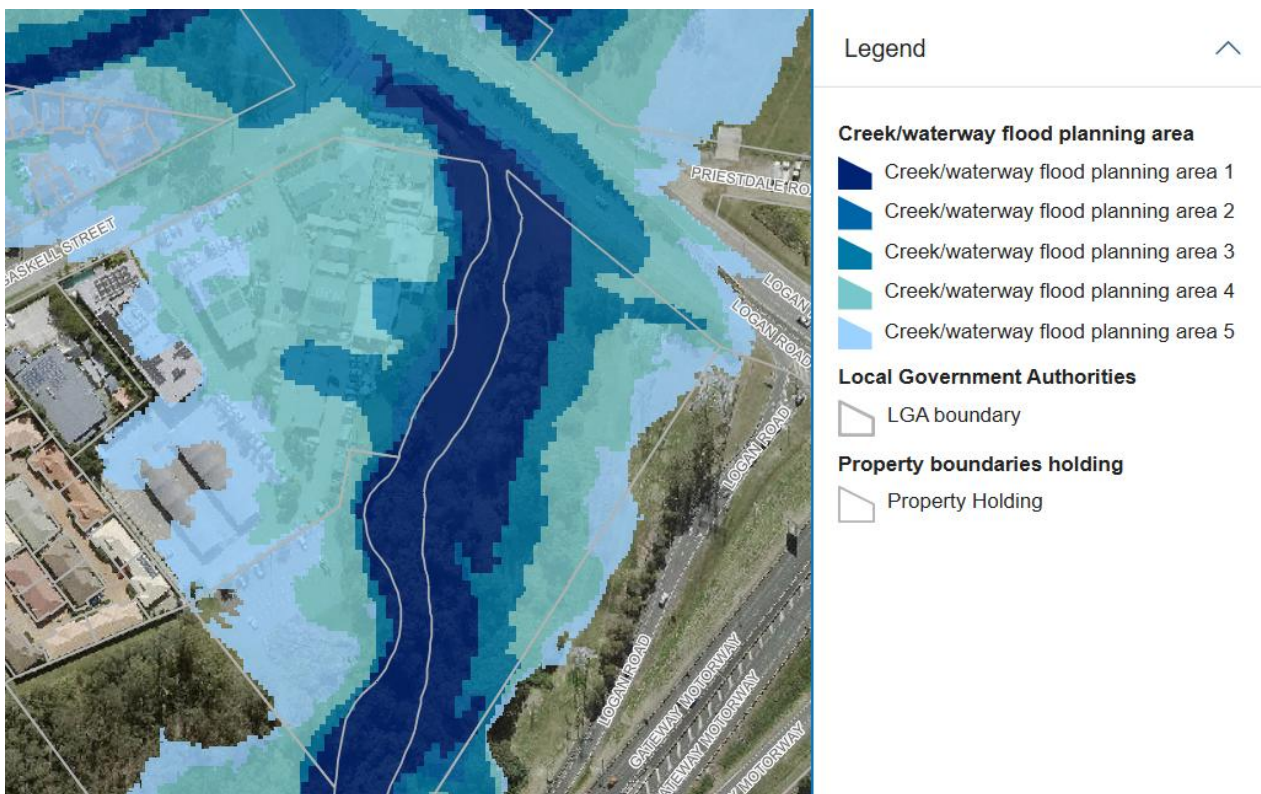


Figure 3 Flood Overlay

2. SITE FLOOD CONTEXT

2.1 Available Flood Information

Flood information reviewed as part of this assessment includes:

- + Brisbane City Council Flood Awareness Mapping.
- + Brisbane City Plan 2014 Flood Overlay Mapping.
- + Bulimba Creek Flood Study hydraulic model.
- + Site survey information.
- + Existing flood behaviour observations.
- + Flood Impact Assessment modelling undertaken by Bligh Tanner.

2.2 Flood Mechanisms Affecting the Site

The site is primarily affected by flooding associated with Bulimba Creek.

Flooding behaviour is influenced by:

- + Overtopping of the Bulimba Creek channel during larger flood events.
- + Tailwater impacts generated by Logan Road acting as a downstream hydraulic control.
- + Existing hydraulic conditions associated with the Glen Hotel Weir structure.

Flooding through the site generally occurs as shallow sheet flow extending through lower lying portions of the existing car parking and manoeuvring areas.

2.3 Existing Flood Behaviour

During flood events more common than the 10% AEP event, flooding generally remains constrained within the main Bulimba Creek channel.

During larger flood events, overtopping first occurs at lower lying portions of the existing car parking areas adjacent to the hotel structure.

Flooding within the site is characterised by:

- + Shallow inundation depths.
- + Low velocity sheet flow.
- + Tailwater controlled flooding conditions.
- + Progressive inundation associated with rising downstream water levels.

The proposed flood wall arrangement prevents overtopping conveyance through the redevelopment footprint and reduces flood impacts to manoeuvring and access areas adjacent to the building.

2.4 Flood Hazard Characteristics

Flood hazard across the majority of the affected portions of the site is generally characterised by low velocity flood behavior.

Flooding associated with Bulimba Creek is generally accompanied by significant rainfall conditions and visible creek rise prior to inundation of the site.

Flood hazards associated with the site may include:

- + Inundation of low lying car parking areas.

- + Restricted vehicle access.
- + Isolation of portions of the site.
- + Electrical hazards associated with inundation of services or equipment.

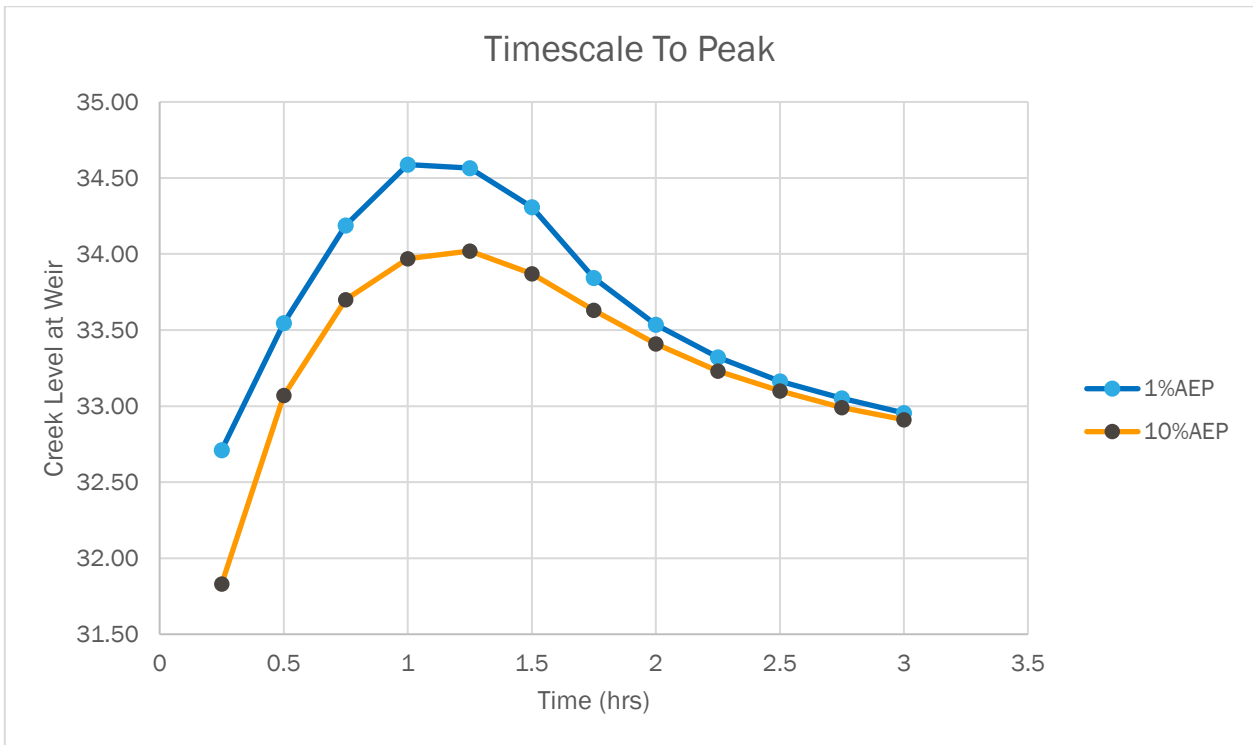
2.5 Flood Warning and Indicative Response Time

Flood modelling undertaken as part of the Flood Impact Assessment identified a critical storm duration of approximately 60 minutes for major flood events affecting the site.

Indicative hydrographs extracted from the Council flood model indicate that flood levels generally peak approximately 1.0 to 1.25 hours following commencement of the critical rainfall event.

Please refer to the below figures to the time to peak.

| Time (hr) | 10%AEP Water Level (m RL) | 1%AEP Water Level (m RL) |
|-----------|---------------------------|--------------------------|
| 0.25 | 31.83 | 32.71 |
| 0.5 | 33.07 | 33.55 |
| 0.75 | 33.70 | 34.19 |
| 1 | 33.97 | 34.59 |
| 1.25 | 34.02 | 34.56 |
| 1.5 | 33.87 | 34.31 |
| 1.75 | 33.63 | 33.84 |
| 2 | 33.41 | 33.54 |
| 2.25 | 33.23 | 33.32 |
| 2.5 | 33.10 | 33.16 |
| 2.75 | 32.99 | 33.05 |
| 3 | 32.91 | 32.95 |



The hydrograph response is considered a practical proxy for available response time associated with flood events affecting the site.

Given the relatively short flood response time, this FEMP is based on precautionary early action and operational preparedness rather than reliance on observed inundation within the site.

Flood warning information available to site management includes:

- + Bureau of Meteorology severe thunderstorm warnings.
- + Bureau of Meteorology heavy rainfall warnings.
- + Brisbane City Council severe weather alerts.
- + Observed rapid rise in Bulimba Creek water levels.
- + Observed flooding within adjacent roads.
- + Emergency services direction.

3. PROPOSED DEVELOPMENT AND FLOOD MITIGATION MEASURES

3.1 Overview of Proposed Redevelopment

The redevelopment includes new hotel accommodation, function facilities, bottle shop facilities, extensions to existing hotel areas and associated site infrastructure upgrades.

The redevelopment also includes flood mitigation measures intended to reduce flood impacts within the site.

3.2 Flood Wall and Physical Mitigation Measures

A flood wall is proposed along the overtopping interface between Bulimba Creek and the Glen Hotel site.

The flood wall:

- + Integrates with the existing building structure.
- + Prevents overtopping conveyance through the redevelopment footprint.
- + Protects manoeuvring and access areas adjacent to the building.
- + Reduces flood exposure within portions of the site.
- + Does not result in appreciable flood worsening to third party properties.

3.3 Flood Resilient Building Design Measures

Flood resilient design measures incorporated into the redevelopment may include:

- + Use of flood resilient finishes where practical.
- + Tiled or concrete lower level finishes.
- + Minimisation of water sensitive materials within flood affected areas.
- + Selection of materials capable of washdown and cleaning following inundation.
- + Protection of critical plant and equipment.
- + Raised electrical infrastructure where practical.

3.4 Protection of Essential Services and Infrastructure

Essential infrastructure and services should be protected where practical through:

- + Elevated electrical infrastructure.
- + Flood resilient service design.
- + Isolation procedures for electrical systems.
- + Protection of communications and operational systems.
- + Relocation or protection of vulnerable equipment.

4.FLOOD RISK ASSESSMENT

4.1 Existing Operational Context

The Glen Hotel has operated as an established hotel and entertainment venue since the 1960s.

The operators possess a strong understanding of the local flood behaviour and flood response requirements associated with the site.

The venue represents a discretionary use capable of temporary closure during severe weather and flood events.

The existing operational context is considered an important component of the flood risk management approach for the redevelopment.

4.2 Nature of Flood Risk to the Site

Residual flood risks associated with the site may include:

- + Flooding of lower lying car parking areas.
- + Restricted access and egress.
- + Temporary operational disruption.
- + Inundation of portions of the existing hotel structure during larger flood events.
- + Temporary site isolation.

4.3 Flood Risk to Patrons, Staff and Vehicles

Primary flood risks to patrons, staff and vehicles include:

- + Movement through inundated areas.
- + Vehicle access through flooded car parking areas.
- + Slip and trip hazards.
- + Electrical hazards.
- + Restricted access and evacuation routes.

These risks are managed primarily through:

- + Early operational response.
- + Temporary closure procedures.
- + Flood warning monitoring.
- + Restriction of access to flooded areas.
- + Evacuation prior to significant inundation.

4.4 Residual Flood Risk

It is acknowledged that portions of the existing hotel structure remain affected during the modelled 1% AEP flood event.

Given the established lawful use of the site and existing building configuration, full retrofit immunity across the existing structure is not considered practical.

Residual flood risk is therefore managed through:

- + Operational procedures.

- + Temporary closure arrangements.
- + Flood resilient design measures.
- + Protection of critical infrastructure.
- + Flood preparedness and response procedures.

4.5 Flood Risk Management Philosophy

The flood risk management approach for the redevelopment is based on:

- + Early precautionary operational response.
- + Temporary closure during significant flood events.
- + Avoidance of movement through floodwaters.
- + Flood resilient design measures.
- + Practical and proportionate flood mitigation.
- + Efficient post-flood recovery procedures.

5. FLOOD EMERGENCY MANAGEMENT PLAN

5.1 5.1 Roles and Responsibilities

5.1.1 Site Manager

The Site Manager is responsible for:

- + Monitoring flood warnings and severe weather alerts.
- + Determining when flood response procedures are implemented.
- + Coordinating staff response.
- + Directing temporary closure where required.
- + Coordinating evacuation procedures.
- + Assisting implementation of emergency procedures.
- + Communicating with patrons and staff.
- + Restricting access to affected areas.
- + Assisting evacuation and closure procedures.

5.1.2 Other Staff and Personnel

Staff and personnel are responsible for:

- + Assisting protection of vulnerable infrastructure.
- + Securing loose equipment.
- + Assisting with isolation of services where required.
- + Supporting recovery operations following flood events.

5.2 Flood Monitoring and Warning Triggers

The following information sources should be monitored during significant rainfall events:

- + Bureau of Meteorology severe thunderstorm warnings.
- + Bureau of Meteorology heavy rainfall warnings.
- + Brisbane City Council severe weather alerts.
- + Local observations of Bulimba Creek water levels.
- + Local road flooding conditions.
- + Emergency services advice.

5.3 Trigger Levels and Required Actions

| Trigger Condition | Required Action |
|--|--|
| Severe weather or heavy rainfall forecast for the local area | <p>Monitor weather conditions and prepare for potential implementation of flood response procedures</p> <p>Notify Staff of weather forecasting</p> <p>Begin operational response procedures including, making safe outdoor areas interfacing between the Glen Hotel and the Bulimba Creek.</p> |
| <p>Rapid creek rise or local flooding observed</p> <p>OR</p> <p>SMS Notification of Brisbane Early Warning Alert Service</p> | <p>Direct patrons to evacuate and close the Existing Pub and connected extensions. Those unable to leave site are invited to proceed to the Hotel Foyer to shelter in place</p> |
| Flooding observed to Gaskell St towards Logan Rd | <p>Restrict access to affected areas</p> <p>Commence full site closure and evacuation procedures including Hotel patrons to shelter in place</p> |
| Flooding impacting the Bistro/Pub facility | Restrict staff from affected areas. |
| Direction provided by emergency services | Implement emergency procedures as directed |

5.4 Site Preparation Procedures

Site preparation procedures may include:

- + Monitoring weather forecasts and warnings.
- + Relocation or securing of loose items.
- + Restriction of access to low lying parking areas.
- + Protection of vulnerable equipment where practical.
- + Notification of staff and contractors.
- + Preparation for temporary closure.

5.5 Temporary Closure Procedures

Where flood conditions are expected to impact safe operation of the venue:

- + Outdoor and non-essential operations should cease.
- + Patrons should be advised to leave the site while safe access remains available.
- + Vehicle access to flood affected areas should be restricted.
- + Staff numbers should be minimised.
- + Electrical systems should be isolated where required.
- + The venue should be temporarily closed where necessary.

5.6 Evacuation Procedures

Evacuation procedures should prioritise:

- + Early evacuation prior to inundation of access routes.

- + Avoidance of movement through floodwaters.
- + Controlled exit of patrons and staff.
- + Use of available safe access routes.

Patrons and staff must not enter floodwaters under any circumstances.

5.7 Access and Egress Considerations

Primary access and egress from the site is via Gaskell Street.

Flooding may progressively affect portions of internal car parking and manoeuvring areas during larger flood events.

Site evacuation should occur prior to flooding affecting safe vehicular or pedestrian movement.

5.8 Shelter-in-Place Procedures

If evacuation is not possible due to rapidly changing conditions:

- + Patrons and staff should remain within safe areas of the site.
- + Access to flood affected areas should be prevented.
- + Emergency services advice should be followed.
- + Occupants should remain clear of floodwaters and electrical hazards.

5.9 Communication Procedures

Communication during flood events may include:

- + Verbal direction from management staff.
- + Internal public address systems.
- + Direct communication with staff.
- + Communication with emergency services where required.

5.10 Emergency Contacts

Emergency contact information should be maintained and readily available to management staff.

Relevant contacts may include:

- + Emergency services.
- + Brisbane City Council.
- + Energex.
- + Bureau of Meteorology.
- + Site management personnel.
- + Maintenance contractors.

6. POST-FLOOD RECOVERY

6.1 Site Inspection and Safety Assessment

Following a flood event, the site should be inspected prior to reopening.

Inspection items may include:

- + Structural damage.
- + Electrical safety.
- + Pavement condition.
- + Debris accumulation.
- + Water damage.
- + Slip and trip hazards.

6.2 Cleaning and Recovery Measures

Recovery procedures may include:

- + Removal of debris and sediment.
- + Cleaning and washdown of affected areas.
- + Disposal of damaged materials.
- + Drying and ventilation of affected areas.
- + Disinfection where required.

6.3 Electrical and Essential Services Inspection

Electrical systems and essential services affected by inundation should be inspected by qualified personnel prior to recommissioning.

6.4 Reopening Procedures

The venue should only reopen once:

- + Floodwaters have receded.
- + Safe access has been restored.
- + Electrical and essential services are operational.
- + The site has been inspected and deemed safe for occupation.

7. CONCLUSIONS AND RECOMMENDATIONS

The Glen Hotel Redevelopment is capable of being safely operated within the context of the existing flood environment subject to implementation of the measures and procedures outlined within this Flood Emergency Management Plan.

Flood risk associated with the site is managed through a combination of:

- + Operational preparedness.
- + Early precautionary response.
- + Temporary closure procedures.
- + Flood resilient design measures.
- + Protection of critical infrastructure.
- + Practical flood mitigation works.

The proposed flood wall arrangement provides a practical and effective mitigation measure that reduces overtopping flood conveyance through the redevelopment footprint and protects key manoeuvring and access areas adjacent to the building.

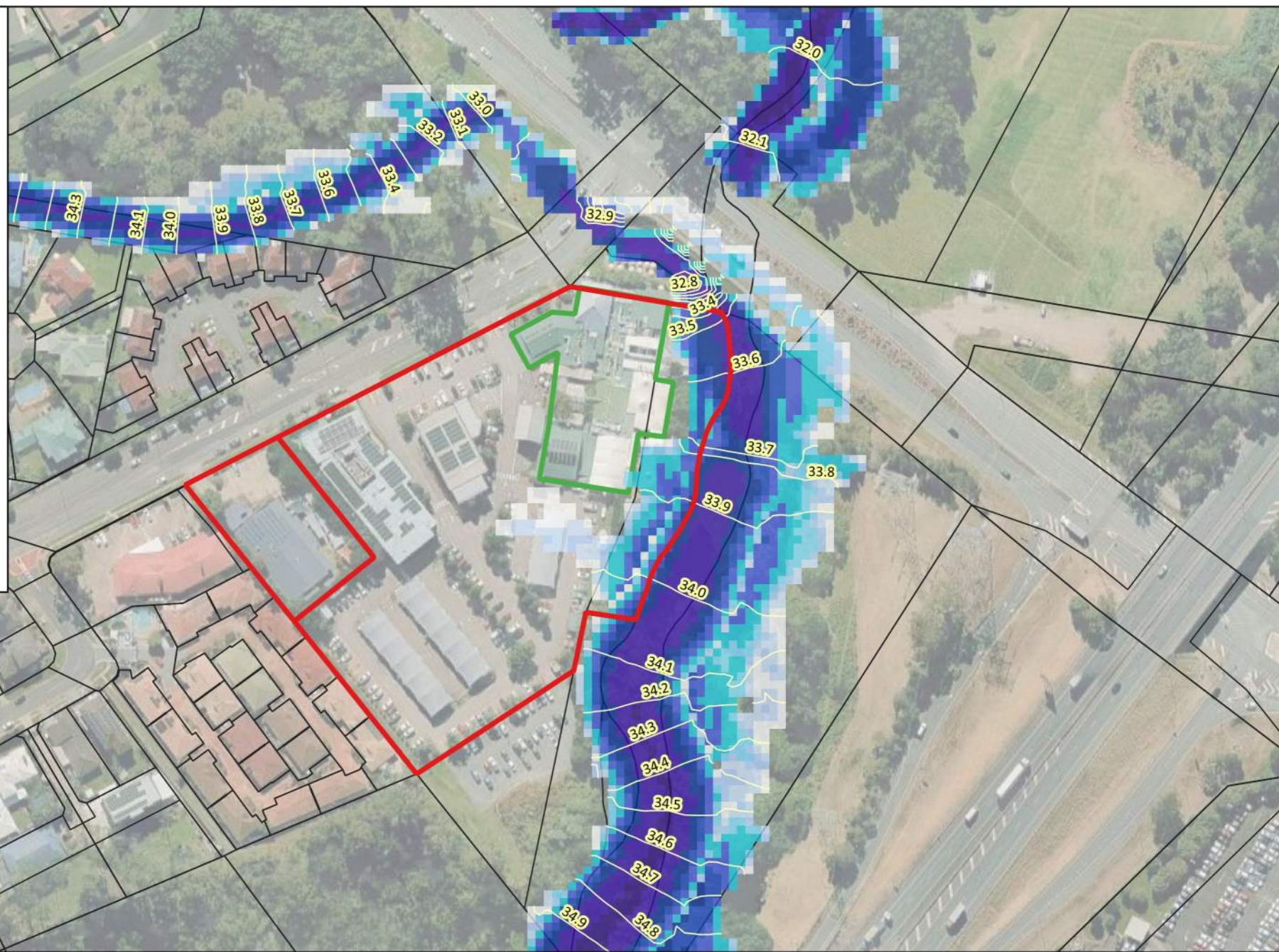
The established operational nature of the venue, combined with the discretionary use of the site and the ability to temporarily close during severe weather events, provides a practical framework for management of residual flood risk.

This FEMP should be periodically reviewed and updated following future redevelopment stages, operational changes or significant flood events.

A1. FLOOD FIGURES

Legend

- Site
 - CADASTRE
 - Existing Blockage
 - Flood Surface Level (m AHD)
- Flood Depth (m)
- 0.0 - 0.05
 - 0.05 - 0.1
 - 0.1 - 0.15
 - 0.15 - 0.25
 - 0.25 - 0.5
 - 0.5 - 0.75
 - 0.75 - 1
 - 1 - 1.5
 - 1.5 - 2.5
 - > 2.5



TITLE
 Figure A-01
 Existing 10% AEP with Climate Change Flood Depths and Levels

PROJECT
 THE GLEN HOTEL






| | | | | | |
|------------|--|----------|--|-------|--|
| 0 | | 100 | | 200 m | |
| Date | | Drawn | | Check | |
| 07/05/2026 | | ME | | ME | |
| Approved | | Scale | | Rev | |
| TR | | 1 : 2000 | | 1 | |

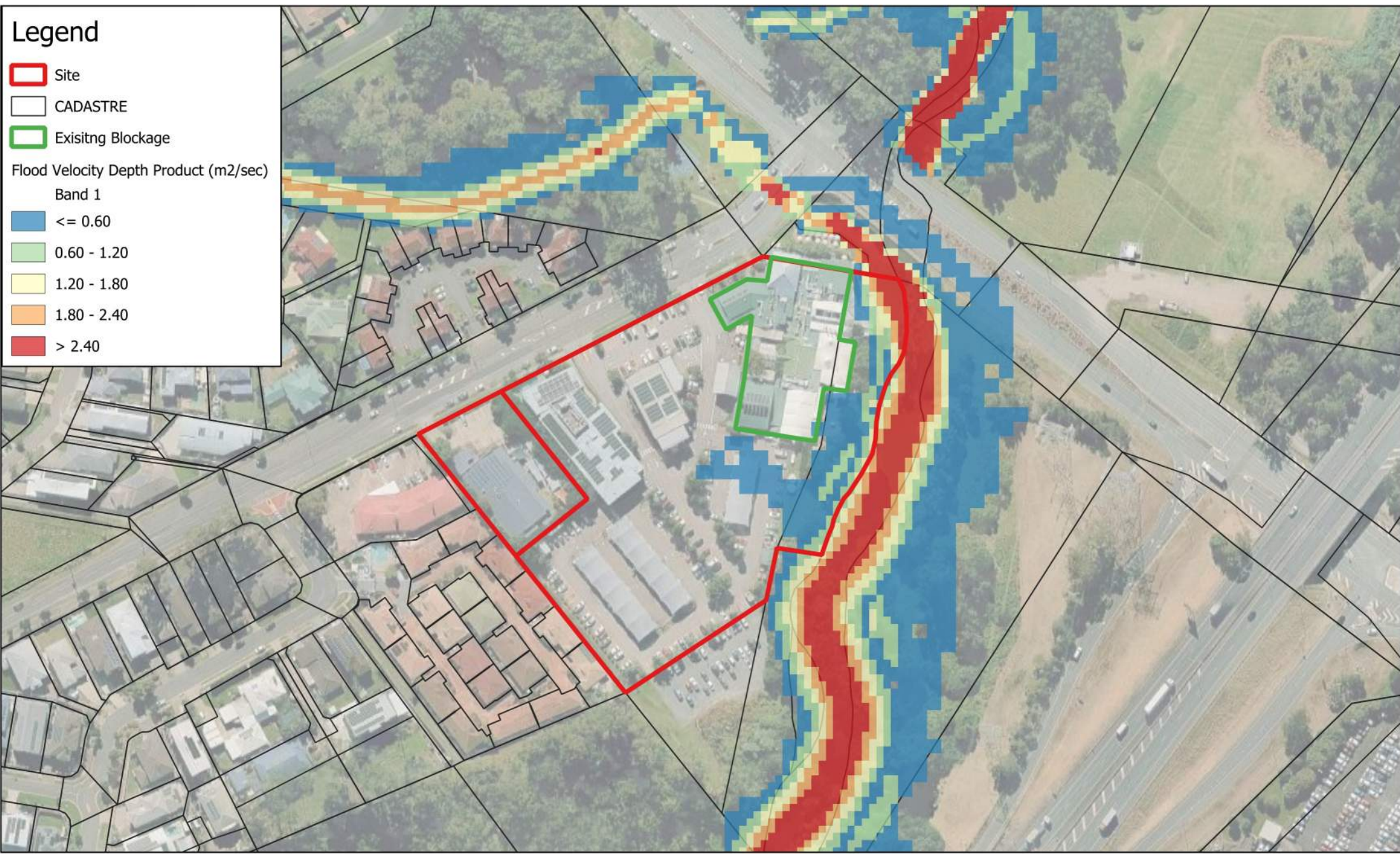
Legend

-  Site
-  CADASTRE
-  Existing Blockage

Flood Velocity Depth Product (m²/sec)

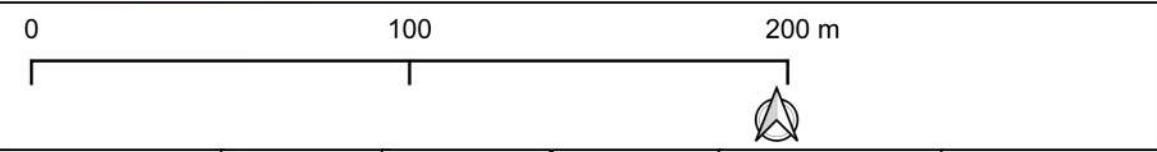
Band 1

-  ≤ 0.60
-  0.60 - 1.20
-  1.20 - 1.80
-  1.80 - 2.40
-  > 2.40



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

PROJECT
THE GLEN HOTEL



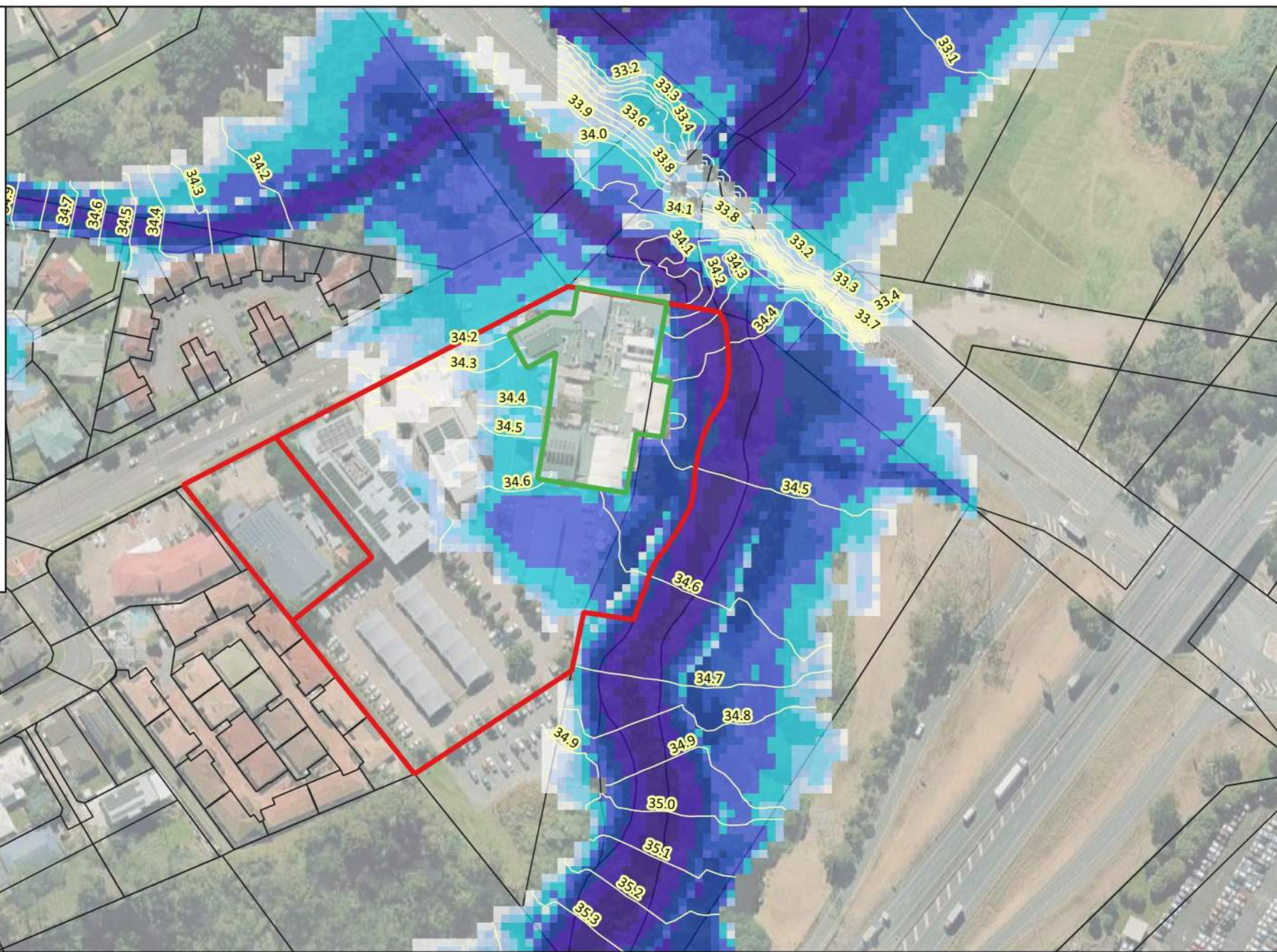
| | | | | | | | | | | | |
|------|------------|-------|----|-------|----|----------|----|-------|----------|-----|---|
| Date | 07/05/2026 | Drawn | ME | Check | ME | Approved | TR | Scale | 1 : 2000 | Rev | 1 |
|------|------------|-------|----|-------|----|----------|----|-------|----------|-----|---|

Legend

- Site
- CADASTRE
- Existing Blockage
- Flood Surface Level (m AHD)

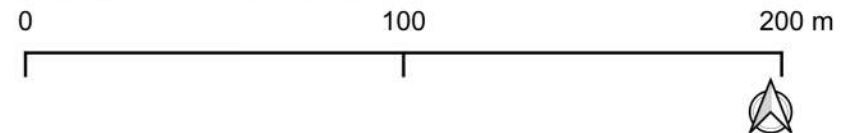
Flood Depth (m)

- 0.0 - 0.05
- 0.05 - 0.1
- 0.1 - 0.15
- 0.15 - 0.25
- 0.25 - 0.5
- 0.5 - 0.75
- 0.75 - 1
- 1 - 1.5
- 1.5 - 2.5
- > 2.5



TITLE
 Figure A-04
 Existing 1% AEP with Climate Change Flood Depths and Levels

PROJECT
 THE GLEN HOTEL



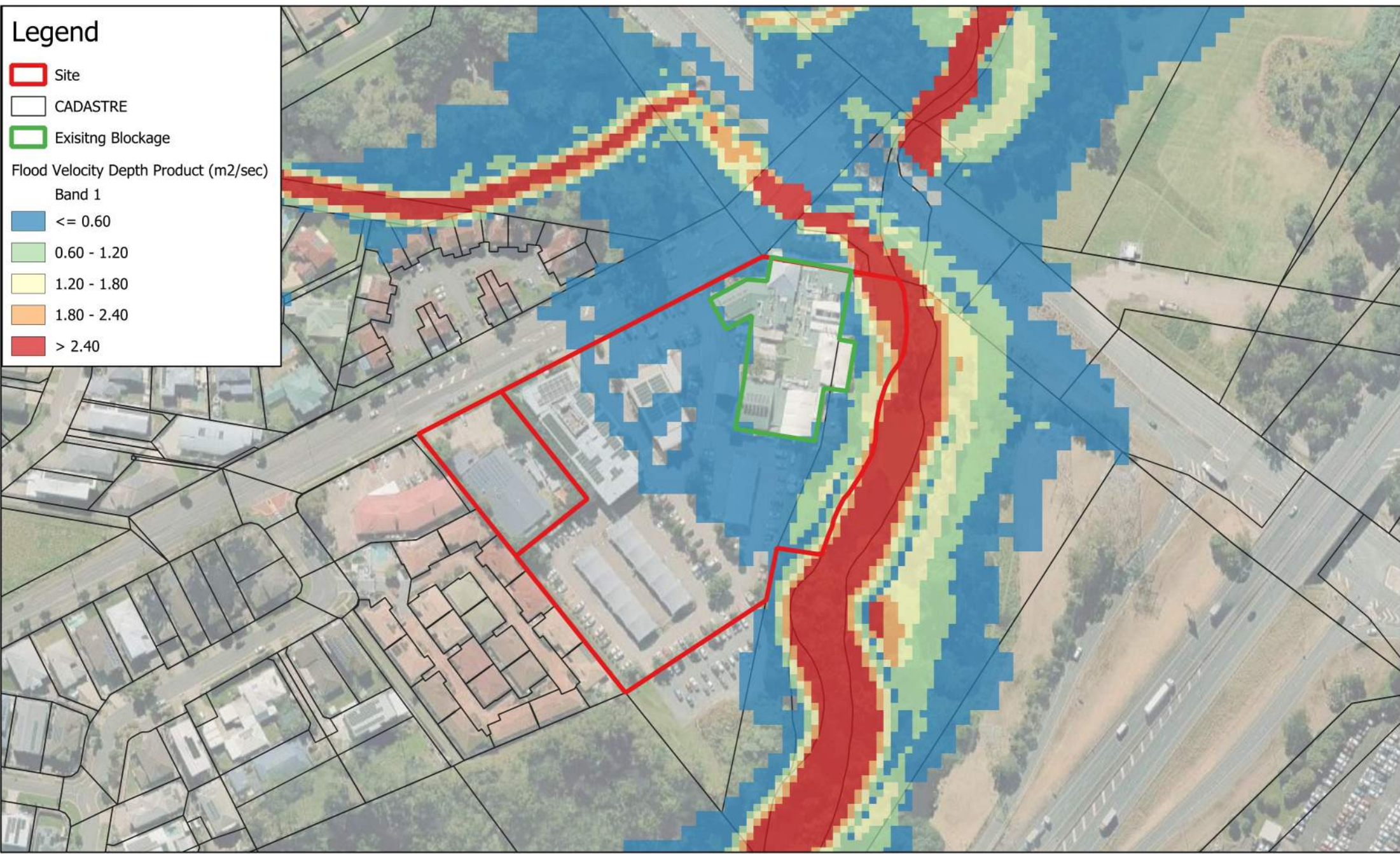
| | | | | | |
|------------|-------|-------|----------|----------|-----|
| Date | Drawn | Check | Approved | Scale | Rev |
| 07/05/2026 | ME | ME | TR | 1 : 2000 | 1 |

Legend

- Site
- CADASTRE
- Existing Blockage

Flood Velocity Depth Product (m2/sec)
Band 1

- <= 0.60
- 0.60 - 1.20
- 1.20 - 1.80
- 1.80 - 2.40
- > 2.40



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

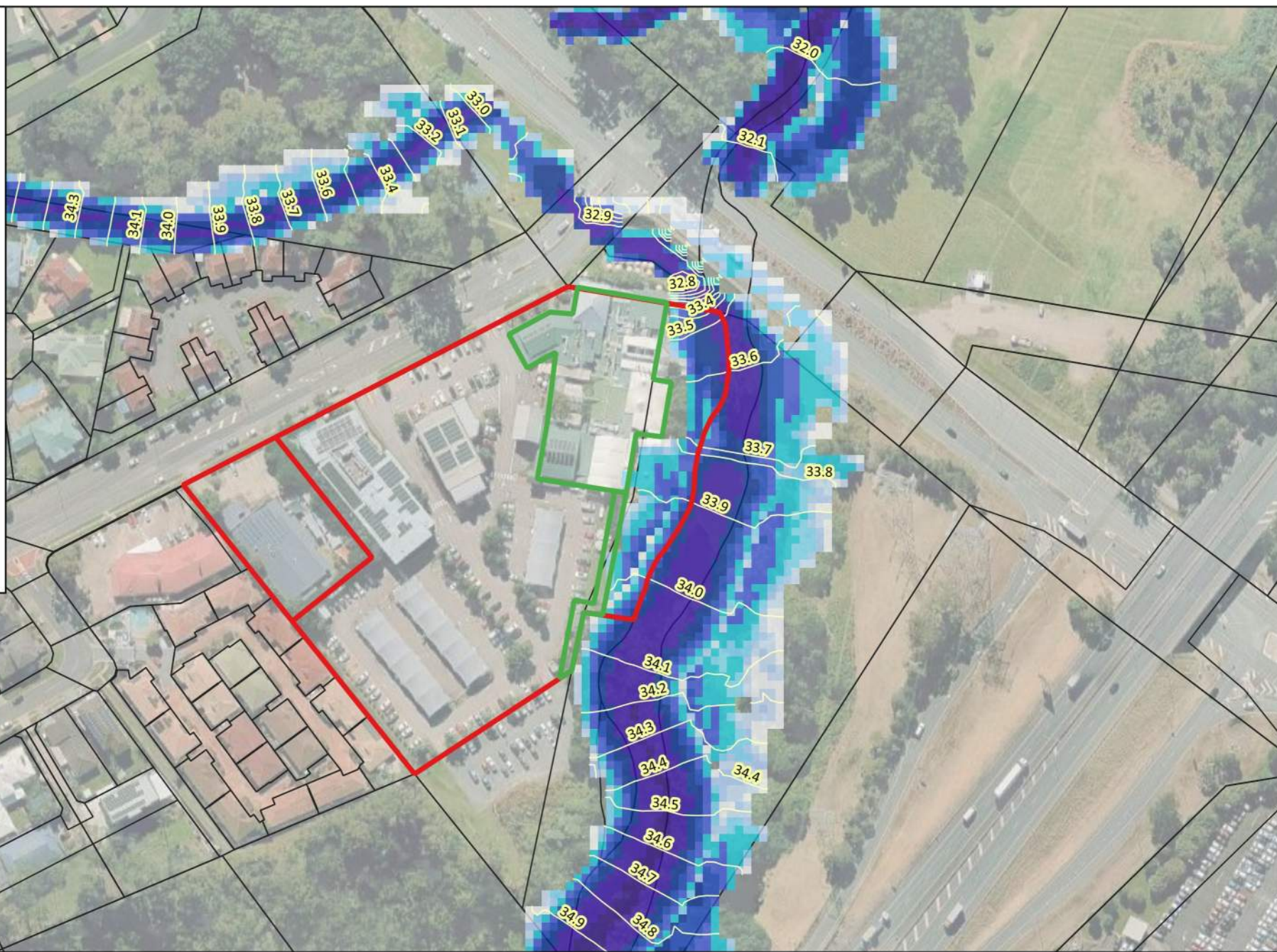
PROJECT
THE GLEN HOTEL

0 100 200 m

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

Legend


- Site
 - CADASTRE
 - Developed Blockage
 - Flood Surface Level (m AHD)
- Flood Depth (m)
- 0.0 - 0.05
 - 0.05 - 0.1
 - 0.1 - 0.15
 - 0.15 - 0.25
 - 0.25 - 0.5
 - 0.5 - 0.75
 - 0.75 - 1
 - 1 - 1.5
 - 1.5 - 2.5
 - > 2.5



TITLE
Figure B-01
Developed 10% AEP with Climate Change Flood Depths and Levels

PROJECT
THE GLEN HOTEL

0 100 200 m








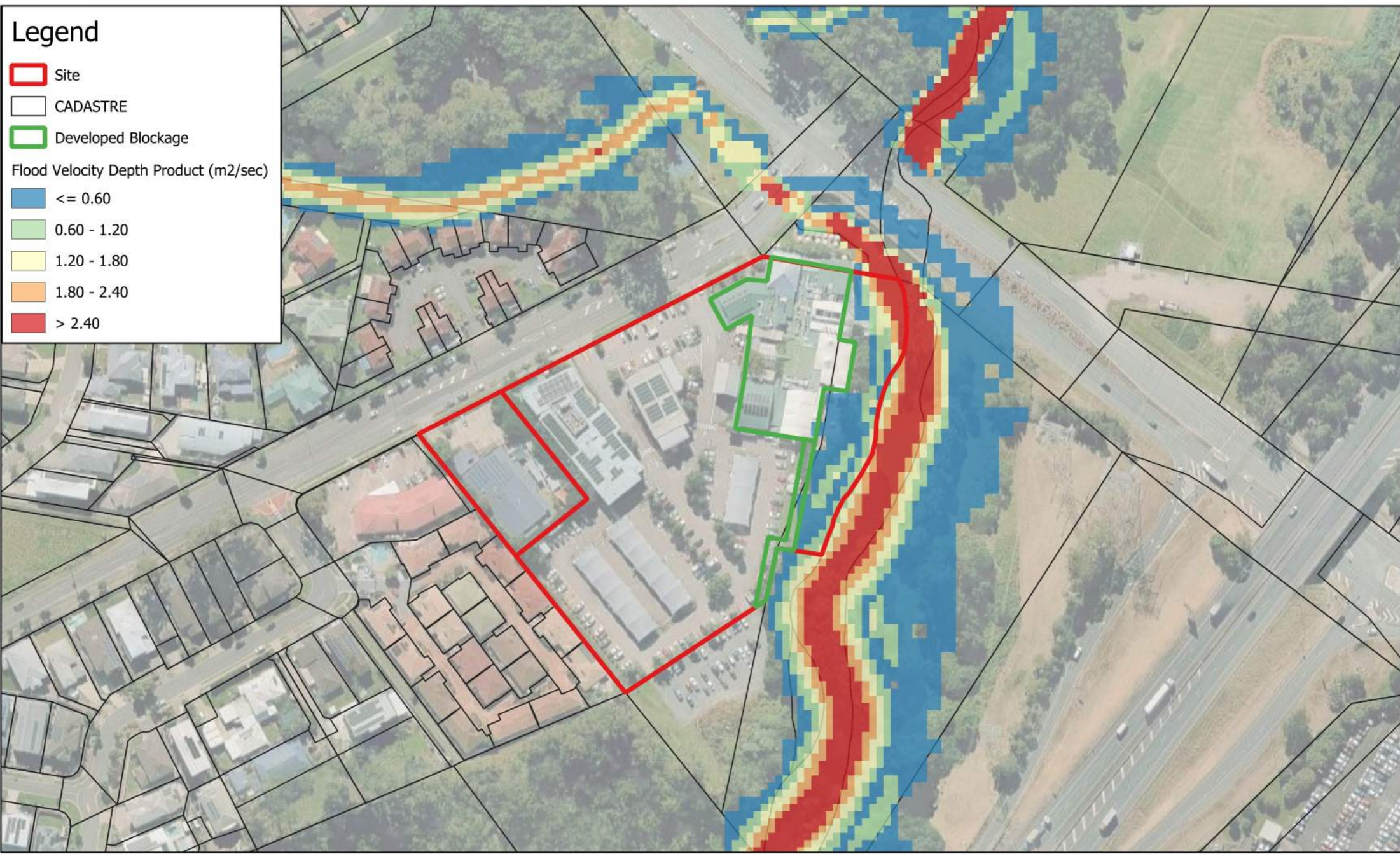
| | | | | | |
|--------------------|-------------|-------------|----------------|-------------------|----------|
| Date 07/05/2026 | Drawn ME | Check ME | Approved TR | Scale 1 : 2000 | Rev 1 |
|--------------------|-------------|-------------|----------------|-------------------|----------|

Legend

-  Site
-  CADASTRE
-  Developed Blockage

Flood Velocity Depth Product (m2/sec)


-  ≤ 0.60
-  0.60 - 1.20
-  1.20 - 1.80
-  1.80 - 2.40
-  > 2.40



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

PROJECT
THE GLEN HOTEL

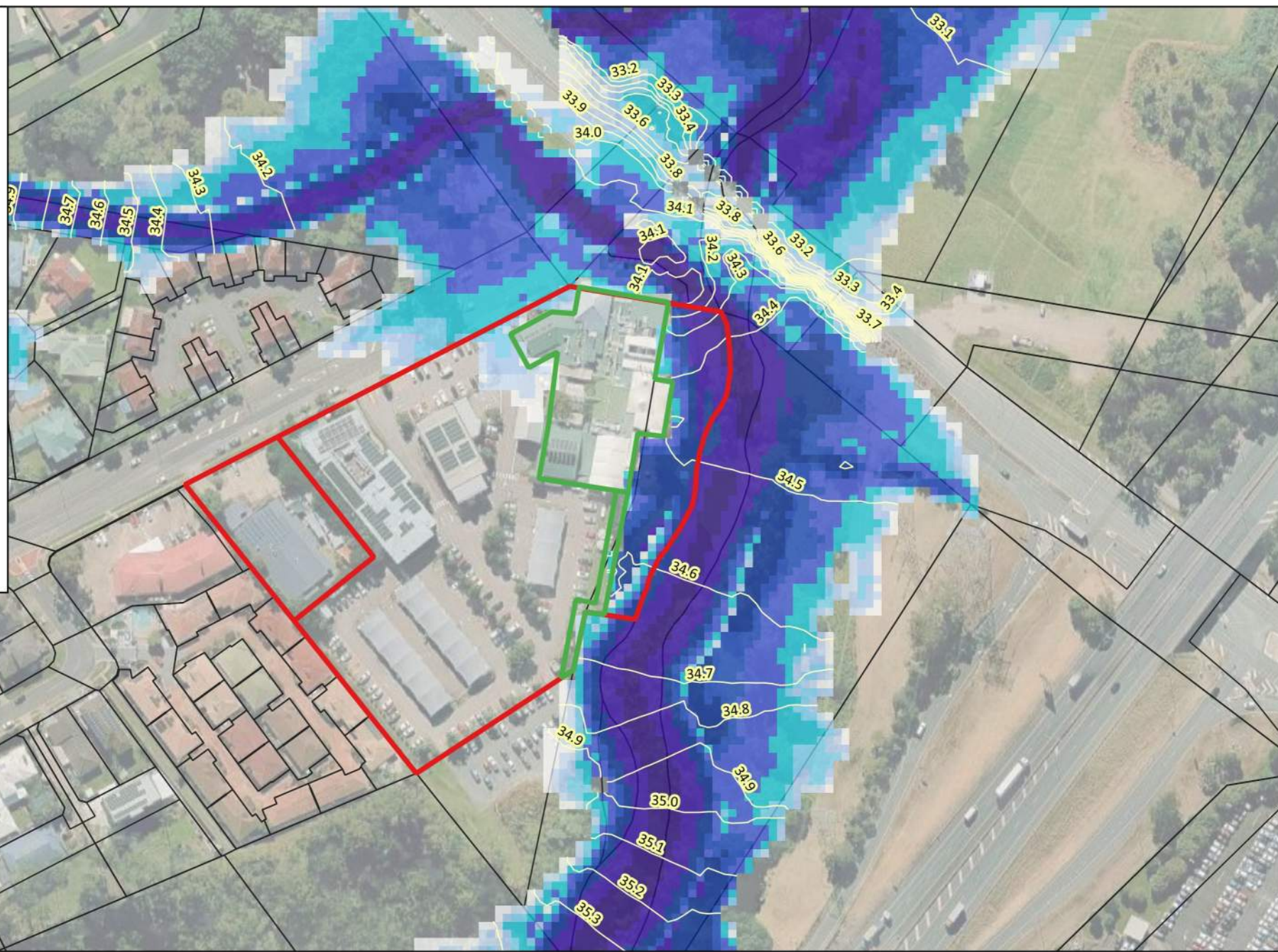
0 100 200 m



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

Legend


- Site
 - CADASTRE
 - Developed Blockage
 - Flood Surface Level (m AHD)
- Flood Depth (m)
- 0.0 - 0.05
 - 0.05 - 0.1
 - 0.1 - 0.15
 - 0.15 - 0.25
 - 0.25 - 0.5
 - 0.5 - 0.75
 - 0.75 - 1
 - 1 - 1.5
 - 1.5 - 2.5
 - > 2.5



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












PROJECT
THE GLEN HOTEL

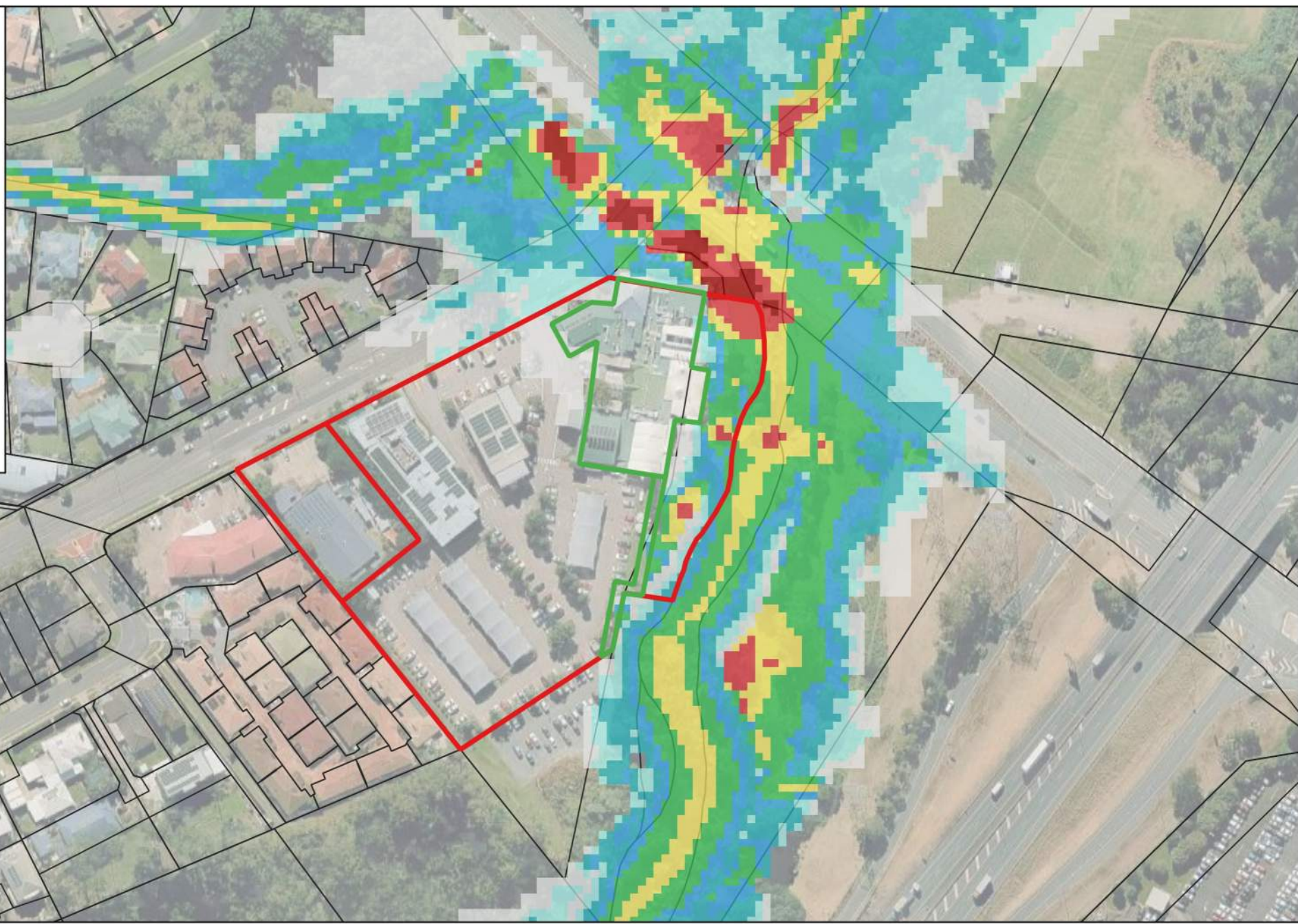
0 100 200 m



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




Legend

-  Site
-  CADASTRE
-  Developed Blockage
- Flood Velocity (m/sec)
 -  ≤ 0.25
 -  0.25 - 0.5
 -  0.5 - 0.75
 -  0.75 - 1
 -  1 - 1.5
 -  1.5 - 2
 -  2 - 3
 -  > 3



TITLE
Figure B-05
Developed 1% AEP with Climate Change Flood Velocity






PROJECT
THE GLEN HOTEL

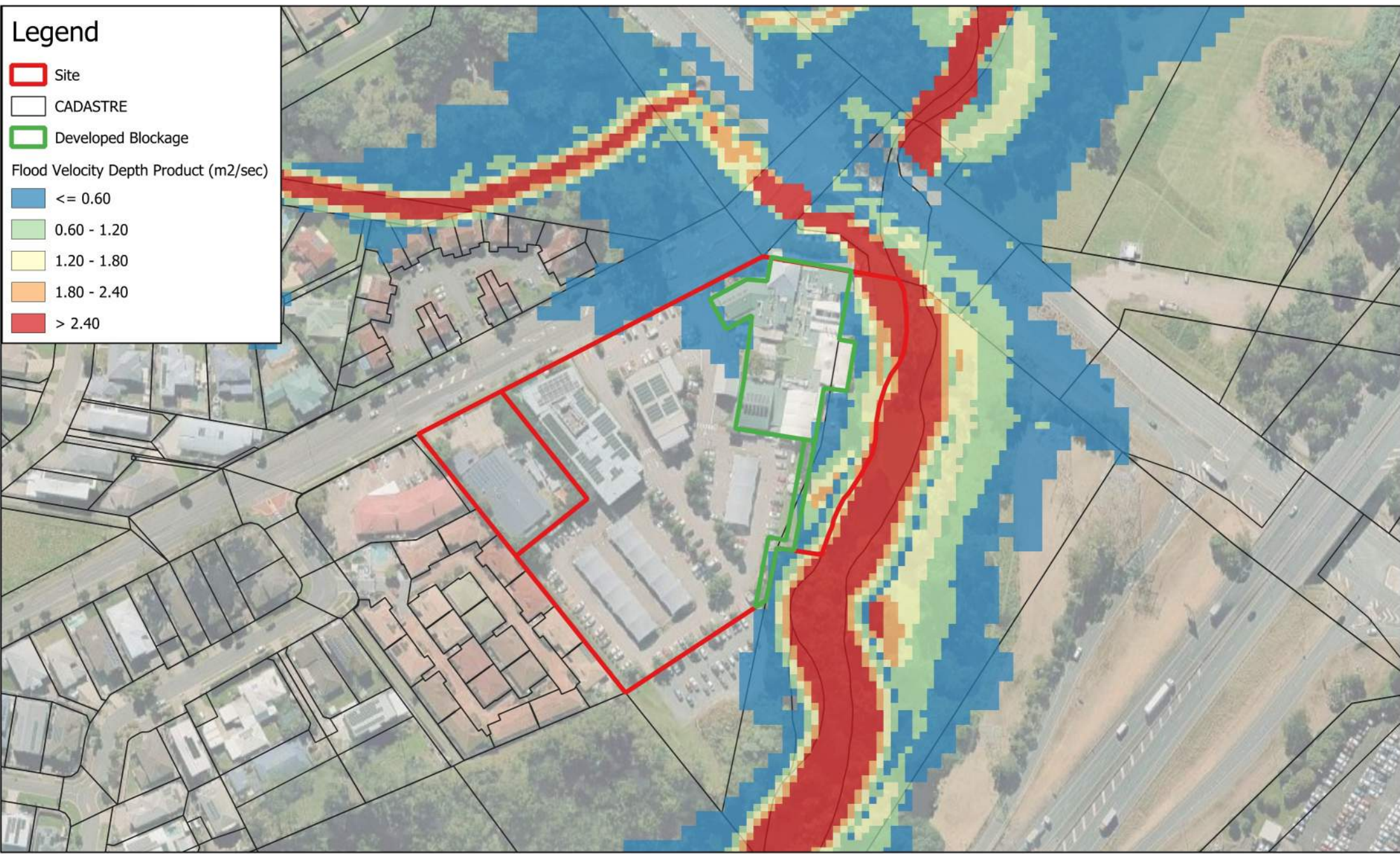
| | | | | | |
|---|-------|---|----------|---|-----|
| 0 | | 100 | | 200 m | |
|  | |  | |  | |
| Date | Drawn | Check | Approved | Scale | Rev |
| 07/05/2026 | ME | ME | TR | 1 : 2000 | 1 |

Legend

-  Site
-  CADASTRE
-  Developed Blockage

Flood Velocity Depth Product (m²/sec)

-  ≤ 0.60
-  0.60 - 1.20
-  1.20 - 1.80
-  1.80 - 2.40
-  > 2.40


















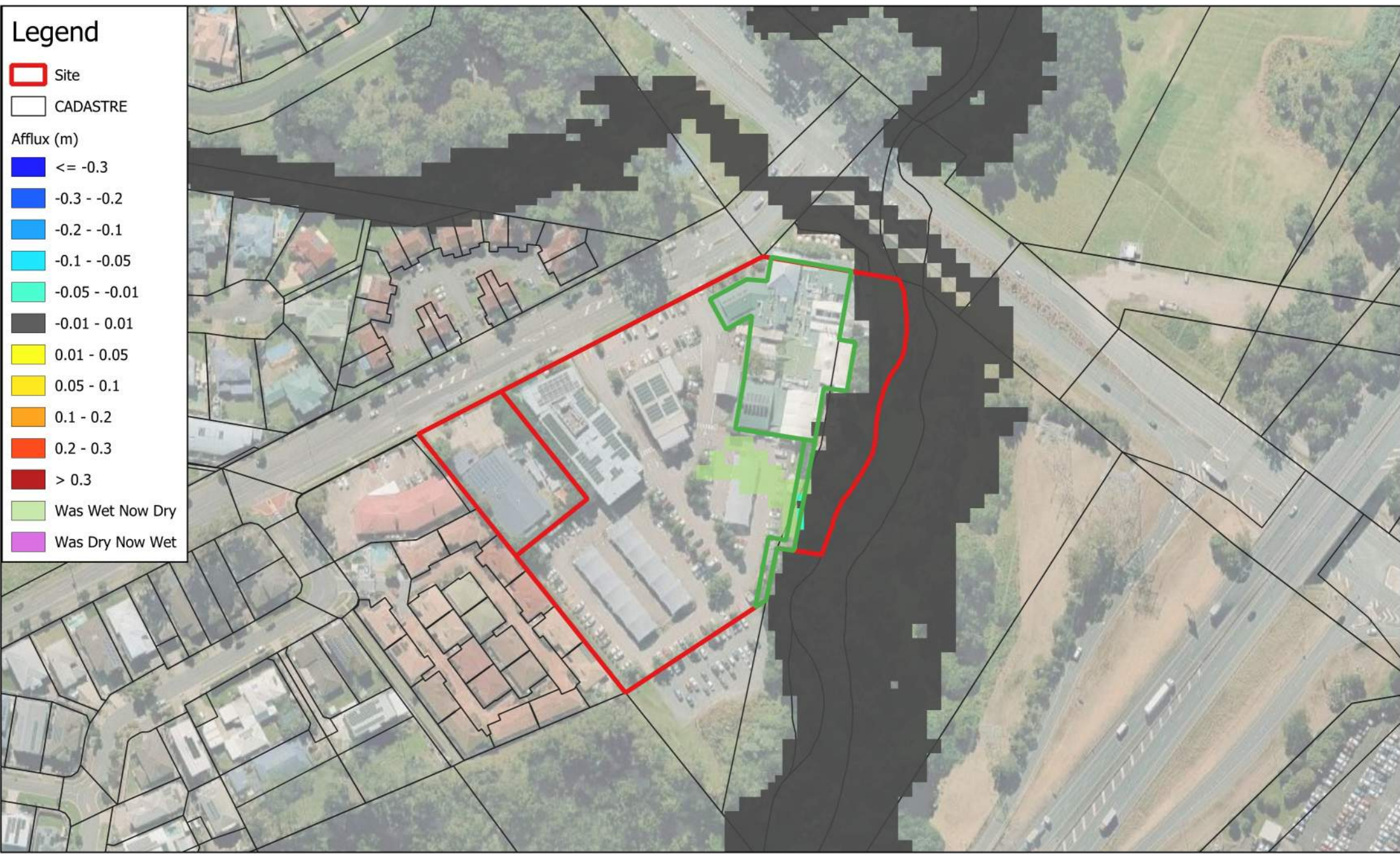
TITLE
Figure B-06
Developed 1% AEP with Climate Change Flood Velocity Depth Product

PROJECT
THE GLEN HOTEL

| | | | | | | |
|------------|--|-------|-------|----------|----------|-----|
| 0 | | 100 | | 200 m | | |
| Date | | Drawn | Check | Approved | Scale | Rev |
| 07/05/2026 | | ME | ME | TR | 1 : 2000 | 1 |

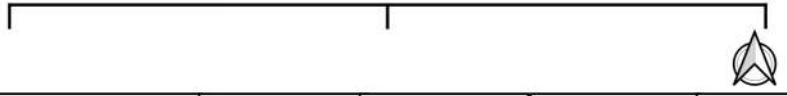
Legend

-  Site
-  CADASTRE
- Afflux (m)
-  ≤ -0.3
-  $-0.3 - -0.2$
-  $-0.2 - -0.1$
-  $-0.1 - -0.05$
-  $-0.05 - -0.01$
-  $-0.01 - 0.01$
-  $0.01 - 0.05$
-  $0.05 - 0.1$
-  $0.1 - 0.2$
-  $0.2 - 0.3$
-  > 0.3
-  Was Wet Now Dry
-  Was Dry Now Wet



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 |

Legend

- Site
- CADASTRE
- Afflux (m)
 - <= -0.3
 - 0.3 - -0.2
 - 0.2 - -0.1
 - 0.1 - -0.05
 - 0.05 - -0.01
 - 0.01 - 0.01
 - 0.01 - 0.05
 - 0.05 - 0.1
 - 0.1 - 0.2
 - 0.2 - 0.3
 - > 0.3
- Was Wet Now Dry
- Was Dry Now Wet



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

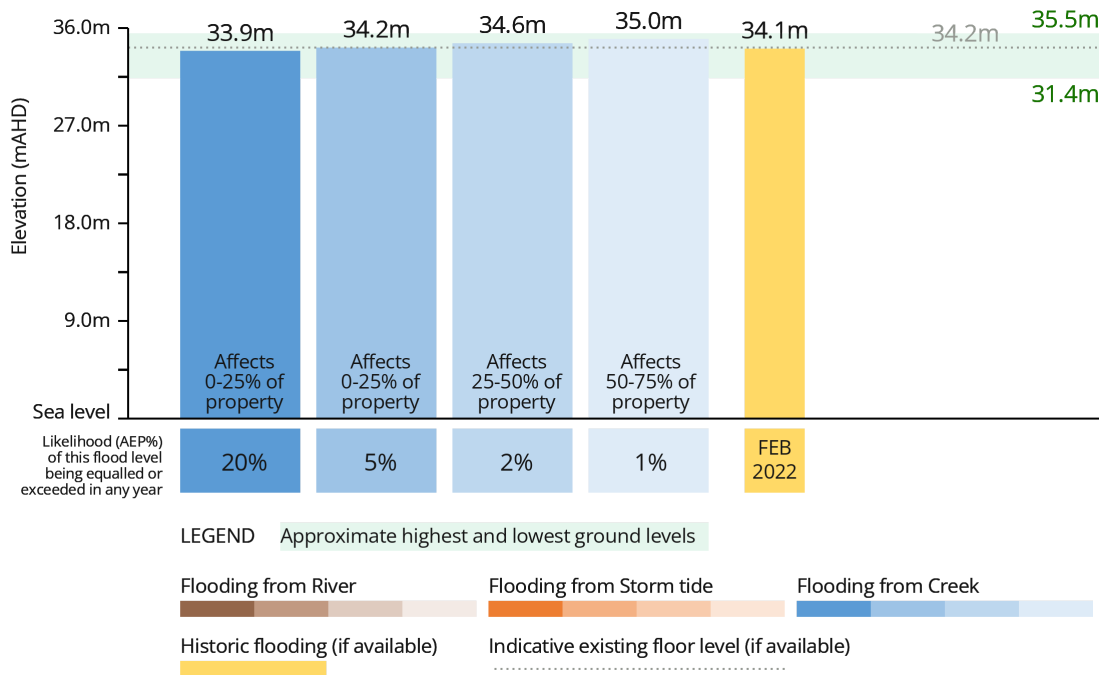


Dedicated to a better Brisbane

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](#).



Brisbane City Council | Includes material © The State of Queensland, all rights reserved, 2019. | © Brisbane City C... Powered by Esri

Are you resilient and ready for flood?

- Sign up to the Brisbane Severe Weather Alert at brisbane.qld.gov.au/beprepared
- Visit bom.gov.au for the latest weather updates.
- Have an evacuation plan, emergency kit and important phone numbers ready.
- Observe where water flows from and to during heavy rain.
- Consider how flood-resilient building techniques will have you home faster and with less damage.

Life threatening emergencies
000 Police/fire/ambulance
(mobiles **000** and **112**)

State Emergency Service (SES) **132 500**
Energex **13 19 62**
Brisbane City Council **3403 8888**

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 or 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 including 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 (excluding 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 include:

- **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. SITE PLAN

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 | DATE | DESCRIPTION | 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 |
| # | DATE | REVISION | BY |

Blueprint
Architects

ROHRIG
constructions

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QBSA LIC NO 740842
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 NEWSSTEAD QLD
 PHONE: (07) 3257 4411
 EMAIL: qld@rohrig.com.au

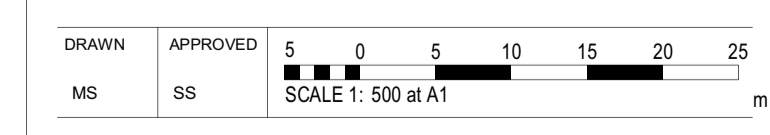
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CLIENT
THE GLEN HOTEL
 24 GASKELL ST, EIGHT MILE PLAINS,
 QLD 4113

PROJECT
THE GLEN HOTEL
SITE AND EXTERNAL WORKS

JOB
 QD2628

TITLE
SITE OVERVIEW PLAN



DRAWN: MS APPROVED: SS
 DRAWING No: **DA0-01-001** ISSUE: **DA1**

DA0-01-001 [DA1]

PRINT IN COLOUR

DEVELOPMENT APPLICATION

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