



Dedicated to a better Brisbane

13 May 2026

Shoobridge Commercial Pty Ltd
C/- Urbis Ltd
Level 32, 300 George Street
BRISBANE CITY QLD 4000

ATTENTION: Rueben Gumina

Application Reference: A006898940
Address of Site: 21 ZILLMERE RD BOONDALL QLD 4034

Dear Rueben

RE: Further advice

Noise Report

1. A Noise Report prepared by ATP, dated 24/02/2026, has been reviewed. Although noise impacts affecting the sensitive zone across Parthenia Street have been evaluated, the assessment of impacts on the approved and existing multiple dwelling units within the site remains outstanding.
 - a. Submit a revised Noise Impact Assessment Report addressing noise impacts on the multiple dwelling units on-site. Noise monitoring may be necessary to establish appropriate noise criteria for the development, particularly as these units are situated further from Sandgate Road.
Note: Multiple dwelling units located within the subject site could potentially be sold to other parties.

Car park

2. The proposal includes 32 car parks. However, these are situated within an easement (Easement B RP 806889). The land survey referenced in the Flood Risk Assessment indicates that several parking spaces may encroach upon the embankment slope of the adjacent mapped waterway corridor and/or impact the nearby "Waterway and Wetland Vegetation," which would necessitate a NALL Permit. The Council does not support the proposed location of the additional car park within these areas; however, it is willing to consider performance outcomes for a reduced car parking provision due to the unique circumstances of the site.
 - a. Provide amended plans that remove all additional car parking spaces from the easement areas and the mapped waterway corridor area.

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

Yours sincerely

BShah

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Development Services
Brisbane City Council