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Urbis Ltd
ABN 50 105 256 228



27 May 2026

The Assessment Manager
Brisbane City Council
PO Box 1434
Brisbane QLD 4001

Attention: Bijal Shah

Delivery via email: bijal.shah@brisbane.qld.gov.au

Dear Bijal,

Response to Further Advice – 21 Zillmere Road, Boondall QLD 4034 (Council Reference: A006898940)

Urbis Ltd continue to act on behalf of *Shoobridge Commercial Pty Ltd* (**‘the Applicant’**), in relation to the abovementioned application over the site. This correspondence constitutes the Applicant’s response to the further advice issued by Council on 13 May 2026 for the development application.

The response is accompanied by the following supporting information:

- **Attachment A** – Amended Acoustic Technical Memo, prepared by *ATP*; and
- **Attachment B** – Amended Architectural Drawings, prepared by *BSPN Architecture*.

Response to Information Request (Further Advice)

Each item from Council’s Further Advice correspondence has been outlined below (*in italics*) along with the respective comments and responses to each item.

Item 1 – Noise Report

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.

Response

In response to Item 1, please refer to **Attachment A** which provides amended noises impact assessment .

Item 2 – Car park

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.

Response

In response to Item 2 of Council's correspondence, please refer to **Attachment B**. The amended architectural plan illustrates removal of all additional car parking.

Summary

This correspondence constitutes the total extent of our response to the Further Issues made by Council. We ask that Council progress the assessment of the application, with a view to approving the application, subject to reasonable and relevant conditions.

If you have any questions regarding the above or attached material, please do not hesitate to contact the undersigned, **Liam Martin (Associate Director)**, **Rueben Gumina (Senior Consultant)** or **Anmol Chhina (Consultant)** on 07 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Ben Lyons". The signature is stylized and fluid.

Ben Lyons
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Attachment A

Amended Acoustic Technical Memo

Attachment B

Amended Architectural Plan

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