

6 July 2026

Jenny Bernard
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Dear Jenny,

**APT 1 TENERIFFE HILL APARTMENTS, 46 CHERMSIDE STREET, TENERIFFE
A006978524 | REQUEST FOR FURTHER ADVICE**

proUrban Advisory, Planning and Management ('proUrban') continues to act on behalf of Greencross Pty Ltd ('the applicant') in relation to the ground floor tenancies at 46 Chermside Street, Teneriffe ('the site').

In response to your request for further advice about the application dated 29 June 2026, please find further information provided below:

COUNCIL REQUESTS	RESPONSE
1. Provide a noise management statement addressing how animal noise will be minimised on site during veterinary appointments, waiting times, and when entering/exiting the clinic.	The proposed expansion of the veterinary clinic will not result in any change to existing acoustic conditions or generate additional noise impacts during operating hours. Noise will continue to be managed using existing clinic protocols and acoustic treatments as imposed under Condition 5 of the existing Development Permit (Ref: 8154/03). The expansion does not increase staffing levels or service capacity and therefore is not expected to result in an increase in customer volumes, vehicle movements or associated foot traffic.
2. Provide detail of any acoustic treatments to the tenancy/ies to protect adjoining residential units (above) from animal noise.	Pursuant to Condition 5 of the existing Development Permit, the acoustic treatments will continue to be implemented within the adjoining Tenancy 2 in accordance with the approved measurements recommended in acoustic consultant's report no. R0228/D520/REV.0 prepared by David Moore and Associates Pty Ltd and dated 13 January 2003.
3. Provide detail of staff/animal numbers on site on each day of the week and projected additional staff/animal numbers after expansion.	The veterinary clinic currently operates with the following staffing levels: - Monday to Friday: 2 vets and 3 nurses (5 staff) - Saturday: 1 vet and 1 nurse (2 staff) These staffing levels will remain unchanged following expansion. As noted

	in the Planning Report, the additional floor area is intended to improve the functionality of the existing clinic rather than increase staffing levels or service capacity.
4. Provide a floor layout demonstrating all areas to be used for animal appointments and waiting rooms.	Please refer to the accompanying Site Plan prepared by McCredie Group (Issue A1.12) originally submitted as part of the application for further details.
5. Clarify the proposed hours of operation, noting current approved hours of operation do not permit overnight stays or emergency out-of-hours veterinary services.	Pursuant to Condition 3 of the existing Development Permit, the veterinary clinic will continue to operate during the following hours: - Monday to Friday: 8.00am to 6.00pm - Saturday: 8.00am to 1.00pm The proposed expansion will not result in any changes to the clinic's approved operating hours.

Conclusion

We trust that the resubmitted information, subject to conditions, satisfies Brisbane City Council's outstanding concerns for the project.

If when assessing the submitted material Brisbane City Council have any concerns or require additional information, please do not hesitate to contact us on 0433 554 844, or via email at aidan.robinson@pro-urban.com.au.

Yours sincerely,



Aidan Robinson

Director