



Dedicated to a better Brisbane

09 October 2026

Queensland Venue Co. Pty Ltd
C/- Urbis Ltd
Level 32, 300 George Street
BRISBANE CITY QLD 4000

ATTENTION: Anmol Chhina
Application Reference: A007007175
Address of Site: 652 TOOHEY RD SALISBURY QLD 4107

Dear Anmol,

RE: Further advice

Council has carried out an assessment of the Further advice response provided on 27 August 2026 and has identified that further information is required to fully assess the change.

Noise

1. The amended Noise Impact Assessment report (ATP260245-R-NIA-02A) has been reviewed. The following matters remain outstanding and must be addressed to properly assess the application:
 - Table 4.2 (last row on page 15) does not identify the total emission levels from indoor activities, including patron noise and amplified sound/music. Provide the noise emissions from the existing indoor areas.
 - The revised report identifies areas of amplified music and patron noise as separate point sources (existing and proposed). However, all music and patron noise sources should be consolidated into a single table that presents cumulative noise impacts. Assessment against the noise planning criteria in PO1 of the Centre or mixed use code must consider the combined emissions from all music and patron noise sources.
 - The low-frequency noise criteria in PO1 of the Centre or mixed use code must also be assessed for the cumulative noise impacts from all existing and proposed noise sources.
 - Table 4.2 includes two separate entries for patron noise associated with the proposed beer garden. Provide a single data set for the proposed outdoor area, including clear details of the maximum number of patrons expected to occupy the space.
 - Assess the Emerging community zone to the east of the site, as previously requested.
- a. Provide an amended Noise Impact Assessment that addresses the matters outlined above.

Site Plan

1. The submitted site plan does not clearly identify the full extent of the existing and proposed development across the site. In particular, it does not clearly depict all existing buildings and structures related to the Hotel, including extensions approved after 1989, nor does it clearly refer to and account for the development associated with the Liquor Shop on-site (subject to A001641427, formerly DRS/USE/H02-827653, being an Extension to Centre Activity (Liquor Barn) approved on 20 September 2002).

Whilst the submitted floor plans show the proposed development, the submitted site plan shows the existing car parking arrangement in lieu of the proposed beer garden and kids' playground. Furthermore, the nominated PWD parking spaces and associated shared parking spaces are not clearly shown. It also appears that the some of the nominated car parking spaces have been duplicated (No.66), or are omitted from the plan (No.5).

- a. Provide an amended site plan that clearly identifies all existing and proposed development across the site, including all existing buildings and structures, and accurately nominates all car parking spaces, including those proposed to be removed, as well as the PWD parking spaces.

Note: To improve clarity, it may be beneficial to provide separate site plans for the existing and proposed development. This would assist in clearly identifying the existing and proposed built form and associated car parking arrangements, including the spaces proposed to be removed.

Responding to this request

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number outlined above.

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

Yours sincerely



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Development Services
Brisbane City Council