



Dedicated to a better Brisbane

24 June 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 initial review of the above change application and has identified that further information is required to fully assess the change.

Previous approvals

1. It is noted that this change application relates to the 1989 approval (A001546131 – Old Council Ref: 420/10□1610/89 – Consent Permit for extensions to hotel, approved 14 September 1989). However, subsequent Material Change of Use approvals have also been issued over the site, including the 1998 approval (A001590155 – Old Council Ref: 253/15□2722/98 – Extensions to tavern, approved 28 August 1998) and the 2002 approval (A001641427 – Old Council Ref: DRS/USE/H02□827653 – Extension to centre activity (liquor barn), approved 20 September 2002).
 - a. Provide justification as to why the current minor change application is lodged against the 1989 approval, rather than the later approvals issued in 1998 or 2002.

Car parking

2. The submitted 'Minor Change Letter – Transport' states that a total of 165 on-site car parking spaces are provided (135 for the Tavern/Hotel and 30 for the Bottle-shop), with 17 Tavern/Hotel spaces proposed to be removed. However, the parking supply appears to be based on an incorrect approval, referencing the 2002 approval rather than the 1998 approval that is subject to this minor change application.

Further, the letter does not apply the correct parking rates in accordance with Tables 13 and 14 of the Transport, access, parking and servicing (TAPS) planning scheme policy (PSP), noting that 'Hotel' is not classified under the 'Centre Activities' activity group. The assessment also fails to consider the existing short-term accommodation at the southern end of the site.

- a. Provide updated Traffic Report that addresses the discrepancies mentioned above.
3. The minor change application proposes the removal of one PWD space, which has not been reinstated on the submitted plans.

- a. Provide amended plans that clearly identify and include the PWD space proposed to be removed. The PWD space must have minimum dimensions of 2.4m (width) x 5.4m (length), with an adjoining shared area of 2.4m (width) x 5.4m (length).

Note: Ensure the total number of car parking spaces across the entire site (including the bottle shop and short-term accommodation) is clearly shown and labelled on the amended plans. The total number of spaces identified on the amended plans must align with the figures stated in the updated Traffic Report.

Plans

4. A site plan capturing the existing and proposed development across the entire site has not been provided. The submitted 'Existing Ariel Site Overlay Plan' is not clear in portraying the existing and proposed development across the site and does not provide detail on car parking spaces, landscaping, access points and does not include property boundaries.
 - a. Provide a clear and concise Site Plan that portrays the existing and proposed development across the site and includes details on car parking spaces, landscaping, access points and shows the property boundaries.

Noise

5. The submitted Noise Impact Assessment (ATP260245-R-NIA-01A) addressing Performance Outcome PO1 of the Centre or mixed use code has been reviewed, however further information is required to enable a comprehensive assessment of the proposal against the relevant acoustic performance criteria.

The submitted Noise Impact Assessment considers only the noise impacts associated with the proposed extension, rather than the cumulative noise impacts generated by the entire hotel use (including both existing and proposed components). While the existing operations are established, the proposed extension is expected to increase the scale and intensity of activities on-site (e.g. external patron capacity, kids play area). Accordingly, a cumulative noise assessment is required to demonstrate that the overall development, as intensified by the proposal, complies with the relevant acoustic criteria and does not result in unacceptable impacts to surrounding premises, consistent with PO1 of the Centre or mixed use code.

The submitted Noise Impact Assessment also states that adjoining uses to the east are not sensitive receptors, however, the adjoining premises is located within an Emerging community zone, which is identified as a sensitive zone with applicable acoustic criteria under PO1 of the Centre or mixed use code. Accordingly, the assessment should consider these receivers as sensitive receptors and demonstrate compliance with the relevant noise limits at these locations. This is to include an assessment of noise impacts at multiple representative receiver heights, up to the maximum building height permitted for the land under the applicable zone and/or neighbourhood plan provisions, to account for the future development potential of the area.

- a. Provide an amended Noise Impact Assessment in accordance with the abovementioned.

Bushfire hazard

6. The proposed development site is mapped within a high hazard buffer area within the Bushfire overlay, triggering assessment against sections A and B of the Bushfire overlay code. Where difficult to evacuate uses are located within a bushfire prone area, the Bushfire overlay code requires development to be exposed to radiant heat levels less than 12.5kW/m² (PO1), minimises bushfire risk from build-up of fuels around buildings and structures (PO2), makes adequate provision for fire-fighting requirements, including water supply (PO6), and provides for safe and efficient evacuation and emergency services access to the site during a bushfire (PO9).

No bushfire reporting has been provided to demonstrate that the proposed development complies with the requirements of the Bushfire overlay code.

- a. Provide a site-specific bushfire hazard assessment and management plan in accordance with the Bushfire planning scheme policy or other approved methodology. Where within a bushfire prone area, provide a radiant heat exposure assessment to demonstrate compliance with PO1 of the Bushfire overlay code. Bushfire Reporting and hazard assessment guidelines are available within the technical assessment guide for Bushfire reporting available on Council's website.

Note: If the bushfire hazard assessment determines a hazard score of 'low', no further assessment against the code is required. If a hazard score of 'medium' or 'high' is determined, an assessment against relevant sections of the code and a Bushfire Management Plan are required.

- b. Provide an assessment against the relevant sections of the Bushfire overlay code, based on the findings of the Bushfire reporting.

Infrastructure charges and credits

7. Sufficient information has not been provided to enable the accurate calculation of applicable infrastructure charges and any demand credits. The submitted plans do not provide adequate detail to determine the extent of impervious area. Further information is therefore required to enable a proper calculation of infrastructure charges.

- a. Provide accurately measured and scaled plans identifying all proposed impervious areas, including roofed structures, hardstand areas, and other impervious surfaces, with corresponding areas clearly labelled.
- b. Provide details of the existing impervious area on the site, demonstrated through surveyed plans and/or appropriately scaled and annotated aerial imagery.

Urban Utilities (UU)

Council does not undertake water and sewer assessment of any planning applications. Contact UU on (07) 3432 2200 to discuss any water and sewer issues and whether you are required to submit an application to UU for assessment.

Responding to this request

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

Yours sincerely



Alexandria Wood
Urban Planner
Planning Services South
Phone: 31782227
Email: Alexandria.Wood@brisbane.qld.gov.au
Development Services
Brisbane City Council