urbis.com.au
Level 32, 300 George Street
Brisbane QLD 4000 Australia (Yuggera Country)
Urbis Ltd
ABN 50 105 256 228

25 March 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 Information Request – 21 Zillmere Road, Boondall QLD 4034 (Council Reference: A006898940)

In accordance with Section 13.2 of the Development Assessment Rules and on behalf of *Shoobridge Commercial Pty Ltd* ('the Applicant'), please find below a response to the information requested by Council on 11 December 2025 for the development application at 21 Zillmere Road, Boondall (Council Ref.: A006898940).

The response is accompanied by the following supporting information:

- **Attachment A –** Legal advice prepared by *MacDonnells Law*;
- **Attachment B –** Acoustic technical review prepared by *ATP*;
- **Attachment C –** Flood risk assessment report prepared by *Friends Engineer;* and
- **Attachment D –** Amended architectural plans prepared by *BSPN Architecture*.

Each item from Council's Information Request has been outlined below (*in italics*) along with the respective comments and responses to each item.

Item 1 – Landuse

The proposed development seeks to establish a Hotel use over the existing Short-term accommodation, and Indoor/Outdoor recreation facilities. As discussed, it is recommended the application should include the full suite of applicable uses, existing and proposed. Council's aim is to assist in streamlining this process and provide clarity so that the assessment can progress swiftly. To progress the application:

a) Submit a change under Section 52 of the Planning Act 2016, incorporating the proposed alterations to the short-term accommodation and indoor/outdoor sport and recreation uses. Updated DA Forms will be required and possibly revised plans.

Response

Legal advice has been obtained from MacDonnell's Law in relation to this requested item (refer **Attachment A**). It confirms that the Applicant is within its rights to seek a separate development permit over the site without amending the previous approval or including all previously applied land uses approved at the site. Council is therefore requested to assess the land uses applied for. For further detail refer to **Attachment A**.

Item 2 – Noise

The proposed development has the potential to impact noise amenity for on-site and nearby sensitive uses/zoning. To demonstrate compliance with the relevant codes:

Submit a Noise Impact Assessment Report prepared in accordance with the Noise Impact Assessment Planning Scheme Policy, demonstrating that PO1 of the Centre or mixed use code can be achieved.

Note: While the restaurant, function room, and sport/recreation uses currently operate, the proposed development may intensify these activities, operating as independent uses (as opposed to ancillary), and extend operating hours. It is therefore essential to assess potential impacts on sensitive uses and zones.

Response

The applicant acknowledges Council's concern regarding potential noise impacts arising from the proposed development, particularly in relation to the extension of operating hours to 6:30 am to 12:00 am (midnight), seven days per week. In response, an acoustic Technical Memo has been prepared by *ATP Consulting Engineers* is attached in **Attachment B**.

The purpose of the application is to support a future Hotel Liquor Licensing application, rather than to intensify operations. As such, the proposal does not introduce new noise-generating activities. As such, the nature and scale of operations will remain consistent with the existing use of the site and expectations of the commercial operations on the site.

Importantly, the proposal will not alter the existing, building footprint, introduce any new plant and equipment or encroach closer to nearby residential receivers. There is no increase in patron capacity, no expansion of outdoor activity areas, and no proposal for outdoor amplified music or speakers.

The site is located within an environment where existing ambient noise levels are already influenced by surrounding industrial uses to the south and traffic noise associated with the State-controlled Sandgate Road. This existing noise environment reduces the likelihood that any internal hotel activities will be perceptible at nearby sensitive receivers.

It is also noted that a previous approval over the site (Council Reference: A006072211) included conditions requiring appropriate acoustic treatment for the previously approved uses, further reinforcing that noise impacts have been previously considered and managed. For further detail, refer to **Attachment B**.

Item 3 – Flood Risk Assessment

The proposed development is currently not considered compatible with creek flooding under Table 8.2.11.3.C of the Flood overlay code. To address PO3 of the Flood overlay code:

a) Prepare and submit a Flood Risk Assessment in accordance with the Flood Planning Scheme Policy, demonstrating that flood risk can be adequately managed and outlining how this will be achieved. Guidance on assessment requirements is provided in Section 9 of the Policy. This assessment is necessary to confirm that the proposed use is compatible with the identified flood hazard risk.

b) Provide updated plans clearly annotating the floor levels of all existing buildings proposed for a change of use.

Note: A Flood Emergency Management Plan is not required at this stage.

Response

A Flood Risk Assessment has been prepared by *Friends Civil Engineering* and is included in **Attachment C**. The assessment examines the proposal against the existing, future and ultimate flood scenarios. It concludes that the risk associated with the use of existing buildings are supported as being low/acceptable in risk. The proposed development includes no alteration in the nature of operation at the site and will continue to manage flood risk through operational awareness and management of the site, as is already the case. Refer to **Attachment C** for further detail.

Item 4 - Parking

In accordance with Table 14 of the Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS PSP), the parking rate for a Hotel use differs from the rates applicable to Short-term accommodation and Indoor/outdoor sport and recreation uses. To address this, please provide:

a) A Traffic Report or Traffic Statement, endorsed by a Registered Professional Engineer of Queensland (RPEQ), that:

i. Addresses any proposed performance solutions;
ii. Demonstrates that the proposed hotel use will not adversely impact the efficient operation or safety of the surrounding road network;
iii. Confirms that access driveways will remain functional and unobstructed;
iv. Verifies that the existing number and type of parking spaces are sufficient to accommodate peak-hour demand for the amended uses; and
v. Confirms that expected waste generation can be effectively managed by existing servicing facilities.

Note: If the Traffic Report identifies changes to parking numbers, allocation across shared uses, or servicing and waste collection arrangements, these will also need to be reflected in the change application.

Response

In response to this item, the Applicant proposes a minor extension to the existing parking area west of the developed area, providing 25 additional spaces for a total of 172 spaces (excluding those associated with the Multiple Dwelling use on the site). An Amended Proposal Plan has been prepared and included in **Attachment D** which illustrates the additional parking area.

This response therefore constitutes a change to the development application in accordance with Section 52 of the Planning Act.

The proposed change is considered to be a minor change given its minimal impact and having regard to the *substantially different development* criteria identified in Schedule 2 of the DA Rules. In the event that this interpretation is not agreed, Section 26 of the DA Rules notes that the assessment period does not stop where the proposed change is made in direct response to an information request.

The car parking rate for *Hotel* as per the TAPS PSP is 6 spaces per 100 m^2 GFA plus 1 space per short term accommodation room. The proposal involves 2,357m of GFA and no short-term accommodation rooms. The resulting parking requirement is therefore 142 spaces. With inclusion of the additional parking spaces, the site provides 172 spaces associated with the commercial uses of the site. This ensures more than sufficient parking is available on site even where considering the higher parking demand associated with Hotel.

Importantly, the proposed development does not result in **any** additional GFA, it applies to existing GFA. Further, it is noted that the proposed GFA has included back of house areas, staff areas, entry areas, toilets and storage areas. In practice, these areas do not contribute to the parking demand on the site. The resulting parking requirement derived from 2,357m^2 GFA is therefore conservative.

Regarding traffic network impacts, it is reiterated to Council that the proposed development amounts to an administrative process in order to obtain Hotel Liquor Licencing. There are **no** proposed changes to the existing operational nature of the development. Therefore, there will be no resulting impacts to the traffic network.

Moreover, SARA has reviewed the development application and has raised no concerns regarding traffic network impacts.

It is also confirmed to Council that there will be no changes to the existing driveways across the site, which will remain functional and unobstructed.

With regard to waste generation and servicing, the site has existing and operational waste collection service arrangements in place which have operated without issue. These arrangements will continue including servicing. The demonstration of servicing arrangements has been previously assessed and approved and managed for many years with no issue. Given the nature of the development, it is considered unreasonable to rescrutinise these servicing arrangements if they are existing and operationally sufficient.

Item 5 - Refuse

The proposed plans do not demonstrate compliance with AO8.1 and AO8.2/PO8 of the Infrastructure design code regarding refuse storage and collection. Accordingly:

a) Revise the plans to incorporate refuse storage and collection facilities in accordance with the Infrastructure design code and Refuse Planning Scheme Policy.

b) Demonstrate that the existing refuse storage facilities have sufficient capacity to accommodate the proposed hotel use.

c) Clearly show and annotate the dimensions of all refuse storage facilities on the amended plans.

Response

a) The Amended Proposal Plan now identifies refuse storage and collection areas, as shown in **Attachment D**.

b) The proposal involves internal alterations only and a minor extension to the car parking area. There are no changes to the existing buildings, site layout, or patron capacity. Importantly, there are **no** proposed changes to the existing operational nature of the development. Accordingly, **there will be no increase in the waste generation**. The site has existing and operational waste collection service arrangements in place which have operated without issue. These arrangements will continue.
c) Given the existing refuse storage and collection areas are sufficient and have operated without issue for several years with the current operations in place, it is not considered that these areas should be re-scrutinised. The existing refuse areas are of a sufficient size to appropriately manage refuse on the site as has occurred without issue in the site's existing capacity.

Summary

This correspondence constitutes the total extent of our response to the Information Request 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 or Rueben Gumina (Senior Consultant) or Anmol Chhina (Consultant) on 07 3007 3800.

Yours sincerely,

Liam Martin
Associate Director
lmartin@urbis.com.au

Attachment A

Legal Advice

Our Ref: MJB:KJF:260005

27 February 2026

Shoobridge Commercial Pty Ltd
C/- Liam Martin
Associate Director
Urbis

By Email: lmartin@urbis.com.au

LEGAL PROFESSIONAL PRIVILEGE APPLIES

Legal Advice – Brisbane International Hotel – MCU for Hotel, 21-23 Zillmere Rd, Boondall

1. INTRODUCTION

1.1 We have been asked to provide advice in relation to Item 1 of Brisbane City Council's Information Request dated 11 December 2025 (**Information Request**) issued in respect of a development application for a development permit for a material change of use for a hotel (**Development Application**) in respect of land at 21-23 Zillmere Road, Boondall (**Land**).

1.2 Specifically, we have been asked to advise whether, for Council to assess and decide the Development Application, it must be changed to incorporate the full suite of existing uses on the Land.

2. EXECUTIVE SUMMARY

2.1 Shoobridge is not required to change the Development Application as requested by Item 1 of Council's Information Request to incorporate all proposed and existing uses on the Land.

2.2 The existing land uses and the proposed Hotel use are capable of co-existing in a harmonious way over the Land.

2.3 Whilst approval of the Development Application may give rise to inconsistent conditions, that is an outcome permitted under the planning framework in Queensland, and which has no bearing on Council's assessment jurisdiction with respect to the Development Application.

3. BACKGROUND

3.1 We understand that:[1]

[1] Our understanding is informed by our review of the Urbis town planning report dated 7 November 2025 submitted with the Development Application.

MACDONNELLS.COM.AU
ABN: 57 618 866 854
Liability Limited by a scheme approved under professional standards legislation.

BRISBANE (07) 3031 9700
Level 20, 123 Eagle Street
Brisbane QLD 4000

CAIRNS (07) 4030 0600
Level 2, 19 Aplin Street
Cairns QLD 4870

(a) the Land has the benefit of several development permits which collectively authorise the use of the Land for Motel, Short-term accommodation, Indoor sport and recreation, Outdoor sport and recreation, and Multiple dwelling (**Existing Development**);

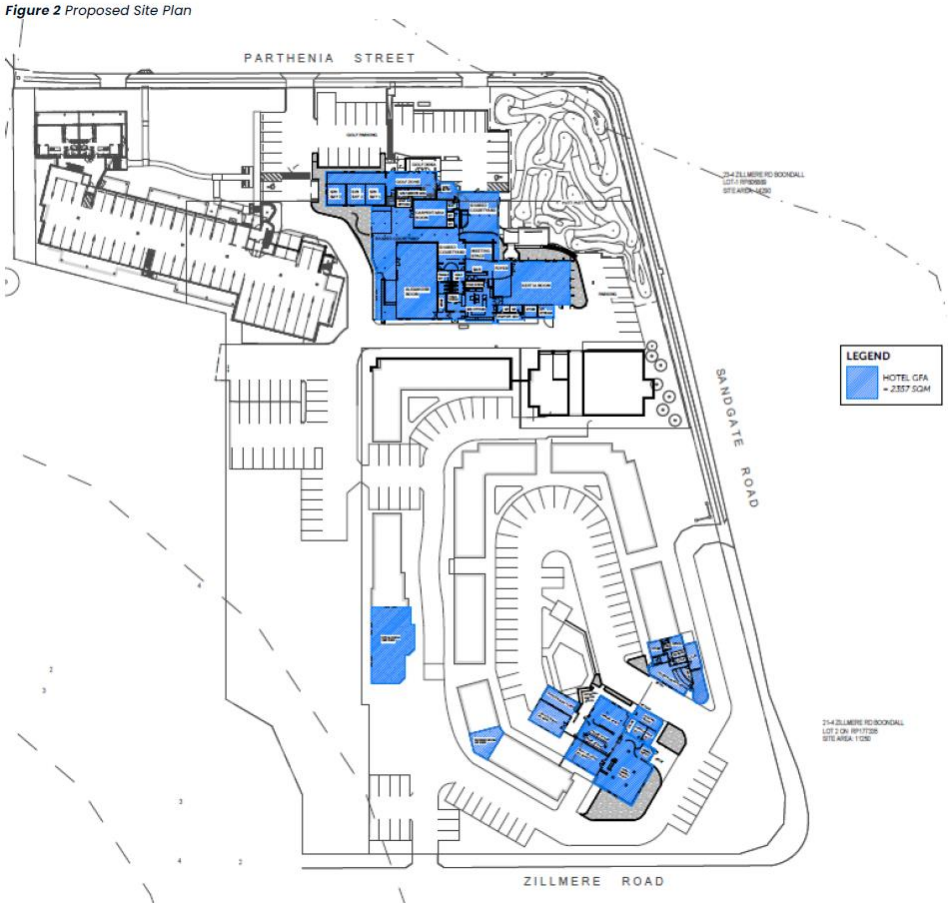
(b) each use forming part of the Existing Development is generally self-contained and separated from each other use (e.g., by way of separate built form/location on the Land);

(c) by its Development Application, Shoobridge Commercial Pty Ltd (**Shoobridge**) seeks a material change of use for a Hotel use across an existing restaurant and function room that form part of the approved Short-term accommodation and Indoor sport and recreation uses of the Existing Development;

(d) the material change of use for a Hotel is, in effect, more of an administrative change to the Existing Development which will facilitate a future Hotel Liquor Licence application to enable the premises to serve not only the guests of the existing Short-term accommodation (Motel), but also to the general public that enjoy other parts of the Existing Development (e.g. the existing Indoor sport and recreation, Outdoor sport and recreation operations).

3.2 The proposed site plan below submitted with the Development Application identifies the areas of the Existing Operations which are proposed to be the hotel use:

Figure 2 *Proposed Site Plan*



3.3 By Conformation Notice dated 28 November 2025, Council accepted the Development Application as having been properly made on 20 November 2025.

3.4 Relevant to this advice, Council's Information Request states:

"Council acknowledges the intent of the proposal is to introduce a Hotel use within existing Short-term accommodation areas, and Indoor/Outdoor sport and recreation uses. The desire for a level of flexibility across combined uses on the site is a logical outcome and Council is committed to assist in achieving a clear and compliant outcome in this regard.

To ensure consistency and to avoid conflicts with existing approvals, it is recommended the application should include the full suite of applicable uses, existing and approved. This is important as the proposed changes may override previous approvals, including conditions relating to short-term accommodation, car parking, and approved drawings.
These changes are necessary because the restaurant and function rooms will no longer be ancillary to short-term accommodation and likewise recreation areas will operate differently under the Hotel use. This in turn affects compliance with previous approvals and relevant City Plan codes.

…

Land Use

1) The proposed development seeks to establish a Hotel use over the existing Short-term accommodation, and Indoor/Outdoor recreation facilities. As discussed, it is recommended the application should include the full suite of applicable uses, existing and proposed. Council's aim is to assist in streamlining this process and provide clarity so that the assessment can progress swiftly. To progress the application:

a) Submit a change under Section 52 of the Planning Act 2016, incorporating the proposed alterations to the short-term accommodation and indoor/outdoor sport and recreation uses. Updated DA Forms will be required and possibly revised plans."

3.5 Despite Council seeing the logic in the Development Application, the Information Request suggests that, for Council to "*progress the application*", a change must be submitted under section 52 of the *Planning Act 2016* (Qld) (**Planning Act**), including updated DA Forms and possibly revised plans.

4. REQUESTING A CHANGE TO THE DEVELOPMENT APPLICATION

4.1 The Planning Act confers a statutory right for a person to make a development application,[2] and prescribes administrative requirements for the making of a development application.[3]

4.2 A development application that complies with those administrative requirements, or that is accepted by an assessment manager (i.e. Council) under certain circumstances, is a

[2] Planning Act, s.50.
[3] Planning Act, s.51.

"*properly made application*".[4] By issuing the Confirmation Notice, Council confirmed that the Development Application was a properly made application for the purposes of the Planning Act.

4.3 While section 52 of the Planning Act (as referenced in the Information Request) allows for an applicant to change or withdraw a development application before it is decided, that is a voluntary process having regard to the language of that provision.[5] It does not oblige Shoobridge to change its Development Application in response to an information request.

4.4 Section 52(3) provides that, "*if the change is a minor change, the change does not affect the development assessment process.*" Council's Information Request suggests that "*the application should include the full suite of applicable uses, existing and proposed*". In effect, Council has asked Shoobridge to include the existing uses in the development application and submit corresponding "*updated DA Forms*". Such an outcome would offend the "*substantially different development test*"[6] in the context of whether or not the change to the Development Application sought by Council is a minor change. As a consequence, the development assessment process would be significantly affected, requiring the matter to return to the confirmation stage.

4.5 In addition, "*Information request*" is defined in the Planning Act as *"…a notice that asks the applicant for further information in relation to the application."*[7] Properly construed, an information request given in respect of a development application would ask for further information in relation to that development application. Instead, the Information Request asks that Shoobridge change the Development Application, which would practically result in an entirely different development application than was accepted by Council as properly made.

4.6 The *Development Assessment Rules* regulate when an information request may be given, but that the information request must be within the limits of the assessing authority's jurisdiction.[8] Having regard to the matters referred to above, the Information Request calling for Shoobridge to change the Development Application in the manner requested is not, in our view, within Council's jurisdiction or scope for an information request.

4.7 The Development Application seeks approval for a Hotel use as set out in the common material. Notwithstanding there exists a collection of other land uses on the Land, Shoobridge is at liberty to have made the Development Application in this way as it follows the path that suits its development purposes best.[9] This is a principle that has long been confirmed under Court of Appeal authority in Queensland flowing from the decision of *AAD Design Pty Ltd v Brisbane City Council* [2012] QCA 44.

4.8 It is therefore not necessary that for Council to assess and decide the Development Application, the Development Application must be changed to incorporate the full suite of existing uses on the Land. That is a decision for Shoobridge, not the assessment manager.

[4] Planning Act, s.51(6).
[5] Planning Act, s.52(1), noting the use of the word "may".
[6] As set out in the *Development Assessment Rules v 3.0*.
[7] Planning Act, Sch 2 definition "information request".
[8] *Development Assessment Rules*, s12.2 and associated footnote.
[9] *AAD Design Pty Ltd v Brisbane City Council* [2012] QCA 44, [48].

4.9 Council ought to assess and decide the Development Application as properly made[10] as it is required to do under the Planning Act.[11]

5. CONSISTENT APPROVALS

5.1 To the extent Council wishes to "*ensure consistency and to avoid conflicts with existing approvals*", Court authorities have confirmed that different development approvals for the same land may co-exist and sit in harmony over a land area.[12]

5.2 While not specifically raised in the Information Request, we also note that the Planning and Environment Court has confirmed that the general prohibition on inconsistent conditions in section 66(2) of the Planning Act only applies in the context of inconsistent conditions in a subsequent development approval for the same development.[13] Here, the Development Application seeks a development permit for a material change of use for Hotel, which is not a use yet approved to occur on the Land by the existing approvals.

5.3 The prospect of inconsistent development conditions across two (or more) development permits is an outcome permitted under the planning framework in Queensland, and which has no bearing on Council's assessment jurisdiction with respect to the Development Application.

6. CONCLUSION

6.1 As a matter of law and for the reasons given above, we comfortably conclude that Shoobridge is not required to change the Development Application as requested by Item 1 of Council's Information Request.

6.2 Council should be invited to continue with its assessment of the Development Application properly made and confirmed by Council under the Confirmation Notice.

6.3 If you have any questions in respect of this advice, please do not hesitate to contact us.

Yours faithfully
MacDonnells Law

Contact: Karl Friman
Position: Senior Associate
Direct: 07 3031 9857
Email: kfriman@macdonnells.com.au
Director: Matthew Bryant

[10] Save for any other or incidental changes made in response to the balance of the Information Request or otherwise during the assessment process.
[11] Planning Act, s.59.
[12] For example, *Liquorland (Australia) Pty Ltd v Gold Coast City Council & Anor* [2002] QCA 248, [15]-[19]; *Gladstone Regional Council v Homes R Us (Australia) Pty Ltd* [2015] QCA 175, [8]; *Wormell Pty Ltd v Gold Coast City Council & Anor* [2021] QPEC 12, [35].
[13] *Wormell Pty Ltd v Gold Coast City Council & Anor* [2021] QPEC 12, [36].

Attachment B

Acoustic Technical Memo

Technical Memo

Our Ref:	ATP260125-TM-01
Enquiries to:	Sasho Temelkoski
Date:	24 February 2026
Project:	Brisbane International Hotel
Client:	Shoobridge Commercial Pty Ltd C/- Urbis Pty Ltd

Re: Technical Memo – Material Change of Use Application for Hotel Use – 21-23 Zillmere Road in Boondall – Acoustic Review of Environmental Noise Emissions

1. Introduction

ATP Consulting Engineers (ATP) was engaged by Urbis to conduct an acoustic review of the environmental noise emissions in support of a Material Change of Use application for the Brisbane International Hotel and existing mini golf facility at 21-23 Zillmere Road in Boondall.

The proposed development seeks to convert the existing Brisbane International Hotel and mini golf facility into a combined Hotel Use. The proposal is limited to internal renovations only and will not affect the existing operations of the current development. Additionally, no external building modifications or changes to existing car parking and site layout are proposed.

This technical memo has been prepared in response to the information request from Brisbane City Council dated 11 December 2025, to demonstrate that the change application of the Brisbane International Hotel and existing mini golf facility will not result in increased noise impacts on nearby noise-sensitive receivers.

2. Subject Site

The Brisbane International Hotel is located at 21-23 Zillmere Road in Boondall, on the land described as Lot 1 on RP806889 and Lot 2 on RP177335, within the Brisbane City Council (BCC) local government area. The subject site covers a total land area of 25,470m^2 and it is located within a Low-Medium Residential zone.

The location of the subject site is presented in Figure 2.1.

The subject site currently comprises two distinct areas: the northern section contains the existing mini golf facility, while the southern section is occupied by the Brisbane International Hotel.

Gold Coast
34 Lakefront Crescent
Varsity Lakes QLD 4227
Ph: (07) 5593 0487

Brisbane
Unit 34, 30 Anstey Street
Albion QLD 4010
Ph: (07) 3256 1747

Melbourne
Brunswick East
VIC 3057
Ph: (+61) 403 964 150

E: admin @atpconsulting.com.au
ABN: 95 634 079 845
atf ATP Engineering Trust

Figure 2.1 Site location

3. Description of Proposed Development

The site proposes converting the existing restaurant and function rooms within the Brisbane International Hotel and repurposing the indoor/outdoor recreation facility over the mini golf area into a combined Hotel use.

The specific areas identified for hotel use, with a total GFA of 2,357m^2, within the existing development are presented in Appendix A.

The currently approved operating hours are:

- 5:00pm to 9:00pm, seven days per week for the existing bar at the Brisbane International Hotel; and
- 7:00am to 10:00pm, seven days per week for the indoor and outdoor recreation uses associated with the mini golf area.

The development is now seeking approval to operate the proposed Hotel uses from 6:30am to 12:00am (midnight), seven days per week.

The proposal does not involve any increase in patron capacity, car parking numbers, building footprint, plant capacity, or any outdoor amplified music / speakers. The scale and nature of operations will remain unchanged.

4. Nearest Noise Sensitive Places

The nearest noise sensitive land uses to the subject site are the low-density residential dwellings to the north along Parthenia Street.

The nearest noise sensitive places are identified in Figure 4.1, overlaid over the zoning map from the Brisbane City Plan 2014.

Figure 4.1 Nearest noise sensitive places

5. Noise Criteria

Brisbane City Plan 2014 v35

The noise assessment was carried out in accordance with *SC6.21 Noise Impact Assessment Planning Scheme Policy* of the Brisbane City Plan 2014 v31.

The noise criteria applicable to the proposed development are specified in *9.3.3 Centre or Mixed Use Code* of the Brisbane City Plan 2014. The relevant Performance Outcome (PO) and Acceptable Outcome (AO) from the *Centre or Mixed Use Code* are both presented in Table 5.1.

Table 5.1 Excerpt from Special Purpose Code

Performance Outcome	Acceptable Outcome
PO1 Development: a. has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents. b. does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan.	**AO1.1** Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use; c. for any other use: i. where in the Principal centre zone or Major centre zone has unlimited hours of operation; ii. where in the District centre zone, Neighbourhood centre zone or Mixed use zone: A. has hours of operation, including for deliveries, which are limited to 6am to 10pm; or B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; iii. where in any other zone: A. has hours of operation, including for deliveries, which are limited to 6am to 8pm; or B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.
	AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use.

The subject site and its surroundings are located in the vicinity of Sandgate Road which is State-controlled road that experiences moderate to heavy traffic throughout the day. In accordance with Appendix A of AS1055.2-1997 (*Acoustics - Description and measurement of environmental noise Application to specific situations*), the estimated background noise levels ($L_{90,T}$) for areas with medium density transportation or some commerce or industry (Category R3) are as follows:

- Day: 50dB(A);
- Evening: 45dB(A); and
- Night: 40dB(A).

Therefore, the noise criteria from the *Centre or Mixed Use Code* assessable at the boundary of a Low-density Residential Zone are presented in Table 3.2.

Table 3.2 Noise Criteria

Criteria Location Low-density zone boundary	**Day** **(7am-6pm)** T=11hr	**Evening** **(6-10pm)** T=4hr	**Night** **(10pm-7am)** T=9hr
Table 9.3.3.3.F – Noise (planning) criteria Intrusive noise criteria, $L_{Aeq,adj,T}$	**53** (RBL + 3)	**48** (RBL + 3)	**43** (RBL + 3)
Table 9.3.3.3.F – Noise (planning) criteria Acoustic amenity criteria, $L_{Aeq,adj,T}$	55	45	40
Table 9.3.3.3.G – Low frequency noise criteria Low frequency noise criteria, $L_{Ceq,adj,T}$	65	65	60
Table 9.3.3.3.H – Night-time noise criteria Night-time noise criteria, L_{Amax} (average of the highest 15 single events over a given night period)	–	–	**55** ($L_{eq,9hr}$ + 5)[1]
Table 9.3.3.3.H – Night-time noise criteria Night-time noise criteria, L_{Amax} (highest single event over a given night period)	–	–	**60** ($L_{eq,9hr}$ + 10)

[1] The $L_{eq,9hr}$ noise levels at the area were estiamted to be 10dB greater than the L_{90} noise levels

The extension of operating hours will not introduce new noise sources over the day time and evening periods and the increase in duration and no intensification of the activities due to the extension during these periods will not result in material increase to the noise impacts at the nearest sensitive uses. Hence, this assessment will only focus on the night time operations of the proposed Hotel Uses during night time, specifically, from 6:30am to 7:00am and 10:00pm to 12:00am (midnight).

The *acoustic amenity criteria* is the most conservative and relevant noise criteria. Compliance with the *acoustic amenity criteria* of 40 will also ensure compliance with the *Intrusive* noise criteria.

6. Operational Noise Sources

The operation of the Brisbane International Hotel and mini golf area contains a wide range of activities which generate varying levels of environmental noise emissions. The most significant noise generating activities are as follows:

- Patron noise from the use of outdoor communal areas such as shared courtyards;
- Vehicle movements and parking on internal driveways and use of on-site carparking including delivery vehicles; and
- Mechanical noise emissions from fixed plant and equipment at the buildings.

A breakdown of the noise sources, including estimated sound power level and their operating scenario over the relevant period are presented in Table 6.1.

Table 6.1 Breakdown of noise generating activities

Source / activity	Event sound pressure level (L_{pA}) at 3m dB(A)	Operating Scenario (6:30am to 7:00am & 10:00pm to 12:00am)	Time-adjusted sound pressure level ($L_{eq,9hr}$)[1] at 3m dB(A)
Car engine starting	80	30 vehicle engine starting for 3 seconds each	54
Car idling	69	30 vehicles idling for 3 minutes each	43
Car driving off	76	30 vehicles moving for 30 seconds each	50
Closing car bonnet / door	80	60 car bonnet / doors closing for 1 second each	53
Patron noise	73	60 people congregating, outside emitting noise continuously	67
Mechanical noise	63	8 small units emitting noise continuously	57

The combined sound pressure level when measured at 3m of the dominant noise source at the site during the night time period is 68dB(A).

[1] $L_{eq,9hr} = L_{pA} + 10 \log (T / (9 \text{ hour}))$, where T is the total time a source is operational over a 9-hour period.

7. Predicted Noise Impacts

7.1 Operational Noise Levels

Calculation methodology: ISO9613 (*Acoustics – Attenuation of sound during propagation outdoors*), as follows:

$$L_S = [\ L_W + K_0\ ] - [\ A_{dI} + A_{div} + A_{gr} + A_{bar} + A_{atm} + d_{Lrefl} + d_{Lw}\ ]$$

Where:		
	L_S	Sound pressure for a single frequency
	L_W	Sound power of source
	K_0	Correction for propagation in limited spatial angle
	A_{DI}	Mean directivity correction
	A_{div}	Mean attenuation due to geometrical spreading
	A_{gr}	Mean attenuation due to ground effect
	A_{bar}	Mean attenuation due to screening
	A_{atm}	Mean attenuation due to air absorption
	d_{Lrefl}	Level increase due to reflections
	d_{Lw}	Correction due to source operation time

To remain conservative, the distance attenuation (geometrical spreading) and screening due to the existing 2.2m high noise barrier boundary fence are the only factors considered in this scenario to determine the noise levels at the nearest boundary of the noise sensitive uses at Parthenia Street which are approximately 25m behind the fence.

Furthermore, the combined noise levels of each of the noise sources were considered to be radiating from the centre of the carpark at the northern section of the site, north of the mini golf building. No other attenuation or correction has been considered in the equation.

The calculated noise level at the nearest residences due to the operation of the proposed Hotel Uses at night is:

$$L_S = L_W - A_{div} - A_{bar}$$

$$= 68 - 20\log_{10}(d/d_0) - 7$$

where d is the average distance to receiver (35m)

d_0 is the reference distance (=3m)

$$L_S = 68 - 21 - 7 = 40 \text{ dB(A)}$$

The noise levels associated with the operation of the proposed Hotel Uses at the boundary of the nearest noise sensitive uses at Parthenia Street is 40dB(A) $L_{eq,adj,9hr}$.

The predicted noise level of 40dB(A) $L_{eq,adj,9hr}$ complies with the noise criteria of 40dB(A) at the boundary of the adjacent uses.

7.2 Low-frequency Noise Levels

The activity at the development which produces low-frequency noise is background amplified music inside the venue (bar areas).

The sound power levels for calculation of the noise levels in terms of L_{Ceq} for the low-frequency noise assessment are presented in Table 7.1.

Table 7.1 Maximum noise level assessment (night-time)

Operational Noise Source	Location	Sound Power Level dB(A) (re 10^{-12}W)
Amplified Music	Indoor Bar Areas	70dB(A) or 75dB(C) when measured at 3m from the source

The low-frequency noise from the amplified music is assumed to be breaking out from open windows / doors of the mini golf building which is approximately 40m away from the nearest noise sensitive use. To remain conservative, only the distance attenuation (geometrical spreading) and the screening from the 2.2m acoustic fence will be considered in this assessment. The calculated noise level at the nearest residences due to the operation of the proposed Hotel Uses at night is:

$$L_S = L_W - A_{div} - A_{bar}$$

$$= 75 - 20\log_{10}(d/d_0) - 7$$

where d is the average distance to receiver (40m)

d_0 is the reference distance (=3m)

$$L_S = 75 - 23 - 7 = 45 \text{ dB(C)}$$

The maximum noise levels associated at the proposed Hotel Uses at the boundary of the nearest noise sensitive uses at Parthenia Street is 45dB(C) L_{Ceq}.

The predicted noise level of 45dB(C) L_{Ceq} is well within the noise limit and complies with the low-frequency noise criteria of 60dB(A) at the boundary of the adjacent uses.

7.3 Maximum Noise Levels

During night-time, the activity at the development which produces the loudest short duration, intermittent noise events is door slams of vehicles.

The sound power levels for calculation of the noise levels in terms of L_{Amax} for the night-time assessment (10pm to 7am) are presented in Table 7.2.

Table 7.2 Maximum noise level assessment (night-time)

Operational Noise Source	Location	Sound Power Level dB(A) (re 10^{-12}W)
Car Parking – car door closing 'slam'	Carpark area of mini golf facility (northern section)	Car door slam has sound power level of 98dB(A) or 80dB(A) when measured from 3m

The calculated noise level at the nearest residences due to the operation of the proposed Hotel Uses at night is:

$$L_S = L_W - A_{div} - A_{bar}$$

$$= 80 - 20\log_{10}(d/d_0) - 7$$

where d is the average distance to receiver (25m)

d_0 is the reference distance (=3m)

$$L_S = 80 - 18 - 7 = 55 \text{ dB(A)}$$

The maximum noise levels associated at the proposed Hotel Uses at the boundary of the nearest noise sensitive uses at Parthenia Street is 55dB(A) L_{Amax}.

The predicted noise level of 55dB(A) L_{max} complies with the night time noise criteria of 55dB(A) at the boundary of the adjacent uses.

8. Recommendations and Conclusions

A review of the proposed application including the noise sources associated with the operation of the proposed Hotel Uses at 21-23 Zillmere Road in Boondall has been undertaken to assess its potential impact on the existing acoustic amenity of the surrounding area.

The application seeks to change the existing Brisbane International Hotel and mini golf facility to a combined Hotel Use. The development is also seeking approval to operate the proposed Hotel Uses from 6:30am to 12:00am (midnight), seven days per week.

The proposed Hotel Uses is intended to offer food and drink consumption option to the general public. ATP understands that this application is designed solely to support future Hotel Liquor Licensing application over the site and that that the proposal is limited to internal renovations only and will not affect the existing operations of the current development.

ATP acknowledges that the extended operating hours can have the potential to cause noise impacts on the nearby noise sensitive uses, particularly during the night time period (10:00pm to 7:00am). However, the operation of the development will remain consistent. Additionally, existing ambient noise in the locality is influenced by industrial uses south of the site and road traffic noise from the State-controlled Sandgate Road, which reduces the perceptibility of operations related to the site.

It is the opinion of ATP that the proposed changes will not cause any significant increase in the overall noise emissions of the development and therefore will have very minimal effect on the existing noise amenity.

To ensure ongoing protection of the existing noise amenity of the development and its surroundings, the following noise mitigation measures must be adhered to and are recommended to be part of the application approval conditions:

- All operations associated with the proposed Hotel Uses must cease by 12:00 am.
- All patrons of the Hotel Uses must have vacated the site premises by 12:30 am.
- Refuse collection and deliveries must be carried out during daytime and evening only (7:00am to 10:00pm).
- A 2.2m high noise barrier fence must be installed at the northern boundary of the site as per the Brisbane City Council Conditions.
- No amplified music shall be played or operated in any outdoor areas of the premises at any time.
- Any indoor entertainment amplified noise (music and PA systems) must be controlled by management only.
- All amplified music (speakers) must be limited to the default amplified noise limits for licensed venues under the *Liquor Act 1992* of no louder than a sound pressure level of

70dB(A) $L_{Aeq,adj,15min}$ and 75dB(C) $L_{Ceq,adj,15min}$ measured at a distance of 3m from the speaker.

- The above noise limits can be amended based on licensed venue specific acoustic assessment carried out at the liquor licensing stage. The acoustic assessment must be carried out in accordance with *Guideline 51* by the *Office of Liquor and Gaming Regulation (OLGR)*.

With the recommended operational limitations in place, the proposed material change of use and extended hours are considered reasonable and acceptable from an acoustic perspective.

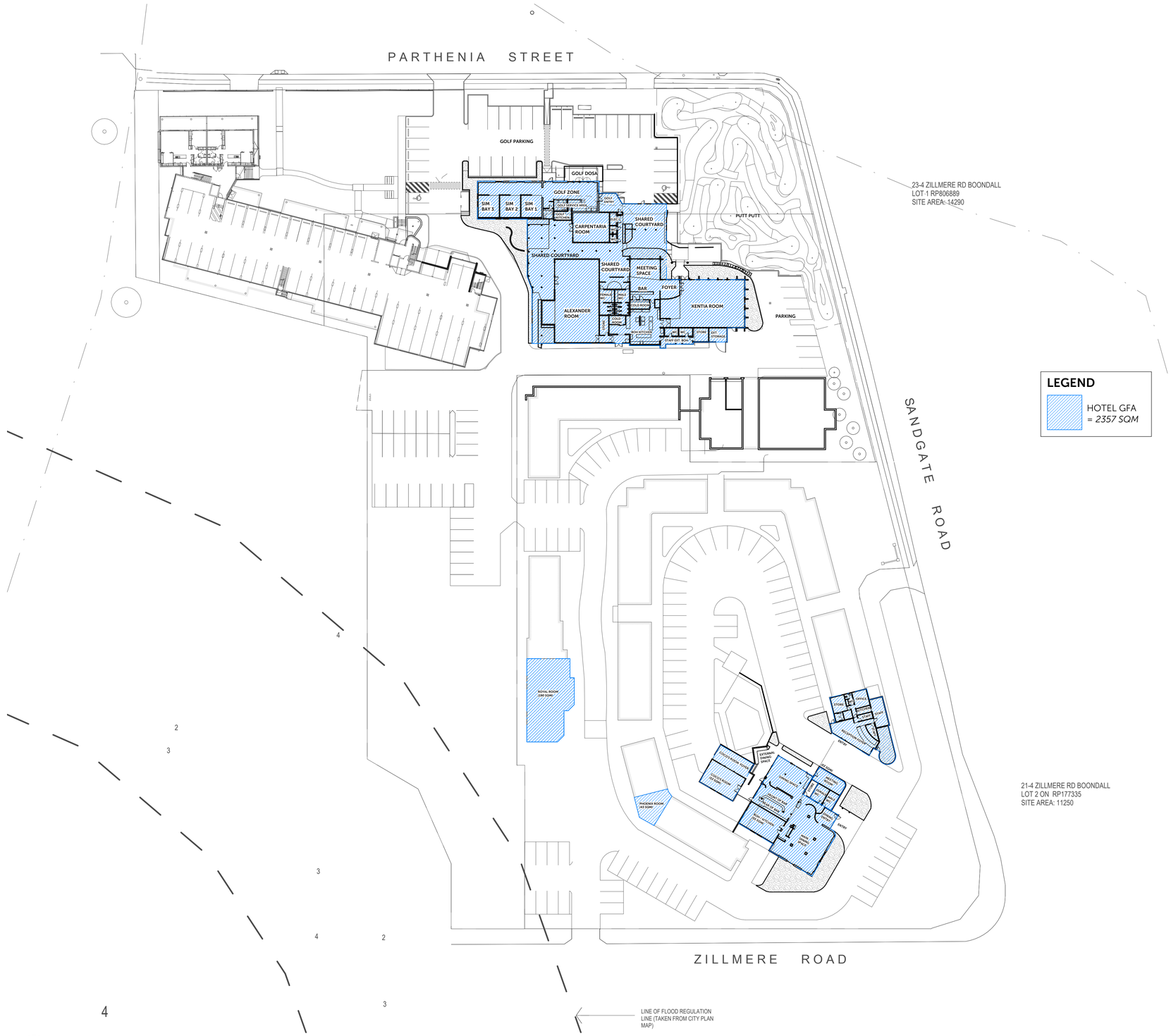
Therefore, subject to adherence to the above operational measures, ATP supports the approval of the proposed material change of use application and extended operating hours for the Hotel Uses of the development at 21-23 Zillmere Road in Boondall.

Should you have any questions about the information presented in this technical memo report please do not hesitate to contact our office on (07) 5593 0487.

Yours faithfully,

Sasho Temelkoski MIEAust CPEng RPEQ MAAS
Managing Director and Principal Engineer
ATP Consulting Engineers

Appendix A – Proposed Hotel Uses



1 UPDATED SITE LAYOUT
1 : 500

BSPN. ARCHITECTURE

BRISBANE
116 Brookes Street | PO Box 480 | Fortitude Valley QLD 4006
07 3851 9100
brisbane@bspn.com.au

Brisbane • Melbourne • Sydney bspn.com.au

Revisions

Project
Brisbane International Hotel
Application

For
STAR HOTEL GROUP

Drawing
SITE PLAN

PRELIMINARY

Drawn AS
Reviewed RB
Scale 1 : 500 at A1

Project No. B2500124
Drawing No. A1.31
Revision

Attachment C

Flood Risk Assessment

Fe civil engineering Friends

21 - 23 Zillmere Road, Boondall

Flood Risk Assessment Report

For: Star Group C/O Urbis

March 2026

The information contained in this report has been prepared based on the information made available to Friends Civil Engineering Pty Ltd at the time of preparation. This document, design parameters, and conclusions rely on external data sources, and the accuracy of this document is correct to the extent of the information provided to us.

This report has been prepared solely for the benefit of our client. We do not accept any liability for damage or loss resulting from reliance on this report, or any part of it, by any party other than the client (named on this page of this report).

Document Control

Author	**Stefan Heyward & Dr Rodney Ronalds**		
Certification	RPEQ No.: **13308**		Signed: 
Report Title	R1-FE26009 – Flood Risk Assessment Report		
Revision	A	**Date**	18/03/26

Revision History

Revision	Date	Author	Approver	Description
A	18/03/26	SH/RR	RR	For Council Submission

Company Contact Details

- Name: Friends Civil Engineering Pty Ltd
- ABN: 40 638 121 132
- Phone: 0457 598 928
- Email: stefan@friendsengineer.com
- Postal: PO Box 94 West Burleigh QLD 4219
  PO Box 7111 East Ballina NSW 2478

Client Contact Details

- Client: Star Group C/O Urbis

Contents

1. Introduction

This report has been prepared to support the approval of a Development Application to approve a new commercial development over the following parcels of land:

Property Address:	21 - 23 Zillmere Road, Boondall
Property Description:	Lot 1 on RP806889 & Lot 2 on RP177335
Council:	Brisbane
Registered Site Area:	25,470m^2

This report has been prepared to provide the Brisbane City Council (BCC) with confirmation that the development complies with the requirements of the BCC Flood Code.

1.1 Report Abstract

The site is mapped as flood affected on the BCC FloodWise mapping service. The source of flooding is the Nundah Creek and storm tide form Moreton Bay.

The existing buildings and levels within the buildings throughout the site will be maintained with only changes internal to the existing rooms along with the type of use being proposed. An additional carpark is also proposed in the south-western corner of the site. The new carpark will require minor cut fill operations to level the carpark.

The site was examined against the existing, future and ultimate flood scenarios from BCC published flood model data. The proposed changes to the site were assessed to ascertain the levels of risk the proposed development application would pose.

It was determined that risk associated with the internal buildings of the proposed development are supported as being low / acceptable risk. The proposed changes will be minimal and could be managed by awareness and planning on the site.

The car park presents some areas of high depth hazard however the carpark will have acceptable depth velocity product values and will experience less depth than surrounding roadways and areas for entry/egress to the site. We recommend careful planning of proposed car park amendments by flood awareness and traffic planning on the site.

The proposed development has been assessed for risks as shown in the following report for Council assessment.

1.2 Revision History

This is the first revision of the report.

1.3 Related Reports

This report is intended to be read in conjunction with the associated development submission documents, current as of the date of this report.

1.4 Limitations

This report relies upon flood modelling outputs that have been obtained from the Brisbane City Council's Open Data portal (https://data.brisbane.qld.gov.au/).

We do not warrant the accuracy of the data that has been used. Any specific queries or concerns regarding the data and / or the outputs should be directed to the Brisbane City Council.

2. Property Description

2.1 Site Locality

The proposed development is situated at 21 - 23 Zillmere Road, Boondall and is registered as lot 1 on RP806889 & lot 2 on RP177335.

The zoning of the land is “LMR2 Low-medium density residential (2 or 3 storey mix)” in accordance with the current zoning by Brisbane City Council.

Full details of the site topography and existing features are shown on the detailed site survey included in Appendix A. A general locality plan is presented in Figure 2.1 below:

Figure 2.1 - Site Locality/Zoning (Courtesy of Brisbane City Council – Accessed February 2026)

2.2 Site Topography and Drainage

The site is mostly flat and grades generally from east to west. The site contains existing stormwater discharging to the overland flow path west of the site.

Site survey data indicates the highest levels on the site are around RL5.50m AHD at northern eastern corner of the block and lowest along the southwestern corner at RL1.60m AHD.

A detailed site survey by Bennett & Francis Land Surveyors (Project Ref: 042779.01) is also provided in Appendix A.

2.3 Land Usage

The land usage is low-medium density residential with the current sites being used as the Brisbane International Hotel and mini golf facility.

The development not proposed changes to the existing buildings and levels throughout the site with only changes internal to the existing buildings being proposed and the type of use.

2.4 Designated Flood Source

The proposed development is affected by flooding due to the Brisbane River and Norman Creek, with a designation of High likelihood for much of the site and a Medium/Low Likelihood on the Zillmere Road frontage. Figure 2.2 below provides a description.

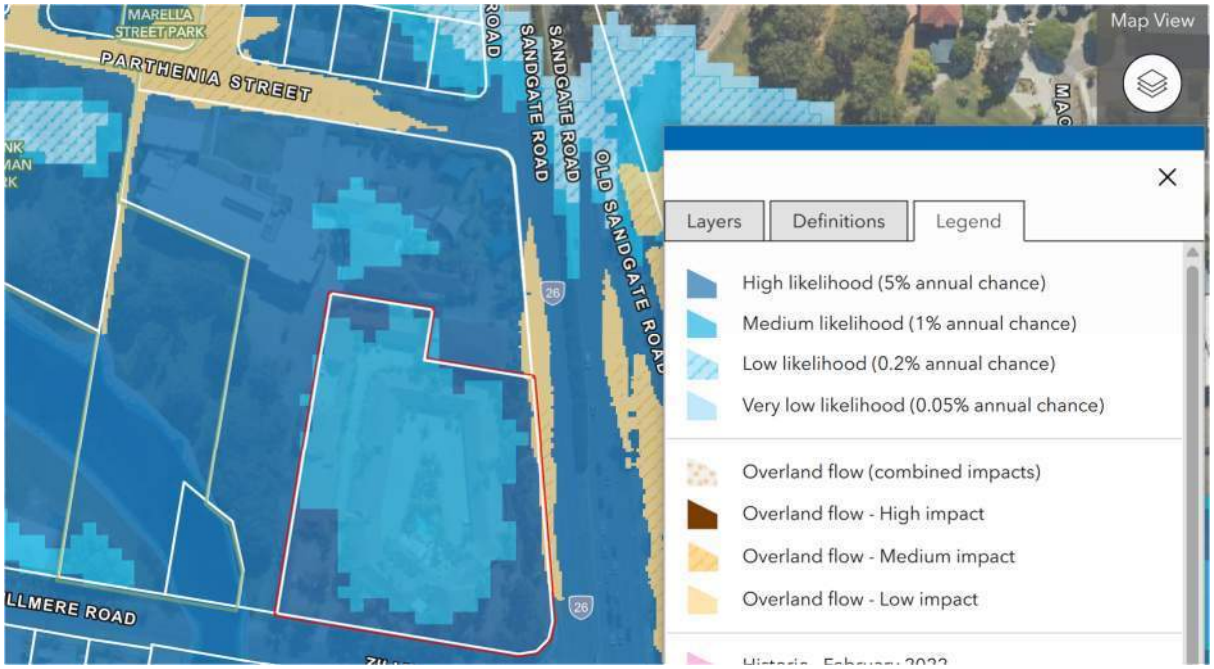


Figure 2.2 – Flooding Overview – 21 Zillmere, Boondall

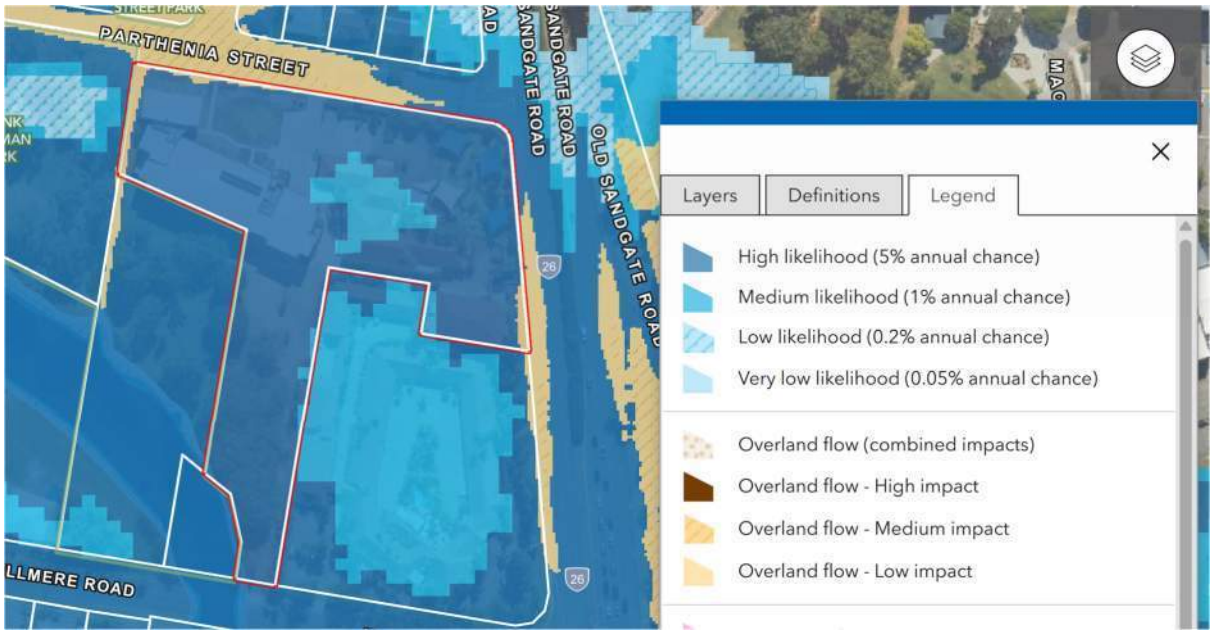


Figure 2.4 – Flooding Overview – 23 Zillmere, Boondall

Figures 2.3 and 2.4 indicate the site is affected by high and medium likelihood of flood along with overland flow.

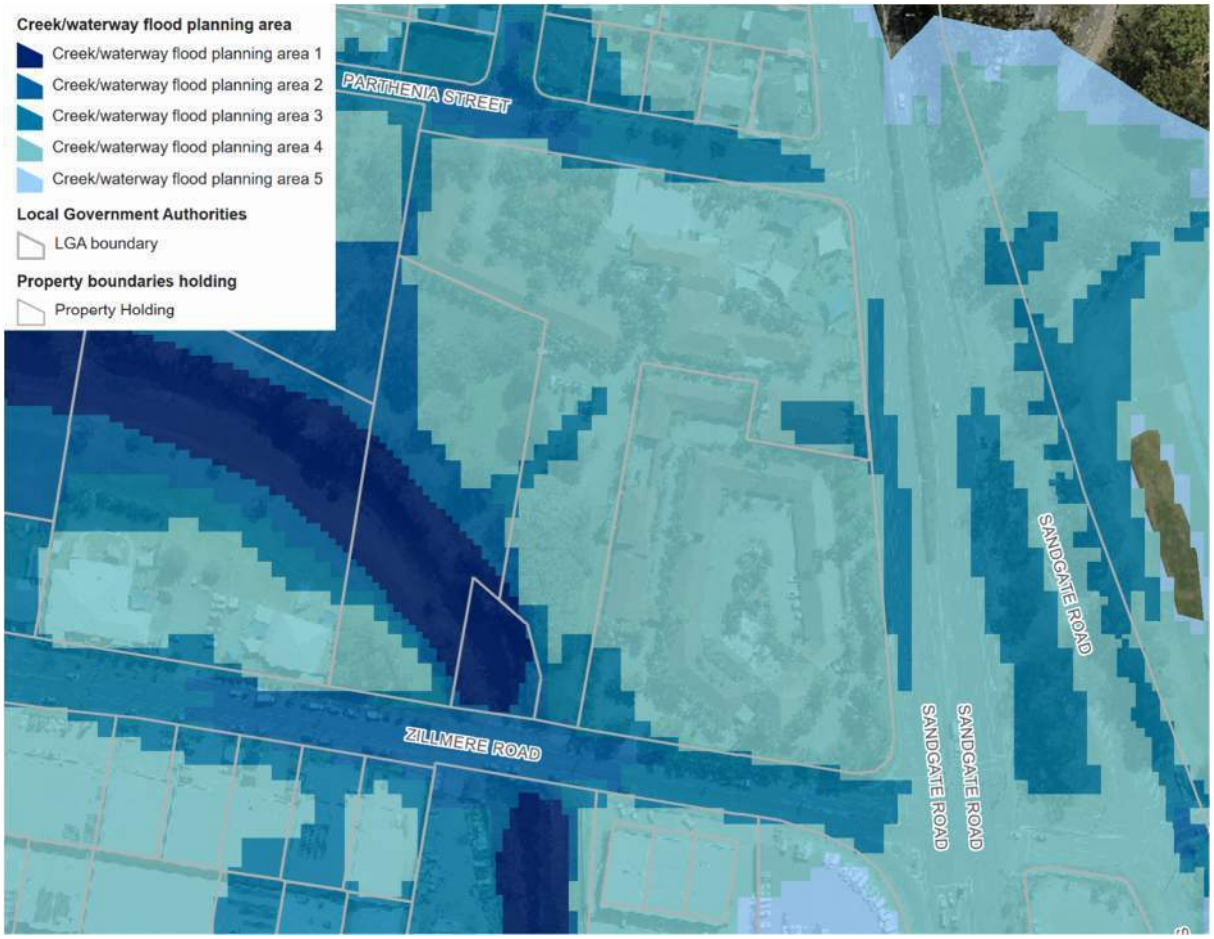


Figure 2.5 – Flooding Planning Area

Figure 2.5 indicates the site is within the creek/waterway flood planning area 2, 3, and 4.

Figure 2.5 – Medium Stormtide Inundation Area

Figure 2.5 indicates very minor areas of the site is affected by medium stormtide inundation. The area affected is outside the areas proposed for change within the DA.

2.5 Designated Flood Levels

The site is affected by flood events up to and including the 1% AEP (i.e. Q100) flood event.

The peak estimated flood levels by probability for this property are as follows, based on the information provided by the Brisbane City Council's FloodWise Property Report (Report Reference: 2622026104354663 for 21 Zillmere Road & Report Reference: 272202613843818 for 23 Zillmere Road):

21 Zillmere Road

- 1% AEP (creek/waterway – Nundah Creek) = 5.0m AHD
- 1% AEP (Storm Tide) = N/A
- February 2022 = 5.2m AHD
- Designated Flood Level = 5.9m AHD
- Min Habitable Floor Level = N/A

23 Zillmere Road

- 1% AEP (creek/waterway – Nundah Creek) = 5.9m AHD
- 1% AEP (Storm Tide) = 2.5m AHD
- February 2022 = 5.2m AHD

- Designated Flood Level = 5.9m AHD
- Min Habitable Floor Level = N/A

Council's flood overlay code indicates the flood planning level for the site is the 1% AEP which in this instance is 5.90m AHD. Due to the size of the site flood level vary significantly throughout the site as is further examined within Section 3 of the report.

3. Proposed Development

3.1 Description of the Development

The development involves a commercial development across the two allotments. The existing buildings and levels throughout the site will be maintained with only changes internal to the existing buildings being proposed and the type of use. An additional carpark area is also proposed in the south-western corner of the development site.

The southern Brisbane International site is seeking to convert the existing restaurant and function room to Hotel usage in order to be able to serve not only the existing motel guests but also the general public.

The northern mini golf facility will not change its current operations but is intended to provide improved food services and beverages to users via application for Hotel land use over the existing indoor/outdoor recreation facility over the northern half of the site.

Full development plans are located within Appendix A for further details.

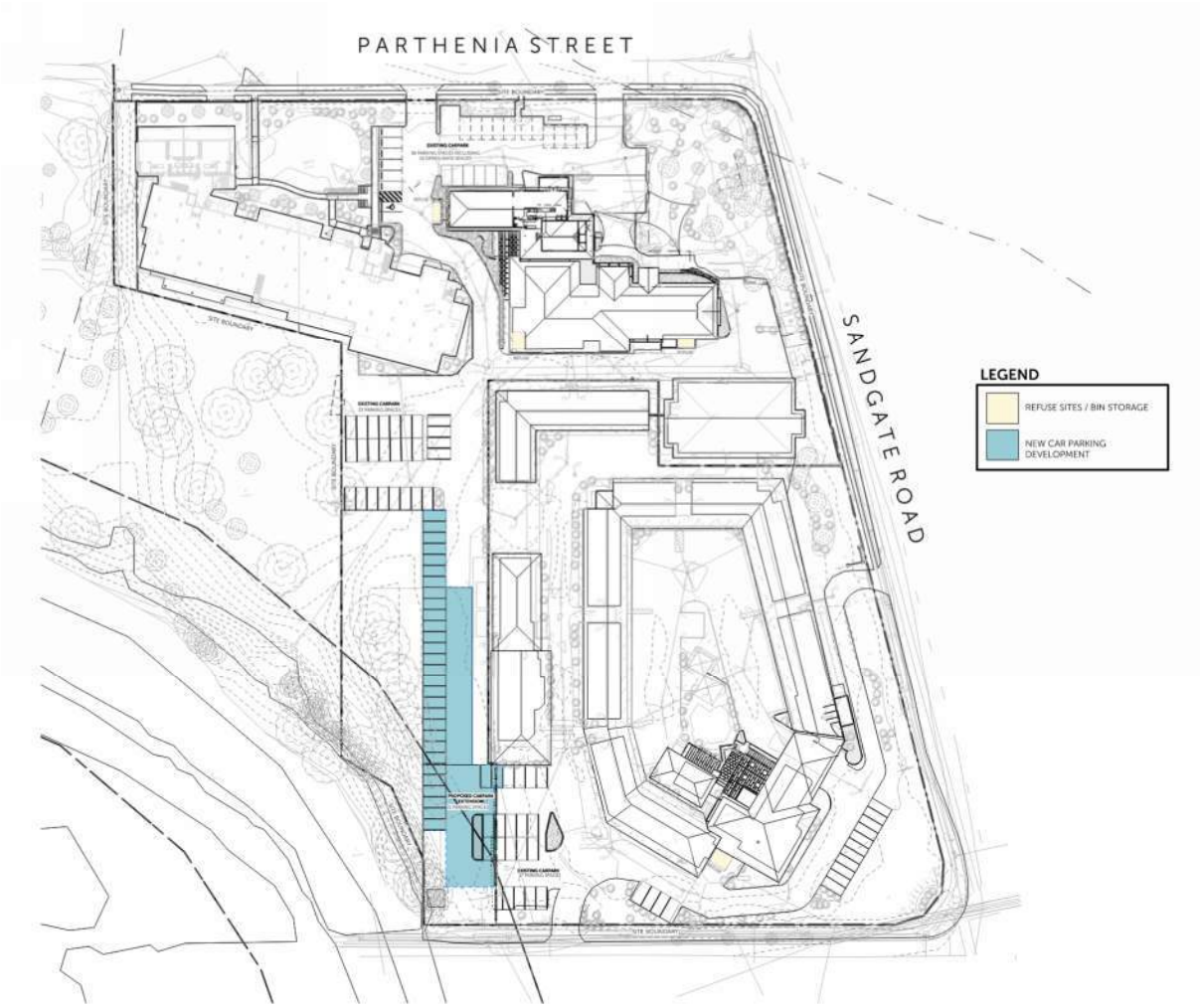


Figure 3.1 – Proposed Development

3.2 Flood Risk Assessment

In accordance with Table 8.2.11.3.J of the BCC Flood Overlay Code, the development is classified as Commercial affected by flooding from the Nundah Creek (Creek/Waterway) and by stormtide from Moreton Bay. Nundah Creek being the prevalent flood risk with higher DFL's associated with flooding from the Nundah Creek.

Using the BCC open data datasets from the Nundah Creek Flood Study an evaluation of the site was undertaken to assess the flood characteristics of the areas where the DA proposes to make changes.

Figure 3.2 – Existing 1% AEP Flood Levels

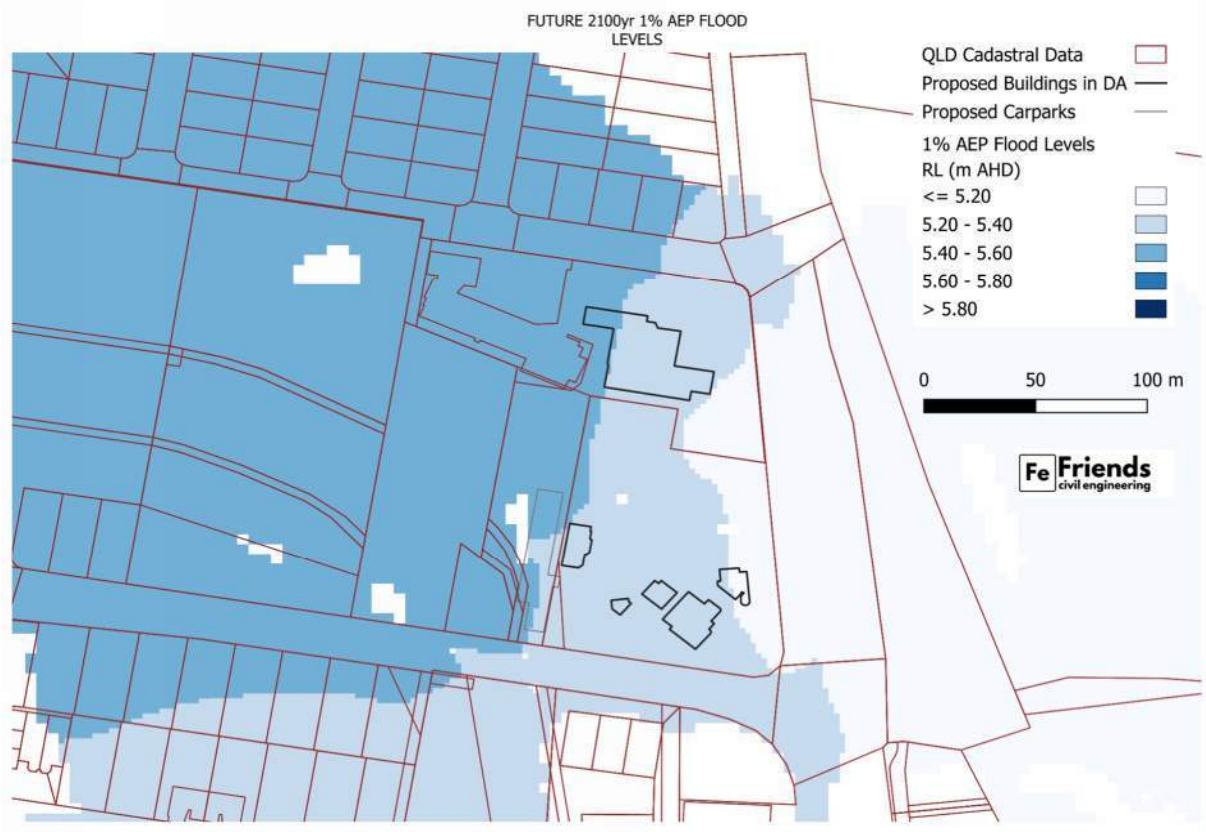


Figure 3.3 – Future 2100yr 1% AEP Flood Levels

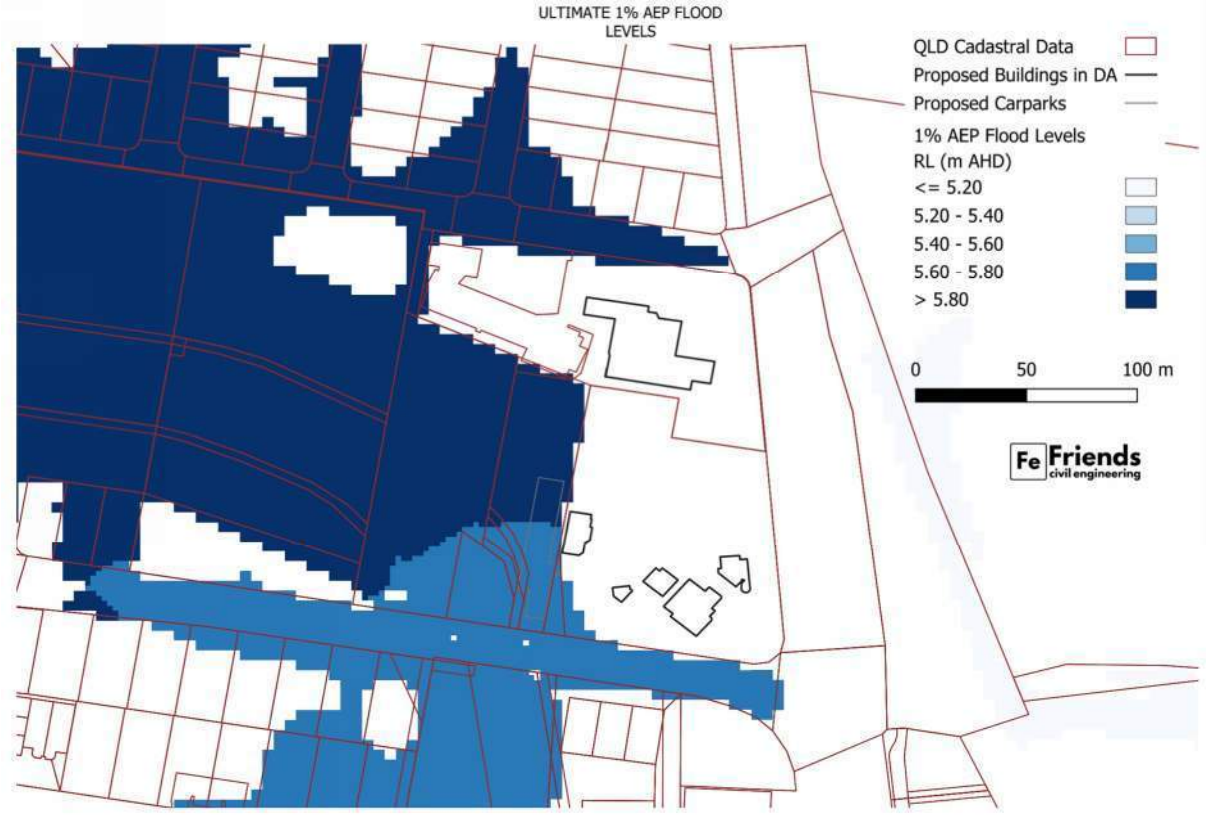


Figure 3.4 – Ultimate 1% AEP Flood Levels

Figures 3.2 to 3.4 depict the flood levels (in m AHD) over the site in the existing, future 2100 year and ultimate 1% AEP scenarios. The figures indicate the flood level varies significantly throughout the site with all proposed buildings in the existing scenario to incur no greater than 5.4m AHD of flood level and no greater than 5.6m AHD in the future 2100 year scenario. The ultimate scenario indicates all the proposed building areas will not be affected by flood at all with only open space to the west, minor existing carparking areas and proposed carpark areas to be influenced by flood waters. The proposed carparking area will be influenced in all scenarios with a maximum of RL5.81m AHD in the ultimate scenario.

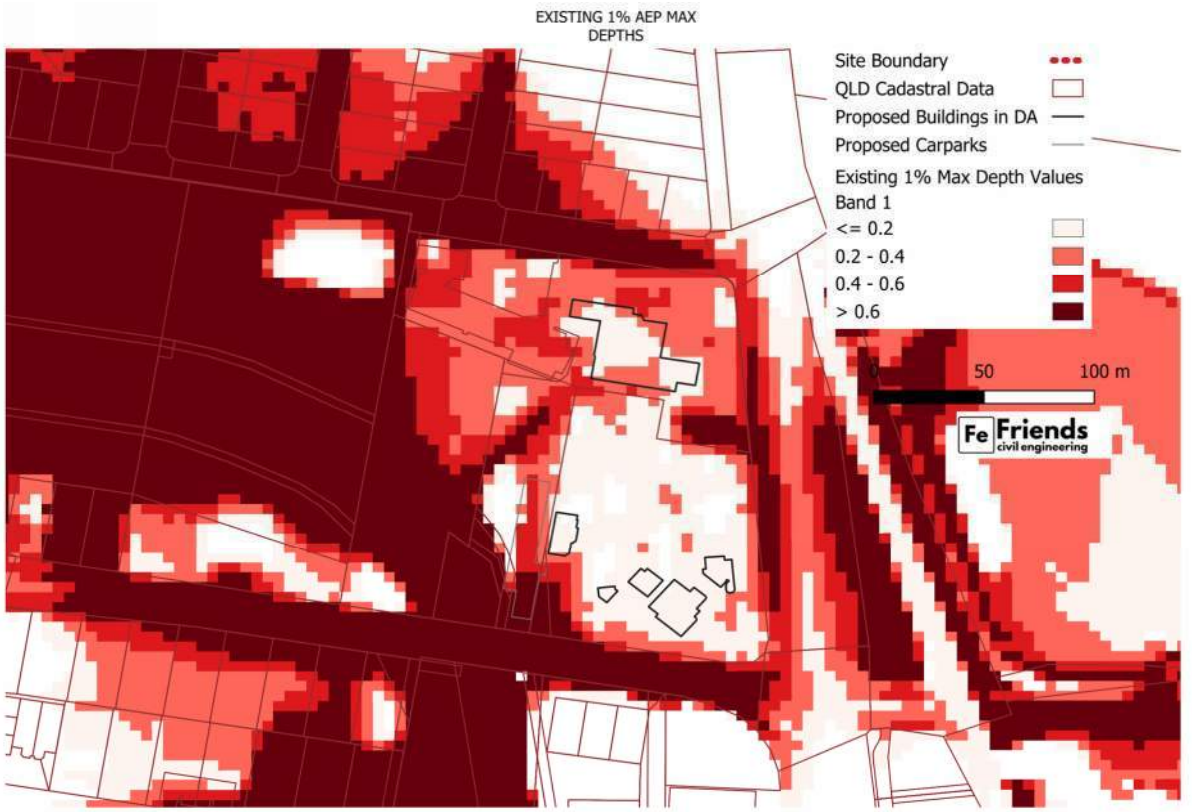


Figure 3.5 – Existing 1% AEP Max Depth

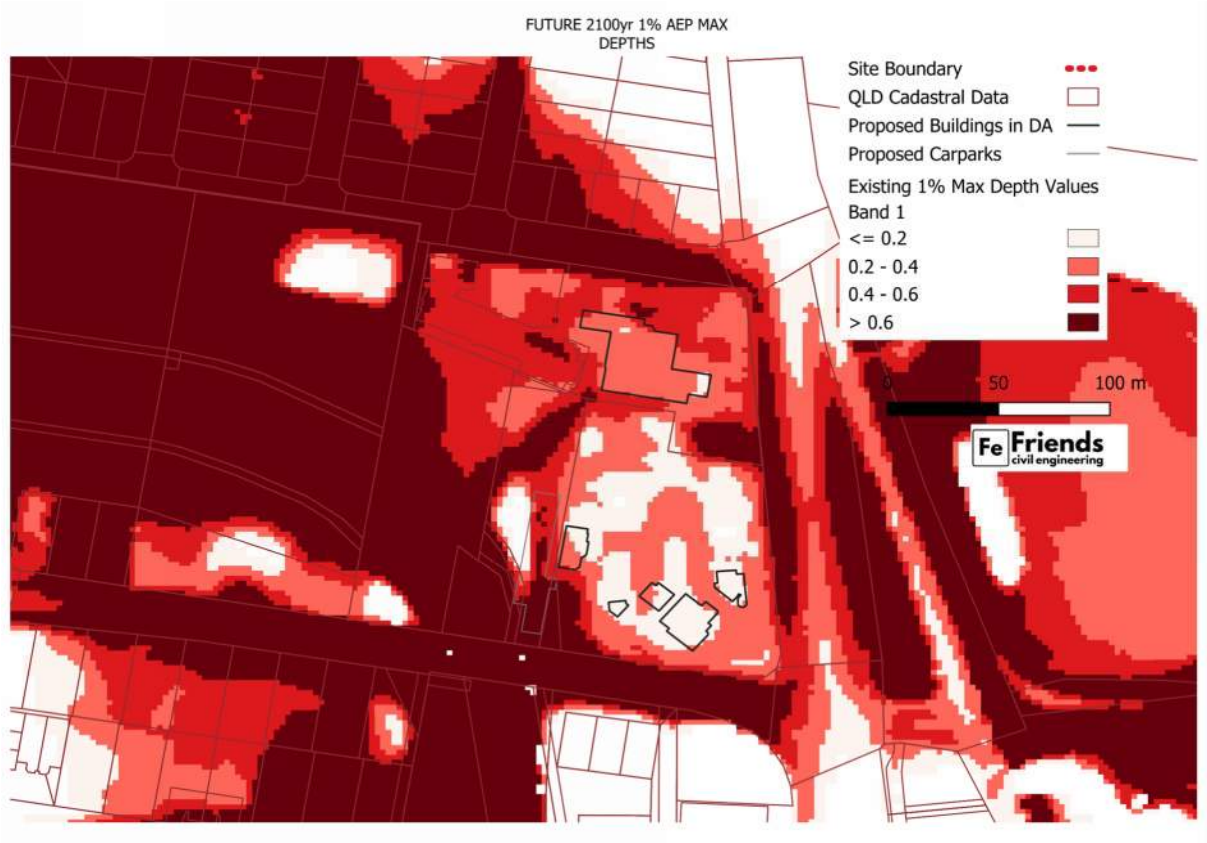


Figure 3.6 – Future 2100yr 1% AEP Max Depth

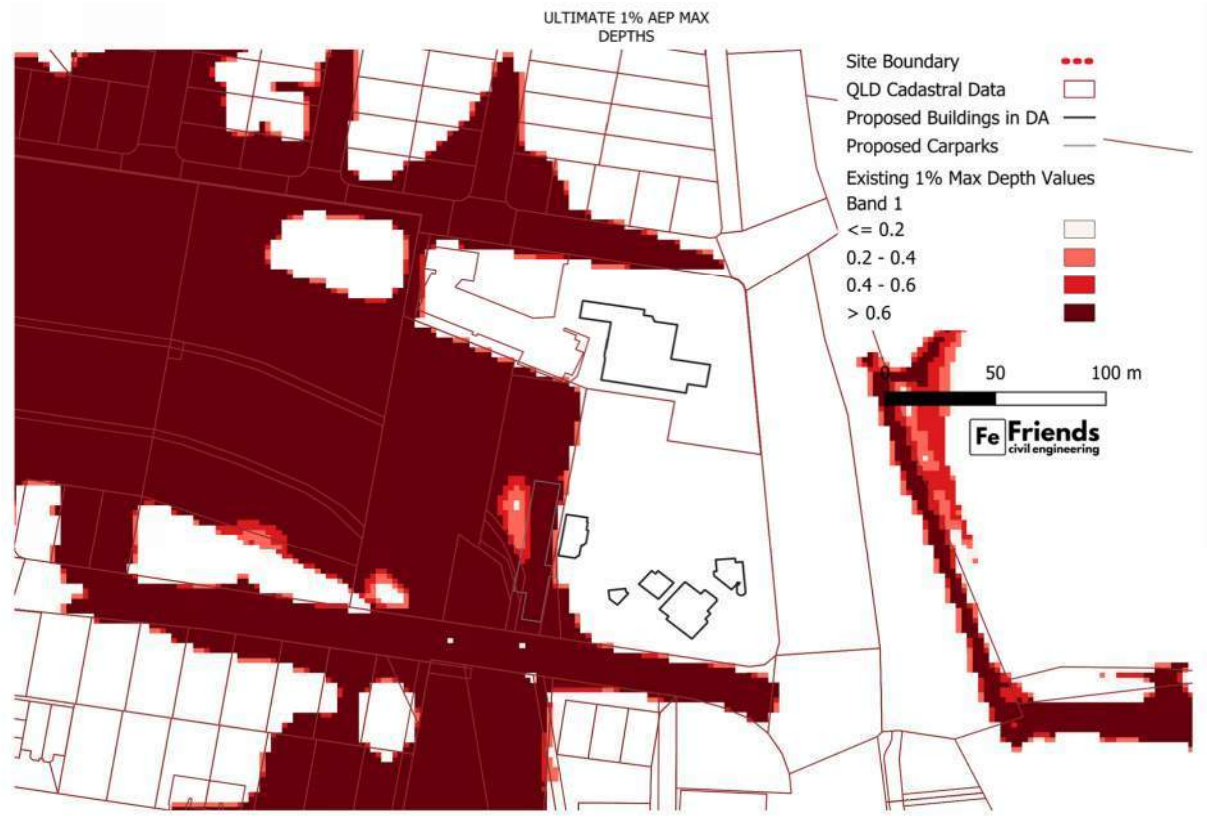


Figure 3.7 – Ultimate 1% AEP Max Depth

Figures 3.5 to 3.7 depict the flood depth over the site in the existing, future 2100 year and ultimate 1% AEP scenarios. In all scenarios flood depth is greater than 600mm in areas of the site and surrounding roadways. All buildings proposed for change in the DA do not experience flood depths of greater than 600mm while in the ultimate scenario no flooding occurs within the buildings proposed for change. Areas within the proposed carpark will experience max depth values in excess of 600mm however this areas will experience less depth than surrounding roadways and areas for entry/egress to the site. These areas will become unsafe during flood events.

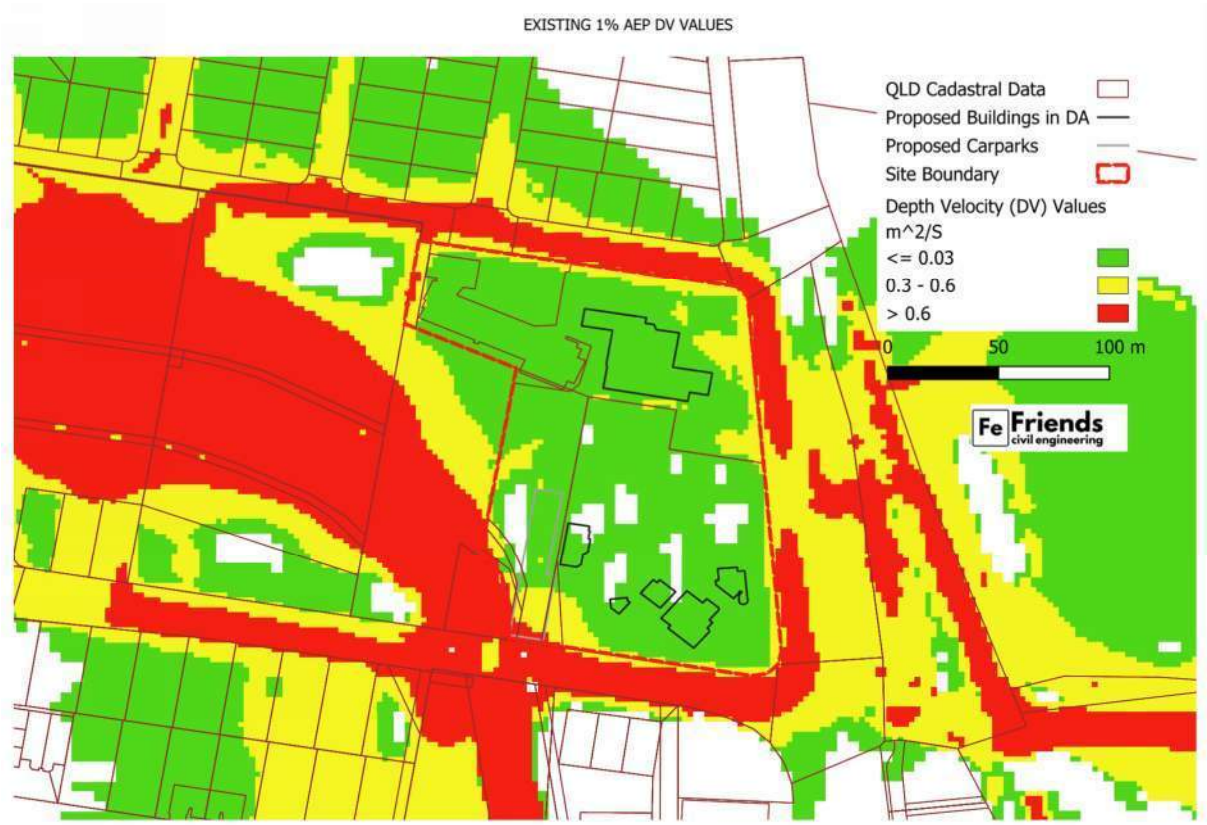


Figure 3.8 – Existing 1% AEP DV Values

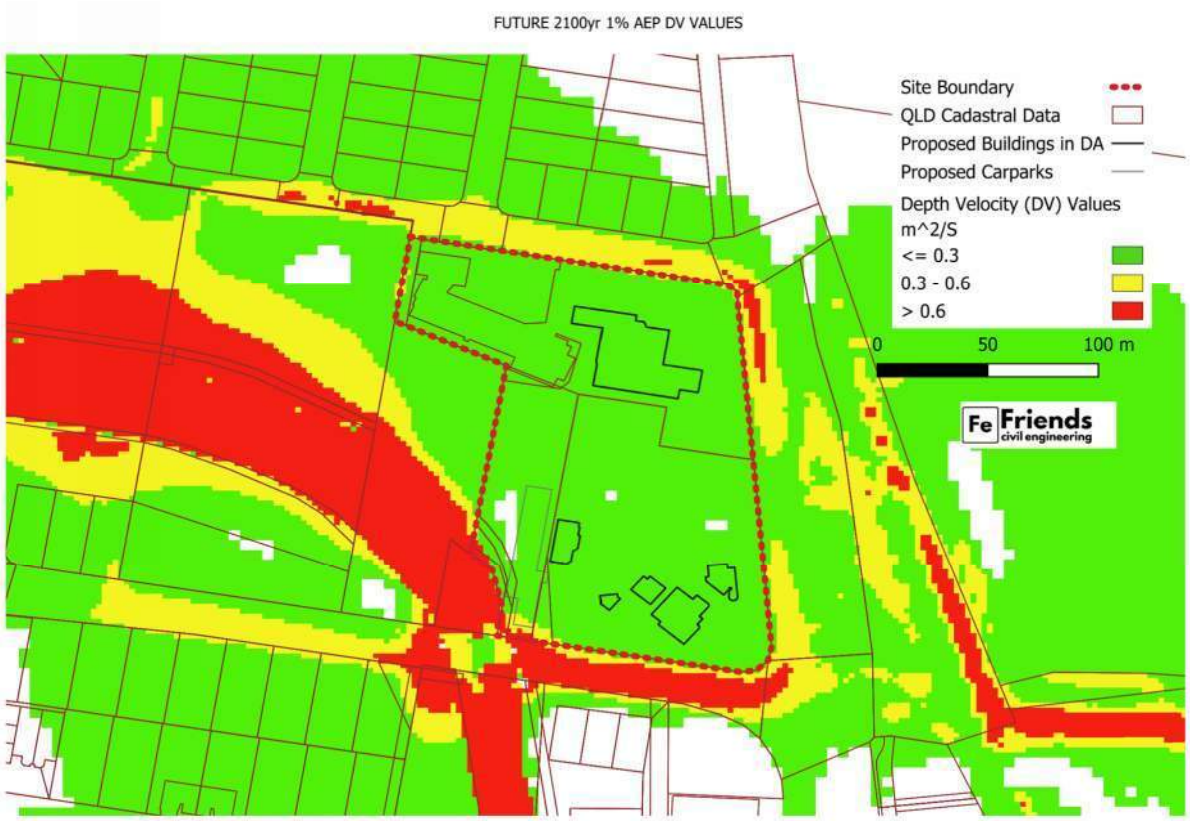


Figure 3.9 – Future 2100yr 1% AEP DV Values

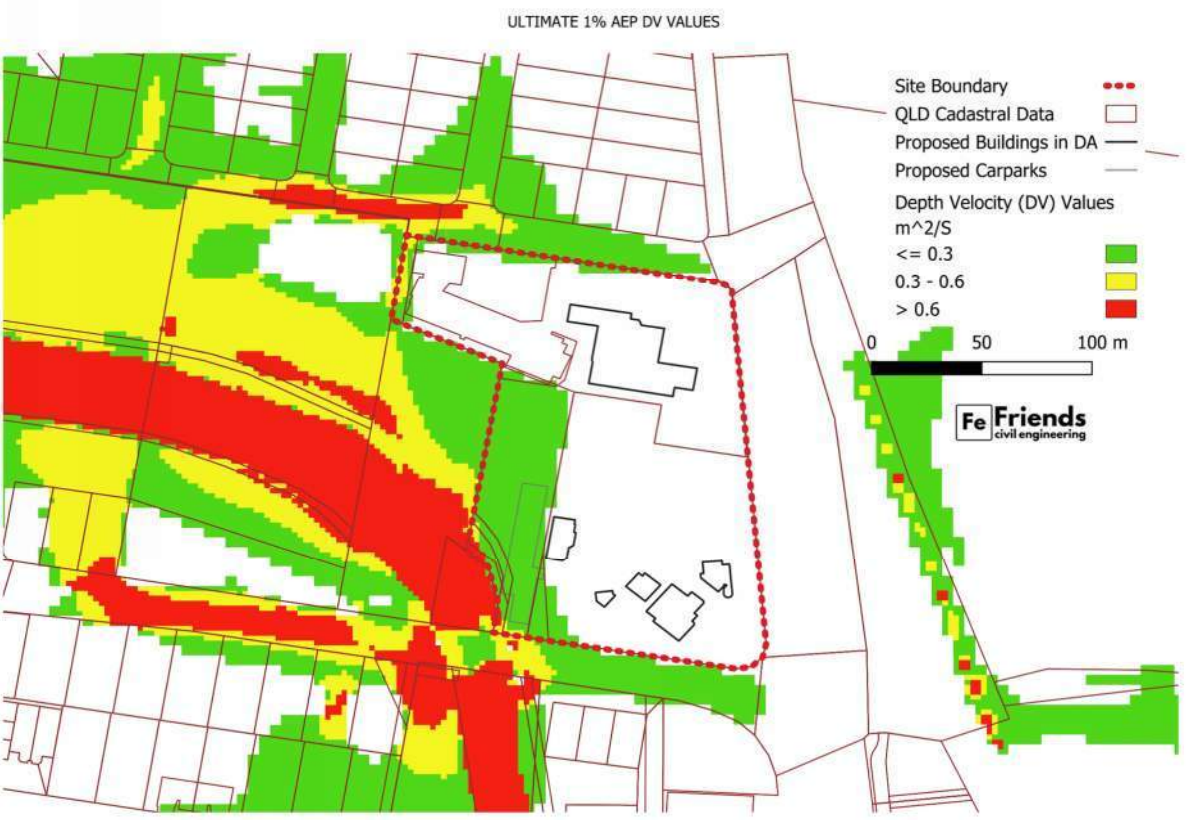


Figure 3.10 – Ultimate 1% AEP DV Values

Figures 3.8 to 3.10 depict the flood hazard depth velocity (DV) product over the site in the existing, future 2100 year and ultimate 1% AEP scenarios. In all scenarios the DV values are below 0.6m^2/s which is the limit for flood hazard within the building areas and proposed carpark area. This indicates the buildings will be generally safe for fit adult occupants to traverse in a 1% AEP flood event.

3.3 Summary of Flood Risk Assessment for Site Areas

Table 3.1: Summary of Flood Risk Assessment

Development Description			
Proposed area for change under the DA	Northern Mini Golf area	Southern Brisbane International	Additional Carparking Area
Level (m AHD)	Existing RL5.04 – 5.27m, no change proposed	Existing RL5.06 – 5.80m, no change proposed	Existing Levels RL4.24 – 5.10m AHD
BCC Flood Code Requirements for New Build:	1% AEP + 300mm freeboard	1% AEP + 300mm freeboard	1% AEP
BCC Flood Code Requirements for Flood Hazards:	0.6m maximum depth <0.60m^2/s maximum Depth x Velocity Product	0.6m maximum depth <0.60m^2/s maximum Depth x Velocity Product	0.6m maximum depth <0.60m^2/s maximum Depth x Velocity Product
Mapped Flood Characteristics			
Existing 1% AEP Flood Level	RL5.29m AHD max	RL5.26m AHD max	RL5.27m AHD max
Future 2100yr 1% AEP Flood Level	RL5.42m AHD max	RL5.40m AHD max	RL5.42m AHD max
Ultimate 1% AEP Flood Level	N/A	N/A	RL5.79m AHD max
Existing 1% AEP Max Depth	0.28m	0.19m	1.03m
Future 2100yr 1% AEP Max Depth	0.45m	0.44m	1.18m
Ultimate 1% AEP Max Depth	N/A	N/A	1.55m
Existing 1% AEP DV Value	.04m^2/s	.017m^2/s	.29m^2/s
Future 2100yr 1% AEP DV Value	.07m^2/s	.04m^2/s	.47m^2/s
Ultimate 1% AEP DV Value	N/A	N/A	.27m^2/s
Depth of Flood	<600mm	<600mm	>600mm

Depth x Velocity Product	<0.60m^2	<0.60m^2	<0.60m^2
Evacuation Distance	160m to the north above DFL	310m to the north above DFL	370m to the north above DFL
Flood Hazard Assessment			
Depth	Medium Hazard	Medium Hazard	High Hazard
Depth x Velocity Product	Low Hazard	Low Hazard	Low Hazard
Evacuation Distance	Acceptable	Acceptable	Acceptable
General Comments on Flood Risk			
	No new people at risk expected. No increased risk or hazard off the property. Risk could be managed by awareness and planning.	Increased patronage possible of the Brisbane International, minimal risk due to increased patronage. No increased risk or hazard off the property. Risk could be managed by awareness and planning.	Use of additional land for parking within designated flood zones in all scenarios including ultimate, additional exposure of users to flood risks due to flood depth, depth velocity values are acceptable. Flood depths are not greater than surrounding roadways and areas for entry/egress. Recommend careful planning of car park amendments by awareness and planning on the site.

4. Conclusion

This report has been prepared to support the approval of a Development Application to approve the commercial development over the parcel of land at 21 - 23 Zillmere Road, Boondall.

The existing buildings and levels within the buildings throughout the site will be maintained with only changes internal to the existing rooms along with type of use being proposed. An additional carpark is also proposed in the south-western corner of the site. The new carpark will require minor cut fill operations to level the carpark.

The site was examined against the existing, future and ultimate flood scenarios from existing BCC Flood data and the proposed changes to the site inspected to ascertain the levels of risk the proposed development application would pose.

It was determined that risk associated with the internal buildings of the proposed development are supported as being low / acceptable risk. The proposed changes will be minimal and could be managed by awareness and planning on the site.

The car park presents some areas of high depth hazard however the carpark will have acceptable depth velocity product values and will experience less depth than surrounding roadways and areas for entry/egress to the site. Recommend careful planning of proposed car park amendments by awareness and planning on the site.

Appendix A

- Survey and Development Plans

Control Marks

Point #	Raw Description	Easting	Northing	Elevation
6000	SCR	506071.156m	6973360.002m	5.018m
6001	SCR	506053.869m	6973415.545m	4.907m
6002	SCR	506050.332m	6973464.291m	4.990m
6003	SCR	506062.625m	6973491.721m	4.408m
6004	NL	506060.906m	6973492.449m	4.421m
6005	NL	506059.677m	6973496.685m	4.450m
6006	SCR	506057.502m	6973528.341m	4.543m
6007	NL	506055.630m	6973547.664m	4.596m
6008	SCR	506051.747m	6973591.810m	5.038m
6010	SCR	505997.471m	6973585.353m	5.121m
6011	SCR	505961.639m	6973572.039m	5.161m
6012	SCR	505933.976m	6973582.355m	5.123m
6013	SCR	505907.294m	6973607.490m	4.224m
6014	SCR	505981.857m	6973554.944m	5.012m
6015	SCR	505978.724m	6973527.615m	4.772m
6016	SCR	505946.196m	6973532.310m	5.121m
6017	SCR	505969.848m	6973492.479m	5.088m
6018	SCR	505933.888m	6973401.961m	4.078m
6019	SCR	505938.402m	6973384.727m	4.078m
6020	SCR	505948.671m	6973384.038m	4.059m
6021	SCR	506032.675m	6973391.716m	4.998m
6022	SCR	506042.263m	6973517.388m	4.776m
6023	SCR	505996.012m	6973500.468m	5.128m
6024	SCR	505989.300m	6973468.017m	5.289m
6025	SCR	505983.918m	6973436.816m	5.249m
6026	SCR	505992.918m	6973405.743m	5.033m
6027	SCR	506034.534m	6973428.345m	4.875m
6028	SCR	506018.422m	6973473.999m	4.909m
6029	SCR	505999.143m	6973440.913m	5.143m

1	2
3	4

KEYPLAN

LEGEND

BF - Services

Code-(Electrical)
EL- -Electrical Underground Line
ESS- -Electrical Sub Station
ELOB- -Electrical Line Obvert Level
EAC- -Air Conditioner
CHE- -Electrical Chamber
CAM- -CCTV / Camera
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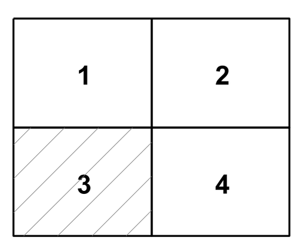

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Code-(OIL)
MPO- -Oil Marker Post
OPX- -Oil Pipeline

LINE TYPES

Top Retaining Wall
Bottom Retaining Wall
—//— Fence Line
Overhead Electricity
–UE(_)– Under Ground Electricity
–S(_)– Sewerage Pipe
–SW(_)– Stormwater Drain
–T(_)– Telecom Cable
–G(_)– Gas Pipe
–W(_)– Water Pipe
Tree Line
Building Line
Over hanging Building Line

Codes

Building

Code-
AWN- -Awning
CB- -Corner of Building
CBW- -Wall Internal
COL- -Column
DOOR- -Door Frame
DUCT- -Duct
EAV- -Eave Line
EBM- -Edge of Beam
FL- -Floor Level
FFL- -Finished Floor Level
SFL- -Structural Floor level
GUT- -Gutter
PT- -Metal / Wooden Post
RL- -Roof Level
SOF- -Soffit Level
TOW- -Top of Wall / Parapet
USB- -Underside of Beam
USC- -Underside Slab

Road

Code-
B- -Bitumen Channel Line
BOL- -Bollard
C- -Channel of Kerb
EB- -Edge of Bitumen
K- -Kerb line
L- -Lip line
WL- -White Line Marking

Road Furniture

Code-
S- -Sign
BOL- - Bollard
BG- -Boom Gate
BSS- -Sign
CARD- -Card Reader
FLG- -Flag Pole
GR- -Guard Rail
MB- -Mail/Letter Box
MP- -Marker Post
PB- -Post Box
PBX- -Phone Box
PC- -Pedestrian Crossing
PKM- -Parking Meter
TL- -Traffic Light
TLC- - Traffic Light Camera
TS- -Sign
TSB- -Traffic Signal Box

TOPO

Code-
CG- -Change of Grade
EC- -Edge of Concrete
EGD- -Edge of Garden
EPV- -Edge of Paving
ES- -Edge of Stairs
ET- -Edge of Tiles
EW- -Edge of Water
F*- -Fence Line
FBRCK- -Fence Line Brick
FP- -Fence Post
GATE- -Gate
GL- -Ground Level
NC- -Non Contourable
NP- -Non Plottable
PT- -Post
SEAT- -Seat
SL- -Surface Level
SLB- -Surface Level Bitumen
SLC- -Surface Level Concrete
SLG- -Surface Level Gravel
SLP- -Surface Level Paving
SLT- -Surface Level Tiles
BB- -Bottom of Bank
RWB- -Bottom of Retaining Wall
TB- -Top of Bank
RWT- -Top of Retaining Wall

Vegetation

Code-
PL- -Palm Tree
SHR- -Shrub
T- -Tree
TRL- -Tree Line
Shrub — Tree
Palm Tree

SYMBOLS

Gate
Scanner Location

Survey marks

Code-
BM- -Bench Mark
DH- -Drill Hole
DPY- -Dumpy
GIN- -GI Nail
INK- -Ink Mark
NL- -Nail
ODH- -Orig. Drill Hole
OGIN- -Orig. GI Nail
OIP- -Orig. Iron Pin
ONL- -Orig. Nail
OP- -Orig. SURV Peg
OPM- -Permanent Mark
OSC- -Orig. Screw
PEG- -Peg
PM- -Permanent Mark
SCR- -Screw
SPK- -Spike
STAKE- -Stake

Client
SGL Hotels Pty Ltd

Project
Brisbane International Virginia

Detail and Level Survey

Of Lot: **1 on RP806889 & Lot 2 on RP177335**

Locality: **BOONDALL**
Local Authority: **BRISBANE CITY**
SmartMap Reference: **9543-34322**

Horizontal Datum (MGA2020)

GNSS Observation completed on the
11/02/2026
To Convert To Azimuth Of **IS286759**
Subtract **9° 34' 5"**

Datum for Levels (AHD)

Heighted from: **PM119817**
PSM Location: **Zillmere Road**

Relative Level: **3.971m**
Contour Intervals: **0.25m**

-Utility services subsurface information shown on this plan is a correlation of surface feature location and records provided by DBYD and electromagnetic tracing where possible. The subsurface investigation generally correlates with Quality Level C & B of Australian Standard 5488 - Classification of Subsurface Utility. Where subsurface lines have been plotted from records, the lines shown have been noted.

Quality Level pick up:
QL-A: (Horizontal +/-50mm,Vertical+/-50mm) — (A)
QL-B: (Horizontal+/-300mm,Vertical+/-300mm) — (B)
QL-C: (Horizontal+/-500mm,2D — (C)
QL-D: From existing records. — (D)

-The positions and dimensions of property boundaries shown hereon have been compiled from original survey plans. For the purposes of this survey these boundaries have not been fixed in the field and their precise location is subject to survey.

CAMERA WALKTHROUGH

Truviews give users browser-based access to the spherical imagery where captured, and basic measuring or point inquiry tools. Click or scan the QR code to access Camera walkthrough via your web browser.

Rev	Description	Date	Initial
A	Original Issue	23/02/2026	renef
-	-	-	-
-	-	-	-
-	-	-	-

Scale 1:200 - Lengths are in metres.
2 0 2 4 6 8 10

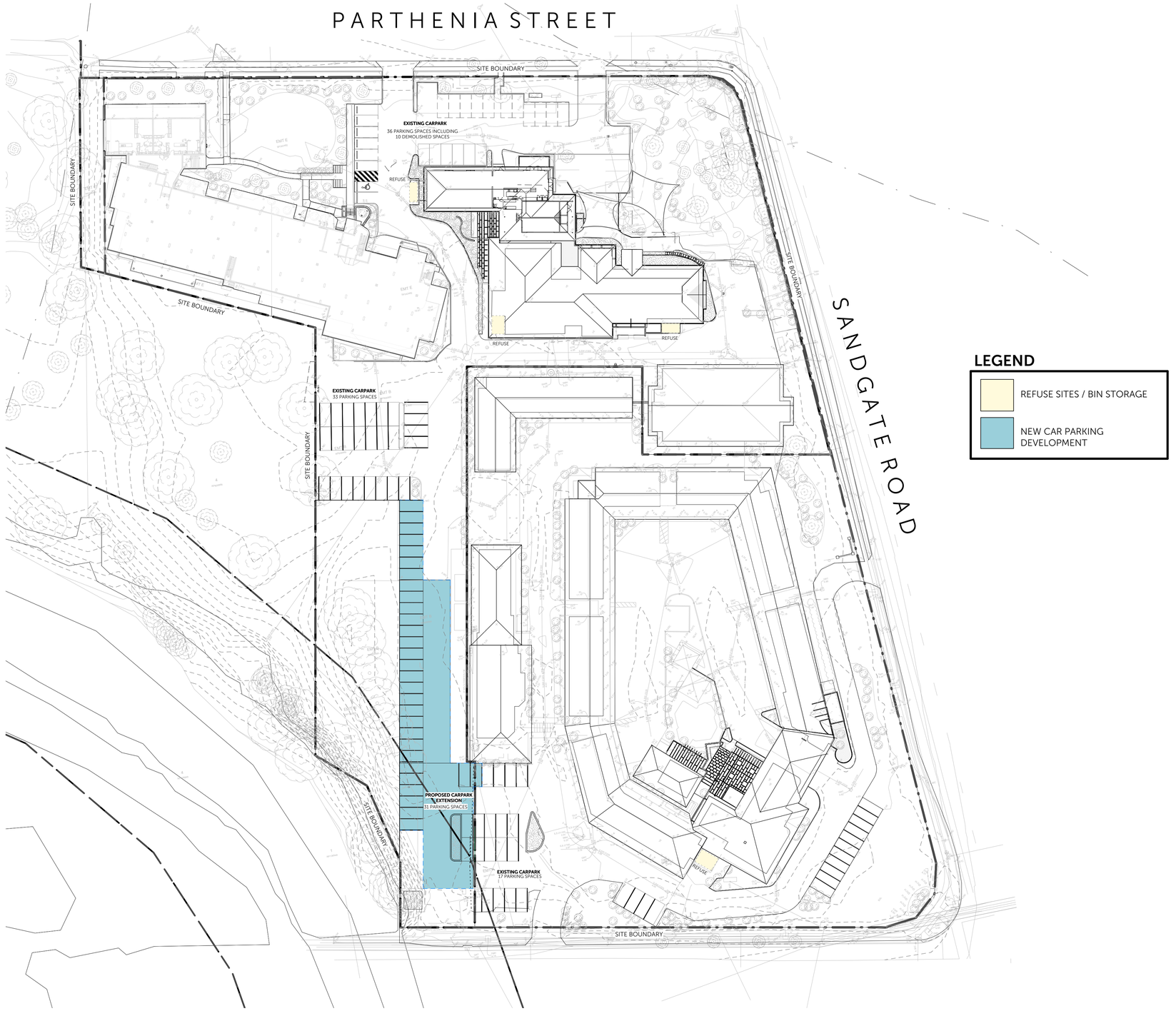
SCALE: 1:200 @ A1 1:400 @ A3	
CHECKED BY: DJP	DRAWN BY: RF
SURVEYED BY: BP	DATE: 23/02/2026

1 2
3 4
KEYPLAN

N

Bennett & Francis
Land Surveyors
Reality. Measured.
Boundary surveying, Construction survey, Leasing, 3D Scanning
100 Ipswich Road, Woolloongabba Q 4102
ACN. 053 307 172
Phone (07) 3239 5444
www.bennettfrancis.com.au

PLAN REF. **042779.01** Rev. A
V:\042779\ACAData\04277901.dwg
Sheet 4 of 4



1 PROPOSED SITE PLAN
A4.11 1 : 500

BSPN. ARCHITECTURE

BRISBANE
116 Brookes Street | PO Box 480 | Fortitude Valley QLD 4006
07 3851 9100
brisbane@bspn.com.au

Brisbane • Melbourne • Sydney bspn.com.au

Revisions

4	03-03-2026	PRELIM SITE UPDATE	AS
3	06-02-2026	PRELIM UPDATE	GD
5	12-03-2026	SITE UPDATE	AS
6	13-03-2026	UPDATED TO SUIT FLOOD MODEL	RB
1	26-11-2025	PRELIM UPDATE	RB
2	30-01-2026	PRELIM UPDATE	GD

Project
Brisbane International Hotel
Application

For
STAR HOTEL GROUP

Drawing
SITE PLAN PROPOSED

PRELIMINARY

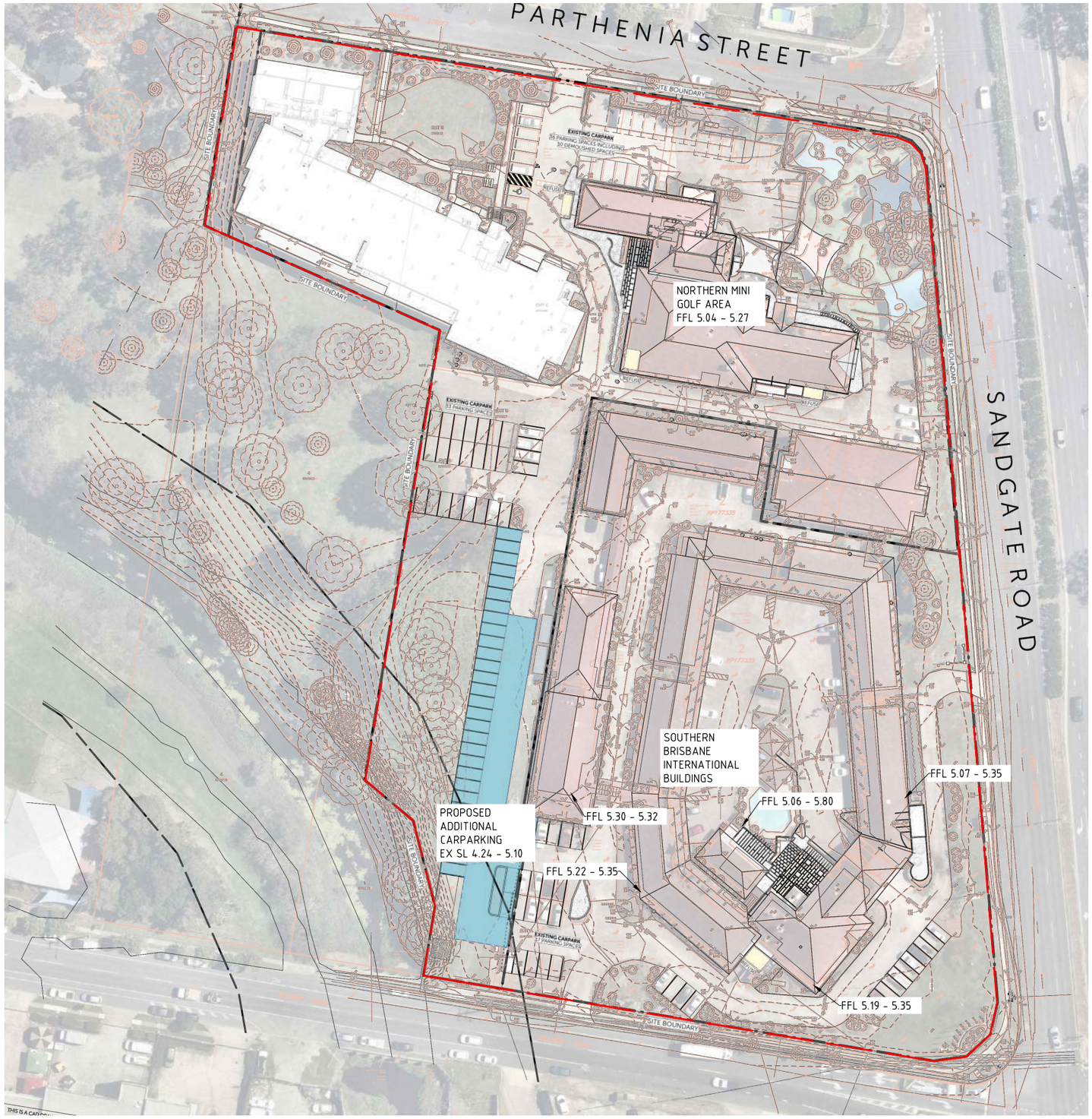
Drawn AVF, AS
Scale As indicated at A1
0 5 10 20m

Project No.	Drawing No.	Revision
B2500124	A1.32	6

Fe Friends
civil engineering

Appendix B

- Engineering Drawings



LEGEND

- EXISTING EDGE OF BITUMEN
- EXISTING BUILDING
- EXISTING CONTOUR
- EXISTING CONCRETE PAVEMENT
- EXISTING DRIVEWAY
- EXISTING FENCE
- EXISTING KERB
- EXISTING RETAINING WALL
- EXISTING SEWER LINE
- EXISTING WATER
- EXISTING STORMWATER
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING OVERHEAD ELECTRICAL
- EXISTING TELSTRA
- EXISTING GAS
- SITE BOUNDARY
- BUILDINGS FOR CHANGE UNDER THE DA
- ADDITIONAL CARPARKING AREA

ISSUE	DESCRIPTION	BY	DATE
01	ORIGINAL	SH	03/26

ARCHITECT: BSPN. ARCHITECTURE

SCALE (A1 SHEET): 10 0 10 20 1:500 SCALE

SCALES SHOWN ARE AT A1 SIZE

SURVEYOR: Bennett & Francis Land Surveyors — Reality, Measured. Boundary surveying, Construction survey, Leasing, 3D Scanning. 100 Ipswich Road, Woolloongabba Q 4102. ACN. 053 307 172. Phone (07) 3239 5444. www.bennettfrancis.com.au

CLIENT: STAR GROUP

PROJECT TITLE: 21 - 23 ZILLMERE ROAD BOONDALL

APPROVAL ISSUE
NOT FOR CONSTRUCTION

APPROVED FOR AND ON BEHALF OF FRIENDS CIVIL ENGINEERING PTY LTD

R.P.E.Q No.:		PROJECT TEAM	
HEIGHT DATUM	AHD	DESIGNER	SH
GRID	LOCAL	CHECKER	RR
ORIGINAL SHEET SIZE	A1	APPROVED	RR

Fe Friends civil engineering
Friends Civil Engineering Pty Ltd
ABN 40 638 121 132
p. 0415 704 063 & 0422 024 440
e. contact@friendsengineer.com
w. friendsengineer.com
Mail PO Box 614 BURLEIGH TOWN QLD 4220

FILENAME: DA01-FE26009 - FLOOD RISK ASSESSMENT PLAN.DWG

DRAWING TITLE: FLOOD RISK ASSESSMENT PLAN

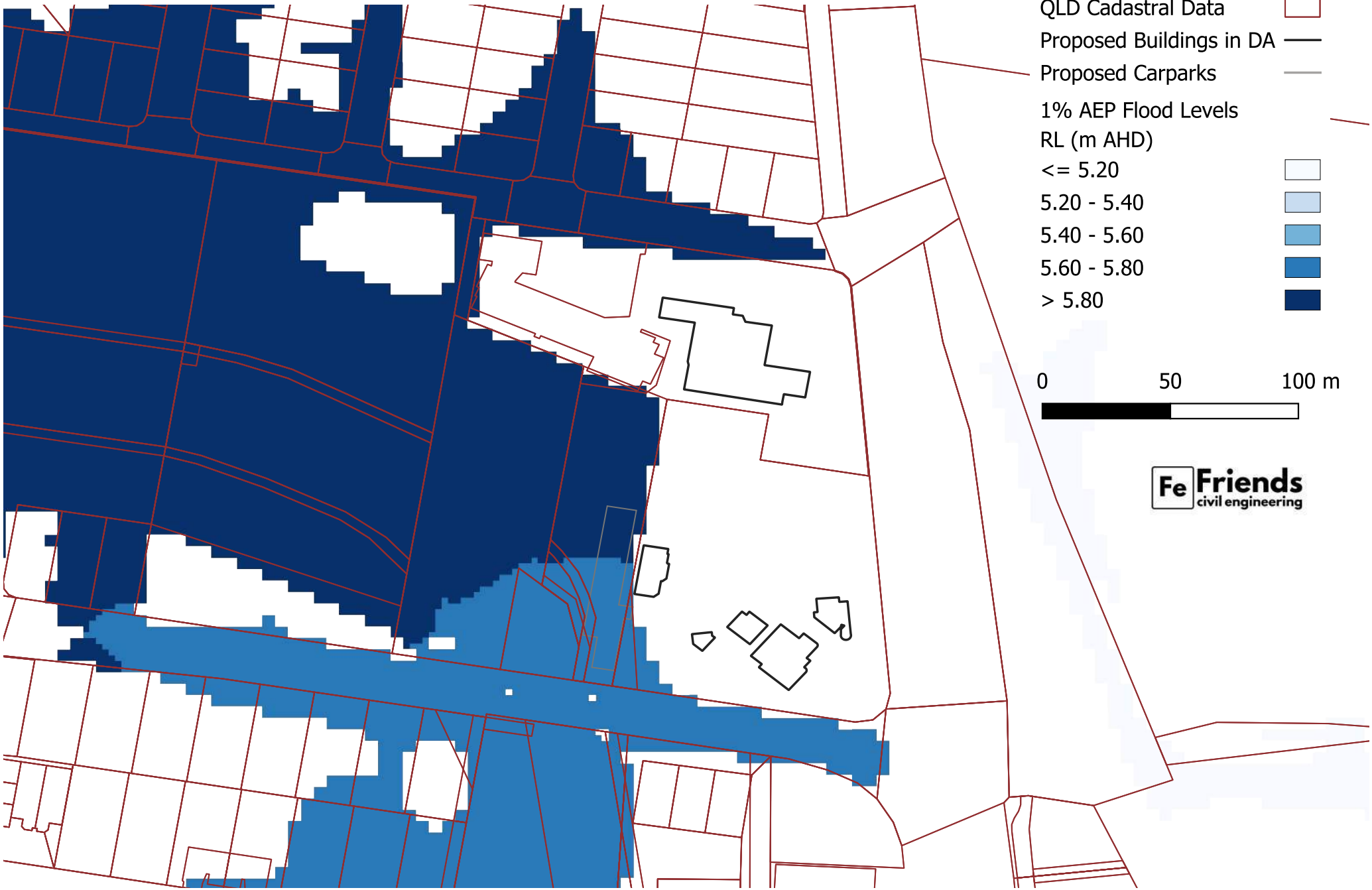
PROJECT No.	DRAWING No.	ISSUE
FE26009	DA01	[01]

100mm on A1 SIZE SHEET 27/02/2026 12:55:24 PM Hotel\CAD\DA01-FE26009 - FLOOD RISK ASSESSMENT PLAN.dwg

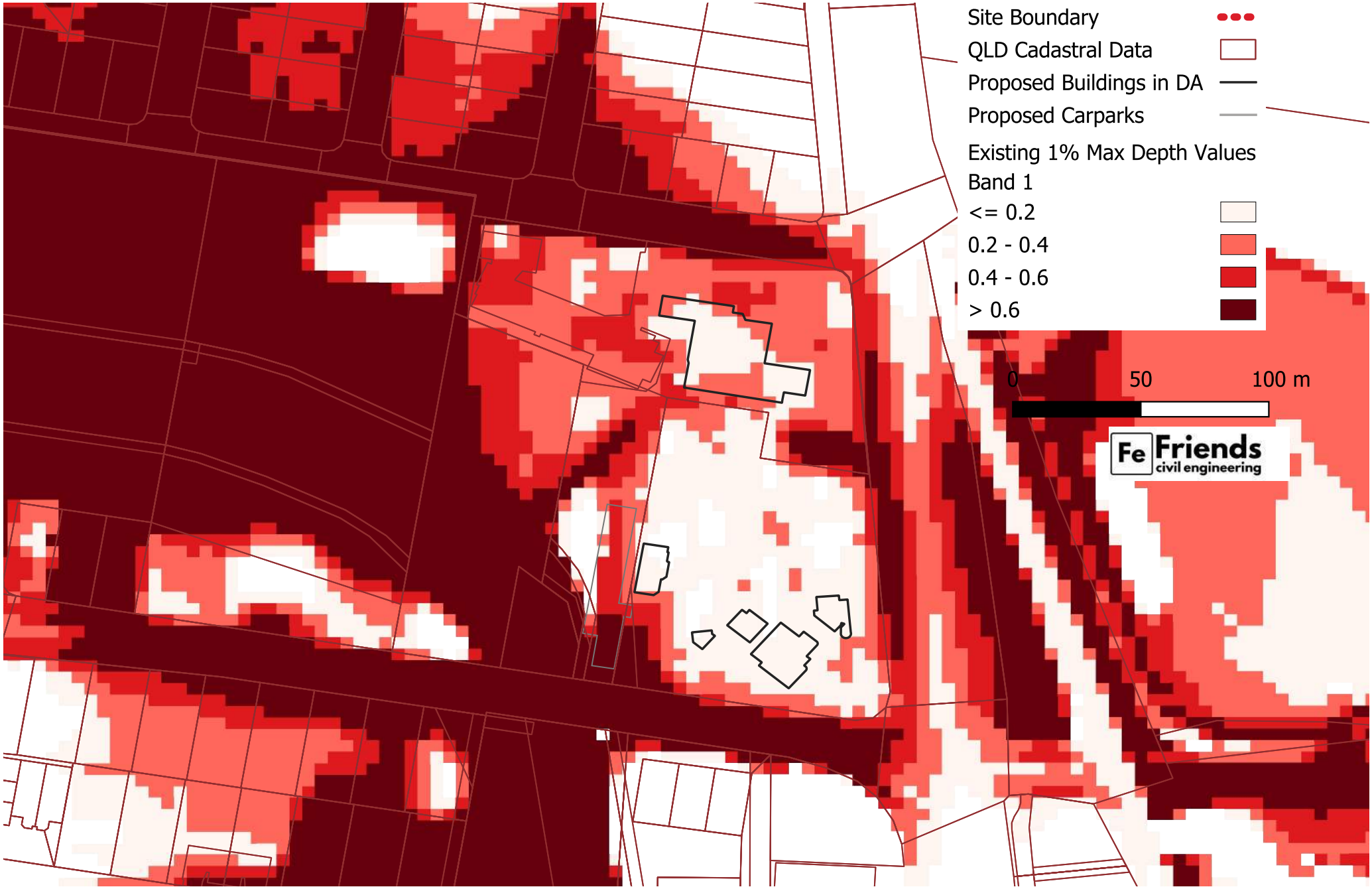
EXISTING 1% AEP FLOOD LEVELS

FUTURE 2100yr 1% AEP FLOOD LEVELS

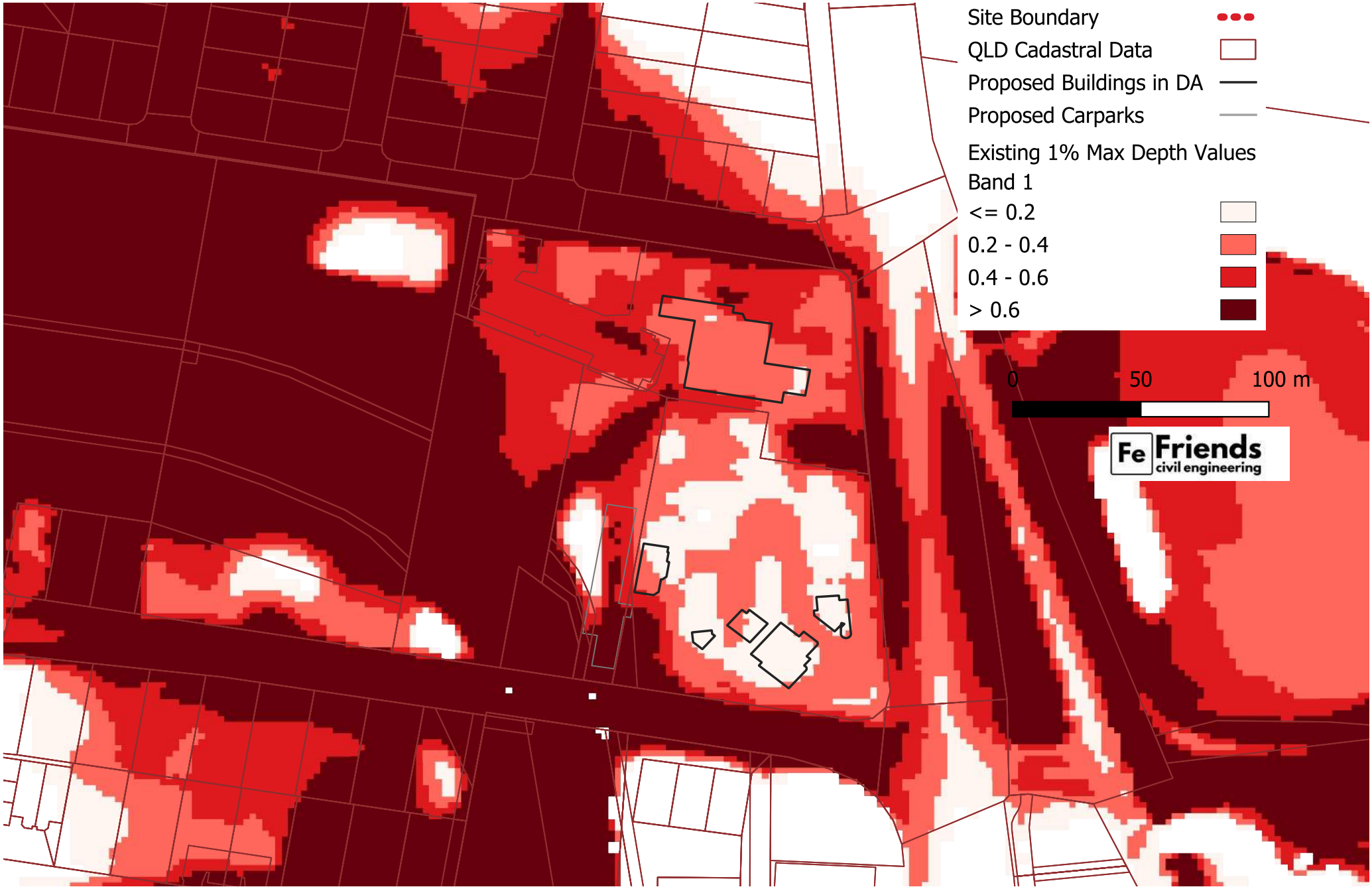
ULTIMATE 1% AEP FLOOD LEVELS



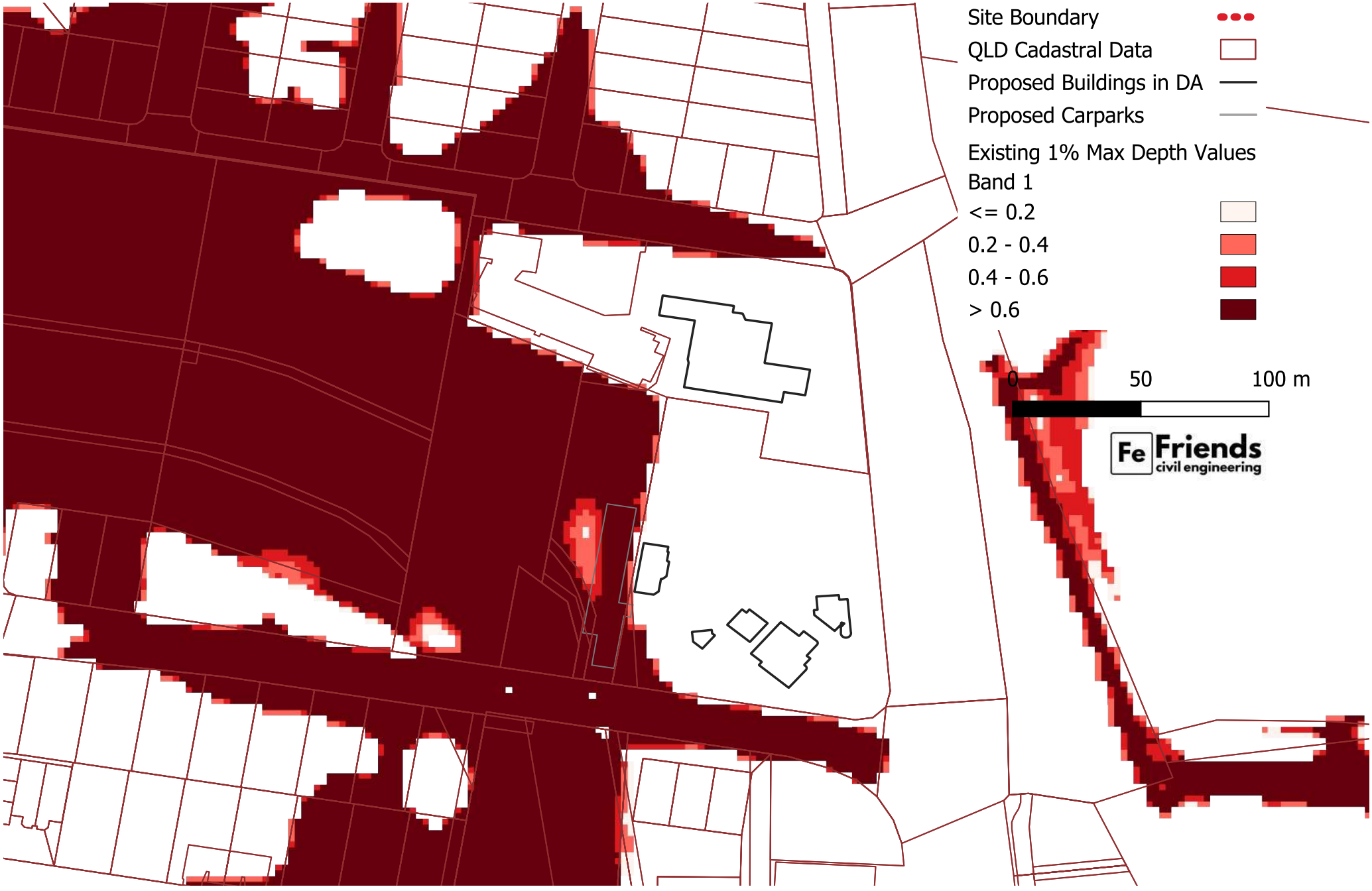
EXISTING 1% AEP MAX
DEPTHS



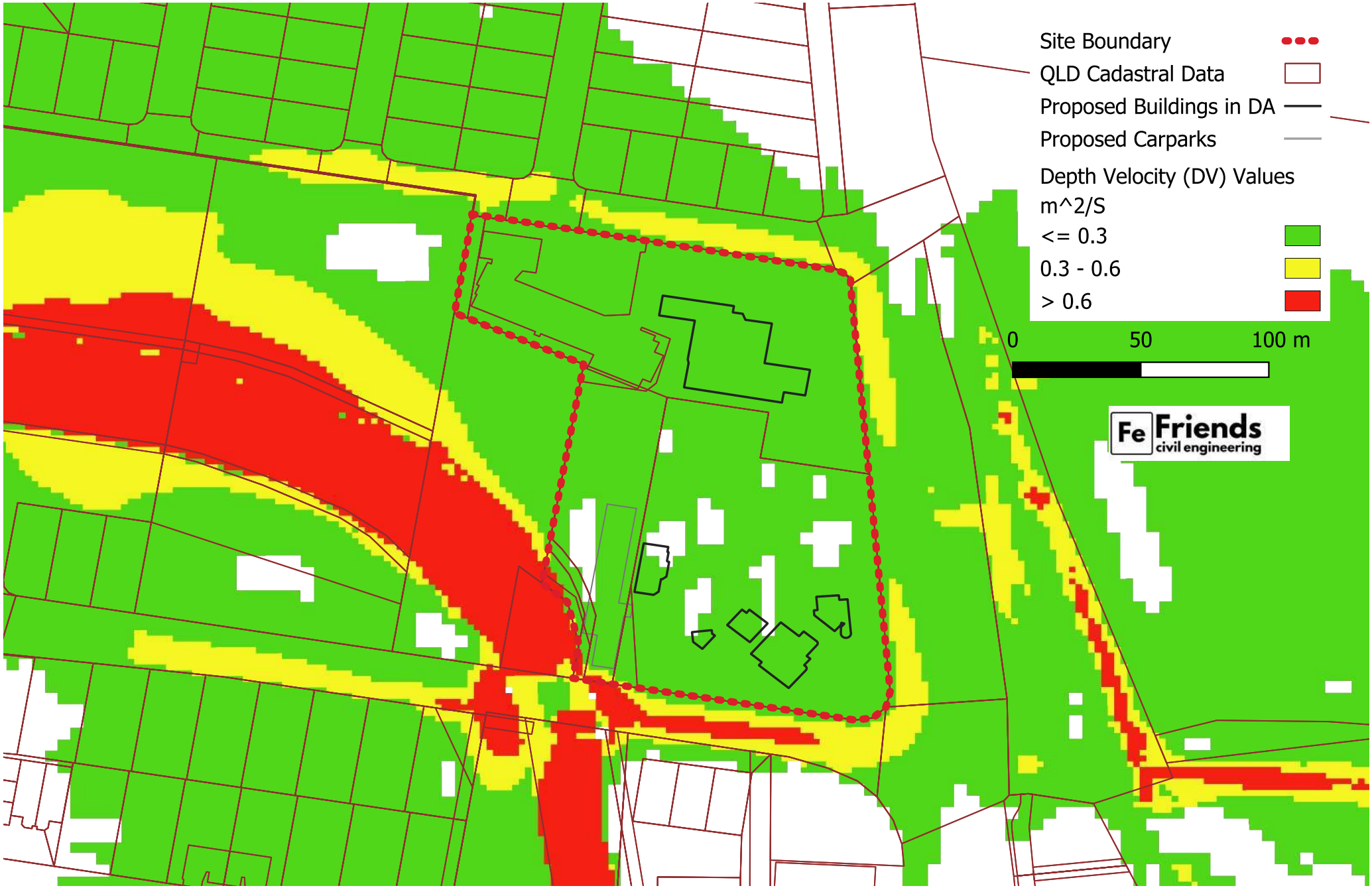
FUTURE 2100yr 1% AEP MAX
DEPTHS



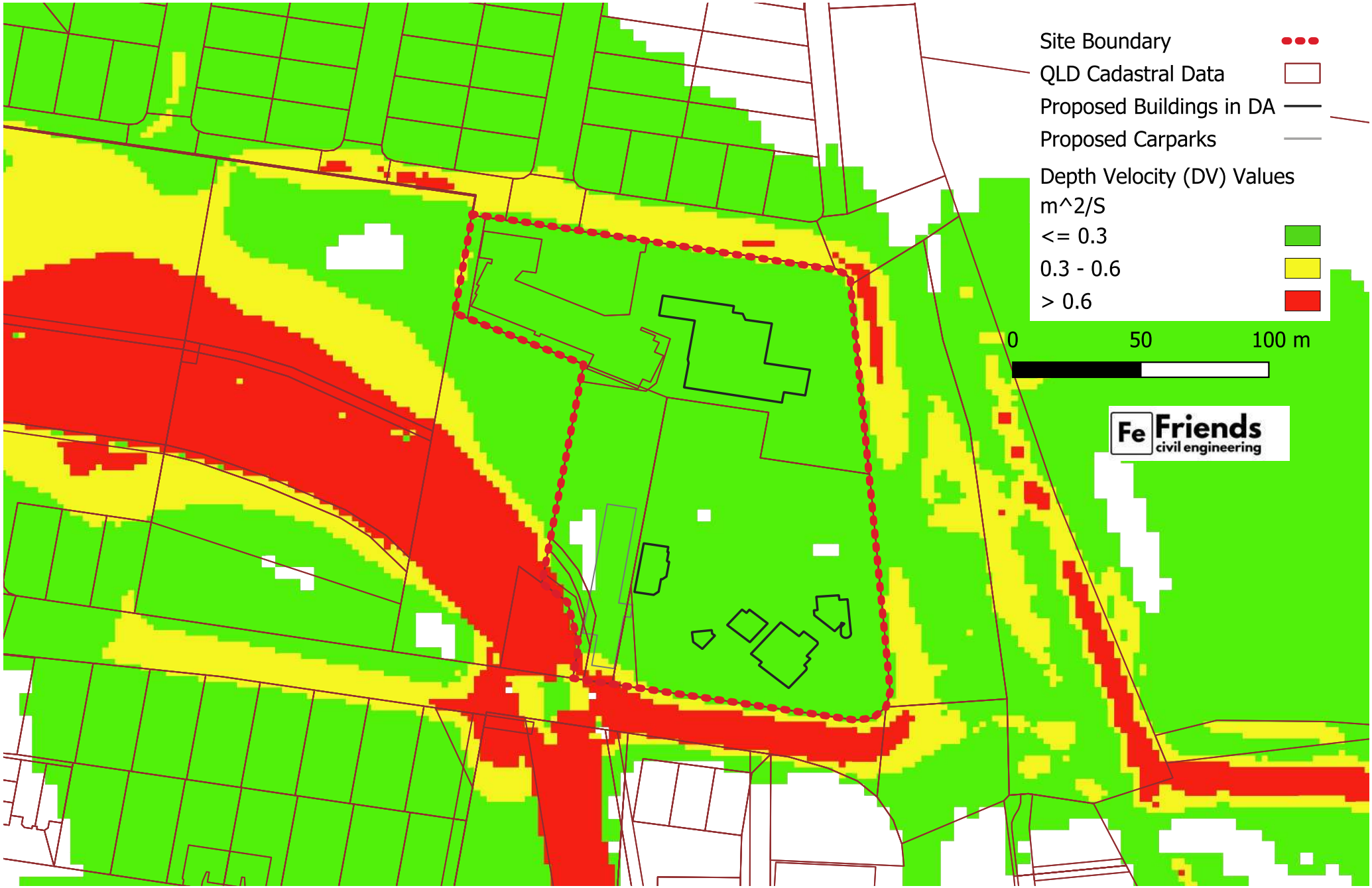
ULTIMATE 1% AEP MAX DEPTHS



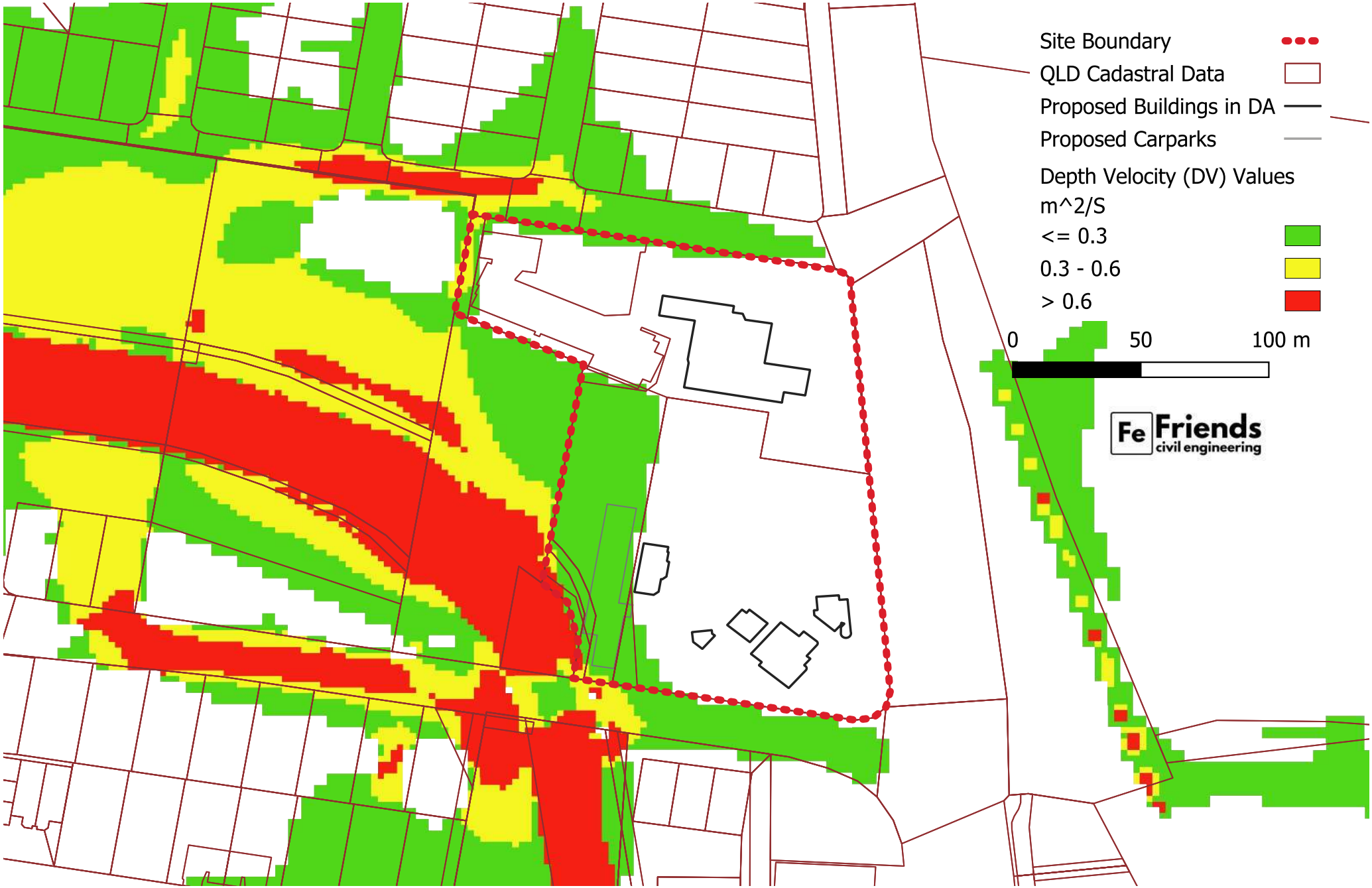
EXISTING 1% AEP DV VALUES



FUTURE 2100yr 1% AEP DV VALUES

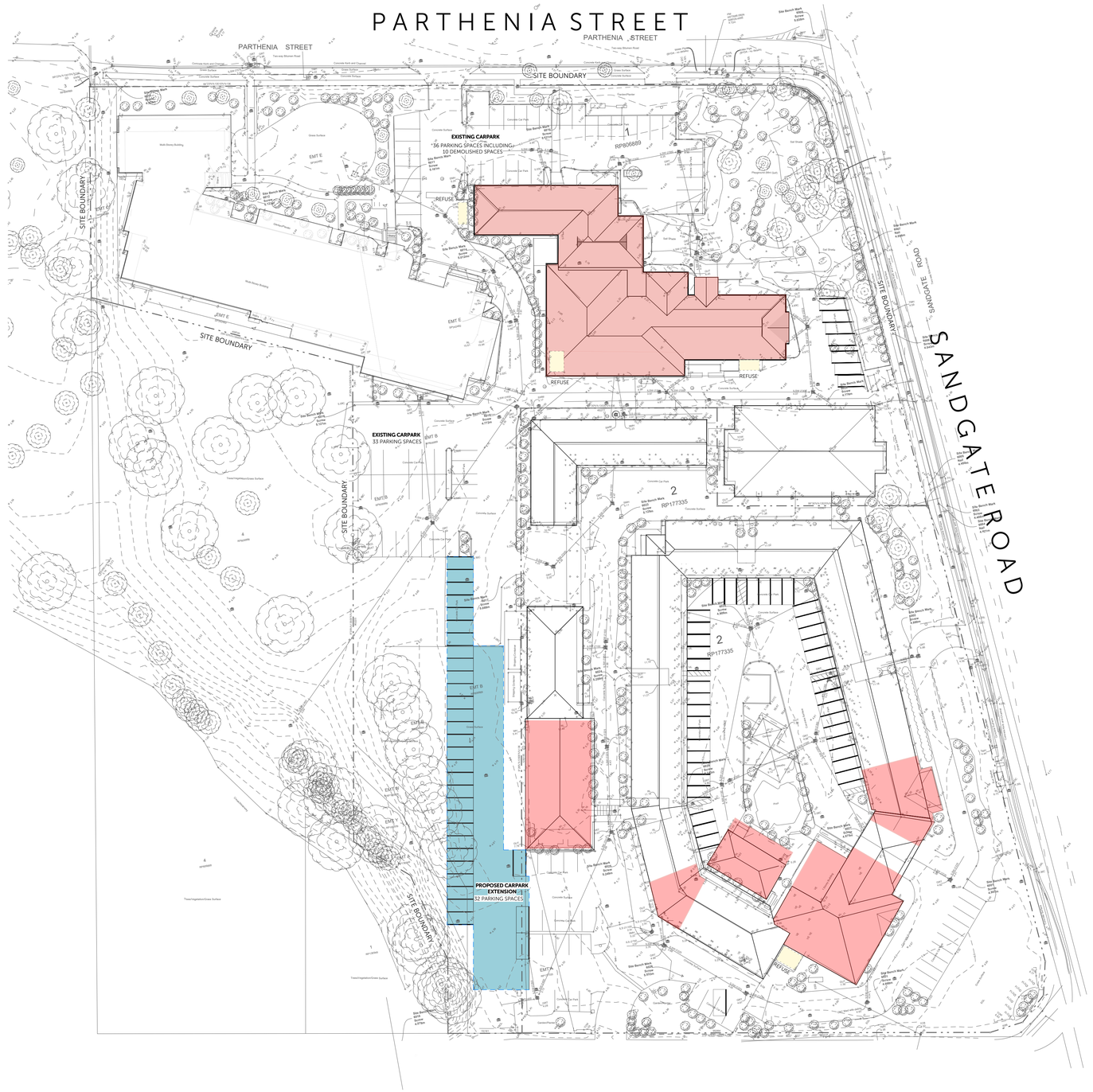


ULTIMATE 1% AEP DV VALUES



Attachment D

Amended Proposal Plan



LEGEND

- REFUSE LOCATIONS / BIN STORAGE
- NEW CAR PARKING EXTENSION
- HOTEL AREA

1 A4.11 **PROPOSED SITE PLAN**
1 : 500

BSPN. ARCHITECTURE

BRISBANE
116 Brookes Street | PO Box 480 | Fortitude Valley QLD 4006
07 3851 9100
brisbane@bspn.com.au

Brisbane • Melbourne • Sydney **bspn.com.au**

Revisions

4	03-03-2026	PRELIM SITE UPDATE	AS
3	06-02-2026	PRELIM UPDATE	GD
5	12-03-2026	SITE UPDATE	AS
6	13-03-2026	UPDATED TO SUIT FLOOD MODEL	RB
7	18-03-2026	Survey Update - Carparking	JRB
1	26-11-2025	PRELIM UPDATE	RB
2	30-01-2026	PRELIM UPDATE	GD

Project
Brisbane International Hotel
Application

For
STAR HOTEL GROUP

Drawing
SITE PLAN EXISTING CONDITIONS - W PROPOSED ADDITIONAL CARPARKS

PRELIMINARY

Drawn AVF, AS
Scale As indicated at A1
0 5 10 20m

Project No.	Drawing No.	Revision
B2500124	A1.30	7