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09 March 2026

BCD Constructions
C/- Plan A Town Planning Pty Ltd
PO Box 13
FORTITUDE VALLEY QLD 4006

ATTENTION: Emily Hutchinson
Application Reference: A006949522
Address of Site: 200 BRADMAN ST SUNNYBANK HILLS QLD 4109

Dear Emily,

RE: Information request in accordance with the Development Assessment Rules

Council has carried out an initial review of the above application and has identified that further information is required to fully assess the proposal.

Needs assessment

1. The site is located within the Low impact industry zone under the *Brisbane City Plan 2014*. As the total Gross floor area (GFA) of the proposed development is 1,702m², the scale does not meet overall outcome 2.i.i. within Low impact industry zone code, overall outcome 2.i.ii. within the Industry code or performance outcome PO26 within the Industry code. The submitted Town planning assessment report includes a section on planning need, however this assessment does not adequately demonstrate there is a need for an Indoor sport and recreation use in the locality. Further assessment is required to ensure that Industrial uses are adequately catered for in the locality.
 - a. Provide a needs assessment prepared by a suitably qualified person that adequately demonstrates there is a need for an Indoor sport and recreation use in the locality. Additionally, the needs assessment must consider the scale of the development and demonstrate that Industrial uses are adequately catered for in the locality. (Note: There is an additional assessment fee for the review of a needs assessment. Refer to Brisbane City Council's Schedule of Fees and Charges 2025-2026 for details).

Indoor sport and recreation in the Industry zone

2. Further demonstration is required to ensure that there is adequate separation distance from existing industrial uses.
 - a. Provide details that the proposed use complies with the separation distances outlined in AO27/PO27 of the Industry code.

Traffic and queuing

3. The submitted Traffic Engineering Report notes that a maximum of 100 children will be present on-site at once, where the majority of parents do not stay on-site (i.e only conduct drop-off / pick-up trips). This would mean that each child generates two movements (in/out) at drop-off and two at pick-up. With 100 children, that is a high-frequency turnover that can lead to queuing on public roads. In order to demonstrate compliance with PO1 and PO15 of the Transport, access, parking and servicing (TAPS) code, the following is required:

- a. Provide a queuing assessment demonstrating that the 36 dedicated car parking spaces and the permeable parking area can accommodate peak drop-off and pick-up demand, including early arrivals, without queuing extending to or impacting the external road network. The assessment is to be supported by peak parking utilisation / accumulation data from the existing operation, including arrival patterns and dwell times during class changeover periods.
- b. Provide traffic counts from the existing operation during the identified peak periods (3:30 PM – 5:30 PM weekdays and 9:30 AM – 12:30 PM Saturdays) to establish the peak hour trip generation of the proposed development and parking demand / occupancy.

Car parking

4. In accordance with the standards in Table 14 of the TAPS planning scheme policy (PSP), the proposal requires 171 car parking spaces. The proposed plans show a total of 89 car parking spaces with 36 dedicated on-site car parking spaces (including 1 x disabled space) and 53 unmarked car parking spaces. The 82 space shortfall is considered to be a significant car parking shortfall. To assist in demonstrating compliance with PO7 of the Industry code, and PO1, PO13 and PO15 of the TAPS code, updated car parking documentation is required.
 - a. Provide a detailed car parking layout plan which clearly shows all line marking, numbered car parking spaces for ease of reference, and all relevant dimensions, including bay widths, lengths, aisle widths, and turning areas.
 - b. The detailed car parking layout plan is to demonstrate that all car parking areas will be sealed with an appropriate hard surface. Provide details of the proposed surface drainage system, including locations and sizes of pits, pipes, and any other stormwater collection or conveyance infrastructure required to ensure adequate drainage.
 - c. Provide information confirming that the car park will be fitted with adequate lighting to maintain safety and usability during night time and low light conditions.

Refuse collection

5. Further information is required to satisfactorily address the relevant assessment benchmarks related to refuse. In accordance with PO16/AO16 of the Industry code and PO1/AO1.5 of the Indoor sport and recreation code, provide amended plans and supporting documents which address the following requirements:
 - a. Clearly demonstrate the location and size (dimensions and area) of the refuse storage area. The refuse storage area is to be a minimum size of 5.25m² (3,500mm x 1,500mm).
 - b. The refuse storage area is to be housed either within a building or roofed and screened enclosure. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

Landscaping

6. The submitted Assessment Report states that there is no significant vegetation within the site. While the site is not identified to be within the Natural Assets Local Law (NALL) mapping, or Significant landscape tree (SLT) overlay, a desktop analysis indicates a number of trees that meet one or more criteria for "Significant Vegetation" as described in the Vegetation planning scheme policy.

It is also noted that the vegetation within the site is protected by the Conditions of Approval of A001617129, which includes the requirement for a Vegetation Management Plan (Condition 21) and an approved Detailed Landscape Plan (Condition 24).

- a. In order for this application to demonstrate compliance against AO13.1-AO13.5/PO13 of the Industry code, a Detailed Landscape Plan is required noting the retention of existing trees.

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

Your response should include a summary table which outlines any changes to performance outcomes and plans that have resulted from addressing the issues outlined above. The table should also include details of any supporting documentation.

If a response is not provided within the prescribed response period of three (3) months assessment of the application will continue from the day after the day on which the response period would have otherwise ended.

Email your response to DSPlanningSupport@brisbane.qld.gov.au quoting the application reference number A006949522.

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