

Mewing Planning Consultants
GPO Box 1506
Brisbane QLD 4001

0421 780 354
mewing.com.au

31 August 2026

Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Attention: Jenny Bernard – Senior Urban Planner, Planning Services North

Dear Jenny,

RESPONSE TO BRISBANE CITY COUNCIL INFORMATION REQUEST: S.13 OF THE DEVELOPMENT ASSESSMENT RULES

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR AN INDOOR SPORT AND RECREATION AT 25 NAVIGATOR PLACE, HENDRA (LOT 7 SP107065)

COUNCIL REFERENCE: A007037587

Mewing Planning Consultants act on behalf of Slide Planet Brisbane Pty Ltd (the Applicant) in relation to the site at 25 Navigator Place, Hendra (**the site**).

We refer to the correspondence from Brisbane City Council dated 10 July 2026 constituting an Information Request, pursuant to Section 13 of the *Development Assessment Rules* (**DA Rules**).

In accordance with Section 13.2(b) of the DA Rules, please accept this correspondence, on behalf of the Applicant, as a response to the Information request, providing part of the requested information. We advise that Brisbane City Council should progress with the assessment of the Development Application in accordance with Section 13.3 of the DA Rules.

The following attached response extracts each part of Council's Information Request and provides a corresponding response. The response includes the following documentation:

- **Attachment A** – Brisbane City Council Information Request;
- **Attachment B** – Revised Architectural Package, prepared
- **Attachment C** – Updated Traffic Assessment, prepared by Colliers
- **Attachment D** – Environmental Noise Assessment, prepared by Colliers
- **Attachment E** – Updated DA Form 1

We would welcome the opportunity to discuss any aspect of this Change Application. Should you wish to discuss, please contact Lucy O'Malley on 0434 234 394 or at lucy.omalley@mewing.com.au.

Yours sincerely,

Lucy O'Malley
Senior Town Planner
Mewing Planning Consultants

Information Request Response

25 Navigator Place, Hendra

MEWING
PLANNING
CONSULTANTS

Introduction

The following correspondence provides a response to Brisbane City Council's (**Council**) Information Request dated 10 July 2026. The correspondence has extracted each part of Council's Information Request in italicised text and provides a corresponding response below.

From the outset we acknowledge that the proposal is for the adaptive reuse of an existing (vacant) warehouse tenancy. The proposed works largely relate to the internal fit-out to accommodate the proposed indoor sport and recreation facility and do not preclude the built form to return to an industrial land use in the future. The anticipated peak hours of operation fall on weekends, when no other tenancies on site operate, as confirmed by the Landlord and **Appendix C**. The proposal will not impact on the ability of nearby industrial lan uses to operate or function as intended and will not introduce unacceptable reverse amenity impacts onto these uses.

Proposed Indoor sport and recreation within the Low-impact industry zone

Item 1

- 1) *The proposal is unable to comply with the intent of the Low impact industry zone code, in particular Overall Outcome 2.i:*

Development for a food and drink outlet, indoor sport and recreation or shop:

- i. is of a small-scale that supports industry uses or serves local industrial workers;*
- ii. is not located in proximity to an established non-industrial use of a similar nature;*
- iii. does not create an unplanned centre through a clustering of non-industrial uses;*
- iv. does not compromise the industrial function of an industrial area.*

Under the current City Plan provisions, Indoor sport and recreation use is code assessable development in the Low impact industry zone provided the gross floor area (GFA) of a development does not exceed 400sqm. Development for Indoor sport and recreation use exceeding 400sqm is considered impact assessable development. As an impact assessable applicable, the scheme in its entirety and other matters for Impact assessment apply to the development where deemed appropriate.

With reference to Council's citywide strategy document Brisbane: Our Productive City, Hendra is as industrial area marked for adaptation. The strategy discusses adapting inner-city industrial sites to create 'urban enterprise areas', however the 25 Navigator Place sits within the established industrial corridor extending through Hendra, Eagle Farm, Pinkenba and nearby industrial precincts, which is the Northern Industrial Area (NIA). It is noted the proposal expects to employ 11 staff, and it is unclear how the proposal can demonstrate higher-value economic activities and employment opportunities intended for the NIA. Page 28 of the strategy highlights the following intent for Brisbane's MIAs:

“MIAs also accommodate business and industrial parks, many of which benefit from direct access to major transport corridors and offer business, technology and other services that are aligned with higher intensity industrial activities.

MIAs also provide an opportunity to accommodate small-scale, non-industrial uses that support worker needs, such as cafes. These uses must not detract from the underlying focus of MIAs as areas of high economic activity.”

- a) *Provide further justification to demonstrate how the proposed scale, intensity and operation of the use satisfies the above outcomes, including how the use can support the ongoing adaptation of Brisbane’s Major Industrial Areas by providing high-quality economic development and employment opportunities.*
- b) *This justification should also address the proximity of existing Indoor sport and recreation or similar non-industrial uses, any potential reverse amenity impacts on nearby industrial activities, and whether the proposal supports the intended adaptation of the Hendra industrial area without undermining its productive industrial and employment role.*

Notwithstanding the above, should the site be deemed appropriate, the following assessment benchmarks are to be addressed to demonstrate how the proposed use can function within the existing ‘industrial park’ at 25 Navigator Place / 441 Nudgee Road.

(refer to subsequent items in this response)

Item 1 Response

As requested, additional justification and assessments have been provided below to assist in Council’s assessment of the proposal for the Indoor Sport and Recreation use over the site. Further assessments against the Strategic Framework of the Brisbane *City Plan 2014 (City Plan)* and *Brisbane: Our Productive City* (the industry strategy) have been undertaken and outlined below.

Strategic Framework assessment

From the outset it is noted that the proposal aligns with the intent and policy direction set by the Strategic Framework of the City Plan. As outlined by Council, the proposal is subject to impact assessment and is assessed the planning scheme intent in its’ entirety in addition to other relevant matters, pursuant to the *Planning Act 2016*.

Pursuant to the Strategic Framework mapping (Schedule 2) of the City Plan, the site is subject to the following designations under the Strategic Framework:

- SFM-001 – Sub-Regional Context Strategic Framework Map and SFM-002 – Brisbane CityShape2031 Land Use Strategic Framework Map
 - Suburban Living Area

The site is not located in a Major Industry Area as designated by the Strategic Framework and associated maps of the City Plan.

An extract of SFM-001 is provided below for ease of reference (**Figure 1**). For the avoidance of doubt an aerial image of the site within the surrounding context has been provided in **Figure 2** for comparison.



Figure 1: Extract of SFM-001 from City Plan 2014 (Source: Brisbane City Council, 2026)

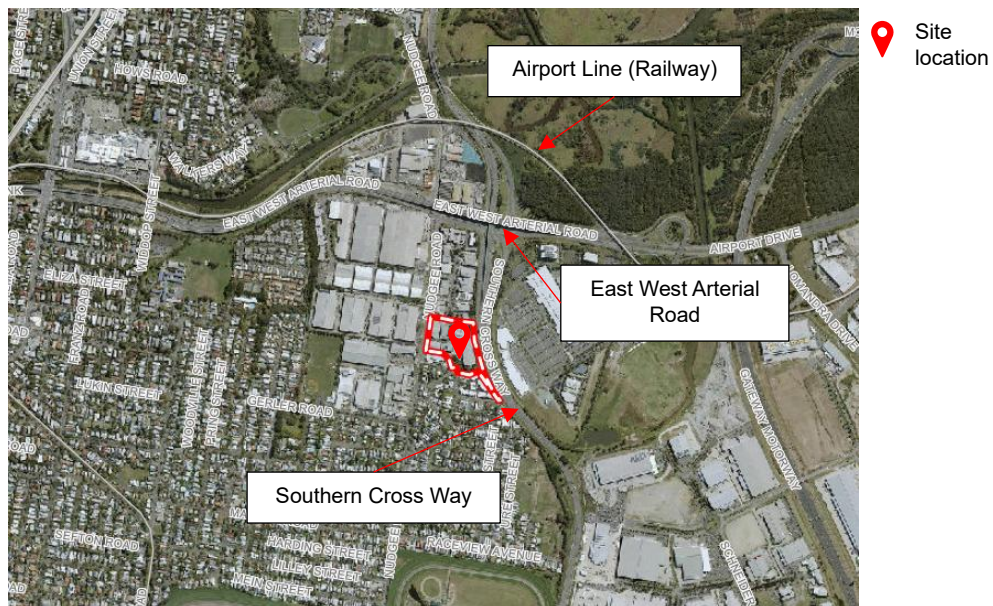


Figure 2: Extract of aerial image from City Plan 2014 interactive mapping (Source: Brisbane City Council, 2026)

The following themes are relevant to the assessment of the site and proposal, as identified by the Strategic Framework mapping designations and zone code:

- Theme 1: Brisbane's globally competitive economy, Element 1.2 – Brisbane's industrial economy and Element 1.3 – Brisbane's population-serving economy; and
- Theme 5: Brisbane's CityShape, Element 5.2 – Brisbane's Major Industry Areas, Element 5.5 Brisbane's Suburban Living Area and Element 5.9 – Brisbane's Strategic Inner City Industrial Areas.

It is noted that while both Element 5.2 and Element 5.9 are identified as relevant by the Low Impact Industry zone code, **the site is not mapped as a Major Industrial Area** or Strategic Inner City Industrial Area pursuant to SFM-001 and SFM-002. Therefore, an assessment against Element 5.2 and 5.9 is not relevant to the site. Notwithstanding the above, see the below assessment against the Strategic Framework for completeness:

- The proposal provides a diversified economic outcome on the site, without impacting on the ability of the broader area (or specific tenancy) to provide for the effective operation of low impact industrial uses (**Theme 1, Strategic Outcome b and m**);
- The proposal is for an indoor slide and air court park, a first of its kind in the Australian market. The proposal actively contributes to Brisbane's entertainment offering and demonstrates that the city is a competitive destination for global brands (such as Fever Up) to operate and succeed (**Theme 1, Strategic Outcome b and d**);
- The distinctive entertainment offering will create a memorable venue within Brisbane which will provide an innovative recreation activity for residents, visitors and tourists (**Theme 1, Strategic Outcome d**);
- The site's location in the industry zone (not a Major Industry Area or Strategic Inner City Industrial area) is acknowledged by the proposal, and the role of the zone is maintained through the adaptive reuse of the existing built form (**Theme 5, Strategic Outcome a**). As previously stated, the proposal utilises the existing warehouse form and provides an internal fit out meaning if the proposed use on site ceased operation, the building could be readily returned to a warehouse use;
- The proposal utilises existing built form and relates primarily to an internal fit-out meaning the tenancy can return to an industrial use if required and the integrity of the zone and ability of the site to operate effectively is unaffected by the proposed development (**Element 1.2 - Specific Outcome 1, Land Use Strategy 1.4 and Element 1.3 – Specific Outcome 7, Land use strategy 7**).
- The proposal is for a use which is unable to locate readily in centre or mixed-use zones. The locational requirements for the proposal align with the locational requirements for a warehouse, meaning the internal fit out will not fundamentally impact the ability of the site to be used for industrial purposes in the future. Further, the proposed use does not introduce a sensitive receiver or other incompatible users/components which would negatively impact on the surrounding industrial operators (**Element 1.2 – Specific Outcome 8, Land use strategy 8.2 and 8.5**);
- The proposal is located on a site which supports low impact industries and related retailers and businesses including, a solar energy and battery supplier, an industrial motor and equipment supplier, logistics and aviation consultants and some office activities including the Hungry Jack's State Office. As such the selected site is appropriate given the locational offerings of the warehouse tenancy and avoiding higher impact industries (**Element 1.3 – Brisbane's population-serving economy, Specific Outcome 1, Land use strategy 1**); and
- The proposal provides an employment generating use that will diversify the local economy and provide a greater range of businesses in the Hendra area (**Element 5.9, Specific Outcome 2, Land Use Strategy 2.2**), noting the site is not within a Major Industrial Area, and the current warehouse tenancy is sitting vacant.

Slide Planet Brisbane will provide a new and innovative recreation venue within Brisbane City and acts to diversify the local economy, while appropriately responding the context of the surrounding area. The proposal will support additional employment opportunities within the local economy, noting the current warehouse tenancy is sitting vacant. The proposed adaptive reuse of the existing warehouse enables the tenancy and broader area to continue to operate as a low impact industrial site, while introducing a new recreation venue to the city, clearly aligning with **Strategic outcomes b) and m) of Theme 1** of the Strategic Framework. The proposal actively contributes to Brisbane's entertainment offering and demonstrates that the city is a competitive destination for global brands (such as Fever Up) to operate and succeed.¹

441 Nudgee Road, Hendra is within an industry zone, however, **is not a Major Industry Area** or Strategic Inner City Industrial area, pursuant to the Strategic Framework. The site is located in the

¹ Brisbane City Plan 2014, Strategic Framework, Theme 1, Strategic Outcome b) and d).

Suburban Living Area (SFM – 001 and SFM-002) and therefore the proposal will not impact the operation or longevity of Brisbane’s key industrial areas.

The Strategic Framework does not anticipate the Major Industrial Areas of Brisbane to expand, meaning this site in the Suburban Living area is not a crucial piece of industrial land from a city-wide perspective. Notwithstanding the Strategic Framework designation, the role of the zone is maintained through the adaptive reuse of the existing built form, as sought by the Strategic Framework, **Theme 5, Strategic Outcome a**. Therefore, the proposal complies with the relevant provisions within the Strategic Framework of the Brisbane City Plan 2014 as the site is not within a Major Industrial Area.

Brisbane: Our Productive City

Item 1 notes that “25 Navigator Place sits within the established industrial corridor extending through Hendra, Eagle Farm, Pinkenba and nearby industrial precincts, which is the Northern Industrial Area (NIA).”

To clarify, the site is not within the Northern Industrial Area (NIA) pursuant to Brisbane: Our Productive City (the industry strategy). The site is located approximately 2km south (as the crow flies) of the southern most boundary of the NIA (**Figure 4**).

For the avoidance of doubt, an extract of Map 8: Northern Industrial Area (**Figure 3**) from the industry strategy has been provided below and compared to the site’s location (**Figure 4**).



Figure 3: Extract of Northern Industrial Area map (Map 8) from Brisbane: Our Productive City (Source: Brisbane City Council, 2022)

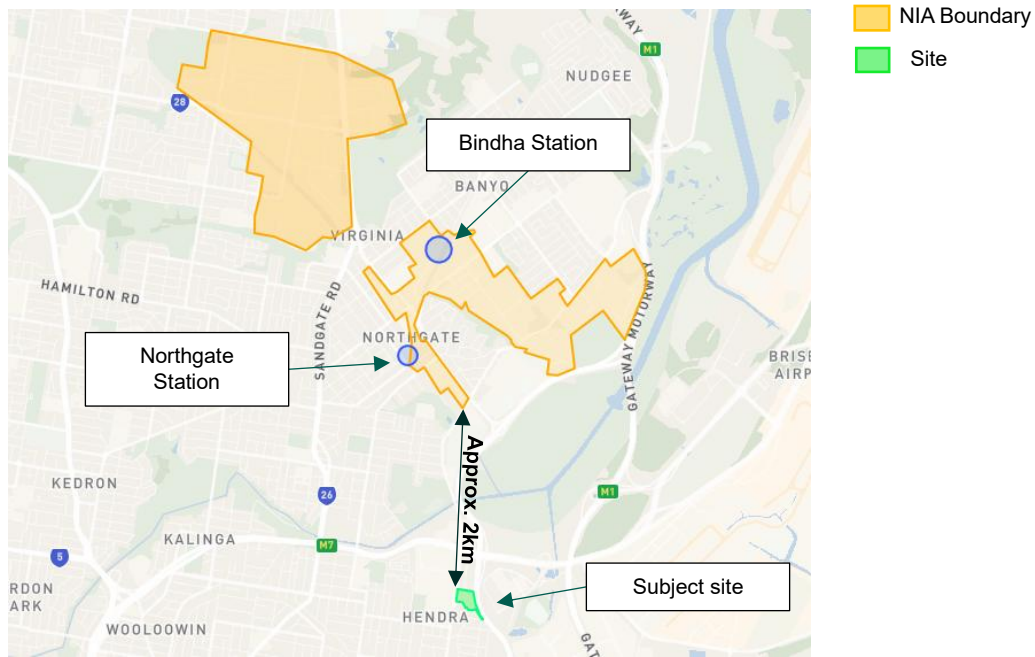


Figure 4: Northern Industrial Area compared to site location (Source: Landchecker, 2026, annotated by Mewing Planning Consultants)

The site is identified as an ‘Adaption Site’ pursuant to the industry strategy (Figure 5).²

Adaption sites are intended to provide for ‘...higher value industry, employment opportunities and non-industrial activities.’³ The policy states that areas identified for adaption are intended to provide a stronger economic future ‘...with flexible uses...’.⁴

² Map 3 – Brisbane’s Industrial Area of the industry strategy

³ Brisbane: Our Productive City, Our Approach, p 17, 2022 Brisbane City Council

⁴ Ibid.

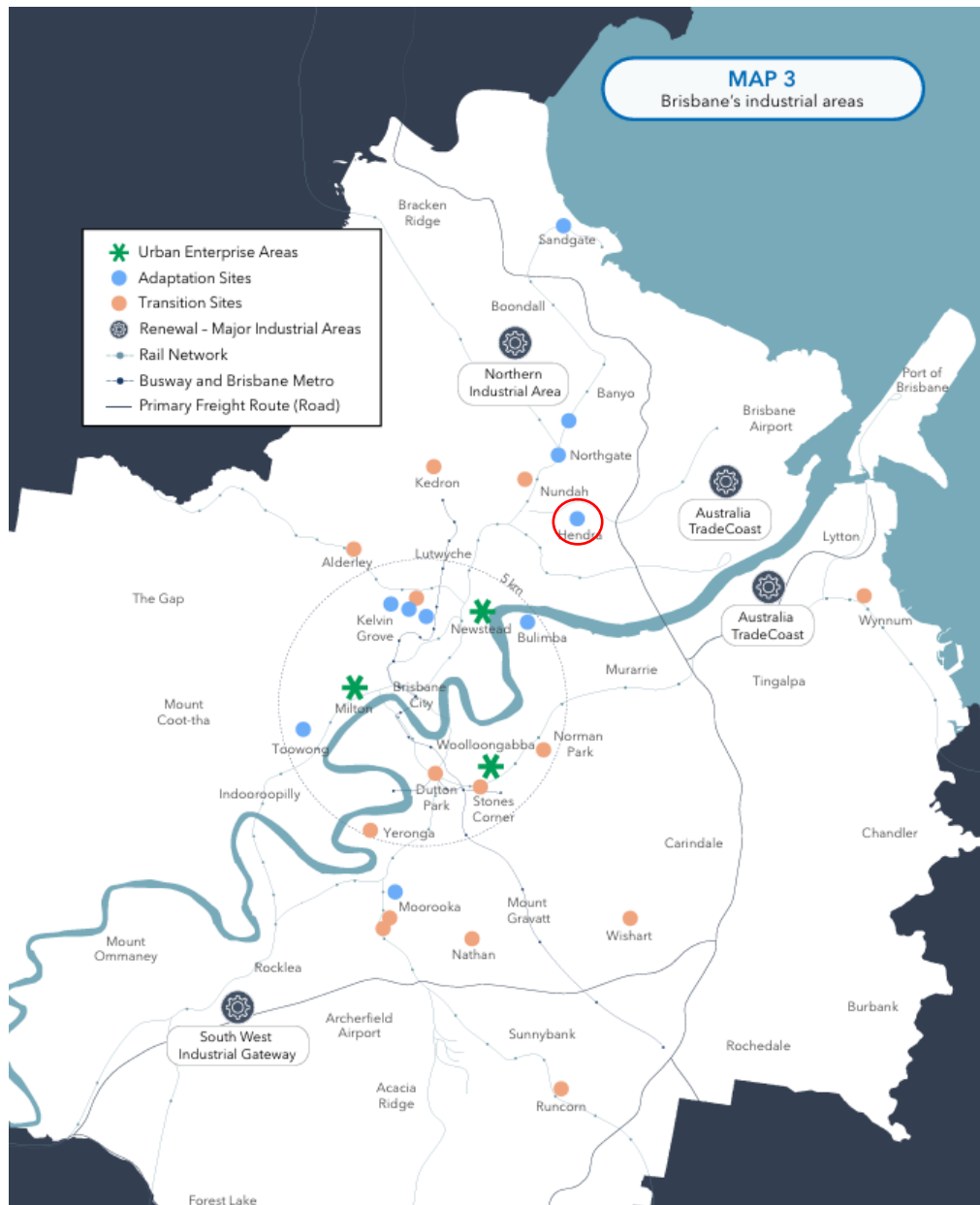


Figure 5: Map 3 – Brisbane's Industrial Areas, site location shown in red (Source: Brisbane City Council (Brisbane: Our Productive City, 2022))

The proposal provides for the establishment of a new indoor sport and recreation facility which requires a substantial larger floorspace area compared to what otherwise is anticipated and sought for complementary non-residential uses under the zone code (400m² GFA), however will have broader economic and employment benefits that align with development intent sought for 'adaption sites' under the Industrial Strategy, which applies to Hendra.

The land use flexibility anticipated in Hendra by the industry strategy is another key reason the site is an appropriate location for the proposal. As outlined to Council in the prelodgement meeting, the floorspace required to accommodate the proposed slide court exceeds those otherwise available for land in a Centre or Mixed Use Zone categories, and are more akin to those found in an industrial locality. The difference in locational requirements between the proposal and typical centre outcomes mean these activities are highly unlikely to co-locate, reducing any risk of the creation of an unanticipated centre.

The proposal is intended to adaptively reuse an existing industrial building, meaning the site could be used for industrial uses in the future should the proposed use cease operation. Consequently, the proposal will not undermine the function, operation or role of Brisbane's Major Industrial Areas.

Proximity of similar land uses

The site is located at 25 Navigator Place, Hendra and is located within the broader site at 423-441 Nudgee Road, Hendra. The broader site supports several high quality warehouse facilities which are less common in a typical industrial area. The tenancies, particularly those fronting Nudgee Road, provide users with operational areas and ancillary offices which overlook the streetscape and landscaped frontage.

The tenants on site include, but are not limited to:

- Bee Dee Bags (Paper bag supplier);
- Superfly (Software company for waste and recycling industry);
- Cencora World Courier (Postal service);
- SuperVet Hendra (Veterinarian hospital);
- The Airport Group (aviation consultants);
- Halcol Energy – Solar and battery supplier;
- Work Wear Group (work wear supplier); and
- Spicers (Packaging supplier).

The variety in users on site, demonstrates that the broader site caters to users with the need for a warehouse tenancy, direct customer interface and likely desire to be separated from higher impact industrial uses.

The surrounding context supports a mix of land uses including industrial and commercial outcomes located towards the Brisbane Airport and residential uses located south of the site. The mix of land uses is supported by the mix of zones within the surrounding area (**Figure 6**).

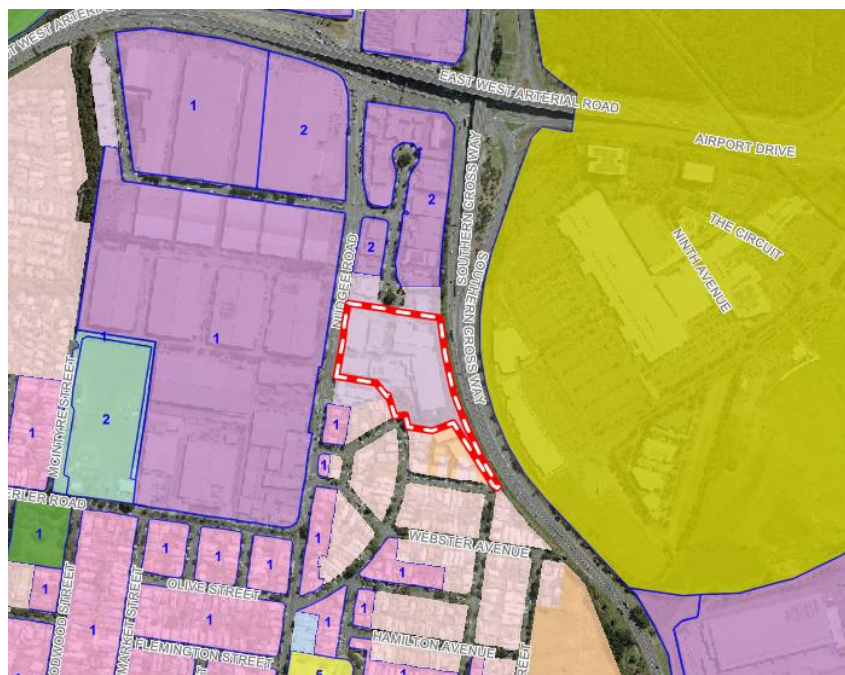


Figure 6: Extract from City Plan 2014 zone mapping, site location shown in red (Source: Brisbane City Council Interactive Mapping, 2026)

A desktop review of the surrounding area confirms the following sport and recreation style uses are within a 400m radius of the site:

- Golf Central Junior Academy, located at 40 The Circuit, Brisbane Airport;
- F45 Training Hendra, is now **permanently closed**, however was located at 370 Nudgee Road, Hendra; and

- Urban Xtreme, **has now closed** and has been replaced by Bounce, located at 370 Nudgee Road, Hendra.

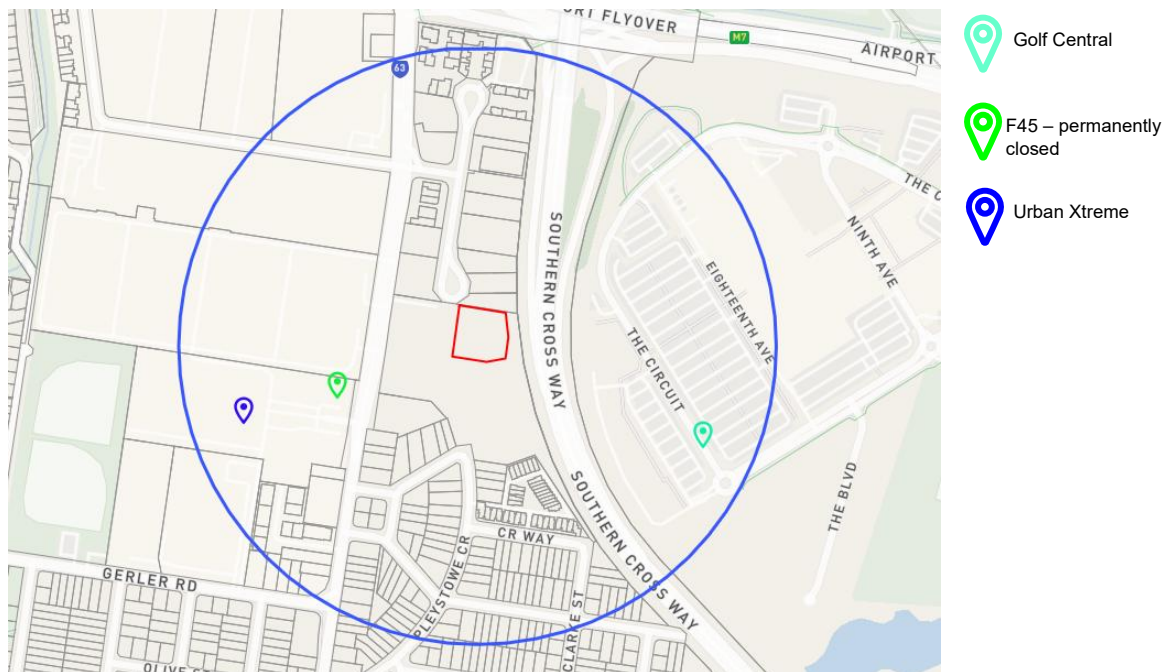


Figure 7: surrounding sport and recreation facilities within 400m site is outlined in red (Source: Landchecker – annotated by Mewing Planning Consultants, 2026)

As shown in the above figures, there are no other sport and recreation facilities within the adjoining Low Impact Industry zone. The uses which are within 400m (as the crow flies) are located at the Brisbane Airport or are located in the General Industry zone (a higher and more intensive industrial area than the zone applicable to the site).

A review of the local area demonstrates that the site is not surrounded by several comparable land uses. There is one (1) land use of a comparable nature in the Hendra area being Urban Xtreme (now Bounce). Evidently, the local area is not at risk of becoming an unplanned centre, furthermore the proposal will not undermine the ability of the broader area from operating as intended.

Potential impacts on nearby industrial activities

The proposal is for an Indoor Sport and Recreation facility which will be wholly contained within the built form of the existing warehouse. The proposal will not introduce any reverse amenity impacts on nearby industrial activities for the following reasons:

- As outlined in the Town Planning Report, the proposal reuses the existing warehouse built form with works primarily relating to the internal fit out of the proposal. The adaptive reuse of the warehouse therefore does not preclude the building from returning to an industrial use if required;
- The use is located in the north-east corner of the site away from the other operators, additionally, the peak operation times for the proposal will fall outside of peak operating hours of the industrial uses on site, therefore minimising potential conflicts between uses. Refer to **Appendix C – Updated Traffic Assessment** which provides further commentary on this item; and
- The proposal does not seek to introduce a sensitive use on site, meaning the potential reverse amenity impacts to nearby industrial land uses are minimised.

Carparking

Item 2

- 2) *Council has reviewed the proposal and calculated the parking rate based on 4 courts and 2795sqm of GFA indicating a shortfall of 103 carparking spaces during peak times. The reliance on on-street carparking cannot be taken into consideration when calculating the available carparking spaces, therefore the use will be reliant on the availability of parking spaces within the subject site. Further documentation is required to demonstrate the full availability of carparking spaces during business hours, after hours, and the weekend.*
- a) *Provide written agreement from the owner of the site and other tenancies to allow out of- hours overflow parking in carparking spaces within the site.*
 - b) *Include documentation demonstrating which carparking spaces are available for use on the site at each tenancy.*
 - c) *Should carparking not be available for use for the proposed Indoor sport and recreation a reduction in GFA may be required.*

Pedestrian access

The proposed use will introduce a significant number of vulnerable pedestrians, typically not expected within an established 'industrial park'. There is concern about pedestrian interaction with vehicles through the site and from Navigator Place.

- a) *Provide an RPEQ traffic response demonstrating how pedestrian access can be achieved safely and efficiently throughout the site.*

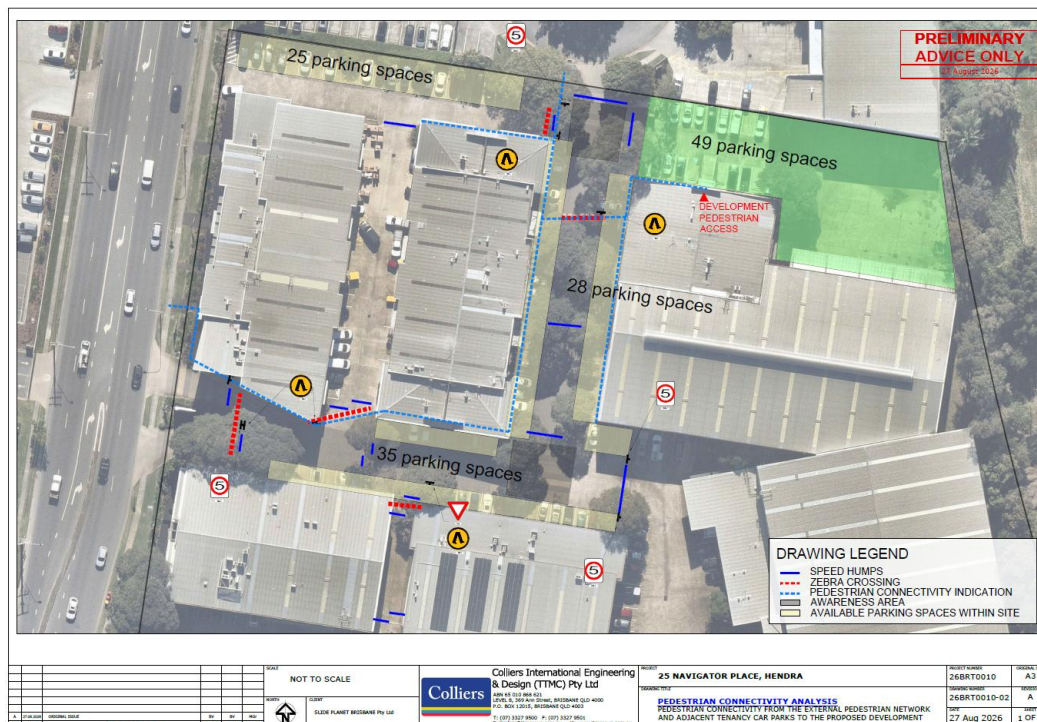
Item 2 Response:

An updated traffic response has been prepared by Colliers and provided in **Appendix C**. Reference should be made to Appendix C for the full response provided to item 2 for car parking and pedestrian access.

The response provides a copy of the letter provided by the site owner confirming that the site is a multi-tenanted facility which is supported by shared on-site parking facilities which can be utilised by occupants and visitors of the complex and are utilised on a shared, non-exclusive basis. Therefore, as shown in **Appendix C**, in addition to the 49 car parking spaces provided adjacent to the proposal, a further 88 car parking spaces are available within proximity of the proposal (contained wholly on site of Lot 7 on SP107065).

Therefore, the proposal is supported by a total of **137** car parking spaces on site.

The plan which outlines the additional car parking spaces also demonstrates the existing traffic calming techniques utilised across the site including speed humps, zebra crossings, regulatory signage and pavement awareness treatments. An extract of this plan has been provided below (**Figure 8**), however reference should be made to **Appendix C** for the full response in relation to Item 2.



Refuse Storage

Item 3

- 3) A refuse storage area with sufficient capacity is required to be demonstrated in accordance with AO1.5/PO1 of the Indoor sport and recreation code, AO17.2/PO17 of the Industry code and AO8.1 & AO8.2 of the Infrastructure design code.
- a) Demonstrate and identify a refuse storage area with a minimum internal size of 27.38 (7,500mm x 360mm). Note: dimensions to be clearly shown on plans.
 - b) Demonstrate the refuse storage area is house either within a building or roofed and screened enclosers. Where screening is utilised to form part or all of a refuse storage area, 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. Note: the refuse storage area is to be located within 5 metres of the collection location.

- a) Demonstrate and identify a refuse storage area with a minimum internal size of 27.38 (7,500mm x 360mm). Note: dimensions to be clearly shown on plans.
- b) Demonstrate the refuse storage area is house either within a building or roofed and screened enclosures. Where screening is utilised to form part or all of a refuse storage area, 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. Note: the refuse storage area is to be located within 5 metres of the collection location.

- b) Demonstrate the refuse storage area is house either within a building or roofed and screened enclosures. Where screening is utilised to form part or all of a refuse storage area, 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. Note: the refuse storage area is to be located within 5 metres of the collection location.

Item 3 Response:

In response to item 3, a dedicated refuse storage area has been provided on the eastern side of the outdoor hardstand area and has an internal area of 28.6m², therefore achieving the specified minimum internal area of 27.38m² (**Figure 9**).

The refuse area is already benefitted by existing screening along the northern and eastern façade and additional screening to the west is proposed. The additional screening will ensure adequate amenity for on site users while maintaining a practical servicing outcome on site. Refer to **Figure 9** which provides an extract from the amended Architectural Plans (**Appendix C**). The details of the proposed screens are to be determined during the detailed design phase of the project, however, will comply with the abovementioned requirements of the City Plan, and these can be included as part of a reasonable and relevant condition of a decision package.

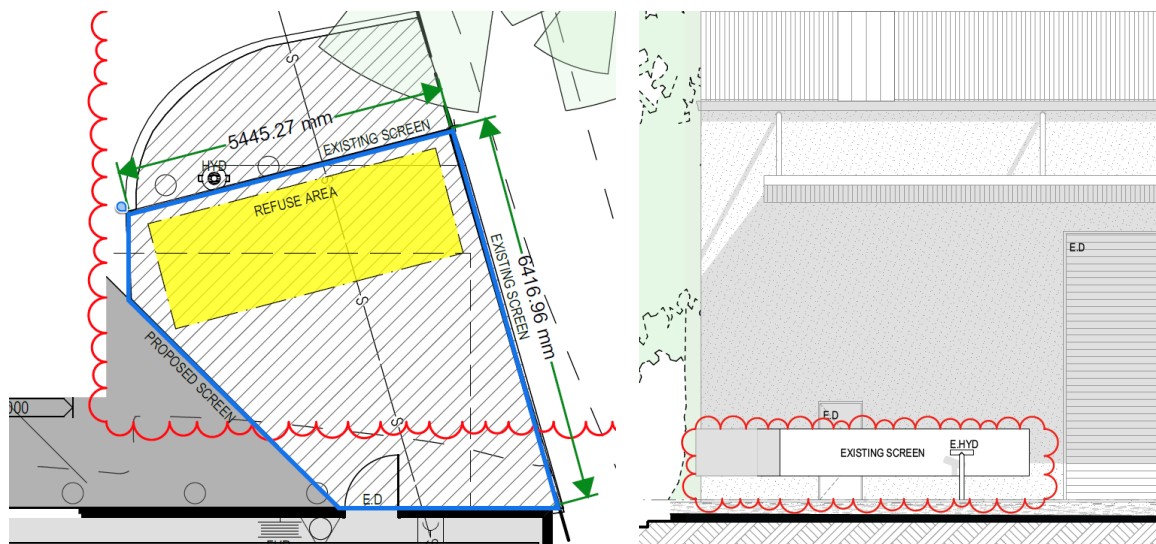


Figure 9: Extract from site plan, total refuse area outlined in blue and of Proposed Northern Elevation showing existing screening (Source: Base architecture and interiors, 2026)

The traffic response prepared by Colliers (**Appendix C**) demonstrates that the proposed refuse storage area can be adequately serviced by an RCV without impacting upon the manoeuvring or operation of the car park. It is noted that servicing of the refuse area is to take place outside of operating hours to ensure there is no conflict between the RCV and cars within the car parking area. This operational requirement can be included as part of a reasonable and relevant condition of a decision package. Further details regarding the traffic assessment in relation to this item are provided in **Appendix C**.

The proposal provides a clearly designated refuse storage area, which achieves the minimum internal space requirements as demonstrated above. The refuse area is already provided with screening, however, as outlined on the proposed plans additional screening is proposed to further protect the amenity of site users.

Noise emissions

Item 4

- 4) *There is a concern that reverse amenity impacts will be experienced by the existing businesses in the area, as the proposed use may involve amplified sound/music and crowd noise, or other new noise sources from plant and equipment to service the new indoor equipment.*
 - a) *Provide a further assessment against AO2.3/PO2 of the Indoor sport and recreation code and prepare a noise impact assessment in accordance with the performance outcome where the acceptable outcomes are not achieved.*

Item 4 Response:

An environmental noise assessment has been prepared by Colliers and provided in **Appendix D**. to clarify, AO2.3/PO2 of the Indoor Sport and Recreation code seeks to ensure that Indoor Sport and Recreation Facilities do not impact on the amenity of nearby dwellings, not on industrial businesses. As such, pursuant to the provisions of City Plan, the environmental noise assessment has undertaken an assessment of the proposal in respect to the potential impact on the dwellings located south of the site.

The environmental noise assessment undertaken, provided recommendations for internal fit out construction components which will ensure the proposal does not impact on the nearby businesses or residential dwellings. The recommendations made by Colliers include checking compliance of building components and if required upgrading these components, including:

1. Check and if required upgrade the fire door exit on the mezzanine level;
2. The wall surrounding the entry foyer to the adjoining business; and
3. Window above the entry foyer to the adjoining business.

In addition to the abovementioned recommendations, the following recommendations have also been proposed through the Environmental Noise Report (**Appendix D**):

- Speakers and play equipment should not be mounted on the shared walls between the proposal the adjoining tenancy;
 - If locating speakers or play equipment on shared walls is unavoidable, '*...appropriate vibration isolation measures should be incorporated to minimise the transmission of structure-borne noise and vibration to the adjoining tenancy.*'
- Speakers should not be located in proximity of the fire exit door at the mezzanine level; and
- All speakers within the proposal should be oriented inward towards the centre of the warehouse.

Appendix D confirms that once the above recommendations are implemented, the proposal complies with the relevant requirements of the City Plan, including AO2.3/PO2 and relevant Australian Standards.