



*Dedicated to a better Brisbane*

18 May 2026

Lifestyle Fitness  
C/- Consult Planning Pty Ltd  
PO Box 807  
NEW FARM QLD 4005

**ATTENTION: Aaron Sweet**

**Application Reference:** A007001729  
**Address of Site:** 57 HAYWARD ST STAFFORD QLD 4053

Dear Mr Sweet

**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 Analysis**

- 1) The submitted Needs Analysis has been reviewed and is not considered to sufficiently demonstrate need. Provide a Needs Assessment, prepared by a suitably qualified economic needs expert, demonstrating that the development provides for uses and activities that support industry activities and does not compromise the future use of premises for industry activities. This should include qualitative findings, supported by a detailed quantitative analysis from referenced sources. Given current pressures in relation to the supply-demand balance for industrial land with a current need to protect the viability of industrial land, include demonstration that the use cannot be accommodated in an appropriate zone.

**Air Quality**

- 2) Compliance with AO27, PO27 of the Industry code has not been adequately demonstrated, which requires that development for indoor sport and recreation is located no closer to an industrial use than the distance stated in Table 9.3.12.3.J. As the minimum distances in Table 9.3.12.3.J are not being met, an air quality statement is required to be submitted for assessment.

**Noise**

- 3) Given the proposed hours of operation will exceed the hours stated in AO28 of the Industry code, a noise assessment report is required to demonstrate compliance with PO28 of the code. Submit a noise report to demonstrate compliance with PO28 of the code.

## Refuse

- 4) Provide amended plans showing the following in accordance with AO1.5/PO1 of the Indoor sport and recreation code and AO8.1, AO8.2/PO8 of the Infrastructure design code:
  - a) the location of the refuse storage area; if the intent is to use the 'Refuse Collection Area' as the storage area, this must be renamed to clearly identify this.
  - b) the refuse storage is housed either within the building or in a 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.
  - c) a minimum internal size of 4.55m<sup>2</sup> (3.5m x 1.3m) for the refuse storage area.

## 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](mailto:DSPlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007001729.

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

Yours sincerely



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