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**City Planning and Economic Development Services  
Development Services**

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28 July 2026

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

**ATTENTION:** Garrett McVilly  
**Application Reference:** A007042278  
**Address of Site:** 2780 OLD CLEVELAND RD CHANDLER QLD 4155

Dear Garrett

**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.

**Referral**

- 1) Sport and recreation activities trigger referral under Schedule 10, Part 16, Division 2 of the Planning Regulation 2017 where they comprise an ancillary commercial or retail activity with a gross floor area (GFA) of more than 250m<sup>2</sup>.
  - a) Submit revised drawings that confirm the GFA of all buildings on site;
  - b) Submit additional information to confirm the purpose of the buildings described as 'existing building' and 'single storey brick building'; and
  - c) Confirm whether referral under Schedule 10, Part 16, Division 2 of the Planning Regulation 2017 is required.

**Infrastructure charges**

- 2) The change application involves a land use that can now be defined as an Outdoor sport and recreation. This use type is one which falls within the 'other use' charge category per Schedule 2 of the Brisbane Infrastructure Charges Resolution No.15 (BICR15). That is, there is not a predetermined land use levied charge per square metre for this land use. BICR15 states that for developments which fall within this 'other use' category the local government is to apply a comparative charge rate which is applicable to the use that the local government decides should apply for the use. In these circumstances submit material demonstrating the demand of the development on the relevant networks as an equivalence to a pre-determined charge category within the BICR15.
  - a) Submit a daily traffic generation report prepared by a suitably qualified industry professional to inform the equivalent charge category under the BICR15 applicable to the development.
- 3) To assist in the calculation of infrastructure charges, submit the following information.
  - a) The existing impervious area on the site in the form of survey plans and /or appropriately scaled and marked aerial photographs.
  - b) Accurately measured plans showing all impervious roofed structures, hard stand and other impervious areas with areas clearly marked.

- c) Revised drawings that confirm the GFA of all buildings on site;

### **Landscaping**

- 4) Condition X in the existing development approval requires the site to be landscaped in accordance with an approved drawing. It is unclear whether any changes to the approved landscaping areas are proposed as part of this application.
  - a) Submit a landscape concept plan that includes any proposed changes to approved landscaping or removal of vegetation.

### **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 [CPEDS-DS-PlanningSupport@brisbane.qld.gov.au](mailto:CPEDS-DS-PlanningSupport@brisbane.qld.gov.au) quoting the application reference number A007042278.

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

Yours sincerely



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