

16 May 2026

Chief Executive Officer  
Brisbane City Council  
GPO Box 1434  
BRISBANE QLD 4001

**Attention: Kayal Chandrasekar - Planning Services South**

Dear Sir/Madam,

**RE: RESPONSE TO INFORMATION REQUEST FOR PROPOSED INDOOR SPORT & RECREATION (TEMPORARY USE ONLY) ON LAND AT 15 CORNWALL STREET, FAIRFIELD Q 4103 (COUNCIL FILE REFERENCE A006973179)**

Further to Council's information request dated 21 April 2026 regarding the proposed material change of use at the abovementioned site, we hereby provide the following written representations in response to Council's request:

#### ***Items 1 & 2: Temporary Use***

In reference to Items 1 and 2, as detailed in the original Application Report, the land is currently owned by CRR Boggo Road Pty Ltd with the management of the land administered through Queensland Investment Corporation (QIC). As a State owned company, part of the land continues to be used for the delivery of the Cross River Rail which is expected to open in 2029. The proposal provides an interim use of one of two vacant industrial tenancies that have been subject vandalism.

The use of tenancy 3 for the purpose of indoor sport and recreation is subject to a short term lease agreement between the owner and the applicant for a period of three (3) years. This agreement aligns with the expected completion date for the cross river rail project at which time the temporary use will expire. The temporary use will also ensure issues with vandalism can be mitigated through improved surveillance.

Consequently, a condition of approval may be imposed stipulating the cessation of the use after 3 years from its commencement.

#### ***Item 2: Noise***

In reference to the possible noise impacts associated with the proposed use, the following operational arrangements will apply:

- Proposed hours of operation are from 9am to 11pm, 7 days a week;
- No façade openings are proposed to the existing building noting that the existing roller doors on the southern elevation will remain closed at all times (refer to Figure 1 below);
- The provision of six (6) courts allows a maximum of 36 players (6 people per court) plus 1 staff member noting that this will be significantly less given the facility is for social games with no competitions or group training to be held at the premises. Such activities will occur at other centres in Coopers Plains and Acacia Ridge;
- No amplified sound, music or audible timers / buzzers will result from the proposed use noting that the premises will only be utilised for casual recreation use with no competitions or training at the premises.



**Figure 1 - Site Photographs from Princess Street frontage noting that the exiting roller doors will remain closed.**

It is important to reiterate that the temporary use of the premises merely seeks to utilise the existing industrial building with no changes to the external façade. As shown in the site images above, the building is constructed from face brick with the only openings directed towards the southern boundary (i.e. directly facing adjacent residential dwellings) to remain closed at all times. It is evident from the above summary of activities as well as the location of the existing building that the temporary use will have no adverse noise impacts on adjacent residential areas.

Consequently, any further requirements can be conditioned accordingly.

### ***Item 3: Traffic Report***

In reference to the request for a traffic report, the response to Item 2 above highlights that the use of the building for six (6) badminton courts will have minimal impacts on the surrounding road network noting that the majority of car parks allocated for the tenancy are orientated towards the Princess Street frontage. This frontage is a lower order road for which the majority of all vehicle ingress and egress is via this frontage.

In addition, the proposed use will not involve any competitions or group training therefore ameliorating any concerns with high traffic movements. As mentioned above, further conditions of approval may be imposed restricting court activities to social games with no competitions or group training allowed at any time.

### ***Item 4: Proposal Plans***

As shown in the site photographs in Figures 1 and 2, the external façade of the building will remain unchanged due to the temporary use of the premises for a period of three (3) years. Any external alterations will be limited to the installation of wall signage in accordance with Council's Local law. The proposed access into the building will be via the existing side entry door and roller door opening located on the western side elevation (refer to Figure 2 below).



**Figure 2: Site photograph of existing western side elevation and the main entry door and roller door opening providing access to customers. Note that no changes are proposed to the existing external facades with the exception of signage in accordance with Council's Local Law.**

The extent of any building work will be limited to the removal in the internal mezzanine floor level to allow for the temporary installation of six (6) badminton courts with each court having a dimension of 13.4m by 6.1m. Given the temporary use of the facility and the limited changes to the building, the request for detailed elevations and floor plans is not necessary in this instance with any further requirements including the restrictions on the number of courts and their usage (i.e. social games only) to be conditioned accordingly.

We have responded in full to the information request and therefore request that Council proceeds with the assessment of the application. We intend to commence public notification in the next 20 business days.

If you have any further questions regarding the abovementioned please do not hesitate to contact me on 0407-291-104.

Yours faithfully,

**iPLAN TOWN PLANNING PTY LTD**



**Ben Battist**  
**DIRECTOR**

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