



Dedicated to a better Brisbane

21 April 2026

YY Sports Management Pty Ltd
C/- I-Plan Town Planning Pty Ltd
PO Box 242
ANNERLEY QLD 4103

ATTENTION: Ben Battist
Application Reference: A006973179
Address of Site: 15 CORNWALL ST FAIRFIELD QLD 4103

Dear Ben,

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. Please provide the following:

Temporary use

1. Submit further information regarding the proposed temporary use of Building 3 for use as Indoor sport and recreation centre, to demonstrate that the proposed use is genuinely temporary and will not result in an ongoing or de facto permanent use of the site, inconsistent with the intent of the *Brisbane City Plan 2014*.
2. Provide further information on the expected redevelopment of the proposed site when Cross river rail works are completed, including details on current and anticipated uses of Buildings 1 and 2 on the site until ultimate redevelopment.

Noise

3. A preliminary assessment of the proposal has been undertaken, and more information is required relating to possible noise impacts onto current and/or future residential amenity. Further clarification is sought on the proposal, which addresses the following to comply with PO2 of the Indoor sport and recreation codes:
 - a. outline the proposed hours of operation for the use;
 - b. provide an internal layout plan that includes façade openings;
 - c. approximate the number of people that will be on site at any one time;
 - d. will the proposal be used for both training and competitions; and
 - e. will the use include amplified sound, music and audible timers/buzzers.

Traffic report

4. Submit traffic report to demonstrate the development does not impact on surrounding road network. The assessment needs to consider, but is not limited to
 - a. Traffic generation of the use during general peak periods;
 - b. Peak traffic generation periods of the site;
 - c. The distribution of arriving and departing traffic between the Cornwall St and Princess St intersections for all uses on site;

- d. Any measures proposed to mitigate the impact, such as temporal separation of court booking sessions; and
- e. Proposed pedestrian connections internally to the site and towards the immediate locality.

Proposed plans

- 5. Submit amended plans including the following details:
 - a. Clearly label the Site Plan to show proposed access and egress for the Indoor sport and recreation use;
 - b. Existing floor plans, elevations and sections for Building 3, showing the extent of proposed demolition;
 - c. Proposed floor plans, elevations and sections for Building 3, with internal layout of the proposed Badminton courts, non-court facilities for patrons including change rooms, toilets etc.

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 A006973179.

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

Yours sincerely



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Development Services
Brisbane City Council