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ECONOMIC NEED ASSESSMENT

PROPOSED BADMINTON CENTRE

817 BEAUDESERT ROAD, ARCHERFIELD

PREPARED FOR:

ABC GL INVESTMENT PTY LTD

26032

AUGUST 2026

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EXECUTIVE SUMMARY

ABC GL Investment Pty Ltd (the applicant) proposes to develop a badminton centre (Indoor Sport and Recreation use) at the subject site. The subject site (4,042m²) is improved by a 2,457m² warehouse and is located within the Industry zone (General Industry A Precinct). The proposal comprises ten badminton courts and ancillary offices.

This assessment involved the following:

- Analysis of the supply and demand for the proposed use.
- Evaluation of the potential economic impacts of the proposal.
- Analysis of the economic, community, and planning need for the proposed use.

Summary of Findings – Economic Need

Economic need for the proposed development is demonstrated by the following:

- The specialised nature of the proposal means that it would draw thinly from a wide Main Service Area.
- The MSA population is forecast to increase from 247,405 residents in 2026 to 287,325 residents by 2046.
- Badminton participation in the MSA is forecast to increase from 3,618 residents in 2026 to 4,202 residents by 2046.
- Demand for weekly court hours in the MSA is forecast to increase from 2,128 hours in 2026 to 2,472 hours by 2046.
- The implied occupancy rate for badminton centres in the MSA in 2026 is estimated at 204% during weekday peak periods and 143% during weekend peak periods, indicating a significant undersupply of courts/centres.
- Accounting for the additional supply of four proposed and approved badminton centres, the implied occupancy rate during weekday peak periods remains high at 96% in 2031 (without the proposal), indicating that residents would continue to experience constrained access to court time during peak periods.
- A planning need assessment identified no realistic supply of suitably zoned alternative sites and no suitable tenancies available to accommodate the proposed development.
- In our view, the subject site is appropriate having regard to the operational requirements of the facility and the examples of similar facilities in the same zone.
- An impact assessment found that the proposed development is expected to have minimal effect on existing badminton facilities and Industry zoned land, given the high demand for the use and the suitability of the site.

Community Need

Community need for the proposed development is demonstrated by the following:

- Addresses strong local market demand for specialised badminton facilities.
- Provides local badminton players and clubs with a wider choice of venues and greater court availability, allowing them to schedule sessions at times that suit their preferences.
- Provides a local recreation centre that promotes physical activity and social interaction, supporting community health and engagement.
- Supports social connection and community cohesion by creating a shared gathering space for residents to participate in organised sport and recreational activities.
- Reduces travel times for local players and clubs by providing an additional venue within a community with strong demand for badminton.
- Offers year-round weather-protected sporting opportunities, addressing the need for indoor recreational facilities that can operate reliably regardless of seasonal conditions.
- Supports a modest number of ongoing employment positions once the proposal is operational, through operations and coaching.

Planning Need

A planning need assessment found:

- No realistic or available supply of suitably zoned alternative sites or tenancies available to accommodate the proposed development.
- The subject site is appropriate given the operational requirements of the facility.

Conclusion

The subject development will seek to address the current need and anticipated demand growth for a badminton centre in the MSA. Overall, the proposed development would improve the range and choice of services available to the community without any adverse economic impacts.

It is concluded that there is a strong need for the proposed development at the subject site.

1. INTRODUCTION

1.1 Proposed Development and Subject Site

ABC GL Investment Pty Ltd (the applicant) proposes to develop a badminton centre (Indoor Sport and Recreation use) at the subject site. The subject site (4,042m²) is improved by a 2,457m² warehouse and is located within the Industry zone (General Industry A Precinct). The proposal comprises ten badminton courts and ancillary offices.

An aerial overview of the subject site is shown in Figure 1.1.

The subject site is located within an industrial precinct with residential uses situated to the west. Indoor Sport and Recreation uses are located adjacent to the site including IBC (International Badminton Centre) Archerfield and the Brisbane Cricket Centre.

1.2 Purpose of Report and Methodology

The applicant commissioned Foresight Partners to prepare this Economic Need Assessment to support a Development Application. The primary objectives of this assessment are to:

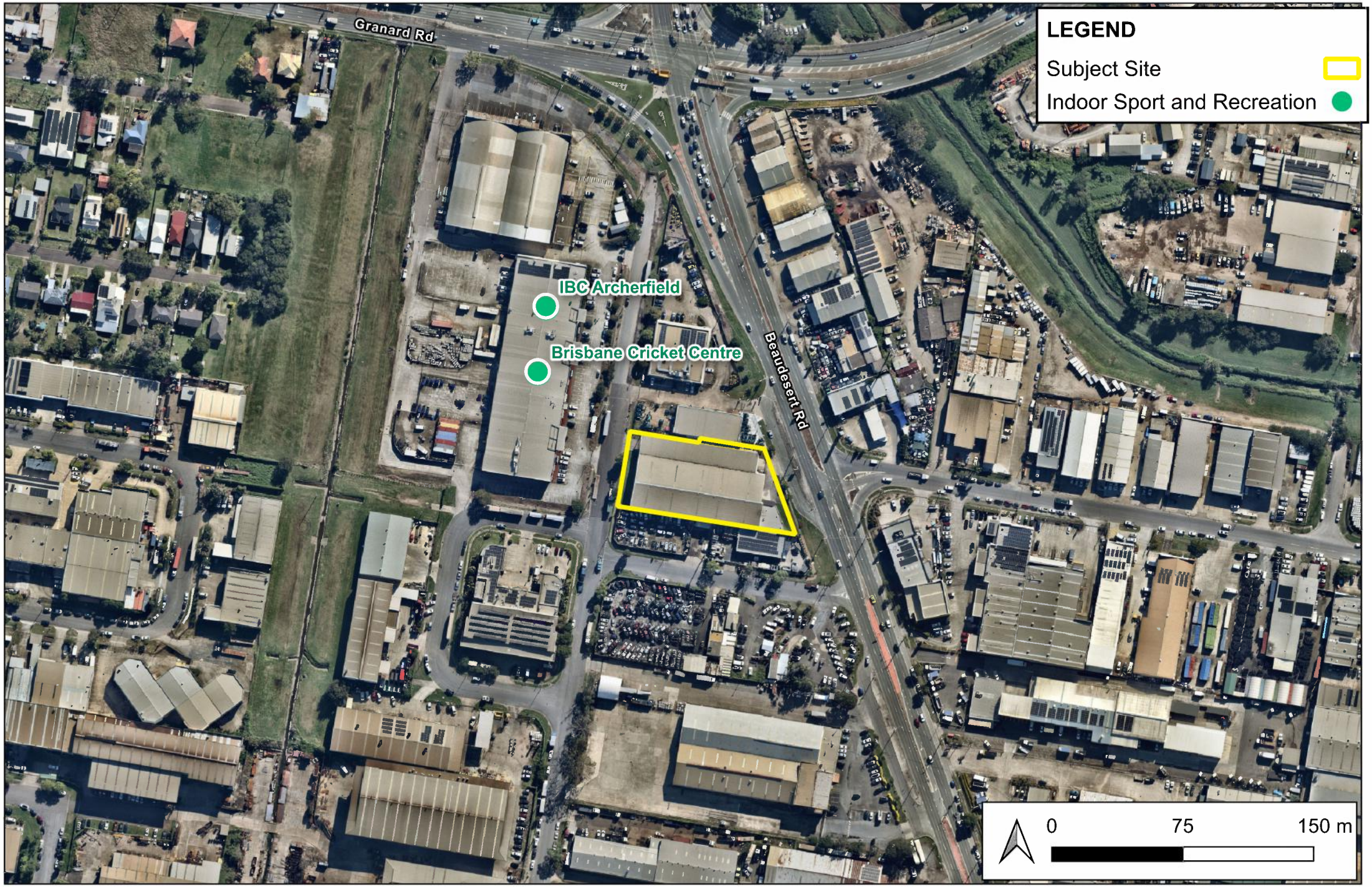
- Assess the demand for, and market prospects of, the proposed use.
- Evaluate the potential economic impacts of the proposal.
- Assess the economic, community, and planning need for the proposed use.

In preparing this report, a number of investigations were undertaken. These included:

- Identification, mapping and analysis of existing, proposed and approved badminton centres noting their key characteristics.
- Definition of a Main Service Area to evaluate the local demand for the proposed use.
- Forecast population of the Main Service Area.
- Analysis of socio-economic characteristics of Main Service Area residents.
- Assessment of trends and participation in badminton.
- Analysis of local demand for badminton centres.
- Discussion of planning need for the proposed development including an assessment of alternative sites.
- Assessment of the potential economic impacts of the proposed development.
- Discussion of the need and community benefits of the proposal.

These investigations form the basis of this Economic Need Assessment.

Figure 1.1: Subject Site and Local Context



2. SERVICE AREA ANALYSIS

2.1 Defined Main Service Area

A Main Service Area **(MSA)** was defined to represent a catchment from which the proposed development would draw a significant portion of its custom.

Several factors influence the geographic extent of the defined Main Service Area, including:

- The characteristics, function, and attraction of the proposed development.
- The reasonable travel distance expected to access a specialised sporting facility such as the proposal.
- The characteristics and proximity of existing and future potentially competitive facilities.
- The ease of access to the subject site by car, and natural and man-made barriers to movement, such as topographic features and the road network.
- Australian Statistical Geography Standard (ASGS) boundaries for which ABS Census data is available.

Figure 2.1 shows the defined MSA for the proposed badminton centre and the location of existing and approved badminton centres (discussed further in Section 3.2).

The MSA includes the Salisbury - Nathan and Mount Gravatt SA3s, and portions of the Rocklea - Acacia Ridge, Sunnybank, Sherwood - Indooroopilly, Forest Lake - Oxley and Holland Park - Yeronga SA3s. The proposed development would primarily serve MSA residents and, to a lesser extent, residents of surrounding suburbs, reflecting the facility's role as a destination use.

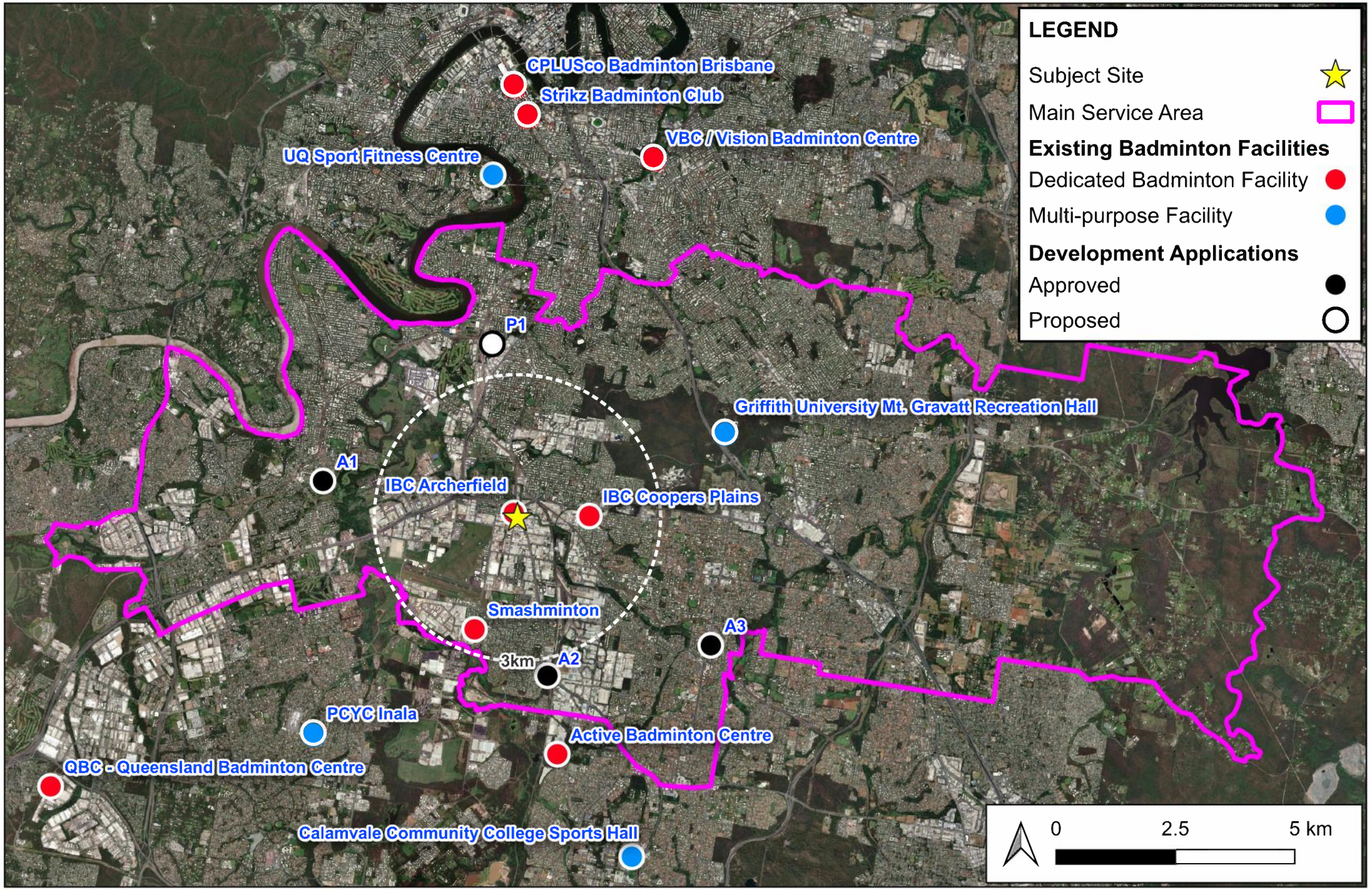
Badminton is a relatively niche sport with only a small number of dedicated centres in Brisbane. As a result, badminton participants frequently travel longer distances to access facilities compared to more ubiquitous uses (e.g. gym, childcare, supermarkets). A participant’s nearest badminton centre may be 15 to 20 minutes’ drive from their home, yet that centre remains, by definition, their local facility. This is a function of the relatively low proportion of the population that regularly participate in badminton.

Therefore, the extent of the defined catchment reflects the specialised nature of the activity and the propensity of participants to travel greater distances than would be associated with more general everyday fitness options such as a gym.

The MSA extends a considerable distance to the east and west due to the absence of any badminton centres in these areas. Should these residents wish to participate in badminton, it is likely that their nearest facilities are those within the central MSA near to the subject site.

The far eastern portion of the MSA (around Burbank) is sparsely populated and unlikely to substantially contribute to demand at the subject facility. This land is included in the MSA as it forms part of the Rochedale – Burbank SA2.

Figure 2.1: Defined Main Service Area



2.2 Population Growth

The projected resident population of the MSA by Statistical Area 2 (SA2) from 2021 to 2046 is set out in Table 2.1.

Foresight Partners' population projections are estimates based on the Queensland Government Statistician's Office (QGSO) Medium Series projections (2023 edition) rebased with more recent Australian Bureau of Statistics (ABS) population estimates by SA2 at June 2025.

The MSA population, estimated at 247,405 residents in 2026, is projected to increase to 287,325 residents by 2046, representing growth of 39,920 residents.

Table 2.1: Forecast Population, MSA, 2021 to 2046

SA2	2021	2026	2031	2036	2041	2046	Incr. 2026-46
Chelmer - Graceville	7,945	8,050	8,180	8,305	8,440	8,560	*510*
Coopers Plains	5,795	6,580	7,025	7,525	8,020	8,555	*1,975*
Corinda	5,385	5,725	5,890	6,080	6,295	6,565	*840*
Darra - Sumner	4,770	5,140	5,250	5,600	6,030	6,515	*1,375*
Eight Mile Plains	15,465	16,800	17,285	17,460	17,660	17,745	*945*
Holland Park	9,015	9,340	9,500	9,640	9,820	10,040	*700*
Holland Park West	6,495	6,870	7,075	7,250	7,420	7,640	*770*
Macgregor (Qld)	6,065	6,815	7,180	7,745	8,355	8,935	*2,120*
Mansfield (Qld)	9,005	9,395	9,460	9,520	9,625	9,725	*330*
Moorooka	10,990	12,045	12,355	12,680	13,100	13,620	*1,575*
Mount Gravatt	16,160	17,440	18,505	19,750	21,240	23,065	*5,625*
Oxley (Qld)	8,695	9,525	9,780	10,025	10,415	10,915	*1,390*
Robertson	4,940	5,895	5,925	5,940	5,960	5,970	*75*
Rochedale - Burbank	11,210	14,420	16,070	17,170	18,625	20,105	*5,685*
Rocklea - Acacia Ridge	9,855	10,190	10,280	10,425	10,650	10,985	*795*
Salisbury - Nathan	7,670	8,380	8,510	8,615	8,745	8,870	*490*
Seventeen Mile Rocks - Sinnamon Park	9,835	9,885	9,835	9,860	9,860	9,830	*-55*
Sherwood	6,525	7,115	7,355	7,670	8,005	8,385	*1,270*
Sunnybank	9,185	10,705	10,830	10,925	11,030	11,120	*415*
Sunnybank Hills	18,440	19,705	19,910	20,135	20,375	20,575	*870*
Tarragindi	11,085	11,835	11,965	12,075	12,215	12,345	*510*
Upper Mount Gravatt	11,170	12,580	14,190	16,725	19,115	22,110	*9,530*
Wishart	11,575	11,885	11,945	11,960	12,025	12,095	*210*
Yeronga	10,340	11,085	11,340	11,835	12,460	13,055	*1,970*
Total	**227,615**	**247,405**	**255,640**	**264,915**	**275,485**	**287,325**	***39,920***

Source: Foresight Partners' estimates based on QGSO Medium Series Population Projections 2023 edition rebased with ABS Estimated Population at June 2025.

2.3 Demographic Profile

Selected socio-economic characteristics of MSA residents and households as at the 2021 Census, as well as those for Brisbane LGA and Queensland as benchmark areas, are set out in Table 2.2. Key insights include:

- The average age of MSA residents was 37.7 years, in line with the Brisbane LGA (37.6 years) and below the Queensland average (39.3 years).
- Average household income in the MSA was $162,764, marginally below the Brisbane LGA ($165,387) and well above the Queensland average ($136,302).
- The majority of MSA households occupied detached dwellings (76.8%), with semi-detached (townhouses) accounting for 11.7% and units 10.9%.
- Dwelling tenure was distributed relatively evenly across the tenure types in the MSA, with 29.8% of households owned outright, 35.4% held under a mortgage, and 33.2% rented.
- The average number of motor vehicles per MSA household was 1.75, above the Brisbane LGA average (1.65) and below the Queensland average (1.8).
- The proportion of MSA households comprising couples with children (35%) was higher than the Brisbane LGA (30.6%) and state levels (29.3%).
- The MSA had a high average household size of 2.71 persons, above Brisbane LGA (2.51) and Queensland (2.53).
- The MSA had a far higher proportion of residents born in Asia and residents who speak Asian languages compared with the Brisbane LGA and Queensland, suggesting stronger local demand for badminton, which is particularly popular among these communities.

High proportions of young families, larger household sizes, and mobile households in the MSA indicate strong potential participation in recreational and youth sports. Further, the relatively high share of residents born in Asia and speaking Asian languages suggests that the MSA is likely to exhibit strong demand for badminton.

Table 2.2: Selected Socio-Economic Characteristics, MSA, 2021

	MSA	Brisbane LGA	QLD
Age (% Residents)			
0-9 (Gen Alpha)	12.2	11.5	12.1
10-24 (Gen Z)	19.7	19.8	19.0
25-39 (Millennials/Gen Y)	23.0	24.7	20.5
40-54 (Gen X)	20.4	20.3	19.5
55-74 (Baby Boomers)	18.0	17.7	21.7
75+ (Interwar Gen)	6.7	6.0	7.2
Average Age (Years)	37.7	37.6	39.3
Employment (% Residents)			
In labour force	67.8	71.0	65.8
Unemployed	5.6	5.0	5.4
White collar occupations	76.7	78.7	68.8
Employed per household (persons)	1.43	1.42	1.31
Household Income (% Households)			
Average ($2025 values)	$162,764	$165,387	$136,302
Dwelling Structure (% Households)			
Detached	76.8	62.8	75.0
Semi-detached	11.7	11.3	11.7
Flats/units	10.9	25.6	12.5
Other structure	0.6	0.3	0.7
Dwelling Tenure (% Households)			
Owned Outright	29.8	25.6	29.5
Purchasing w Mortgage	35.4	34.1	35.0
Renting	33.2	38.7	33.6
Average Annual Occupancy Cost - Mortgages	$33,825	$33,312	$28,336
Average Annual Occupancy Cost - Rentals	$25,074	$26,742	$23,862
Mobility			
Avg (No. Vehicles per Household)	1.75	1.65	1.80
Family Type (% Households)			
Couples with Children	35.0	30.6	29.3
Couples without Children	25.7	26.2	28.6
Single Parent Household	10.8	9.8	12.0
Lone Person Household	21.5	25.6	24.7
Group/Other Household	6.9	7.7	5.5
Avg. Household Size (% Residents)	2.71	2.51	2.53
Country of Birth (% Residents)			
Oceania and Antarctica	63.8	69.2	76.5
North-West Europe	4.0	5.6	5.5
Southern and Eastern Europe	1.0	0.9	0.6
North Africa and the Middle East	0.8	0.8	0.4
South-East Asia	5.1	3.6	1.9
North-East Asia	11.0	5.0	2.0
Southern and Central Asia	5.1	4.7	2.3

	MSA	Brisbane LGA	QLD
Americas	1.0	1.3	0.9
Sub-Saharan Africa	1.0	1.4	1.2
Elsewhere	3.6	3.5	2.4
Not Stated	3.7	4.0	6.3
Language Used at Home (% Residents)			
Northern European Languages	61.6	72.4	80.6
Southern European Languages	3.0	3.0	1.7
Eastern European Languages	1.0	0.6	0.3
Southwest and Central Asian Languages	1.2	1.1	0.6
Southern Asian Languages	6.3	4.9	2.4
Southeast Asian Languages	2.9	2.8	1.4
Eastern Asian Languages	16.5	7.0	2.7
Australian Indigenous Languages	0.0	0.1	0.4
Other Languages	3.5	3.3	3.1
Not Stated	4.1	4.8	6.8

Source: ABS Census 2021. June 2025 dollar values. Figures may not add due to rounding. Excludes 'other' tenure type.

3. SUPPLY ASSESSMENT

3.1 Existing Badminton Centres

An overview of dedicated badminton centres and multi-purpose indoor sporting centres located in the MSA is provided below. The locations of these facilities are shown in Figure 2.1 (previous section), with further details provided in Table 3.1.

Key characteristics of dedicated badminton centres in the MSA are set out below:

- All badminton centres in the MSA operate seven days a week, from morning until 11pm.
- The number of courts at each centre ranges from five to 12.
- Court hire ranges from $20 to $35 per hour, with pricing varying according to demand. Peak periods are generally between 6pm and 9pm on weekdays.
- All centres include an on-site pro shop.
- All badminton facilities are located within industrial precincts, as these locations are well suited to the operational requirements of the sport.

Each centre is described in further detail below:

- **IBC Archerfield** is an indoor badminton centre located adjacent to the subject site, within an industrial precinct. The centre comprises eight courts, which are available to hire online at rates of $20 to $35 per hour. The venue hosts weekend social sessions and has a pro shop.
- **IBC Coopers Plains** is a modern indoor centre, having opened in October 2024. The centre is located within an industrial precinct, 3.3km by road from the subject site. It comprises 12 courts available for online booking at $25 to $35 per hour, with weekday social sessions and an on-site pro shop.
- **Smashminton** is a smaller five-court indoor centre located in an industrial precinct in Acacia Ridge, approximately 3.9km from the subject site by road. Courts are available for hire online at $21 to $29 per hour, with bookings required up to two weeks in advance, indicating a level of latent demand. A pro shop is located on site.
- **Mount Gravatt Recreation Hall** is a multi-purpose centre operated by Griffith University, catering to basketball, volleyball, pickleball and badminton. The venue comprises four courts and is located approximately 9.7km from the subject site by road.

Multi-purpose centres are not directly comparable to dedicated badminton centres as they provide a range of activities and are not typically available for casual badminton use.

Table 3.1: Supply of Badminton Centres, MSA

Name	Address	Courts	Distance to Site (km)*	Operating Hours	Price per Hour
Badminton Centre					
IBC Archerfield	8/17 Boniface St, Archerfield	8	0.2	Mon-Fri 9am-11pm, Sat-Sun 7am-11pm	$20-$35
IBC Coopers Plains	4/260 Musgrave Rd, Coopers Plains	12	3.3	Mon-Fri 9am-11pm, Sat-Sun 7am-11pm	$25-$35
Smashminton	2/26 Achievement Cres, Acacia Ridge	5	3.9	Mon-Sun 5am-11pm	$21 -$29
Multi-purpose Centre					
Griffith University Mount Gravatt Recreation Hall	Mount Gravatt Recreation Hall, Mount Gravatt	4	9.7	Mon & Wed 8am-3pm, Tue 8am-5pm, Thu 8am-10pm	-

Source: Google Maps, centre websites. *Distance to site by road.

3.2 Proposed or Approved Badminton Centres

Searches of Brisbane City Council's Development.i database revealed the following Development Applications for badminton centres within the MSA:

- **Map ID P1 -** A badminton centre (1,171m^2) is proposed within an existing industrial building at 44 Station Road, Yeerongpilly, with the Development Application (A006052021) lodged in July 2022. [1] The centre would comprise nine courts, a pro shop and a small food and drink outlet and is proposed to operate from 5am to 11pm seven days a week.
- **Map ID A1 -** A badminton centre (2,138m^2) was approved at 962 Oxley Road, Oxley in July 2025 (A006825519). The approval provides for the demolition of the existing buildings on site and the construction of a new two-storey centre comprising nine courts, an ancillary café, pro shop and amenities. The centre is approved to operate from 7am to 10pm. The 4,047m^2 site is a large freehold site in the Sport and Recreation zone.
- **Map ID A2 -** A badminton centre (1,200m^2) was approved at 28 Elizabeth Street, Acacia Ridge in October 2025 (A006523962). The centre is planned to comprise eight courts within a new building at the Elizabeth Street Shopping Centre and is approved to operate from 6am to 11pm. This land is in the District Centre zone.
- **Map ID A3** – A badminton centre (628m^2) was approved at 69 and 71 Mains Road, Sunnybank in June 2025 (A006419598). The approval provides for the construction of a new building comprising four courts, with the centre approved to operate from 7am to 10pm. This land is in the Low Density Residential zone.

[1] It is unclear whether this development has been approved or refused as no Decision Notice was uploaded to Development.i despite the decision date being recorded as 3 April 2023.

The implications of these developments are considered in this assessment.

3.3 Supply of Court Hours

An assessment of the supply of court hours available per week across existing, proposed and approved badminton centres in the MSA is set out in Table 3.2, informing the occupancy rate assessment in Section 4.2.

Court hours are derived by multiplying the number of courts at each centre by its operating hours. Supply is segmented by weekday and weekend, and by peak and off-peak periods, to align with the demand analysis. Weekday peak hours are defined as 6pm to 9pm, with all weekend hours treated as peak, based on a review of booking patterns at existing centres within the MSA.

Existing badminton centres in the MSA supply a total of 375 court hours per week during weekday peak periods, 1,475 weekday off-peak hours and 820 weekend hours.

Proposed and approved centres are expected to provide an additional 450 peak hours, 2,015 weekday off-peak hours and 986 weekend hours.

Table 3.2: Supply of Court Hours per Week, MSA Badminton Centres

	Weekdays		Weekend
Existing Centres	**Peak hours**	**Off-peak hours**	**Peak hours**
IBC Archerfield	120	440	256
IBC Coopers Plains	180	660	384
Smashminton	75	375	180
Subtotal	**375**	**1,475**	**820**
Proposed/Approved			
P1	135	675	324
A1	135	540	270
A2	120	560	272
A3	60	240	120
Subtotal	**450**	**2,015**	**986**
Total	**825**	**3,490**	**1,806**

Source: centre websites, development application documents.

4. DEMAND ASSESSMENT

This section assesses demand for court hours within the MSA through an analysis of expected badminton participation and occupancy during peak and off-peak times.

4.1 Badminton Participation

4.1.1 Badminton Participation in Queensland

Badminton participation rates at the state level are analysed below (Table 4.1) and applied to the MSA resident population to estimate local participation (Section 4.1.3).

Participation rates in Queensland by language spoken and age group are set out in Table 4.1, using Australian Sports Commission data.

These subgroup-specific rates are applied to the corresponding segments of the MSA resident population, rather than a single average rate, to produce a more nuanced estimate of participation.

As outlined in Section 2.3, badminton is a popular sport among Asian communities, indicating a higher participation rate among this group.

While participation rates are not published separately for speakers of Asian languages, the European and non-European language rates are considered a reasonable proxy for the purposes of this assessment.

In Queensland, badminton participation is higher among people who speak a non-European language at home than those who speak a European language, with rates of 3.4% for children aged 0–14 and 4.6% for adults aged 15 and over, compared with 0.4% and 0.6% for European language speakers.

Table 4.1: Badminton Participation by Language Spoken at Home and Age Group, QLD, FY2025

Language	Child Aged 0-14	Adult Aged 15+
Non-European	3.40%	4.60%
European	0.40%*	0.60%

Source: Australian Sports Commission. *Due to data limitations, the participation rate for English speakers has been applied as a proxy for European speakers, which may understate participation for other language groups.

4.1.2 Main Service Area Demographics

The MSA resident population in 2026, segmented by language spoken at home and age group, is set out in Table 4.2.

Population estimates are derived by applying 2021 Census distributions to the total MSA population. The age distribution is 18.6% aged 0 to 14 and 81.4% aged 15 and over, and the language-at-home distribution is 23.6% non-European and 76.4% European.

Non-European languages are spoken by approximately 10,855 children and 47,503 adults, compared with 35,163 children and 153,884 adults speaking European languages.

Table 4.2: Population by Language Spoken at Home and Age Group, MSA, 2026

Language	Child Aged 0-14	Adult Aged 15+
Non-European	10,855	47,503
European	35,163	153,884

Source: ABS Census 2021, and Table 2.1. Figures may not add due to rounding.

4.1.3 MSA Badminton Participation

Estimated badminton participation for MSA residents in 2026, by language spoken at home and age group, is set out in Table 4.3.

Badminton participation in the MSA is estimated at 3,618 residents in 2026. Non-European language speakers comprise the majority of participants at 70.6%, and adults are expected to account for around 85.9% of the total participants.

Table 4.3: Badminton Participation by Language and Age Group, MSA, 2026

	Child Aged 0-14	Adult Aged 15+	Total
Non-European	369	2,185	**2,554**
European	141	923	**1,064**
Total	**510**	**3,108**	**3,618**

Source: Table 4.1 and Table 4.2. Figures may not add due to rounding.

4.1.4 Total Participation and Demand

Total demand for court hours per week at badminton centres in the MSA is set out in Table 4.4.

Badminton centres in the MSA are expected to attract net additional participation from residents beyond the MSA, estimated at 15% of total participation. On this basis, the total number of participants using badminton centres in the MSA is estimated at 4,257 in 2026.

Court hour demand is estimated at 2,128 hours per week, assuming averages of 1.5 hours per session and three participants per session. Repeating these calculations from previous sections across the forecast period indicates demand for 2,472 weekly court hours in 2046.

Table 4.4: Total Participants and Demand, MSA Badminton Centres, 2026 to 2046

	2026	2031	2036	2041	2046
MSA Resident Participants	3,618	3,739	3,874	4,029	4,202
Net Inflow Demand	15%	15%	15%	15%	15%
Est. Total Participants	**4,257**	**4,398**	**4,558**	**4,740**	**4,943**
Avg. Persons per Session	3	3	3	3	3
Avg. Hours per Session	1.5	1.5	1.5	1.5	1.5
Demand for Court Hours per Week	**2,128**	**2,199**	**2,279**	**2,370**	**2,472**

Source: Table 4.3, Foresight Partners. Figures may not add due to rounding.

4.1.5 Demand by Peak Hours

Demand for court hours per week by weekday and weekend is set out in Table 4.5.

Total demand has been apportioned 45% to weekdays and 55% to weekends, reflecting booking patterns observed at existing badminton centres in the MSA.

Weekend demand accounts for 1,170 court hours per week, with weekday demand totalling 958 hours.

Table 4.5: Demand for Court Hours by Weekday and Weekend, 2026

	Court Hours per Week	Proportion (%)
Total Demand	2,128	100%
Weekday Demand	958	45%
Weekend Demand	1,170	55%

Source: Table 4.4, Foresight Partners.

Demand for court hours per week by peak and off-peak period is set out in Table 4.6. Peak periods are defined as 6pm to 9pm on weekdays and all operating hours on weekends, reflecting booking patterns observed at existing badminton centres in the MSA.

Demand for court hours during peak periods on weekdays is estimated at 766 hours per week, or 80% of weekday demand, with the remaining 192 hours (20%) expected during off-peak periods. Demand on weekends is estimated at 1,170 court hours per week.

Table 4.6: Demand for Court Hours by Peak and Off-Peak Hours, 2026

	Peak Hours	Off-peak Hours	Total Hours
Weekday			
Demand for Court Hours per Week	766	192	**958**
Proportion (%)	80%	20%	**100%**
Weekend			
Demand for Court Hours per Week	1,170	-	**1,170**
Proportion (%)	100%	-	**100%**
Total	**1,936**	**192**	**2,128**

Source: Table 4.5, Foresight Partners.

4.2 Occupancy Rate Analysis

Current Occupancy

An assessment of the occupancy rate for badminton centres in the MSA across weekday and weekend peak and off-peak periods in 2026 is set out in Table 4.7.

An occupancy rate of 100% represents full use of all courts in the MSA for the duration of the relevant period.

The implied occupancy rate for MSA badminton centres is estimated at 204% during weekday peak periods, 143% during weekend periods and 13% during weekday off-peak periods.

The implied rates during peak periods indicate that demand for court time exceeds the capacity available, meaning that bookings are unable to be accommodated at preferred times and that players have limited choice of venue or session. The weekday off-peak rate reflects lower participation during standard working hours.

Table 4.7: Supply-Demand Comparison, Weekly Court Hours, MSA, 2026

	Weekdays		Weekend
	Peak Hours	**Off-peak Hours**	**Peak hours**
Available Hours	375	1,475	820
Demanded Hours	766	192	1,170
Avg Occupancy Rate	**204%**	**13%**	**143%**

Source: Table 3.2, Table 4.6.

Forecast Occupancy

Forecast occupancy for badminton centres in the MSA is set out in Table 4.8 and Table 4.9. The forecast excludes the courts that would be provided by the subject proposal.

The proposed and approved developments outlined in Section 3.2 are estimated to provide an additional 450 hours during weekday peak periods, 2,015 hours during weekday off-peak periods and 986 hours across the weekend by 2031.

The implied occupancy rate during weekday peak periods is estimated to decrease to 96% by 2031. While this represents a substantial reduction, the rate remains close to full capacity, indicating that the additional supply would not deliver meaningful surplus capacity at the times of peak demand.

Weekday off-peak occupancy would remain low at 6%, while the weekend rate is estimated to decrease to 67%, representing a healthy level of utilisation. The proposed badminton centre would help to address the unmet need for badminton courts during peak hours by providing an additional ten courts at the subject site.

Further demand growth to 2046 indicates strong average occupancy rates on weekends of around 75% and rates exceeding 100% on weekday peak hours indicating insufficient supply to meet peak demand.

Table 4.8: Supply-Demand Comparison Weekly Court Hours, MSA, 2031

	Weekdays		Weekend
	Peak Hours	**Off-peak Hours**	**Peak Hours**
Available Hours	825	3,490	1,806
Demanded Hours	792	198	1,210
Avg Occupancy Rate	**96%**	**6%**	**67%**

Source: Foresight Partners. Excludes subject development.

Table 4.9: Supply-Demand Comparison Weekly Court Hours, MSA, 2046

	Weekdays		Weekend
	Peak Hours	**Off-peak Hours**	**Peak Hours**
Available Hours	825	3,490	1,806
Demanded Hours	890	222	1,359
Avg Occupancy Rate	**108%**	**6%**	**75%**

Source: Foresight Partners. Excludes subject development.

5. PLANNING NEED ASSESSMENT

Planning need refers to the extent to which a proposal can be accommodated under existing planning provisions or zoning.

This planning need assessment has been undertaken to determine whether the proposed development could reasonably be accommodated at an alternative site, given that an Indoor Sport and Recreation use of this scale is not generally intended within the Industry zone. It further considers whether the subject site represents a suitable location for the use.

An Investigation Area has been defined for the purpose of identifying alternative sites, comprising land within approximately 5 to 7km of the subject site. Within this area, a badminton centre would draw on a similar catchment to a centre at the subject site. Sites beyond this distance are likely to serve a distinct catchment. The Investigation Area includes the Acacia Ridge-Archerfield Neighbourhood Plan area, which guides development at the local level.

Under the Brisbane City Plan's Tables of Assessment, Indoor Sport and Recreation is a Code Assessable use within the Centre, Mixed Use, Sport and Recreation and Community Facilities zones. Accordingly, land within these zones formed the basis of the alternative site assessment. There is no land in the Investigation Area zoned Principal Centre or Major Centre.

An aerial view of the Investigation Area and the relevant Council zoning is shown in Figure 5.1.

5.1 Land Assessment

District Centre Zone

The vast majority of land located in the District Centre zone is occupied by established uses as shown in Figures 7.1 to 7.9 (Appendix). Vacant District Centre land is identified in Acacia Ridge (Figure 7.2). These parcels are owned by the State and therefore are not available for private commercial development of a badminton centre.

Mixed Use Zone

Land in the Mixed Use zone is fully occupied, as shown in Figure 7.10. In addition, under the Tables of Assessment in the Brisbane City Plan, Centre Activities, including Indoor Sport and Recreation, are Impact Assessable in the Mixed Use zone where the GFA of the new or existing premises exceeds 1,500m². Given that the proposal has a GFA of 2,457m², a badminton centre of this scale would be Impact Assessable in the Mixed Use zone.

Neighbourhood Centre Zone

Most land within the Neighbourhood Centre zone in the Investigation Area is occupied. Vacant land is present within the Boundary Road Neighbourhood Centre (Figure 7.11) and Beaudesert Road Neighbourhood Centre (Figure 7.12).

Within the Boundary Road Neighbourhood Centre, Lot 38 on RP38034 is vacant. The lot has an area of 1,129m² and is therefore insufficient in size to accommodate the proposal or

a badminton centre of similar scale. The group of lots to the south of the Neighbourhood Centre is owned by the State and therefore not available for private commercial development.

The parcel at 1924 Beaudesert Road, zoned Neighbourhood Centre, is currently vacant and has an area of 15,970m². In May 2018, Preliminary Approval for a Multiple Dwelling (66 units) use and a Development Permit for Shop, Food and Drink Outlet and Office uses were granted over the site.

In July 2018, the applicant filed an appeal with the Queensland Planning and Environment Court, submitting that a Development Permit should have been issued in place of the Preliminary Approval and that certain conditions of the Development Permit should be removed. The Court allowed the appeal in January 2020.

No development activity has occurred following the Court judgment, and the site is not available for lease or purchase. Although it is a matter for the landowner, it is considered unlikely that this land will be developed for a badminton centre.

Sport and Recreation Zone

Under the Tables of Assessment, Indoor Sport and Recreation use is Code Assessable when located within the District Precinct, the Metropolitan Precinct, or on private land. Land within the Local Precinct is therefore not relevant to this assessment.

The vast majority of land zoned Sport and Recreation in the Investigation Area and within the relevant precincts is occupied by established recreational uses, including parks, sporting fields and clubhouses.

Undeveloped land at 74 Factory Road, Oxley is identified in Figure 7.13. The site accommodates a Harvey Norman and a Supercheap Auto, although a substantial portion of the land remains undeveloped. The portion of the land in the Sport and Recreation zone is significantly flood affected and is likely to face development challenges.

Community Facilities Zone

All land in the Community Facilities zone is occupied by established community uses including childcare centres, non-profit organisations, schools and community centres among other activities.

Implication

This review indicates that no alternative sites within the Investigation Area are both suitable for and available to accommodate the proposed development.

5.2 Vacant Tenancies

An assessment of the availability of alternative premises within the Investigation Area has been undertaken, with the following findings:

- Around 270 tenancies were available for lease within the Investigation Area based on data from the RealCommercial website.

- Of these, 32 offered floorspace of between 2,000m² and 3,000m², comparable to the tenancy at the subject site.
- The majority of these tenancies are located within industrial zones, where the proposed use is not Code Assessable.
- A single tenancy[2] is located within a Code Assessable zone. This tenancy is not considered suitable for the proposed development, as it does not provide a contiguous floorplate of sufficient size or the clear height required for badminton courts.

Accordingly, no premises available for lease within the Investigation Area were identified as suitable for the proposed development.

5.3 Subject Site Analysis

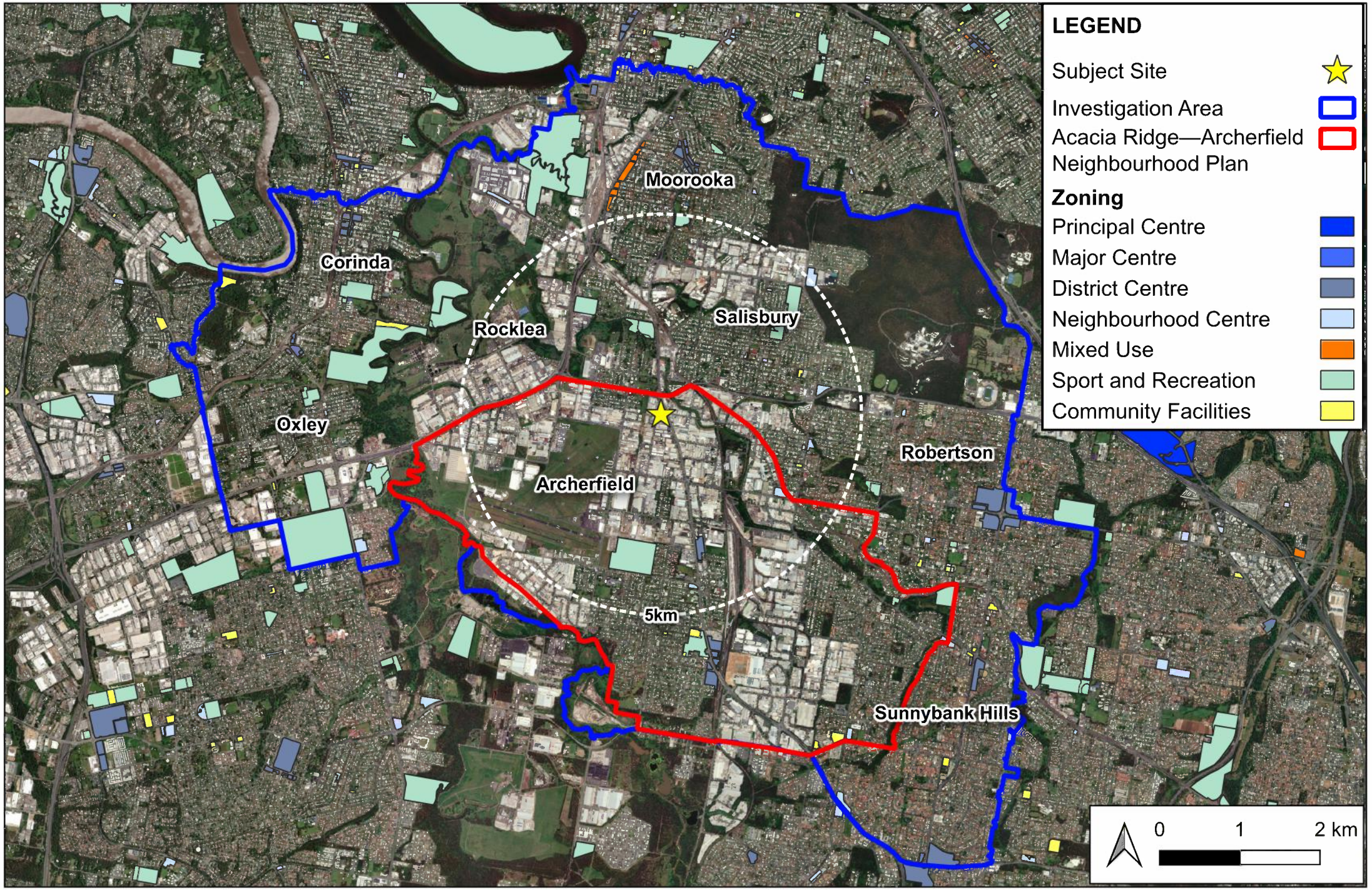
The subject site's location within the Industry zone is considered appropriate for the proposed development for the following reasons:

- A badminton centre requires large, unobstructed floorplates, and high internal clearances to accommodate sporting courts and ancillary facilities. These characteristics are typically associated with industrial buildings.
- The proposal will not preclude the use of the land for industrial purposes in the future, as it does not involve permanent structural changes that would prevent industrial operations.
- Tenancies within centre zones are generally designed for smaller retail formats with lower ceiling heights and a higher degree of compatibility with sensitive uses. This substantially limits their suitability for an Indoor Sport and Recreation facility of this scale and nature.
- Industrial tenancies also may provide greater flexibility in relation to operating hours and are better able to manage potential amenity impacts as demand peaks differ between badminton centres and industrial uses.
- Existing badminton centres in the MSA operate within industrial zones, demonstrating the zone's suitability for this specific sporting use, including:
    - **IBC Archerfield** at 8/17 Boniface Street, Archerfield.
    - **IBC Coopers Plains** at 4/260 Musgrave Road, Coopers Plains.
    - **Smashminton** at 2/26 Achievement Crescent, Acacia Ridge.
- There is a clear economic need for additional supply, demonstrated in Section 4.2, which the proposal will help to address.

These factors demonstrate that the proposed development is appropriate, viable, and will fulfil a clear need for a badminton centre at this location.

[2]https://www.realcommercial.com.au/for-lease/property-times-square-level-2-250-mccullough-street-sunnybank-qld-4109-504480784#enquiry

Figure 5.1: Investigation Area



6. IMPACT ASSESSMENT

The proposed badminton centre is not expected to have any material adverse economic impacts on competitive centres, centre zones, or industry zoned land for the following reasons:

- Occupancy at competitive badminton centres during peak periods is expected to remain high, with the proposed centre providing additional capacity for participants who are currently unable to access courts during these periods.
- The potential impacts of the proposed development, in terms of redirection in demand, would be spread across multiple competitive centres, limiting the effect on any single centre.
- Badminton centres are large-format recreational uses that require significant floor area and are generally better suited to industrial or similar zones compared to centre zones where ample space is available.
- A wide range of established industrial uses already serve local needs across the MSA, meaning the loss of one industrial tenancy will not noticeably affect the community's access to employment or services.
- The proposal would not prevent the subject land from being used for industrial purposes in the future as the warehouse-style structure will be retained.
- No material impacts would be experienced by designated centre zones as these precincts are sustained by a diverse mix and scale of retail/commercial uses and do not often contain specialised sporting facilities such as a badminton centre.

Overall, the proposed development is expected to have minimal adverse impacts on competitive facilities and Industry zoned land, while helping to address the current shortfall of badminton centres in the MSA.

Addressing an identified latent demand without adverse impacts is a key test of need.

7. SUMMARY OF NEED AND BENEFITS

7.1 Economic Need

Economic need refers to whether there is sufficient demand generated by the market to support a proposed development, while considering the possible impacts upon the existing and approved supply of similar or potentially competitive uses.

Economic need for the proposed development is demonstrated by the following:

- The MSA population is forecast to increase from 247,405 residents in 2026 to 287,325 residents by 2046.
- Badminton participation in the MSA is forecast to increase from 3,618 residents in 2026 to 4,202 residents by 2046.
- Demand for weekly court hours in the MSA is forecast to increase from 2,128 hours in 2026 to 2,472 hours by 2046.
- The implied occupancy rate for badminton centres in the MSA in 2026 is estimated at 204% during weekday peak periods and 143% during weekend peak periods, indicating a significant undersupply of courts/centres.
- Accounting for the additional supply of four proposed and approved badminton centres, the implied occupancy rate during weekday peak periods remains high at 96% in 2031 (without the proposal), indicating that residents would continue to experience constrained access to court time during peak periods.
- A planning need assessment identified no realistic supply of suitably zoned alternative sites and no suitable tenancies available to accommodate the proposed development.
- In our view, the subject site is appropriate having regard to the operational requirements of the facility and the examples of similar facilities in the same zone.
- An impact assessment found that the proposed development is expected to have minimal effect on existing badminton facilities and Industry zoned land, given the high demand for the use and the suitability of the site.

7.2 Community Need

Community need relates to the extent to which community well-being is improved. This can be addressed in terms of convenience, accessibility, choice, range, depth, competition, price, service, and consumer amenity.

Community need for the proposed development is demonstrated by the following:

- Addresses strong local market demand for specialised badminton facilities.
- Provides local badminton players and clubs with a wider choice of venues and greater court availability, allowing them to schedule sessions at times that suit their preferences.

- Provides a local recreation centre that promotes physical activity and social interaction, supporting community health and engagement.
- Supports social connection and community cohesion by creating a shared gathering space for residents to participate in organised sport and recreational activities.
- Reduces travel times for local players and clubs by providing an additional venue within a community with strong demand for badminton.
- Offers year-round weather-protected sporting opportunities, addressing the need for indoor recreational facilities that can operate reliably regardless of seasonal conditions.
- Supports a modest number of ongoing employment positions once the proposal is operational, through operations and coaching.

7.3 Conclusion

The subject development will seek to address the current need and anticipated demand growth for a badminton centre in the MSA. Overall, the proposed development would improve the range and choice of services available to the community without any adverse economic impacts.

It is concluded that there is a strong need for the proposed development at the subject site.

APPENDIX

Figure 7.1: District Centre, Acacia Ridge North



Aerial imagery dated: June 2026

Figure 7.2: District Centre, Acacia Ridge South



Aerial imagery dated: June 2026

Figure 7.3: District Centre, Sunnybank



Aerial imagery dated: June 2026

Figure 7.4: District Centre, Oxley



Aerial imagery dated: June 2026

Figure 7.5: District Centre, Moorooka



Aerial imagery dated: June 2026

Figure 7.6: District Centre, Corinda



Aerial imagery dated: June 2026

Figure 7.7: District Centre, Yeerongpilly



Aerial imagery dated: June 2026

Figure 7.8: District Centre, Sunnybank Hills North



Aerial imagery dated: June 2026

Figure 7.9: District Centre, Sunnybank Hills South



Aerial imagery dated: June 2026

Figure 7.10: Mixed Use Zone, Moorooka



Aerial imagery dated: June 2026

Figure 7.11: Neighbourhood Centre, Boundary Road Coopers Plains



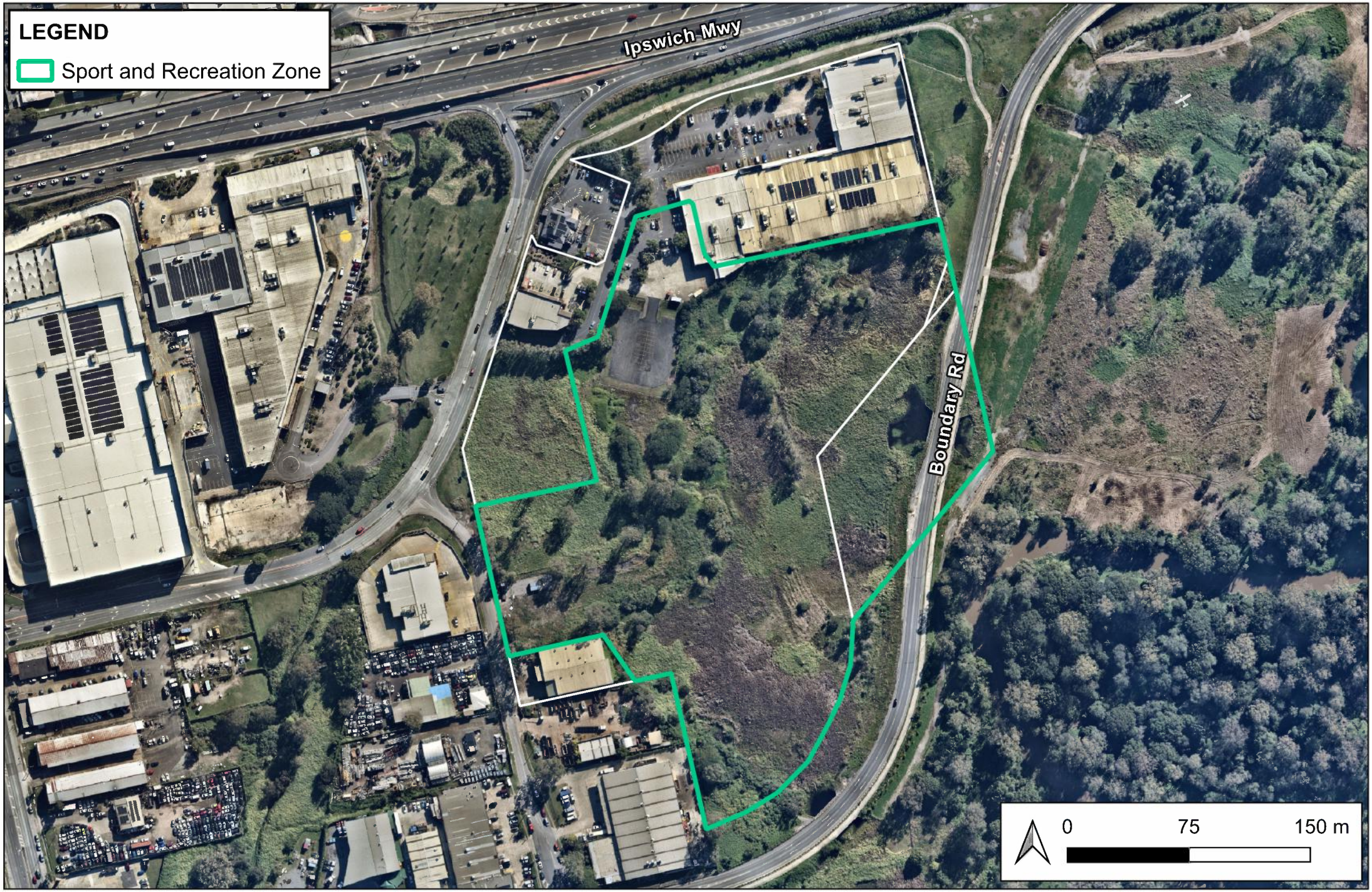
Aerial imagery dated: June 2026

Figure 7.12: Neighbourhood Centre, Beaudesert Road Sunnybank Hills



Aerial imagery dated: June 2026

Figure 7.13: Sport and Recreation Zone, Oxley



Aerial imagery dated: June 2026