

Ref: 24-0307P/01

21 May 2026

Attn: Beau Morris
Brisbane City Council
GPO Box 1434
Brisbane QLD 4001

Via email: beau.morris@brisbane.qld.gov.au

BCC DS
RECEIVED
13/08/2026
APPLICATION REF
A006739543

RE: Response to Information Request
210 Learoyd Road, Willawong QLD 4110 – A006739543

Dear Beau,

We refer to your Further Advice letter dated 28 January 2026 regarding the abovementioned Development Application (**DA**).

This letter and its supporting material have been prepared to address the matters raised by Brisbane City Council (**Council**) and to outline the amendments made to the proposed development in response to Council's concerns, in accordance with section 26.1(c) of the Development Assessment Rules (**DA Rules**).

Thank you for your consideration of this material. As the application remains within the decision period, we kindly request that Council proceed with its assessment of the DA.

Should you have any further queries regarding this application, please do not hesitate to contact the undersigned on (07) 3666 5200.

Yours sincerely,



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PROJECT COORDINATOR

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Response to Further Advice

Supporting Material

This response is supported by the following information:

Document Title	Prepared By	Date
Plan of Reconfiguration	Therefor Group	11 May 2026
Building Location Envelope	Therefor Group	11 May 2026
Architectural Plans	Hames Sharley	20 May 2026
Civil Engineering Response Letter and Plans	Hurley Consulting Engineers	13 May 2026
Traffic Engineering Response Letter	L+R	13 May 2026
Acoustic Report	Acoustic Works	18 May 2026
Tree Retention and Removal Plan	Therefor Group	19 May 2026
Bushfire Management Plan	Therefor Group	19 May 2026
Landscape Concept Plan	Therefor Group	20 May 2026
Council Letter Supporting Proposed Sewer Works	Council	10 March 2026

Summary of Changes

Overview of Changes

The proposed changes to the development application, as detailed below and reflected in the supporting material, are considered by the Applicant to constitute minor changes and, in accordance with section 53 of the *Planning Act 2016* (**Planning Act**) do not effect the development assessment process.

Furthermore, these amendments have been made in direct response to matters raised in Council's Further Advice letter and, in accordance with section 26.1 of the Development Assessment Rules, do not stop the development assessment process (irrespective of whether the changes are a minor change or not).

The proposed amendments include:

- Revisions to the design and development footprint of the badminton centre to achieve a compliant 6m front setback from Learoyd Road and address Council's concerns regarding bulk, scale and built form.
- Introduction of acoustic barrier walls and implementation of additional acoustic mitigation measures in accordance with the findings and recommendations of the supporting acoustic report.
- Redesign of the car park layout, including removal of the southern access point, to ensure alignment with the recommendations of the traffic engineering assessment regarding anticipated parking demand.
- Rearrangement of the proposed lot layout following revisions to the Bushfire Management Plan in response to the recommendations of Council's Asset Management team.
- Inclusion of a turnaround easement within part of Lot 7 to accommodate refuse vehicle manoeuvring requirements.
- Revisions to the design and location of the stormwater outlet to reduce the risk of erosion, scouring and long-term land instability.
- Clarification of proposed works external to the site, including management of existing vegetation and rehabilitated areas following the approval of this development.

Collectively, these amendments represent a coordinated refinement of the proposed development in response to technical review and Council feedback, while maintaining the fundamental nature, scale and intent of the development as originally proposed.

Effect on Development Assessment Process

As the change:

- does not result in substantially different development;
- does not result in the inclusion of prohibited development;
- does not trigger additional referral agencies or matters; and
- does not require public notification,

it is considered that the change is a minor change and therefore, in accordance with section 52(3) of the Planning Act, the change does not affect the development assessment process.

Notwithstanding the above, for the abundance of clarity, where any change is not considered to be minor, the change is made in direct response to Council's further advice letter and pursuant to chapter 1, section 26.1 of the DA Rules, there is no effect on the development assessment process.

Response to Information Request

Please see our response to the items in Council's information request below.

Item 1 – Bulk and Scale

The proposed badminton centre is not comparable with the existing places of worship along Learoyd Road which are lower, slender and have greater front setbacks and building articulation. The proposed badminton centre will far exceed the size of dwelling houses expected in future developments within the immediate locality and will adversely impact the character of the area.

In response to increasing the setback of the building to Waters Ave, the western building setback has reduced and will impact on the privacy and amenity of existing residents and incompatible with the future development intended in the immediate locality.

The retaining wall proposed along the boundary of Learoyd Road continues to affect the visual character and amenity of the site and the surrounding area.

Further revision of the proposed badminton centre is required in accordance with Overall outcome 2.b, 2f, 2g and 2h of the Emerging community zone code, PO1 of the Indoor sport and recreation code and PO1 of the Filling and excavation code.

- a) Submit an amended set of architectural and engineering drawings which allow a 6m setback from Learoyd Road to reduce the visual impact of the building bulk to comply with Overall outcome 2.b, 2f, 2g and 2h of the Emerging community zone code;
- b) Submit an amended set of architectural and engineering drawings which allow a 6.5m setback from the western side boundary to comply with AO1.3 and PO1 of the Indoor sport and recreation code;
- c) Submit amended plans showing a reduction in the width and depth of the badminton centre to no more than 30m to reduce the visual impact of the building bulk to comply with Overall outcome 2.b, 2f, 2g and 2h of the Emerging community zone code;
- d) Submit amended plans showing a reduction in the building height above floor space not containing badminton courts to reduce the building bulk to comply with Overall outcome 2.b, 2f, 2g and 2h of the Emerging community zone code;
- e) Submit amended drawings showing a setback at least 3m to the retaining walls with large canopy shade trees along the frontage to Learoyd Road to meet Overall outcome 2.b, 2f, 2g and 2h of the Emerging community zone code and PO1 of the Filling and excavation code.

Response

The proposed development has undergone substantial revisions to directly address Council's concerns regarding the bulk, scale and visual impact of the badminton centre in accordance with Overall Outcomes 2.b, 2.f, 2.g and 2.h of the Emerging Community Zone Code, PO1 of the Indoor Sport and Recreation Code, and PO1 of the Filling and Excavation Code.

The badminton facility has been repositioned to provide a compliant 6m setback to Learoyd Road, reducing the visual dominance of the structure and improving the streetscape outcome. This increased setback also facilitates additional

landscaping opportunities allowing for a 3m wide landscaping zone between the property boundary and retaining wall which incorporates a 1:6 batter and large canopy shade tree planting along the frontage as demonstrated in the revised landscape concept plans.

The western side of the building has also been stepped down to reduce perceived bulk and improve interface outcomes with the adjoining property. Importantly, the revised design achieves compliance with AO1.3 through the provision of a 3.31m side setback where the building height is approximately 6.3m, thereby exceeding the requirement for setbacks to be greater than half the building height at that point.

Further reductions to the perceived width, depth and scale of the building have been achieved through the stepped western elevation, increased front setback, and reduced building height in areas not required for badminton courts. These changes collectively improve massing, reduce visual bulk, and create a built form more consistent with the intended future character of the locality.

Additional façade treatments, including perforated panelling and enhanced landscaping, further soften the building's presentation and distinguish it from similar industrial and community developments in the surrounding area.

Overall, the amended design significantly reduces visual and amenity impacts, improves compatibility with surrounding and future development, and provides a more integrated and responsive planning outcome. Accordingly, the revised proposal is considered to satisfactorily address Council's concerns regarding building bulk, scale, setbacks and retaining structures.

Item 2 – Noise

The proposed Indoor sport & recreation and unrestricted hours of operation present potential noise impacts to nearby sensitive land uses/zoning, including Emerging Community lots and future residential lots. The car park itself is a significant noise source (e.g., vehicle movements, door slams, patron conversations), which may cause nuisance to adjoining and proposed sensitive uses.)

A Noise impact assessment report has not been provided to demonstrate compliance with PO2 of Indoor sport and recreation code as per Item 18 in Council's Information request and remains outstanding.

The response to AO2.1–AO2.3 has been considered; however:

- Hours are not limited, and proximity to sensitive uses/zoning means AO2.1–AO2.3 are not fully addressed, particularly for night-time operation.
- The proposed 1.8m acoustic fence for car parking requires further justification for AO2.2 compliance or must be assessed under PO2 of the Indoor sport and recreation code Provide details on fence height relative to adjoining lots and anticipated dwelling heights, as 1.8m may not adequately screen noise.
- Patrons exiting the building during evening/night hours suggests AO2.3 of the Indoor sport and recreation code is unlikely to be achieved if hours remain unrestricted.
- Building openings (glazing/windows) and vent locations remain unclear; without sound locks or fixed glazing, AO2.1 of the Indoor sport and recreation code cannot be fully demonstrated.

Where AO2.1–AO2.3 of the Indoor sport and recreation code compliance cannot be demonstrated, PO2 of the Indoor sport and recreation code is to be demonstrated via the submission of a noise impact assessment report. Acoustic measures outlined can assist assessment and conditioning but do not replace the need for quantitative evidence.

Submit a Noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy, demonstrating compliance with PO2 of the Indoor sports and recreation code for proposed hours of operation, use, and car parking areas. The report must assess a reasonable worst-case scenario for a proposed 14-court badminton facility, including:

- i. Patron numbers and activity assumptions (e.g., tournaments or large events).
- ii. Noise from car park and outdoor areas, including conversations, car door closures, and vehicle movements during evening/night hours.
- iii. Any elevated car park or congregation areas after events and whether proposed acoustic fence and access would be sufficient.
- iv. Scaling of badminton activity noise to reflect all 14 courts operating concurrently.
- v. Car park access and usage patterns, with clear acoustic recommendations for hours and areas of use.

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- vi. Show in the report how recommendations align with assumptions and predicted compliance with noise criteria.
 - vii. Outline proposed hours of operation as part of the response to PO2 of the Indoor sport and recreation code.
 - viii. Confirm whether building openings (glazing/windows) are fixed and identify all vents/entries interfacing with sensitive uses/zones. Provide acoustic assessment and annotate plans accordingly.
 - ix. Report conclusions and recommendations must include limitations/assumptions to allow conditioning.
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Response

In response to Council's concerns regarding potential acoustic impacts associated with the proposed indoor sport and recreation use, an Acoustic Report has been prepared by a suitably qualified acoustic consultant in accordance with the Noise Impact Assessment Planning Scheme Policy.

The assessment considers a reasonable worst-case operational scenario for the proposed 14-court badminton facility, including building operations, patron activity, car park movements, external congregation, and refuse collection activities.

Based on this assessment, a comprehensive series of mitigation measures have been recommended to ensure compliance with PO2 of the Indoor Sport and Recreation Code, including:

- Provision of a 2m high acoustic barrier fence along the western boundary of the car park;
- Provision of a 1.8m high acoustic barrier fence along part of the southern boundary of the car park;
- Recommended operating hours to appropriately manage evening and night-time noise impacts;
- Coordination of commercial waste collection services with standard residential refuse collection periods;
- Selection of car park surface materials that minimise tyre squeal and vehicle noise generation;
- Secure fastening of drainage grates to prevent noise from vehicle movements;
- Acoustically sealed glazing to upper-level windows; and
- Acoustic screening of all relevant mechanical plant and equipment.

The Acoustic Report also addresses the performance of building openings, glazing treatments, patron movement, and car park activity to demonstrate that noise emissions can be appropriately mitigated to protect surrounding and future sensitive land uses.

Importantly, the report provides quantitative analysis demonstrating that, subject to implementation of the recommended mitigation measures and operational controls, the development can achieve compliance with the relevant acoustic performance outcomes.

Accordingly, Council's concerns regarding unrestricted operational impacts, car park noise, patron activity, and building interface treatments have now been comprehensively addressed through specialist technical assessment and an enforceable suite of design and operational recommendations. The proposed development is therefore capable of operating in a manner that protects the amenity of adjoining and future residential uses while maintaining the functionality of the indoor sport and recreation facility.

Item 3 – Refuse

The proposed waste management strategy and turnaround arrangement over Lot 901 is not supported. The subdivision must provide a compliant turnaround for Council's 10.3 m side-loading Refuse Collection Vehicle (RCV) within the subdivision, without requiring access to Lot 901.

To address this, provide the following:

- a) Plans showing a compliant RCV turnaround and easement within the subdivision. Note that an easement over a single lot will be required to be over the full lot, essentially isolating the lot from development until the road is extended further.
 - b) RPEQ-certified swept path analysis for Council's 10.3 m side-loading RCV, using a lock-to-lock time of 6.00s and curb-to-curb turning radius of 9.757m.
 - c) Dimensions of the proposed crossover and easement.
 - d) Confirmation that the turnaround manoeuvre does not conflict with MGB presentation areas.
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Response

As detailed in the Traffic Engineering Response Letter, the refuse turnaround easement will now be provided within part of Lot 7 given the internal connection to the badminton centre car park has been extinguished. In support of this outcome, a revised swept path assessment has been prepared demonstrating that a Refuse Collection Vehicle (RCV) is capable of undertaking a compliant turning manoeuvre within the temporary refuse turnaround easement area. Please refer to the enclosed swept path plans for confirmation.

To ensure the refuse turnaround easement functions solely for its intended purpose, it is proposed to physically isolate the turnaround area through the provision of fencing along the easement boundaries together with appropriate signage identifying the area as being for vehicular turnaround purposes only.

These measures will ensure the easement area remains operational and available for refuse vehicle manoeuvring until such time as the easement is extinguished as part of the future development of the adjoining land to the west. Importantly, the proposed fencing and signage arrangements will prevent the area from being utilised for any alternative purpose and reinforce the temporary nature of the arrangement.

In practical terms, the proposed outcome is considered analogous to circumstances where Council assumes ownership of an entire allotment for temporary servicing or manoeuvring purposes pending future development outcomes.

Item 4 – Stormwater

Assessment of the proposed stormwater outlet into Council-owned land south of the site (Lot 900 on SP315966) has demonstrated that the outlet is problematic. Aerial imagery indicates significant erosion and soil subsidence (approximately a metre) near the south-west corner and this area has been recently revegetated. The land also contains highly reactive sodic soils, which are prone to severe erosion when exposed to concentrated flows. The current concept design, which relies on a simple headwall and scour protection, does not adequately address these constraints and poses a high risk of environmental damage and failure of rehabilitation works. This may render the location unsuitable as a lawful point of discharge and could have implications for lot layout and filling.

- a) Review the discharge strategy and provide a revised concept that either demonstrates a southern outlet which incorporates energy dissipation, soil amelioration, and protection of revegetation or identify an alternative lawful point of discharge that avoids adverse impacts on Council land. This assessment should occur now to confirm any changes to lot layout or earthworks before detailed design.

Response

As detailed within the Civil Engineering Response Letter, the proposed stormwater outlet is to be located further downstream within Council-owned land to the south of the site (Lot 900 on SP315966), approximately 23m from the southern boundary. This location has been selected as it comprises flatter and more stable ground, thereby reducing the risk of erosion and instability. The proposed stormwater pipe will also be installed below the observed depths of land instability, with the identified landslip area to be rectified as part of the proposed development works.

The outlet design will incorporate a drop structure together with velocity control measures to minimise the potential for scouring at the discharge point. Further detailed design information will be provided as part of a future Operational Works application.

Additionally, it is proposed that a condition be imposed requiring fencing to be installed along the proposed retaining wall for safety purposes. The combination of the retaining wall and fencing will effectively isolate the developable area of Lot 4 from the stormwater easement area, thereby ensuring the land remains protected and available for stormwater infrastructure maintenance and management purposes.

For all intents and purposes, the proposed easement arrangement is considered to achieve the same functional outcome as if Council were to acquire the relevant land outright, insofar as Council's ability to access, protect and maintain the stormwater infrastructure is concerned.

Item 5 – Stormwater

The proposed drainage easement over Lot 4 should be shown as a dedicated drainage reserve to ensure public ownership and maintenance access.

- a) Submit amended plans with an amended lot layout showing a 3.0 metre drainage reserve.

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- b) Relocate the proposed retaining wall on the boundary of lot 4 so that the drainage reserve can accommodate the overland flow.
 - c) Demonstrate how the overland flow from the sag gully will be directed to the drainage reserve without impacting the other lots or the lot next door.
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Response

A response to this item is provided in the accompanying Civil Engineering Response Letter and Plans.

Item 6 – Earthworks

The proposed fill for Lots 3 and 4 is located over a slope where the existing subgrade soils are sodic and highly dispersive. There is already evidence of soil subsidence extending to the boundary of Lot 4, indicating a risk that any retaining structures and new fill could be undermined. If the sodic subgrade erodes internally when exposed to water, it may create slip planes or piping beneath the fill, leading to deep-seated instability, batter failure, or long-term settlement.

- a) Demonstrate that appropriate measures will be in place to ensure the stability of the proposed fill and retaining structures, given the presence of sodic and dispersive subgrade soils. This includes showing how the risk of internal erosion, piping, or slippage will be managed so that the additional load does not compromise the underlying ground or cause long-term settlement. The response should outline the approach to maintaining slope integrity under normal and saturated conditions, and how water infiltration into vulnerable soils will be controlled.
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Response

A response to this item is provided in the accompanying Civil Engineering Response Letter and Plans.

Item 7 – Infrastructure Charges

Confirm the actual use of the Multipurpose Rooms for infrastructure charging purposes. Stating that it will be primarily used for Table Tennis, does not categorically confirm that it will be used solely for that purpose. Calling them multipurpose rooms conveys the understanding that it could be used for other purposes, such as function/meeting/training rooms. Unless the plans categorically shows that it is only for table tennis, standard methodology is to charge it at the highest rate, which in this case would be the Facility rate.

Response

As shown on the attached Architectural Plans, the area previously identified as a “Multipurpose Room” is now proposed to function as an ancillary office space associated with the Indoor Sport and Recreation use. Accordingly, we respectfully request that Council apply infrastructure charges to this area at the rate applicable to non-court floor area associated with the approved use.

To assist Council in calculating the applicable infrastructure charges, the Architectural Plans include a table identifying court and non-court areas both quantitatively and through colour differentiation on the plans.

Item 8 – Car Parking

Concerns have been raised in relation to whether the development provides car parking that will accommodate the design peak parking demand with any overflow of car parking in the surrounding streets. Whilst the traffic impact assessment has considered the average number of players per court, there will be times where this average will be exceeded, and the scheduling of courts will not completely mitigate demand around the end and start of court bookings. Further consideration of all circumstances/events that contribute to peak parking demand are to be detailed in the traffic impact assessment (ie. tournaments/ competitions, functions, separate use of the multi-purpose rooms).

- a) Reduce the number of playing courts to allow a provision of 6 on-site car parking spaces per court in accordance with AO13 of the Transport, access, parking and servicing code; or
 - b) Provide an amended traffic impact assessment that provides further consideration of peak parking demand for the proposed badminton facility.
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Response

A response to this item is provided in the accompanying Traffic Engineering Response letter.

Item 9 & 10 – Works outside the property boundary

9. No information was provided in response to Council's information request regarding the impact to the area of Council land being rehabilitated in accordance with development approval (Council Ref: A005586100). Discussions with the developer carrying out the rehabilitation work is recommended in order to determine the implications of the proposed work.
10. The submission of an owner's consent application for works within the adjoining property at 251 Paradise Road Willawong has been acknowledged. Development Services will await a decision on this matter prior to making a decision on the application.

Response

With reference to the attachment titled 'Council Letter Supporting Proposed Sewer Works', Council's Asset Management Infrastructure Services team has confirmed its support for the proposed sewer connection within Council-owned land at 251 Paradise Road, Willawong, to service the proposed development.

Council's support is subject to the following conditions:

- Approval is granted in accordance with Drawing No. C24076A-SK-C100, C24076A-SK-C101 and C24076A-SK-C102.
- The park area must be reinstated to its original condition or better following completion of the works.
- All relevant park permits, access approvals and applicable bonds must be obtained, including submission of an appropriate engineering solution demonstrating the sewer infrastructure will remain stable and protected from future land subsidence or failure. This includes reinstatement of the three-rail fence to the correct cadastral boundary and construction of a fire break track in accordance with Drawing FT-013.
- A Natural Assets Local Law (NALL) permit must be secured prior to the commencement of any construction activities that may interfere with, or require removal of, vegetation on Council land.

It is also understood that the rehabilitated land to the south is currently off-maintenance and is no longer under the management of the adjoining developer.

Given Council's Asset Management Team's support for the proposed sewer works occurring within their land, subject to compliance with the above conditions, this matter is considered satisfactorily resolved. Future progression of the works will require the preparation of detailed engineering documentation and the securing of all relevant operational works approvals, permits and associated Council requirements prior to the commencement of any construction works.

Importantly, the consent requires the construction of a fire access trail over the full extent of the proposed sewer infrastructure in the manner detailed within Drawing C24076A-SK-C102 contained in the Civil Engineering Response Letter and Plans. As demonstrated within the section drawings, it has been determined that a corridor approximately 5m to 6m in width will be required to facilitate construction of the fire access trail, including all associated batters required for drainage and the establishment of a suitable road base capable of accommodating fire truck movements.

As a consequence of these works, the Bushfire Management Plan has been updated to reflect the reduced extent of hazard areas resulting from establishment of the fire access trail. Accordingly, the radiant heat impacts affecting Lots 1–4 have been revised. These amendments have enabled the new road to shift further south, facilitating the reintroduction of a tenth residential lot. These changes are reflected in the amended Plan of Reconfiguration, Building Location Envelope Plan and Bushfire Management Plan submitted with this response. To ensure consistency is maintained across all of the plans, the Tree Retention and Removal Plan has also been updated to reflect this new lot layout as well as the changes made to the badminton facility.