Brisbane City Council ABN 72 002 765 795

City Planning and Economic Development Services
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Dedicated to a better Brisbane

30 September 2026

Canungra Development P/L
C/- Sustainable Planning P/L
PO BOX 716
SPRING HILL QLD 4004

ATTENTION: Jamie Potts

Application Reference: A007086320
Address of Site: 817 BEAUDESERT RD ARCHERFIELD QLD 4108

Dear Jamie

RE: Advice about the application

I refer to your Development application, properly made on 18 August 2026, being a Development permit for a Material change of use – Indoor sport and recreation (Badminton courts).

An assessment of the Development application has been undertaken and Council does not support the proposed indoor sport and recreation use due to significant non-compliance with the strategic intent and assessment benchmarks of *Brisbane City Plan 2014*.

The subject site is identified within a Major Industry Area under the Brisbane City-shape 2031 Land use strategic framework map and in the Industry zone, which are intended to provide for a variety of industrial activities, businesses and associated uses that contribute to Brisbane's industrial economy and support the ongoing function of industrial land. Within the General industry A zone precinct of the Industry zone, in which the site is located, these industrial activities include Low impact industry, Service industry and Warehouse uses. Other uses are envisaged within the Industry zone where they support industry activities and do not comprise the future use of premises for industry activities. However, the Industry code limits the location and scale of these other uses, with Indoor sport and recreation only permitted within the Low impact industry zone. This is reflective of the intention of the Industry zone to protect the viability of existing and future industry by excluding incompatible development.

The proposed Indoor sport and recreation use is a non-industrial activity that is inconsistent with the intended purpose of the zone and zone precinct, and results in the loss of industrial land for an industrial purpose. It is also beyond the scale of a non-industrial activity that supports industrial uses or serves local industrial workers. As such, it has not been demonstrated that the proposal aligns with the strategic intent and assessment benchmarks of the *Brisbane City Plan 2014*.

Due to the extensive non-compliances, an Information request will not be issued. Given these circumstances you may wish to consider the following options:

1. Withdraw the current development application;
2. Proceed to public notification in accordance with Part 4 of the Development Assessment Rules for a minimum of fifteen (15) business days; or
3. Make significant changes to the proposal that demonstrate alignment with the strategic intent and assessment benchmarks of *Brisbane City Plan 2014*.

Should you wish to amend the application to resolve these matters it is recommended that you stop the current period by written notice in accordance with the Development Assessment Rules.

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

Yours sincerely



Joanna Stavrianos
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Development Services
Brisbane City Council