

Our Ref: 25-329
18 August 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4000

Dear Beau,

**RESPONSE TO INFORMATION REQUEST – A007042278
2780 OLD CLEVELAND ROAD, CHANDLER**

We refer to Council's Information Request dated 28 July 2026 and respond to the issues raised as follows.

Referral

- (1) *Sport and recreation activities trigger referral under Schedule 10, Part 16, Division 2 of the Planning Regulation 2017 where they comprise an ancillary commercial or retail activity with a gross floor area (GFA) of more than 250m².*
- (a) *Submit revised drawings that confirm the GFA of all buildings on site;*
 - (b) *Submit additional information to confirm the purpose of the buildings described as 'existing building' and 'single storey brick building'; and*
 - (c) *Confirm whether referral under Schedule 10, Part 16, Division 2 of the Planning Regulation 2017 is required.*

RESPONSE:

In response to Council's request, the 'existing building' is the clubhouse which has been identified in the amended Architectural Plans prepared by Clements Clarke Architects. The proposal includes a small 'kitchen' and 'pro-shop' amounting a total area of 30.5m². In addition, vending machines are also proposed that are less than 1m² each. The proposal does not result in ancillary commercial or retail activities that exceed 250m².

The proposal does not trigger referral pursuant to Schedule 10, Part 16, Division 2 of the *Planning Regulation 2017* on this basis.

The 'single storey brick building' is a dwelling and does not form part of this application.

Infrastructure charges

- (2) *The change application involves a land use that can now be defined as an Outdoor sport and recreation. This use type is one which falls within the 'other use' charge category per Schedule 2 of the Brisbane Infrastructure Charges Resolution No.15 (BICR15). That is, there is not a predetermined land use levied charge per square metre for this land use. BICR15 states that for developments which fall within this 'other use' category the local government is to apply a comparative charge rate which is applicable to the use*

that the local government decides should apply for the use. In these circumstances submit material demonstrating the demand of the development on the relevant networks as an equivalence to a pre-determined charge category within the BICR15.

- (a) Submit a daily traffic generation report prepared by a suitably qualified industry professional to inform the equivalent charge category under the BICR15 applicable to the development.*

RESPONSE:

In response to Council's request, the site was originally approved for a Sport and Recreation land use including six (6) tennis courts and twenty-five (25) carparks issued by Council on 21 July 1983 (Council Ref: 420/10-X070/773). Tennis courts are considered under the land use for Outdoor Sport and Recreation and as such, the proposal does not seek to alter the approved land use.

Pursuant to Section (3)(a) of the Brisbane Infrastructure Charges Resolution (No. 15) 2026:

"if the premises is subject to an existing lawful use that places demand upon the local government trunk infrastructure networks, the demand generated by the existing lawful use using the applicable demand units for the use"

The proposal seeks to convert two (2) existing tennis courts into four (4) padel courts. The proposal seeks to demolish an existing shed to facilitate the additional carparking and minor demolition of the clubhouse which results in a reduction of gross floor area from 175m² to 161m². The proposal will maintain four (4) tennis courts and remainder of the clubhouse and ancillary structures as existing. The conversion of the tennis courts and other works results in a minor increase of impervious area from 65.91% to 66.17% of the site. It is acknowledged the development increases the number of courts within the site however a 0.2% increase to impervious area and reduction in gross floor area is an inconsequential change.

Additionally, the development has been supported by a Traffic Impact Statement that demonstrates the proposal provides sufficient car parking for peak demand. The proposal will not adversely impact the external road network and the proposal maintains traffic generation at a level that is similar to the existing operations.

It is on this basis that the development will maintain the existing demand placed upon local government infrastructure. No additional demand units are considered applicable for the purposes of calculating infrastructure charges pursuant to Section 3(a) of the Brisbane Infrastructure Charges Resolution (No. 15) 2026. It is also noted that the reduction in GFA would offset the minor increase to impervious area.

- (3) To assist in the calculation of infrastructure charges, submit the following information.*
- (a) The existing impervious area on the site in the form of survey plans and /or appropriately scaled and marked aerial photographs.*
 - (b) Accurately measured plans showing all impervious roofed structures, hard stand and other impervious areas with areas clearly marked.*
 - (c) Revised drawings that confirm the GFA of all buildings on site;*

RESPONSE:

In response to Council's request, please refer to the amended plans prepared by Clements Clarke Architect which includes accurately measured plans in accordance with Council's request.

Landscaping

- (4) *Condition X in the existing development approval requires the site to be landscaped in accordance with an approved drawing. It is unclear whether any changes to the approved landscaping areas are proposed as part of this application.*
- (a) *Submit a landscape concept plan that includes any proposed changes to approved landscaping or removal of vegetation.*

RESPONSE:

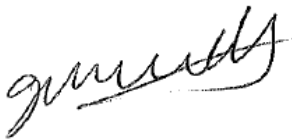
In response to Council's request, the proposal involves a minor reduction in landscaping of 19.5m² however this is limited to a small, grassed area on the eastern boundary. This is required to facilitate additional staff car parking within the site. The proposal does not result in the loss of any mature or significant vegetation within the site and retains all other landscaping as existing. This is reflected on the Architectural Plans prepared by Clements Clarke Architect.

This letter represents a full response to Council's Information Request in accordance with the Development Assessment Rules and the end of the applicant's response period.

The Applicant will now commence the Notification period.

Should you require any further clarification or additional information please do not hesitate in contacting the undersigned.

**Yours faithfully,
Plan A Town Planning Pty Ltd**



**Garrett McVilly
Town Planner**