

**BRISBANE CITY COUNCIL**

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**PLANNING REPORT**

**DEVELOPMENT APPLICATION SEEKING DEVELOPMENT APPROVAL  
FOR A MATERIAL CHANGE OF USE FOR A PROPOSED PILATES STUDIO  
(INDOOR SPORT AND RECREATION)**

**PRONTO PILATES CHERMSIDE  
621 GYMPIE ROAD, CHERMSIDE, QLD, 4032**

**Prepared by Platinum Planning Solutions**

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#### SITE DETAILS

<b>Address</b>	621 Gympie Road, Chermside, QLD, 4032
<b>Lot on Plan</b>	Lot 100 SP328508
<b>Local Authority</b>	Brisbane City Council
<b>Planning Scheme</b>	Brisbane City Plan 2014
<b>Zone</b>	MU2 Mixed Use (Centre Frame) / MDR Medium density residential
<b>Neighbourhood Plan</b>	Chermside Centre Neighbourhood Plan (Chermside Centre Activity Precinct NPP-001 & Gympie Road Sub-Precinct NPP-001B) / Residential south precinct - NPP-003
<b>Overlays</b>	N/A – not relevant or applicable to this proposal

#### DEVELOPMENT PROPOSAL DETAILS

<b>Level of Assessment</b>	Code Assessment
<b>Proposal Summary</b>	Material change of use for proposed indoor sport and recreation facility (Pilates Studio)
<b>Assessment Controls</b>	Brisbane City Plan 2014
<b>Applicant</b>	Pronto Pilates C/- Platinum Planning Solutions

#### REVISION DETAILS

<b>Version</b>	1.0
<b>Prepared by</b>	Felipe Cunha (MSustEnviron&Planning)
<b>Signed</b>	<i>Felipe Amador Cunha</i>
<b>Date</b>	19/02/2026
<b>Prepared by</b>	Alec Duck (BUrbanEnvPlan)
<b>Signed</b>	<i>Alec Duck</i>
<b>Date</b>	19/02/2026

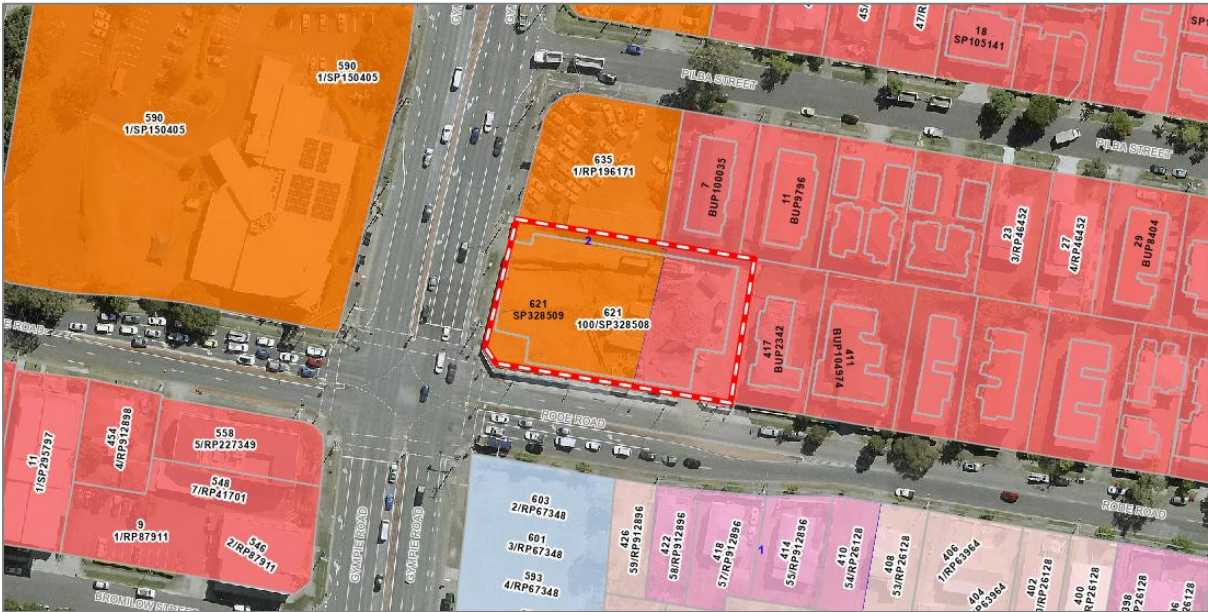
## **1.0 INTRODUCTION**

This planning report has been prepared by Platinum Planning Solutions on behalf of Pronto Pilates (the applicant) in support of a development application to Brisbane City Council over land located at 621 Gympie Road Chermside (the subject site). The development application seeks development approval for a material change of use for indoor sport and recreation facility, to allow for the establishment of the proposed Pronto Pilates Chermside premises. The development application is subject to code assessment under the provisions of the Planning Act 2016 (the Act) and the Brisbane City Plan 2014 (the City Plan). This report is to be read in conjunction with the attached plans package, code assessment and supporting documents.

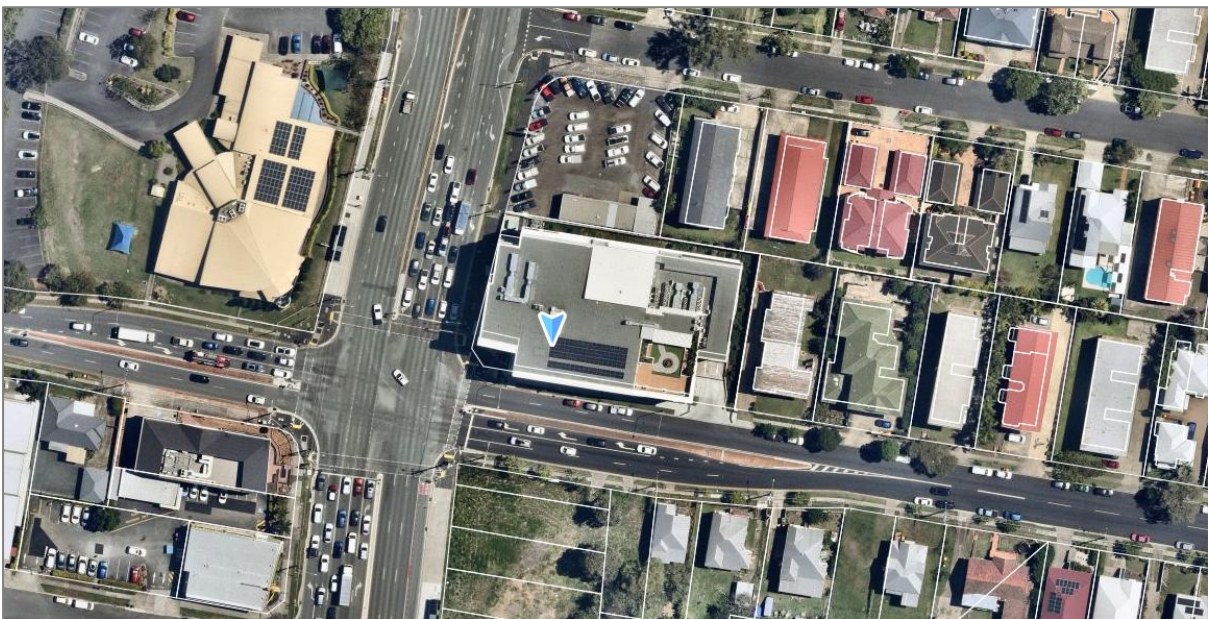
## **2.0 SITE DESCRIPTION AND CONTEXT**

### **2.1 Subject Site**

The subject site is located at 621 Gympie Road Cherside (properly described as Lot 100 on SP328508). The site is oddly rectangular in shape with an area of approximately 1482m<sup>2</sup> with a primary frontage to Gympie Road and a secondary frontage to Abarth Street as indicated below in Figure 1-5 respectively. The site is currently improved by multi storey commercial building with an on-site car park. Vehicular access to the site is granted from a crossover on Rode Road. The surrounding land uses consist of a variety of commercial premises and residential properties in the surrounding Mixed Use zoning. The subject site is not listed on the Environmental Management Register or the Contaminated Land Register.



**Figure 1: Subject Site Location**



**Figure 2: Subject Site Location**



**Figure 3:** Subject Site viewed from Gympie Road



**Figure 4:** Subject Site viewed from Gympie Road



**Figure 5:** Subject Site viewed from Rode Rd

### 3.0 PROPOSED DEVELOPMENT

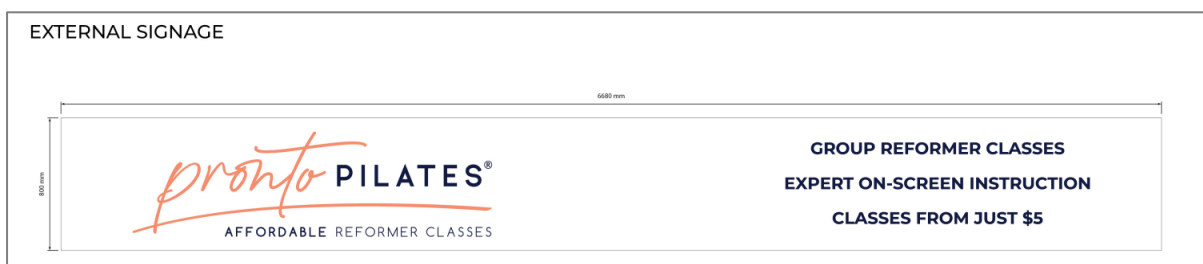
The aspects of the proposed development are as follows, as per the attached proposed plans and elevations:

Aspect	Details
Use	<ul style="list-style-type: none"> <li>Use of the land as a recreational facility with the following operational details: <ul style="list-style-type: none"> <li><b>Operating Hours:</b> <ul style="list-style-type: none"> <li>5:15 am – 10:45 pm, 7 days per week, including public holidays</li> </ul> </li> <li><b>Clients:</b> Maximum 8 capacity, with a 40-minute session and a 5-minute changeover period to prevent crossover.</li> <li><b>Staff:</b> Maximum 1 part-time staff</li> </ul> </li> </ul>
Proposed works	<ul style="list-style-type: none"> <li>Updates to front door and associated lock</li> <li>New internal storerooms.</li> <li>New paint finishes.</li> </ul>
Proposed Signage	<ul style="list-style-type: none"> <li>New signage to external façade as per plans package and below illustration.</li> </ul>

For full details of the proposal please refer to the attached plans and elevations package. In addition, please see below illustration of the proposed shopfront:



**Figure 6: Proposed Shopfront**



**Figure 8: Shipping containers**

## **4.0 TOWN PLANNING ASSESSMENT**

### **4.1 Planning Act 2016**

The Planning Act 2016 (the Act) is the statutory planning instrument in Queensland in which development applications are assessed against.

#### **4.1.1 Code Assessment**

The proposed constitutes as a material change of use under the Planning Act 2016:

*material change of use, of premises, means any of the following that a regulation made under section 284(2)(a) does not prescribe to be minor change of use—*

- (a) the start of a new use of the premises;*
- (b) the re-establishment on the premises of a use that has been abandoned;*
- (c) a material increase in the intensity or scale of the use of the premises.*

The proposal triggers code assessment as further discussed in Section 4.2.5 of this report. As per Section 45(3) of the Planning Act 2016:

- (3) A code assessment is an assessment that must be carried out only—*
  - a) against the assessment benchmarks in a categorising instrument for the development;*
  - and*
  - b) having regard to any matters prescribed by regulation for this paragraph.*

As per Section 44 (4) of the Planning Act 2016, development approval is required as the works are assessable development:

- (3) Assessable development is development for which a development approval is required.*

#### **4.1.2 Public Notification**

As the proposed development only triggers code assessment, public notification is not required as per Section 53 of the Planning Act 2016.

#### **4.1.3 Referral**

As per Schedule 10, Subdivision 2, Table 4 of the Planning Regulation 2017, as the development application is for a material change of use that is within 25m of a state transport corridor, the development application requires referral to the State Assessment Referral Agency (SARA). As there is no overall change to the building footprint, massing, external façade, or driveway access from the state-controlled road, it is anticipated that this referral will be fully supported by SARA.

## **4.2 Brisbane City Plan 2014**

The Brisbane City Plan 2014 is the primary planning instrument in the local government area of Brisbane and is used for the assessment of development applications. As detailed in the Planning Act 2016, all Local Governments must prepare a compliant Planning Scheme that details the purpose of the act. It is to be noted that the Brisbane City Plan 2014 was prepared under the Sustainable Planning Act 2009, however on July 3 2017 a major amendment was made to ensure the Brisbane City Plan 2014 was aligned with the Planning Act 2016.

### **4.2.1 Zoning**

As per the below mapping (Figure 10), the site is mostly subject to the Mixed Use (Centre Frame) Zone which aims to serve the following purpose:



The purpose of the Chermside centre neighbourhood plan is as follows:

- (1) *The purpose of the Chermside centre neighbourhood plan code is to provide finer grained planning at a local level for the Chermside centre neighbourhood plan area.*

The overall outcomes of the Chermside centre neighbourhood plan are as follows:

- a) *The Chermside centre develops as a principal regional activity centre, accessible by high-quality public transport and serves as a focal point for employment, administration, cultural, entertainment, retail and service activities on the north side of Brisbane.*
- b) *Development is consolidated around key activity nodes being the Prince Charles Hospital, Chermside Shopping Centre and the Gympie Road transit corridor, supporting major activity generators in these areas and using high levels of accessibility.*
- c) *Development enhances activation of Gympie Road bus station entry points and their immediate surrounds.*
- d) *Vehicle entrances, servicing and parking are designed and located to facilitate safe pedestrian movement.*
- e) *Higher density development requires larger sites that will be achieved through lot amalgamation.*
- f) *Development incorporates arcades to improve pedestrian connections to key destinations.*
- g) *(Development integrates with a network of high-quality, accessible open space and ensures the ecological values of Downfall Creek are maintained. A system of green-space areas, streetscapes and community facilities meet the needs of existing and future residents.*
- h) *Development within precincts respects adjoining heritage.*
- i) *Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.*

The overall outcomes of the Chermside centre activity precinct (Chermside centre neighbourhood plan/NPP-001) are as follows:

- a) *Development achieves a mix of centre uses that attract business and lifestyle opportunities needed to support a principal regional activity centre.*
- b) *Development provides active frontage uses at ground storey that encourage pedestrian activity and tenancies including shops, food and drinks outlets, health care services and indoor sport and recreation.*
- c) *Development does not impact on road upgrades or the construction of the Gympie Road transit corridor and associated infrastructure.*
- d) *Development addresses flooding and overland flow impacts associated with Somerset Creek, a tributary of Downfall Creek (including piped sections).*
- e) *Development adjoining Downfall Creek provides strong connections to this open space network through building design that addresses the parkland.*

The overall outcomes of the Gympie Road sub-precinct (Chermside centre neighbourhood plan/NPP-001b) are as follows:

- g) *Development in the Gympie Road sub-precinct (Chermside centre neighbourhood plan/NPP-001b):*
  - (i) *reinforces Chermside as a Major Centre with more-intense development where amalgamation of sites and the minimum site area identified in Table 7.2.3.6.3.B can be achieved;*

- (ii) provides centre activities with a strong focus on office and shop uses fronting Gympie Road;
- (iii) locates a residential use on an upper level where designed to mitigate and avoid adverse noise and air-quality impacts;
- (iv) creates gateway statements for Chermshire centre through landmark building sites to identify the regional significance of the centre;
- (v) provides arcades and pedestrian paths where identified, to improve access to the Core sub-precinct (Chermshire centre neighbourhood plan/NPP-001a), the Mixed use sub-precinct (Chermshire centre neighbourhood plan/NPP-001c) and the Wheller Gardens sub-precinct (Chermshire centre neighbourhood plan/NPP-002b);
- (vi) fronting Gympie Road limits direct access points by providing parking and delivery access from side streets. Where this is not possible, access is obtained through adjoining properties via access easements.

It is seen that the proposed investment in the site meets the overall outcomes and desired purpose of the neighbourhood plan as the works represent ongoing investment in the area as part of continuation of an envisioned use in the zoning. The proposal is in relation to an indoor sport and recreation use fronting Gympie Road and reinforces the Gympie Road sub-precinct intent and outcomes. A response to the applicable codes is provided in the attached Code Assessment.

#### **4.2.3 Overlays**

The subject site is affected by the following overlays:

- Airport environs overlay
  - Procedures for air navigation surfaces (PANS)
  - BBS zone – Distance from airport 3-8km
- Bicycle network overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
  - Critical assets sub-category
- Flood overlay
  - Overland flow flood planning area sub-category
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Transport air quality corridor overlay
- Transport noise corridor overlay
  - Designated State Noise corridor - State controlled road (MANDATORY area):  
Category 3: 68 dB(A) - 73 dB(A)
  - Designated State Noise corridor - State controlled road (MANDATORY area):  
Category 4: Noise Level > 73 dB(A)

#### **4.2.4 Land use definition**

The existing land use is best defined as indoor sport and recreation under the City Plan. An indoor sport and recreation facility is defined as follows:

*Indoor sport and recreation means the use of premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.*

*Examples of indoor sport and recreation— amusement parlour, bowling alley, gymnasium, squash court*

#### **4.2.5 Level of assessment**

The default level of assessment for building work in the Mixed Use (Centre Frame) Zone is accepted development as per “Table 5.7.1 – Building Work” of the City Plan. The level of assessment for the building work is not altered by any overlays on the site.

As per “Table 5.5.22 – Mixed Use Zone” of the City Plan, Centre activities (which encompasses indoor sport and recreation) are eligible for accepted development if complying with all acceptable outcomes in section A of the Centre or mixed use code. As the proposed operating hours do not comply with the acceptable outcomes in section A of the Centre or mixed use code relating to hours of operation, where the applicant proposed to extend the operating hours by one additional hour, from 5:15 am to 10:45 pm in lieu of the acceptable outcome of 6:00 am to 10:00 pm. Therefore, a code assessable material change of use is triggered. The level of assessment is not altered by the Neighbourhood Plan or any of the overlays on the site and remains as code assessable.

<b>Land use</b>	<b>Categories of development and assessment</b>	<b>Assessment benchmarks</b>
<b><i>Assessable development—Code assessment</i></b>		
Centre activities (activity group)	If involving an existing premises with no increase in gross floor area, where: <ul style="list-style-type: none"> <li>a. gross floor area is no greater than 1,500m<sup>2</sup> for any individual tenancy of a shop or shop component of a shopping centre in the Centre frame zone precinct or Corridor zone precinct;</li> <li>b. not complying with all acceptable outcomes in section A of the Centre or mixed use code</li> </ul>	Centre or mixed use code — purpose, overall outcomes and section A outcomes only

#### **4.2.6 Applicable Codes & Code Assessment**

An assessment against the applicable codes is attached to this report (Code Assessment) which are as follows:

- Centre or mixed use code
- Mixed use zone code
- Chermshire centre neighbourhood plan code

The prescribed secondary codes are listed as follows:

- Filling and excavation code
- Infrastructure design code
- Landscape work code
- Multiple dwelling code
- Outdoor lighting code
- Parking planning and design code
- Stormwater code
- Transport, access, parking and servicing code
- Wastewater code

As the proposed works don't relate to filling and excavation, infrastructure design, landscaping, multiple dwellings, outdoor lighting, park planning, stormwater, or wastewater, the majority of the above secondary codes do not bear relevance to the proposal.

In relation to the Transport, access, parking and servicing code, it is to be noted that a indoor sport and recreation facility (in all other cases) requires 5 car parking spaces per 100m<sup>2</sup> of gross floor area as per Table 14 of the Transport, access, parking and servicing planning scheme policy of the City Plan. The subject tenancy has access to adequate parking provisions to support the proposed use. The tenancy is allocated one (1) exclusive car parking space (Bay B3) and benefits from access to approximately 180 visitor parking spaces distributed across Basement Levels B1 to B3, which are available to patrons for up to two hours free of charge. Under the planning scheme, the applicable parking rate is 5 spaces per 100 square metres of gross floor area; based on a tenancy area of 101 square metres, a total of approximately five (5) spaces would ordinarily be required. Notwithstanding this numerical rate, the operational characteristics of the proposal ensure that parking demand will be minimal. Classes will be scheduled in a staggered manner to avoid peak traffic surges, and staffing requirements are minimal, with staff attendance anticipated to be limited to approximately one visit per week. In this context, the available on-site parking supply is considered more than sufficient, and the proposal is not expected to result in any adverse parking or traffic impacts on the surrounding area.

In summary, the proposed development has been carefully designed to respond to the relevant provisions of the planning scheme and demonstrates compliance with the applicable Performance Outcomes and Acceptable Outcomes of the relevant assessment benchmarks. The proposal is consistent with the intent and purpose of the zone, appropriately utilises an existing commercial tenancy, and will not result in any unacceptable amenity, traffic, parking, or operational impacts. The scale and intensity of the use are well suited to the site and its context, and the development is expected to contribute positively to the activation and ongoing viability of the premises. Accordingly, the proposal is considered to represent a reasonable and desirable planning outcome for the subject site and is supported on both strategic and merit-based planning grounds.

## **5.0 CONCLUSION**

This planning report has reviewed the proposed material change for indoor sport and recreation facility associated with the establishment of the Pronto Pilates Studio in Chermerside. As noted in the above and attached assessment, the proposed works are considered appropriate for the subject site. The proposed works retain the centre activity of the subject site and reinforce the desired outcomes of the precinct plans that apply to the property. Ultimately the proposal complies with the intent and design objectives of local planning controls and represents ongoing investment in the area. It is deemed to be appropriate for the subject site and meets the relative matters outlined in the Brisbane City Plan. For these reasons it is seen that the proposal should receive full development approval subject to reasonable and relevant conditions.