

Our Ref:

Email:

21 May 2026

Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

By Email: dsplanningsupport@brisbane.qld.gov.au

Dear Sirs,

**Re: Application Reference No. A006967148 - Approval Sought Development
Permit for Material Change of Use
Premises: 621 Gympie Road, Chermside QLD 4032**

We note that in accordance with the requirements of the *Planning Act 2016*, the development application over land situated at 621 Gympie Road, Chermside has been made on behalf of Pronto Pilates Pty Ltd for a development permit for material change of use for indoor sport and recreation (namely the conduct of a Pilates studio).

We note that submissions are required to be lodged by no later than today, 21 May 2026 with respect to development approval.

It should be noted that we have our client's instructions after reviewing the submitted material as follows:

1. We note that the application relates to existing ground floor area of approximately 108m².

The proponent proposes to conduct a Pilates studio on the premises and has indicated that the business proposes to operate not exceeding the hours of 6am to 10pm daily and will be conducted from 621 Gympie Road, Chermside.

2.

3. The location is an extremely busy one, being located essentially on the corner of two very prominent roads. One of course is the very busy Gympie Road at Chermside and the other one is Rode Road of Chermside.

Both roads, as is not a surprise to anyone, carry huge amounts of traffic on a daily basis; north, south, east and west.

4. Our client's concerns largely relates to matters relating to both traffic and amenity in the local area, particularly parking of vehicles.

The premises at 621 Gympie Road now is largely a medical centre as well as an Andonis Café on the ground floor.

All of the businesses in the medical centre, also housing an Andonis Café enjoy very strong local patronage and are very well frequented.

As a result, there is no available on street parking virtually in existence within a reasonable distance of those businesses.

Our client's own customers from time to time, unless they can park on our client's premises, are unable to find parking anywhere near the premises due to the strong patronage and heavy usage of the business customers.

We note that the adjoining development will likely maintain vigorously that it has some parking on-site, however this is paid parking, and many complaints have been made from people endeavouring to use that parking that it comes at too high a cost, particularly for longer term parking. It remains largely utilised by staff.

5. We understand that the proposed business has indicated that it would be conducting a Pilates business with a capacity for 8 attendees in 40-minute sessions on a daily basis with one part-time staff member.

On that basis, our client is concerned that every 40 minutes there would be an additional 8 attendees with their own parking requirements endeavouring to park (in non-existent or occupied spaces) in addition to the many patrons utilising the site and the already congested parking of the various resident and unit occupiers.

The situation is already highly contested and creates dangerous obstacles for the many drivers in the area.

It is our client's concern that an already very difficult situation will be made fundamentally more difficult and unnecessarily so.

Consequently, our client objects to the application for a change of use as submitted.

Yours Faithfully,