



Dedicated to a better Brisbane

24 July 2026

Prestige Town Planning
C/- Prestige Town Planning
C/- Martin De Jager
Suite 4, Level 1, 101 Victoria Street
EAST GOSFORD NSW 2250

ATTENTION: Mitchell Drake

Application Reference: A007047651
Address of Site: 58 SPINE ST SUMNER QLD 4074

Dear Mitchell,

RE: Advise about the application

I refer to your application made on 5th July 2026 for a Material change of use application for Indoor sport and recreation (24hr gym) within the Industry (general industry A) zone.

A review of the proposed development has been undertaken. Council does not support the proposal due to the extensive significant non-compliance with the assessment benchmarks of Brisbane City Plan 2014. In particular the Indoor sport and recreation use is not in accordance with the Overall outcomes of the Industry zone code and the Western Gateway neighbourhood plan.

The proposal does not achieve compliance with the Industry code whereby Indoor sport and recreation is only to be located within the Low impact industry zone, is of a small scale and serves only the local industry workers in addition to not being located within close proximity to existing indoor sport and recreational uses. The proposed use is considered to compromise the industrial function of the existing industrial area and will adversely impact on the continued operation of the existing uses that have the potential for off-site air emissions.

The proposal for Indoor sport and recreation (24hr gym) within the Industry (general industry a) zone will not be supported.

An information request will not be issued. Given these circumstances it is suggested that the application be withdrawn. Alternatively, you may proceed directly to Public notification stage.

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

Yours sincerely

Kellie Hilton
Senior Urban Planner
Planning Services South
Phone: (07)3403 7226
Email: kellie.hilton@brisbane.qld.gov.au
Development Services, Brisbane City Council