



Dedicated to a better Brisbane

8 May 2026

360 Gymnastics Pty Ltd
C/- B Planned Pty Ltd
PO Box 58
CARINA QLD 4152

ATTENTION: Samuele Graziano

Application Reference: A006781211
Address of Site: 67 MAYNARD ST WOOLLOONGABBA QLD 4102

Dear Samuele,

RE: Further advice

Council has finalised its review of the information request response and the submissions received. Further issues have been identified which require additional information prior to Council finalising its assessment of the application.

Parking / Traffic

1. It is noted a traffic engineering response, including gym class times and sizes, was provided as part of the information request response. Based on this information there is insufficient evidence to support that 16 car parking spaces will cater for the peak car parking demand for the site. The traffic response appears to rely on the assumption that nearly all arrivals will all use the drop off / pick up bay (and not park). The response includes assumptions regarding class sizes, class times, and number of staff, noting the Monday PM drop off data identifies the peak drop off demand being a total of 24 vehicles (16 drop offs and 8 vehicles parking) within a 15-minute period. Insufficient information has been provided to demonstrate the acceptability of the assumptions identified within the traffic response.

Furthermore, the traffic response does not consider the parking impacts potential larger events that would potentially occur at the site (i.e. competitions / other events).

Provide the following information:

- a) In response to PO13 of the Transport, access, parking and servicing (TAPS) code and planning scheme policy, provide an amended RPEQ endorsed traffic response (including class size and scheduling timeframes), that reduces the extent of overlapping classes and introduces a 15 minute break between classes to reduce demand for onsite parking; and
- b) Provide additional information as to how onsite parking is to be managed with customers and onsite by staff during the operating hours of the indoor sport and recreation facility (including competitions and other related events), including drop off and pick up times.

Revised Acoustic Modelling

2. The Acoustic Report by Palmer Acoustics (Version 4, dated 10 December 2025) has been reviewed and clarification is required as to whether a worst-case scenario has been modelled to include high-impact gymnastic activities (tumbling, vault landings, beam dismounts, bars, and other impulsive sources) which may generate significant noise and structure-borne vibration.

Provide an amended Acoustic Report and information that addresses the following:

a) Source Characterisation and Structure Borne Vibration

Provide measured or literature-based impact source data demonstrating the representative vibration levels generated by typical gymnastics activities, including:

- i) landings from tumbling, vault, beam and bars;
- ii) identification of structural paths (slab, beams, columns, walls, junctions);
- iii) any drop-weight or equivalent impulse tests used as a proxy; and
- iv) frequency-dependent vibration data (i.e. velocity or acceleration spectra).

b) Mitigation Measures

If exceedances in the vibration and acoustic modelling are predicted, provide:

- i) details of structural isolation, flooring isolation and/or equipment isolation systems;
- ii) predicted post-mitigation vibration and noise levels; and
- iii) construction drawings/specifications of proposed isolation measures.

c) Events and Competitions

Confirm whether competitions or other events (including holiday camps/clinics, movies outside the scheduled standard training) are proposed.

If so, provide additional modelling to address the expected increase in noise levels during these periods, amplified sound/music and outline the proposed event times, participants and occurrences per month.

Provide details of the days and times of any additional events

d) Clarification of Acoustic Treatments

The revised plans show an internal wall with roller doors along the southern side of the building, as well as an external Colourbond shell. As such clarification on the following information is required:

- i) whether the acoustic treatments are to be applied to the internal wall or the external shell;
- ii) whether compliance requires the inner roller doors to remain open or closed during use; and
- iii) whether the acoustic treatments along this façade have already been installed.

Refuse Storage and Collection

3. Whilst it is acknowledged the response states bins will be stored within the building loading bay, demonstration of this has not been provided on the proposed plans as discussed within items 3 and 4 of the Information Request.

In accordance with PO1/AO1.5 of the Indoor sport and recreation code and PO8/AO8.1, AO8.2 of the Infrastructure design code, provide amended architectural plans which include the following:

- a) Clearly demonstrate the location and size (dimensions and area) of the refuse storage area, the refuse storage area is to be a minimum size of 5.34m² (3,560mm x 1,500mm); and
- b) Demonstrate the refuse bins to be housed within a building or refuse enclosure is roofed and screened. Where screening is utilised to form part or all of a refuse storage area, the screening is to have a maximum of 25% openings, with a maximum opening dimension of 50mm, and are to be permanently fixed, durable and maintainable.

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

Yours sincerely



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