

# DEVELOPMENT OBJECTION



**Application Reference No. A006599602**  
**500 Lytton Road & 60 Pegasus Place Morningside**

**28<sup>th</sup> January 2026**

We write to lodge our formal objection about the proposed Development Application for a **Material Change of Use for Indoor Sport and Recreation and Outdoor Sport and Recreation** centre at 500 Lytton Road and 60 Pegasus Place Morningside. Application Reference No. A006599602 Total Fusion Gymnasium.

The site currently benefits from a Development Permit for Material Change of Use for Indoor Sport and Recreation, issued on 2 December 2022 (Council reference: A005441005).

We understood this approval was granted for **24 Months** only and was to cease within two years from the date of approval, i.e. No further extension to be issued. We also understood the 24 Month timeframe was imposed to ensure that the use does not compromise the intended long-term use of the land being for industrial purposes, i.e. IN1, General Industry A Zoning.

Around August 2024, the applicant lodged a DA seeking approval for the Indoor Sport and Recreation centre to operate on a permanent basis. Since August 2024, the assessment process seems to have been delayed, drawing out the Development Application decision. This suggests that now assessment of “three applications” by Total Fusion may now be in conflict.

The proposed new development resides within Australia’s Trade Coast Precinct that was created to be a major economic driver of national significance and was formed as a result of collaboration between Brisbane Airport Corporation, Port of Brisbane Corporation, State and Local Governments. The area is also known as the **Colmslie Road Industry Precinct (CRIP)**.

**a. Zoning of the proposed Total Fusion Ball Court development site at 60 Pegasus Place is in an IN2, General Industry “B” zone which disallows such development. This proposed sport and recreational development is in total conflict with the intent of IN2, General Industry “B” land zoning. Ref. Page 7. Brisbane City Plan, Industry 2, General Industry “B”**

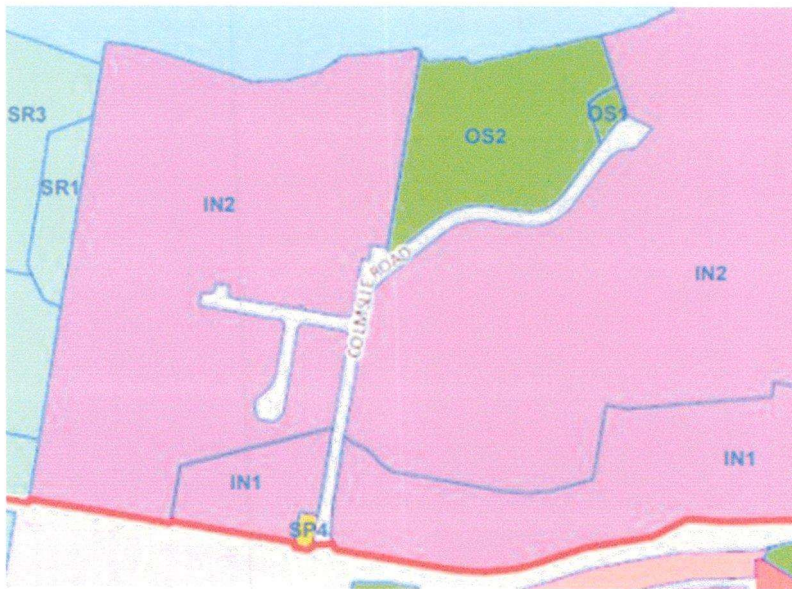
If such a development was approved it will have a serious negative commercial impact on the future use of Trade Coast Precinct land and building by allowing non-commercial activities to operate within the zone set aside for Industrial and Commercial business operations.

Australia Trade Coast area does not and should not support sport or recreational business activities which is outlined in the separate **BCC Outdoor Sport and Recreation Code**.

Businesses suited to Australia Trade Coast include warehousing, distribution, food industry, service industry, commercial business, manufacturing, storage and general material processing activities which Brisbane City Council should never waver from for numerous commercial reasons. The area is also prime industrial land close to Port, Airport, CBD and important Freight corridors which must remain as per its original intended purpose, “industrial”.

Any watering down of the IN2 and IN1 zoning will place pressure on existing and future business investment and possibly encourage relocation after having already invested significant capital on business set-up. Not good for the area nor real property valuations.

**Australian Trade Coast / CRIP Industry Zoning (including 60 Pegasus Place).**



**Colmslie Road  
Industry Precinct  
(Brisbane City Plan  
2014 Zoning)**

**Legend**

- Boundary of Colmslie Road Industry Precinct
- BCC Zone**
- LDR Low density residential
- CR1 Character residential (Character)
- LMR2 Low-medium density residential (2 or 3 storey mix)
- MDR Medium density residential
- NC Neighbourhood centre
- LI1 Low impact industry
- IN1 General industry A
- IN2 General industry B
- IN3 General industry C

**b. Vehicle Access** to the area including **60 Pegasus Place** is via Colmslie Road which is designed to support the movement of traditional **19m Heavy Commercial Vehicle (HCV) Truck and Trailer** combinations along with long multi combination commercial vehicles such as **25 Metre B-Doubles**. These long HCV are restricted to operating on only Lytton Road, Colmslie Road, Dunhill Crescent, Pegasus Place, and the Gateway Motorway.



**Typical 25 Metre B-Double combinations Servicing the area.**

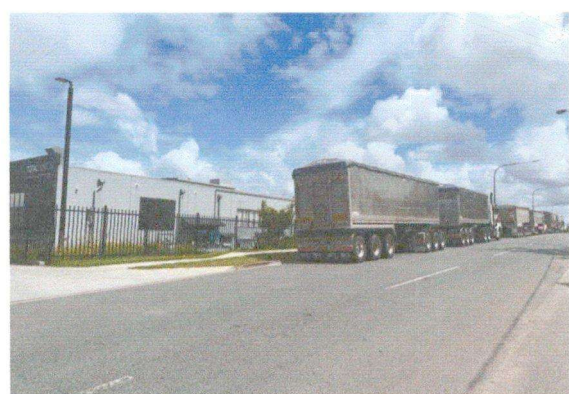
Also frequent users of the Gateway, Lytton Rd, Colmslie Rd, Dunhill Cres are multi trailer combinations such as **Type Two Road Trains** and **A-Doubles**. These vehicles are “special purpose” and often operate under CML (concessional mass limits) or PBS (performance-based standard) accreditations (length & weight) to maximise combination productivity. Configured to **30 Metres** in length these vehicles require un-restricted parking space to operate.



These special purpose heavy vehicles support niche industries operating in the immediate area. HCV movement including parking of these vehicles simply **Does Not Mix** with Sports and Recreation patron movement and is fraught with danger by way of potential and probable accident, collision or injury.

**HCV Movement and parking of combinations servicing this IN2 precinct currently works well as there are few if any cars competing for the same space along Colmslie Road.**

Motor car movement mixed with HCV's is a serious safety issue for both drivers and passengers alike. Any study undertaken will not accurately assess vehicle and traffic movement of proposed expanded **Indoor or Outdoor Sports and Recreation Facility** residing in IN2 and IN1 zones that operates on a 24 Hour, 7 Day basis is viewed as un-safe.



**Total Fusion Main Entry and Exit Point to Colmslie Road, intersecting with HC Vehicles**

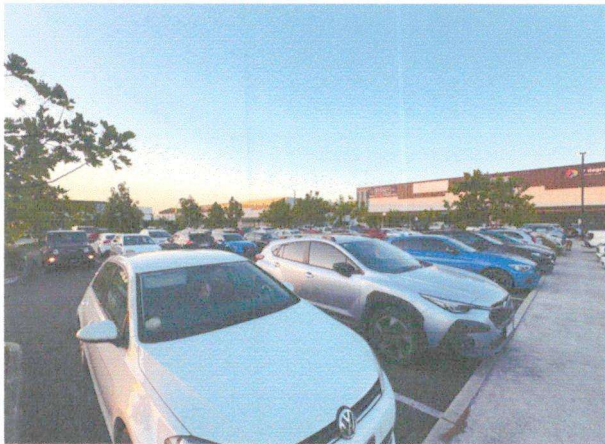


**c. Parking**

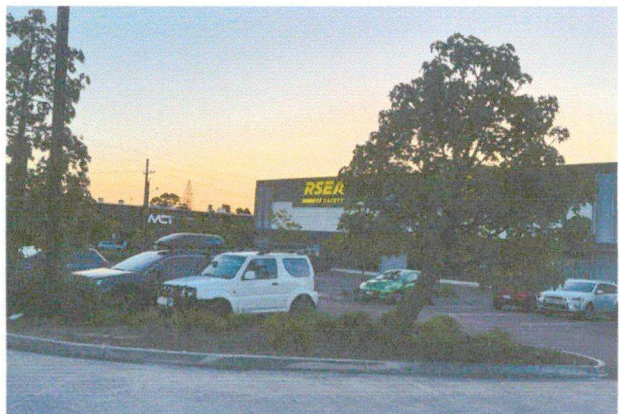
In the proposal there are **5 x Pickel Ball Courts** “plus” **7 x Padel Ball Courts**, total being 12 Courts. Nominally 4 persons play either game and therefore a high probability of 48 people on the courts, “plus” spectators (adults-children) and managing / staff, let’s say up to 60 pax at any one time.

The proposal offers a mere **10 On-Site car parks** “only”. The balance of visitors will park with-in close proximity and most probably on the street being closer than the Total Fusion allocated car park. This poses a massive car congestion problem for visitors / patrons coming and going from the sports courts.

Patrons of Total Fusion Gymnasium at various times of the day totally dominate the provided car park area between the Total Fusion Building and Caltex Service Station / McDonalds. When this car park is full patrons spill over into adjacent business car parks leaving little free or available parking space.



**Common Area Car Park “Full” of Total Fusion Patrons (View towards Total Fusion Gym)**



**Total Fusion Patrons Cars Overflow into Adjacent Business Car Parks.**



**Ball Court site looking toward Colmslie Rd. Nb. Truck / Trailers parked end to end.**

d. **Car and Pedestrian Movement**, mixed with some of Australia's largest truck and trailer combinations operating in and around Colmslie Road, Dunhill Cres, **Pegasus Place** can only be described as dangerous and a disaster waiting to happen. Cars, pedestrians and children should never be around movement of heavy commercial vehicles that have limited visibility.





**e. Summary,** The introduction of Outdoor Sports and Recreation courts, in combination with a permanent Gymnasium creates a large-scale recreational area that is totally incompatible with the industrial and commercial intent of the Trade Coast Precinct.

The proposal will Inhibit HCV Parking for drivers delivering freight or resting (sleeping) in accordance with NHVR and statutory regulation keeping in mind these long combination vehicles have no other place to go while waiting to unload or while resting. The movement of these high productivity vehicles operates under a strict CML or PBS Permits.

Any recreational development **must not be allowed** as it will have severe and adverse consequences as it relates to:-

1. Safety of the Public and Street Users
2. Disruption of established supply chains and delivery of freight.
3. Exacerbate traffic congestion and vehicle safety issues.
4. Compromise road and driver safety if HCV are to compete with car movement and parking.
5. Reduce the footprint of strategically valuable Industrial Land.
6. Create an unacceptable land use conflict with dire reverse amenity risk.
7. Will have adverse operational and economic impact and sustainability for industry operators.
8. Attract visitors to an Industrial precinct with No Industrial or local Employment reasons.
9. A matter of time before a member of public or child is injured moving in and around HCV's.

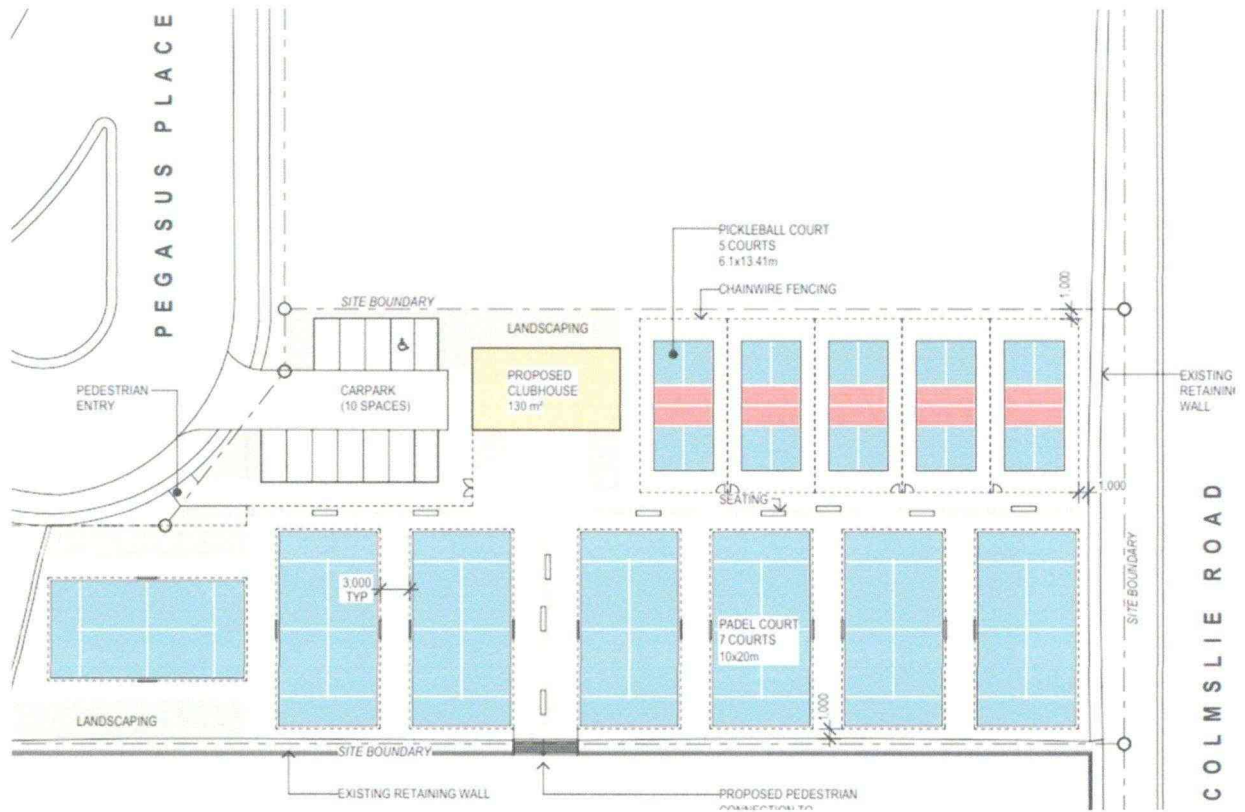
For these reasons these applications to expand the **Indoor Sport and Recreation** and develop a new **Outdoor Sport and Recreation** facility must be refused to protect the integrity, commercial viability and long-term operation of this section of the Australian Trade Coast and specifically the **Colmslie Road Industry Precinct.**



## Brisbane City Plan, Industry 2, General Industry “B”

### Typical Activities of Medium Impact Industry 2 – General Industry “B” Zoning.

- a. Abrasive blasting facility, if using less than 10 tonnes of abrasive material per annum
- b. Anodising or electroplating workshop, if the tank area is less than 400m<sup>2</sup>
- c. Battery recycling or reprocessing workshop
- d. Boat repairing or maintaining works
- e. Boiler making or engineering works other than metal foundry or casting, if producing less than 10,000 tonnes of metal product per annum
- f. Clay or ceramic product, including bricks, tiles, pipes and pottery goods manufacturing, if producing less than 200 tonnes per annum
- g. Enamelling workshop, if using less than 15,000 litres of enamel per annum
- h. Fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic manufacturing or product manufacturing works other than producing fibreglass boats, tanks and swimming pools, if producing less than 5 tonnes per annum
- i. Food, beverages or pet food processing, smoking, drying, curing, milling, bottling or canning works, if producing less than 200 tonnes per annum
- j. Fuel burning where not a utility installation, with an installed capacity of 0.1 MW or less, if:
  - i. operating more than 100 hours per year;
  - ii. not involving coal combustion
- k. Galvanising works, if using less than 100 tonnes of zinc per annum
- l. Glass fibre manufacturing works, if less than 200 tonnes per annum
- m. Glass or glass product manufacturing works, if producing less than 250 tonnes per annum
- n. Storage, use or handling of dangerous goods/hazardous chemicals in quantities that exceed the threshold quantities but are less than or equal to 10% of the threshold quantities listed in Schedule 15 of the *WHSR*
- o. Medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer product manufacturing works, if producing less than 250 tonnes per annum
- p. Plastic manufacturing PET, PETE, polypropylene & polystyrene plastic, plastic products <10,000t / annum
- q. Manufacturing substrate for mushroom growing
- r. Metal foundry, if producing:
  - i. less than 10 tonnes of ferrous metal castings per annum; or
  - ii. less than 50 tonnes of non-ferrous metal castings per annum
- s. Plaster manufacturing, if processing less than 5,000 tonnes of gypsum per annum
- t. Printing workshop producing advertising material, magazines, newspapers, packaging or stationery
- u. Powder coating workshop, if using less than 500 tonnes of coating per annum
- v. Reconditioning metal or plastic drums
- w. Sawmilling, wood chipping and kiln drying timber and logs, if producing less than 500 tonnes per annum
- x. Scrap metal yard (if not including a fragmentiser) or dismantling automotive or mechanical equipment including debonding brake and clutch components
- y. Spray painting workshop including spraying vehicles, heavy machinery, signs, equipment, boats, using:
  - i. less than 20,000 litres of paint product per annum;
  - ii. spray equipment other than the sole use of aerosol cans or air brush.
- z. Tyre recycling or reprocessing, including retreading workshop
  - aa. Vegetable oil processing works, with design production capacity of < 1,000 t per annum
  - bb. Wood product manufacturing, includes cabinetry, joinery, timber frames or trusses with
    - i. outdoor plant or machinery
    - ii. spraying paint, glue or surface coatings



Thank you for the opportunity,

### END ###

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