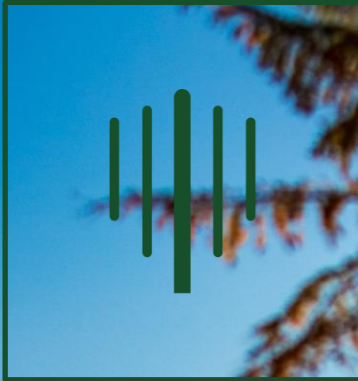


10 August 2026

Ref: WTJQ26-033
Contact: Darcy Thynne



WILLOWTREE PLANNING

PLANNING ASSESSMENT REPORT:

Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)

22 Jeays Street, Bowen Hills, QLD 4006
Lot 19 on SL7914

—
Prepared by Willowtree Planning Pty Ltd on behalf of OOIGO 1 Pty Ltd (TTE)

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WILLOWTREE
PLANNING

In the spirit of reconciliation and recognition, Willowtree Planning acknowledges the Traditional Owners of this Country throughout Australia and their continuing and ongoing connections to land, waters and community. We show our respect to Elders – past and present. We acknowledge that we stand on this Country which was and always will be recognised as Aboriginal Land. We acknowledge the Traditional Owners of the Lands in this Local Government Area, belonging to the local Aboriginal People, where this proposal is located.

PLANNING ASSESSMENT REPORT

Development Permit for Material Change of Use (Extensions to an existing Indoor Sport and Recreation))
22 Jeays Street, Bowen Hills QLD 4006 (Lot 19 on SL7914)

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PLANNING ASSESSMENT REPORT

Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
22 Jeays Street, Bowen Hills QLD 4006 (Lot 19 on SL7914)

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APPENDICES

Document	Prepared by
Appendix 1 PDA Development Application Form	Willowtree Planning
Appendix 2 Title Search	Titles Queensland
Appendix 3 PDA Criteria Responses	Willowtree Planning
Appendix 4 Architectural Plans	Hamilton Brown Architects
Appendix 5 Landscape Concept Package	LARC Landscape Architecture

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PART A PRELIMINARY

1.1 INTRODUCTION

This Planning Assessment Report has been prepared by Willowtree Planning Pty Ltd (Willowtree Planning) on behalf of OOIGO 1 Pty Ltd (TTE) (the Applicant) and is submitted to Economic Development Queensland (EDQ) to support a Priority Development Area (PDA) Development Application made over the land at 22 Jeays Street, Bowen Hills, legally described as Lot 19 on SL7914 (the Site).

The proposed development involves extensions to the existing Indoor Sport and Recreation facility at the Site.

Specifically, the Applicant is seeking PDA development approval for the following aspects of development:

- Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)

The Site is located in the Bowen Hills Priority Development Area (PDA) and is subject to the Bowen Hills PDA Development Scheme. The Site is mapped as being in the Mixed use zone of the Bowen Hills PDA Development Scheme zone plan (Development Scheme). It is also located within Precinct 1, Mixed use zone.

Pursuant to the categories of development within Section 2.6.10 of the Development Scheme, the proposed development is categorised as **PDA assessable development**.

This Planning Assessment Report provides greater detail on the nature of the proposed development and provides an assessment of the proposal against the PDA-wide criteria, the relevant zone provisions and the precinct planned outcomes.

Architectural Plans have been prepared to further detail the proposal and are included in **Appendix 4**. A series of technical reports have also been prepared in support of the proposed development and form part of the application material.

The proposal has been demonstrated to generally comply with the relevant acceptable outcomes, performance outcomes and overall outcomes of the assessment benchmarks.

The structure of the Planning Assessment Report is as follows:

- **Part A** Preliminary
- **Part B** Site Analysis
- **Part C** Proposed Development
- **Part D** Legislative and Policy Framework
- **Part E** Planning Assessment
- **Part F** Key Matters
- **Part G** Conclusion

In summary, the assessment has found the proposed development is appropriate for the Site both from a statutory planning and contextual perspective. It is therefore requested that the application be viewed favourably by EDQ and approved subject to reasonable and relevant conditions.



PLANNING ASSESSMENT REPORT

Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
22 Jeays Street, Bowen Hills QLD 4006 (Lot 19 on SL7914)

1.2 DEVELOPMENT SUMMARY

TABLE 1. DEVELOPMENT STATISTICS	
Site Details	
Address	22 Jeays Street, Bowen Hills QLD 4006
Land Description	Lot 19 on SL7914
Site Area	422m ²
Landowner	OOIGO 1 PTY LTD
Tenure	Freehold
Easements	None
Local Government	Brisbane City Council
PDA Matters	
Development Scheme	Bowen Hills PDA Development Scheme
Zoning / Precinct	Mixed use zone (Precinct 1)
State Government Matters	
DAMS Mapping Layers	- SEQ Regional Plan land use categories – Urban footprint - Water resource planning area boundaries
Application Details	
Proposal	Additions and alterations to Indoor Sport and Recreation
Approval Sought	Development Permit for Material Change of Use (Additions and alterations to Indoor Sport and Recreation)
Assessment Manager	Economic Development Queensland
Category of Assessment	PDA assessable development
Public Notification	N/A
Referrals	No
Applicant Details	
Applicant	OOIGO 1 Pty Ltd (TTE) c/- Willowtree Planning Pty Ltd
Applicant Representative	Darcy Thynne – Associate (QLD) Willowtree Planning Pty Ltd P: 0448 972 959 E: dthynne@willowtp.com.au
Reference	WTJQ26-033

1.3 PRE-LODGEEMENT CONSULTATION

A pre-lodgement meeting was held with EDQ on 6 May 2026 with EDQ Officer Jocelyn Bowyer (EDQ PRE Ref. No. PRE-2026-BNH-4718). The matters discussed at the prelodgement meeting have been considered as part of this development application.

1.4 DEVELOPMENT HISTORY

EDQ maintains an online database of applications where it acts, or has acted, as the MEDQ delegate. A search of EDQ's records indicates no publicly available applications over the Site. However, it was discussed at a pre-lodgement meeting with EDQ that the use was established circa 1997 and, under the local government planning scheme applicable at that time, is understood to have constituted accepted development for the fit-out of an existing premises for use as a health club.



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Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
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Brisbane City Council's 'Development.i' database, which records development applications lodged since 1 January 2004, contains no records pertaining to the Site. Accordingly, a new Development Application is submitted to EDQ as the assessment manager.



PART B SITE ANALYSIS

2.1 SITE LOCATION AND CHARACTERISTICS

2.1.1 Site Identification

The Site is identified as 22 Jeays Street, Bowen Hills, legally described as Lot 19 on SL7914. The Site comprises an irregularly shaped lot, with a total area of 422m² and approx. 26.5m frontage to Jeays Street along the western boundary and 36m frontage to Hurworth Street along the eastern boundary.

See **Figure 1** below.



Figure 1: Cadastral Map (SmartMap, 2026)

2.1.2 Existing Use / Improvements

The Site is currently improved by a 2-storey building operating as a wellness spa and health club. Vehicular access is provided via the crossovers at Jeays Street. The Site sits within an established mixed-use area, bordered by commercial uses to the north and east, a local park to the north, and a mix of low-impact warehouse and multi-unit residential uses to the west.



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Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
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Figure 2: Aerial Map (Nearthmap, 2026)

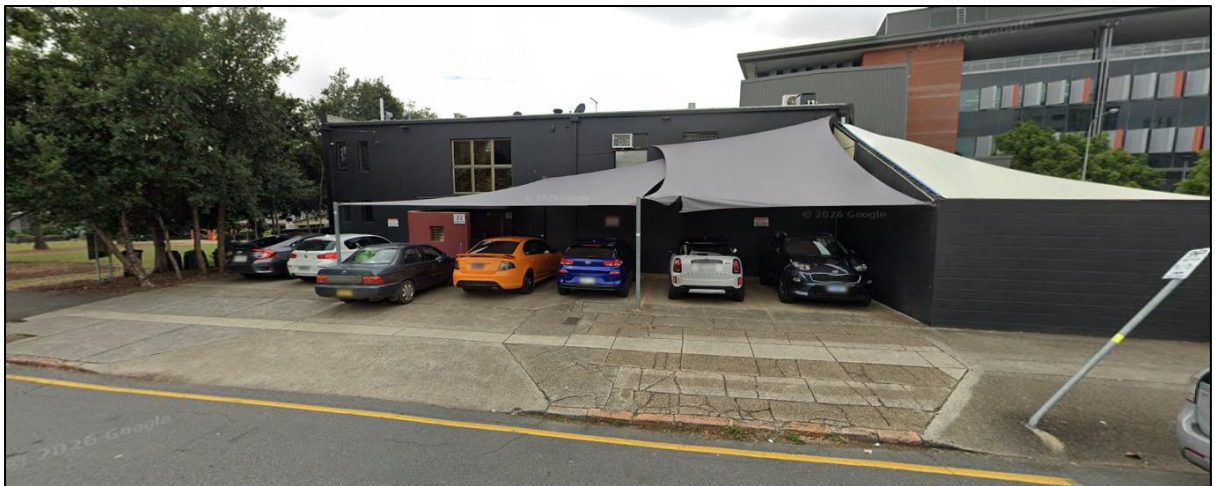


Figure 3: Streetview from Jeays Street (Google Maps, 2026)



PLANNING ASSESSMENT REPORT

Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
22 Jeays Street, Bowen Hills QLD 4006 (Lot 19 on SL7914)



Figure 4: Streetview from Hurworth Street (Google Maps, 2026)

2.1.3 Landowner

The Site is owned by OOIGO 1 Pty Ltd (TTE) as identified by the Title Search attached as **Appendix 2**

2.1.4 Easement and Encumbrances

The Site is not identified as being subject to any encumbrances. Refer to the Title Search attached as **Appendix 2**. Additionally, the Site is not identified as being subject to any mapped environmental or heritage values.

2.1.5 Topography

According to Brisbane City Councils' 2023 contours (extracted in **Figure 5** below), the Site falls from an elevation of 24mAHD from the west to 23mAHD to the east, with an average grade of 0.4%.



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Figure 5: Contours Map (Brisbane City Council, 2023)

2.1.6 Servicing

As identified on **Figure 6** below, the Site is proximate to existing infrastructure connections as follows:

- Sewer – existing 150mm gravity main along Hurworth Street (orange)
- Stormwater – existing gully along Hurworth Street (green)
- Water – existing 80mm main along Jeays Street (dark blue).



Figure 6: Infrastructure and Services Map (Brisbane City Council, 2026)



PLANNING ASSESSMENT REPORT

Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
22 Jeays Street, Bowen Hills QLD 4006 (Lot 19 on SL7914)

2.2 SITE CONTEXT

The Site is located within an established Mixed use precinct within the Bowen Hills PDA. The locality is characterised by a range of commercial, mixed use and residential development. The Site is afforded walkable connection to high frequency public transport connections comprising Bowen Hills train station and various bus stops, with the nearest being 160m walking distance from the Site. The Site is within close proximity to the Inner City Bypass which provides transport connection throughout the region.

Refer to **Figure 7** below.

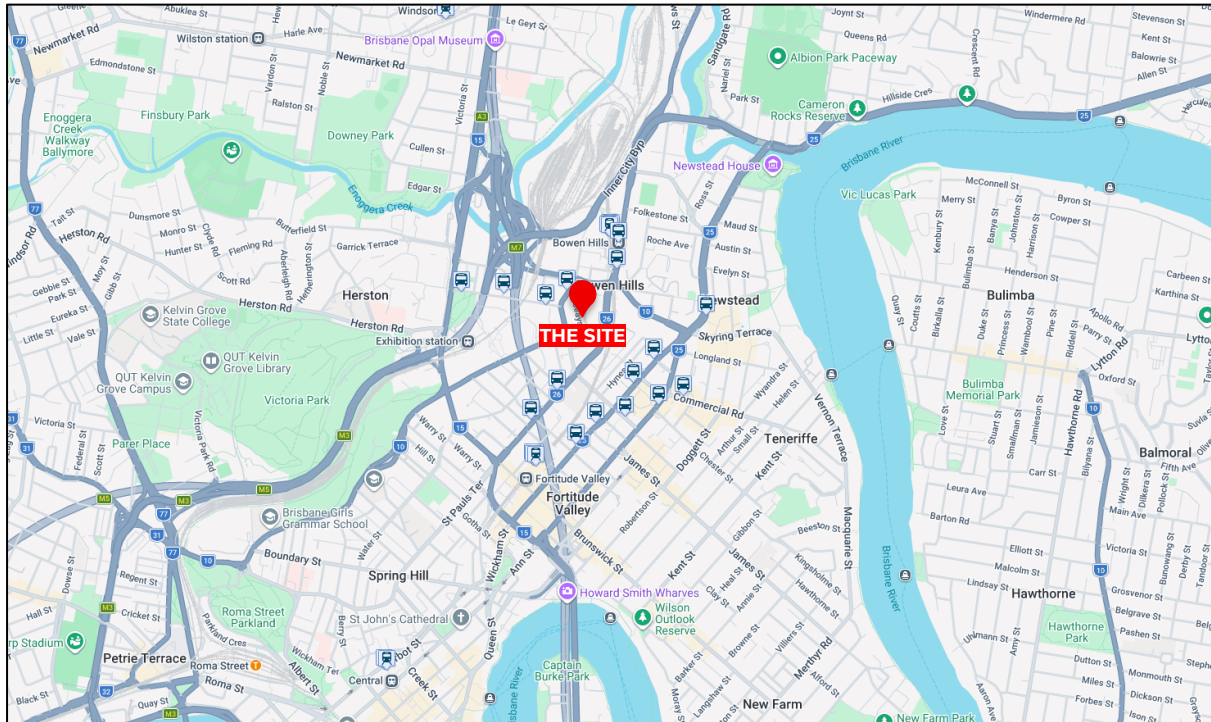


Figure 7: Site Context Map (Google Maps, 2026)



PART C PROPOSED DEVELOPMENT

3.1 OVERVIEW

The proposal seeks Development Approval for a Material Change of Use involving extensions to an existing Indoor Sport and Recreation facility at the Site.

The proposed development introduces a new first floor extension of approximately 208m² (comprising 205m² of internal floor area and 3m² of external area), increasing the building's gross floor area.

The extension is constructed over the existing car park area without increasing the building's overall height.

The proposed development is depicted in **Figure 8** below.



Figure 8. Proposed Development Perspective (Hamilton Brown Architects, 2026)

3.1.1 Built Form

Given the current building form, a superior building design outcome and significant improvement for the street are proposed. The architectural designs, prepared by Hamilton Brown Architects, reduces the quantity of blank walls, provide building articulation, use landscaping to soften the appearance, whilst also considering privacy.

At ground level, the proposal includes a new entry foyer and associated landscaped entry area, a new in-ground pool and in-ground spa, re-levelling and re-tiling of the existing pool area, a new services area, and a screened bin enclosure.

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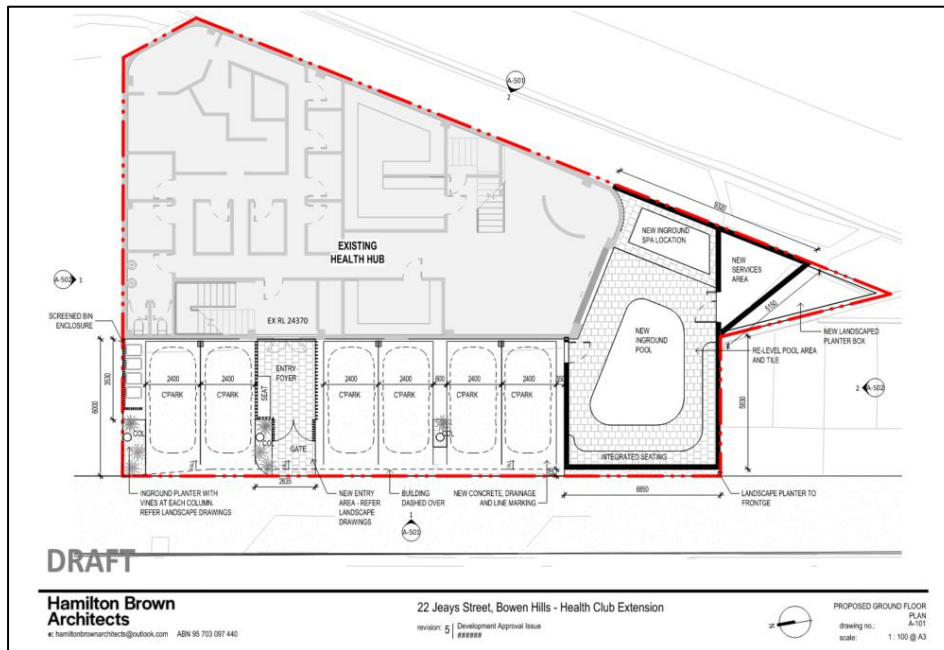


Figure 9. Proposed Ground Floor Plan (Hamilton Brown Architects, 2026)

At first floor level, the extension provides two new multi-purpose activity spaces, a kitchenette, office, toilets, and a new walkway connecting to the existing facilities.

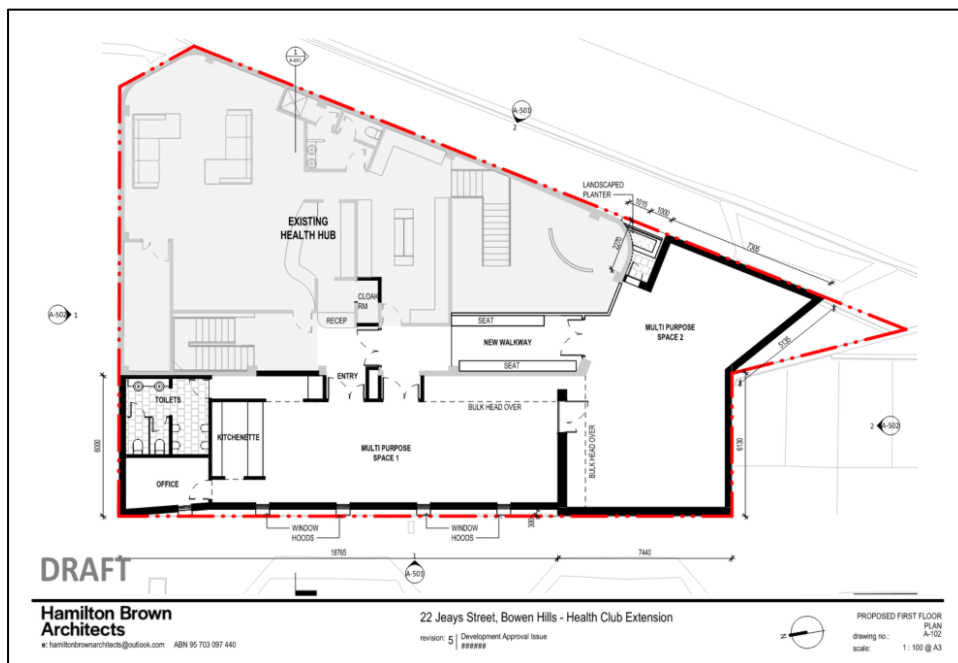


Figure 10. Proposed First Floor Plan (Hamilton Brown Architects, 2026)

The roof is reconfigured with new roof sections and a box gutter, incorporating a structure to screen the existing rooftop plant.

The extension is designed to complement the existing building fabric, with articulated façades finished in concrete render, vertical cladding, fixed glazing, metal window hoods, and screening elements to reduce blank wall areas and improve the building's presentation to the street.



New landscaping, including planter boxes and in-ground planting with vines to the street frontage, is proposed to soften the built form and enhance the pedestrian experience along Jeays Street.

3.1.2 Setbacks

The proposal results in a reduced street frontage setback at the first floor, from 6m to a built-to-boundary outcome. No other changes are proposed to the building's existing setbacks, orientation, or separation distances.

Accordingly, the proposal seeks a performance outcome. Further justification has been prepared within **Part F** of the Planning Assessment Report.

3.1.3 Car Parking

The proposal will utilise the existing (6) car parking spaces allocated to use of the premises, with no additional demand sought.

It is noted that all car parking areas are required to be designed in accordance with the relevant requirements set out in *Brisbane City Plan 2014 - Transport, Access, Parking and Servicing Planning Scheme Policy*.

The Site is mapped within the City Core and, therefore, the car parking requirement is a maximum 1 space per 200m² gross floor area.

As such, while the maximum car parking requirement totals 3.5 (4) spaces based on the existing and proposed GFA of 683m², retaining the existing 6 car parking spaces meets the underlying performance intent to discourage private car use and encourage walking, cycling and the use of public transport.

3.1.4 Servicing and Refuse Collection

No change from the existing arrangement, refuse will continue to be stored in a dedicated refuse storage area and collected via kerbside collection by refuse collection vehicle (RCV).

3.1.5 Landscape Design

A Landscape Concept Package has been prepared by LARC Landscape Architecture and included as **Appendix 5**.

As noted, the proposal uses hardy, low-water, shade-tolerant planting throughout to soften the building.

Ground level has garden planters and pockets around the front elevation, car park entry and bin storage, with ficus to grow vertically up columns and a feature tree in a deep-soil planter for shade and cooling.

The entry foyer includes concrete seating and timber batten screening, and the bin store is screened with timber battens over gravel/grid paving.



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Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
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Figure 11. Landscape Concept – Ground Floor Plan (LARC Landscape Architecture, 2026)



PART D LEGISLATIVE AND POLICY FRAMEWORK

4.1 ECONOMIC DEVELOPMENT ACT 2012

4.1.1 Assessable Development

The *Economic Development Act 2012* (ED Act) is the statutory instrument applicable for development assessment in the Bowen Hills PDA. The ED Act operates in lieu of the *Planning Act 2016* (Planning Act) for particular types of development as specified in the ED Act and relevant Development Scheme.

In the case of the proposed development, being for a Material Change of Use, the development is categorised as PDA assessable development as per Part 2.6.10 of the Development Scheme.

4.1.2 Assessment Manager

The Department of State Development, Infrastructure, Local Government and Planning (DSDILGP), represented by the Minister for Economic Development Queensland (MEDQ), will be the assessment manager for the PDA development application.

4.1.3 Assessment Criteria

Section 87 of the ED Act sets out the matters that MEDQ must consider when assessing PDA development applications. These matters primarily include the following:

- The purpose of the ED Act;
- Any relevant State Interests; and
- The Bowen Hills PDA Development Scheme

These matters are addressed in Part E below.

4.1.4 Public Notification

Section 84 of the ED Act sets out the notice requirements for a PDA development application. MEDQ must, within 20 business days after the properly made date for the application, provide notice that this section applies to the application.



PART E PLANNING ASSESSMENT

This section of the Planning Assessment Report assesses the application against the relevant assessment benchmarks as set out in section 87 of the ED Act.

5.1 PURPOSE OF ED ACT

As set out in the ED Act the main purpose of the Act is... *“to facilitate economic development, and development for community purposes, in the State”.*

The proposed development facilitates economic development by increasing commercial activity capacity within an established commercial premises to support ongoing employment opportunities, attract additional patrons to the precinct and contributes to the continued economic activity of the Bowen Hills PDA, in a manner which promotes the efficient utilisation of existing infrastructure, consistent with the objectives of the Act. Ultimately, supporting the intended PDA function to transform Bowen Hills into a highly active mixed use inner-city precinct that supports Brisbane's wider population and employment growth.

5.2 STATE INTERESTS

5.2.1 Regional Plan

The Site is within the area of the *Shaping SEQ, South-East Queensland Regional Plan 2023* (SEQ Regional Plan) and is included in the Urban Footprint. The proposal constitutes an urban activity which supports the intent of the urban footprint designation by providing commercial development to stimulate local economic development.

In summary, the proposal facilitates the achievement of and is therefore consistent with not only the intent of the Urban Footprint classification but associated goals, elements, strategies, and planning principles under the *SEQ Regional Plan Regulatory Provisions*.



Figure 12: SEQ Land Use Category (QLD Government, 2026)



5.2.2 State Planning Policy

The *State Planning Policy* (SPP) outlines the State's interests to be considered in planning across Queensland. As identified in **Figure 13** below, the following State interests are identified as being applicable to the Site:

- Priority Development Area
- Natural Hazards Risk and Resilience
 - Flood hazard area - local government flood mapping area
- Strategic Airports and Aviation Facilities
 - Obstacle limitation surface area
 - Wildlife hazard buffer zone
 - Aviation facility

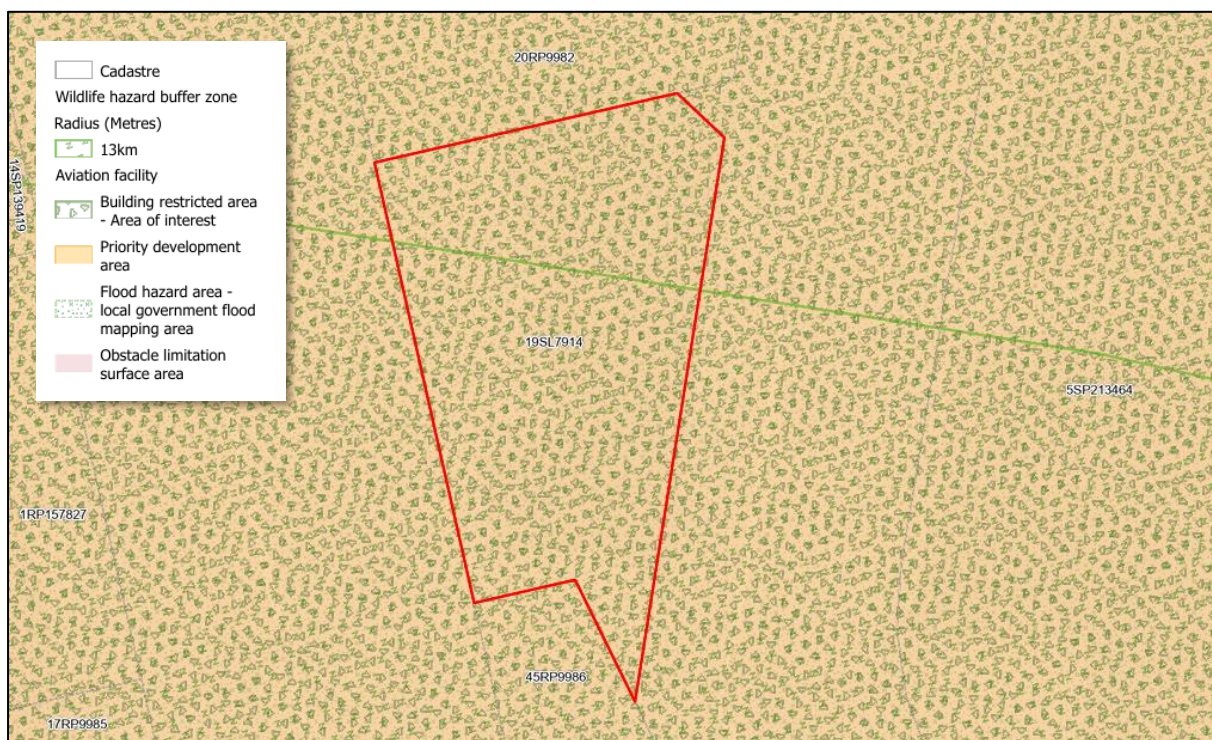


Figure 13: State Planning Policy Mapping (QLD Government, 2026)

It is considered that the proposed development complies with the provisions of the Regional Plan, and where any State Planning Policies and/or Planning Regulation provisions would apply, the development can comply with any relevant provisions or requirements.

No further assessment is deemed to be required.

5.3 DEVELOPMENT SCHEME

The Bowen Hills PDA Development Scheme is the primary statutory planning instrument relevant to the development on the Site. Section 86 of the ED Act states that the MEDQ *“cannot grant the PDA development approval applied for if the relevant development would be inconsistent with the land use plan for the relevant priority development area”*.

As such, this section aims to demonstrate how the proposed development is consistent with the PDA, specifically Section 2.5 to 2.7 of the Bowen Hills PDA Development Scheme.



5.3.1 PDA-wide Criteria

The PDA-wide criteria apply to all PDA assessable development within the Bowen Hills PDA.

It is considered that the proposed development is generally compliant with the PDA-wide criteria.

A detailed assessment of the proposal against the relevant PDA-wide criteria has been undertaken and is included within **Appendix 3**.

5.3.2 Precinct

The Site is located within Precinct 1, Mixed use zone, as depicted in **Figure 14** below. A detailed assessment of the Precinct 1 planned outcomes has been undertaken and included within **Appendix 3**.

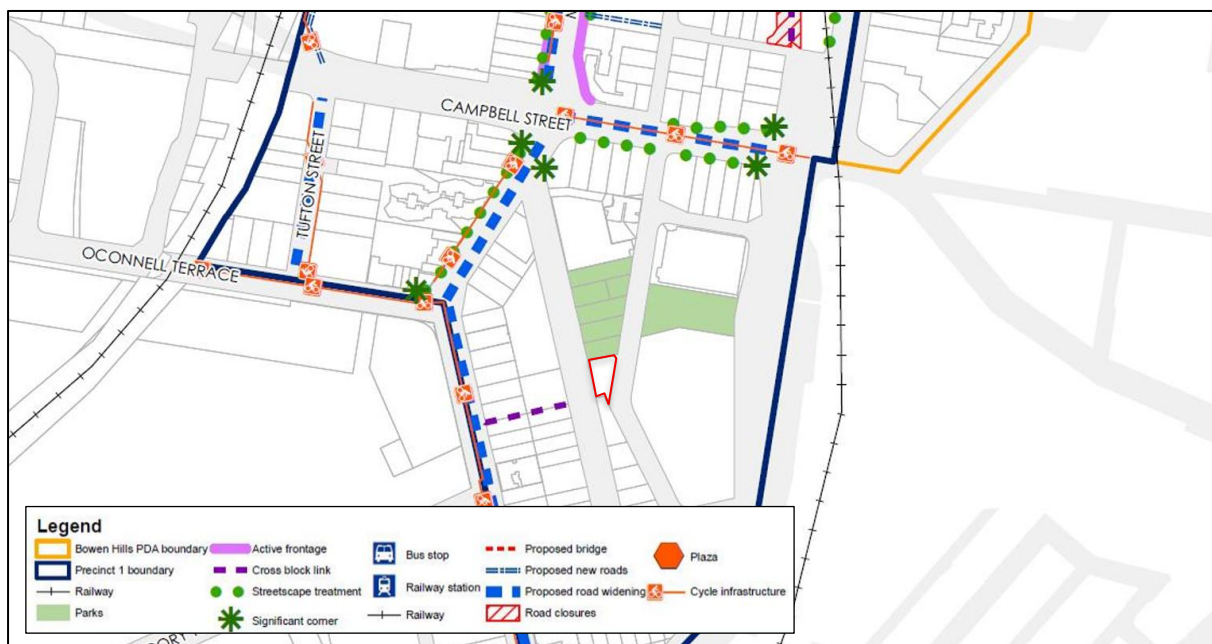


Figure 14: Precinct 1 Plan (EDQ, 2022)

5.3.3 Zone

As shown in **Figure 15** below, the Site is located within the Mixed use zone of the Development Scheme.

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22 Jeays Street, Bowen Hills QLD 4006 (Lot 19 on SL7914)



Figure 15: Zoning Map (Bowen Hills PDA Development Scheme, 2022)

Land uses for Indoor Sport and Recreation are identified as an appropriate uses within the Mixed use zone, pursuant to Table 2.6.10(A) of the Development Scheme.

TABLE 2 below demonstrates how the proposed development is consistent with the section 2.6.3.1 preferred development intent as below. A detailed assessment of the Mixed use zone built form provisions has been undertaken and is included within **Appendix 3**.

TABLE 2. MIXED USE ZONE INTENT

Outcome	Response
<i>Development provides a wide range and intensity of commercial, retail, health and medical, community, entertainment, cultural activities and residential uses in a predominantly high-rise built form. Development comprises a tower and podium typology which addresses the street, within a range of building heights, dependent on site area. The greatest development yields and heights in the zone are achieved on larger lots, development on larger sites reduces visual bulk and shade impacts by providing appropriate setbacks and tower separations.</i>	Complies The proposal involves a minor extension to an existing land use and continues an established commercial recreation use within the Mixed use zone. Given the current building form, a superior building design outcome and significant improvement for the street is proposed. The architectural designs prepared by Hamilton Brown Architects, reduces the quantity of blank walls, provide building articulation, use landscaping to soften the appearance, whilst also considering privacy. The proposal maintains the existing contribution to the diverse mix of uses envisaged by the zone while remaining consistent with the strategic intent for future mixed use development.
<i>Building form improves streetscape and pedestrian outcomes by providing spaces for human movement and informal activation at ground level. Podiums are human scale and encourage passive surveillance of the public realm.</i>	Complies Existing pedestrian movement, passive surveillance and streetscape activation are retained and enhanced with greater pedestrian shade along Jeays Street, widened casual surveillance span of the street and the adjoining community garden,



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Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
22 Jeays Street, Bowen Hills QLD 4006 (Lot 19 on SL7914)

	whilst delivering a more appropriate interface to the surrounding active mixed use environment.
<i>Residential amenity is maximised through creation of generous, high quality, private and communal open spaces which improve occupant lifestyles suited to the sub-tropical environment.</i>	Not Applicable The proposal does not involve residential uses.
<i>Development surrounding the public transport stations provides for concentrations of commercial uses that capitalise on the area's proximity to high frequency public transport.</i>	Complies The proposal supports the ongoing viability and expansion of a commercial use at the Site.



PART F KEY MATTERS

A detailed assessment of the key matters relevant to assessment of the proposed development is included below.

6.1 FRONT SETBACK

The proposal seeks a performance outcome in relation to the street frontage setback, with the extension built to the boundary (0m) where the Development Scheme specifies an acceptable outcome of 3m setback to the street below four storeys (Section 2.6.3.2 - Mixed use zone - Built Form Provisions).

This performance outcome reflects the constrained nature of the Site, which at 422m² is significantly below the 800m² minimum site area contemplated by the relevant built form provisions, and the fact that the proposal comprises a modest extension to an existing two-storey building rather than a new tower and podium form of the scale the setback provision was designed to manage.

The underlying intent of the setback requirement, being to manage building bulk, streetscape amenity and to deliver high-quality streets, is not compromised. The built-to-boundary treatment applies only to a low-rise extension of an existing building and is accompanied by façade articulation, varied materials and glazing, and landscape treatments, including planter boxes and in-ground vine planting, that soften the building's interface with Jeays Street and avoid a blank or imposing frontage.

The proposal does not reduce pedestrian sightlines, obstruct footpath movement, or result in adverse overshadowing or overlooking impacts on the street or surrounding properties.

Given the current building form, the proposal is considered to deliver a superior building design outcome and a significant improvement toward achieving high-quality streets. This is consistent with other mixed-use precincts, including the James Street precinct, which stands as an exemplar of how the revitalisation of brownfield sites can achieve urban renewal, complemented by contemporary architecture, subtropical building and landscape design.

On this basis, the proposal is considered to satisfy the underlying performance intent of the setback provision and represents an appropriate planning outcome having regard to the Site's constraints and existing built form.



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Development Permit for Material Change of Use (Extensions to Indoor Sport and Recreation)
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PART G CONCLUSION

In summary, this Planning Assessment Report has assessed the proposed Material Change of Use for extensions to an Indoor Sport and Recreation facility on the land at 22 Jeays Street, Bowen Hills and it has been determined that the proposal warrants approval for the following reasons:

- The proposal appropriately advances the overarching intent of the Mixed use zone in extending the capacity of an existing commercial use with a high-quality built form outcomes that supports an activated, pedestrian-friendly public space;
- The proposed development facilitates economic development by increasing commercial activity capacity within an established commercial premises to support ongoing employment opportunities and stimulate social and economic activity in the Bowen Hills PDA;
- The proposal supports the strategic intention of the PDA to transform Bowen Hills into a highly active mixed use inner-city precinct that supports Brisbane's wider population and employment growth;
- The proposal would deliver a high-quality built form outcome, providing a positive contribution to the street;
- The proposal promotes the efficient utilisation of existing infrastructure, consistent with the objectives of the PDA and Act; and
- The proposal does not result in any undue environmental impacts.

As demonstrated by the assessment provided in this Planning Assessment Report, the proposal generally complies with the outcomes sought by the Bowen Hills PDA Development Scheme and other relevant planning instruments and has been found to be suitable for the Site.

In light of the merits of the proposed development and in absence of any significant adverse impacts, it is considered the proposed development warrants support by EDQ. As such, it is requested the proposed development be viewed favourably by EDQ and approved, subject to reasonable and relevant conditions.

Should you require any further clarification or confirmation on details contained within this Planning Assessment Report, please do not hesitate to contact the undersigned on dthynne@willowtp.com.au.

Yours faithfully,



Darcy Thynne
Associate (QLD)
Willowtree Planning Pty Ltd

