

PRELODGE MENT ADVICE

- ☐ MEETING ADVICE
☒ WRITTEN ADVICE
☐ PHONE ADVICE

Date of Advice	06 May 2026
EDQ PRE Ref. No.	PRE-2026-BNH-4718
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Site Details / Proposal

Priority Development Area (PDA)	Bowen Hills PDA
Proposal	Permissible development for extension to existing health club (Indoor
Site Address	22 Jeays Street, Bowen Hills
Real Property Description	Lot 19 on SL7914

Support for proposal

EDQ provides in-principal support for the proposed use, subject to meeting the zone requirements and PDA-wide criteria of the Bowen Hills PDA Development Scheme and the recommendations provided in the written advice below.

Planning Matters – Bowen Hills Development Scheme

The following Development Scheme assessment criteria have been identified as relevant to the proposal:

- Zone and precinct requirements

The subject site is within Precinct 1, Mixed use zone. The Mixed-use zone prohibits transport depots and warehouse uses and lists numerous appropriate uses including indoor sport and recreation; and food and drink outlet, service industry and shops where not exceeding 250m² on the ground floor.

Zone provisions relevant to the proposal include:

- Setback provisions set in section 2.6.3.2 of the Development Scheme require street setbacks of 3m at the ground level and Level 1 (for external walls).
 - a minimum of 10% communal open space of the site area for non-residential developments.
 - Rooftops are designed to ensure plant and equipment are screened.
 - Ground level treatments for non-residential uses.
- PDA-Wide Criteria

Development within the PDA is required to address the following criteria:

- Urban Design and public realm: Urban design, built form, sub-tropical design, streets and public realm;
- Sustainable developments: sustainable buildings, energy efficiency, waste management;
- Managing the impacts of Infrastructure – the site is mapped within the QUU odour control device buffer.

State Interests

The following State Interests have been identified as relevant to the proposal;

- Flood hazard area – local government flood mapping
- Obstacle limitation surface area and wildlife hazard buffer zone.

It is noted that the proposal has no impact on state interests.

Site Background/ Development History

The planning history relevant to the site:

1. Application for a Liquor Licence (Wet Spa and Sauna).

Written Advice

1. Requirement for Development Application

The current building has a Gross Floor Area (GFA) of approximately 440m² and with an additional 180m² will have a total GFA of 620m².

Response

The proposed development constitutes permissible development and where identified as indoor sport and recreation or a shop, is considered an appropriate use. The proposed development involves an intensification of a use and requires a PDA development approval for a material change of use.

2. Definition of proposed Use

The premises - health club (wellness/bathhouse) (Wet Spa and Sauna) has been identified as Indoor Sport and Recreation. Under the Brisbane City Plan, the use definition includes the use of premises for *a leisure, sport or recreation activity conducted wholly or mainly indoors*. Examples include amusement parlour, bowling alley, gymnasium, squash courts, enclosed tennis courts and does not include a cinema, entertainment facility, hotel, nightclub, theatre.

Response

Based on the information available, the premise is unlikely to fit the use description for *Indoor Sport and Recreation* and further information is requested to support the use definition. The applicant is recommended to consider whether the use definition of a 'shop' is more appropriate.

3. Compliance with the Development Scheme

The submitted plans show an increase in the GFA of Level 1 primarily on the frontage of Jeays Street, with negligible street frontage setback. The current and proposed building is built to side boundaries and the Hurworth Street frontage.

Response

The proposed plans show a departure from the Development Scheme in regard to setbacks, and no information has been provided on building form or ground level treatment. EDQ requests setbacks of the new development to meet setbacks stipulated in the Development Scheme. Built to boundary for Level 1 for the side adjoining the park lot is accepted by EDQ.

The following aspects of the Development Scheme are required to be addressed through design plans:

- Jeays Street frontage ground level treatment and communal open space.
- Rooftop mechanical plants and waste storage areas to be screened
- Building form to provide articulation, address relevant sustainability outcomes, and have appropriate screening.

4. Car Parking

The car parking arrangements are not proposed to be changed.

Response

The cantilevered level 1 will likely require posts within the existing car park area. An updated car parking plan that accounts for the new building design, and improved ground level treatment will be required to support the application. The car parking plans should show the new vehicle crossover in accordance with Council's standards.

Other Matters

- The following reports are recommended to be submitted with the application:
 - Planning Report
 - Architectural Report
 - A statement of how sustainability outcomes specified within the Development Scheme are addressed.
 - Air quality technical note (due to being mapped within QUU odour control device buffer)
 - Landscape plan for ground level treatment and communal open space.
- The applicable fee for the Development Application based on the submitted information is Standard 1.
- Public notification is only required when a departure from the Development Scheme is noted.

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Lodgement Material

1. A PDA Development Application can be lodged with EDQ via:
 - the online customer portal <https://portal.edq.qld.gov.au/> OR
 - [Email: developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au)
2. If you intend to lodge a PDA Development Application in the future, please include a copy of this advice with your application.

Disclaimer: *This prelodgement process provides initial advice relevant to a development proposal to assist in streamlining the formal development assessment process. The initial advice provided is based on the relevant Development Scheme in effect on the date the advice is provided. The advice given by EDQ officers does not constitute a formal response or decision by MEDQ and in no way fetters a future decision by MEDQ. Please note that MEDQ may provide to third parties or publish this document if required or authorised by the Information Privacy Act 2009, Right to Information Act 2009, Economic Development Act 2012, other legislation or by law.*

Should you require any further information about this matter, please contact Jocelyn Bowyer, as referenced above.