

Change Application (Minor Change) Town Planning Assessment 103 Crosby Road, Albion

M E W I N G
P L A N N I N G
C O N S U L T A N T S

1.1 Changes to Conditions of Approval

As a consequence of the proposed staging amendments, it is requested that Council appropriately re-order conditions of approval (where relevant) as per the updated staging approach.

In addition to the above, as a consequence of the amended delivery of car parking across Stages 1 Stage 3 and Stage 5, it is recommended to provide a new Car Parking, Access and Manoeuvring Condition which accords with the following:

Stage 1 New Proposed Condition:

Access, Grades, Manoeuvring, Carparks, Signs and Line Marking

Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:

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- i. Parking on the site for 113 cars, including 2 X parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site.

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Stage 2 New Proposed Condition:

Access, Grades, Manoeuvring, Carparks, Signs and Line Marking

Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:

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- ii. Parking on the site for 148 cars and one (1) van (including 6x PWD and 7x Tandem car park) and for the loading and unloading of vehicle(s) within the site.

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Stage 5 New Proposed Condition:

Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:

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- i. Ultimate Parking on the site for 127 an (including 4x PWD) and for the loading and unloading of vehicle(s) within the site.

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The proposed Stage 1 Conditions should otherwise reflect the current Stage 3 Conditions, with removal of Conditions 86, 94, 97, 101, 102.

1.2 Changes to Infrastructure Charges Notice

Based on Council’s Adopted Infrastructure Charges Resolution (No.14) 2025 the following demand and credit units for the Local Government Adopted charges are identified as being changes, as a result of this change application.

Pursuant to Section 119 of the Planning Act if an approval is given for a Change Application for which an infrastructure charges notice has been given, the local government may give an amended infrastructure charges notice. However, the amended infrastructure charges notice may only relate to the change to the development approval.

In terms of the proposed development, the infrastructure charges relating to the previously approved Club component (formerly Stage 3) require amendment to reflect the revised staging sequence proposed as part of this Change Application. Specifically, the Club is now proposed to be delivered as part of Stage 1, rather than Stage 3 as originally contemplated under the development approval. As such, it is appropriate that the infrastructure charges notice be amended to align with the revised staging and timing of development delivery.

Further, the proposed clubhouse facilities comprise a refined development outcome with a reduced gross floor area when compared to that previously approved. In this regard, the amended infrastructure charges calculation appropriately reflects the revised development demand associated with the proposal.

Table 3: Stage 1 – Revised Infrastructure Charges Calculation					
Use	Demand unit	\$ per Demand Unit	Development Demand	Demand Credit	Extra Demand
Proposed – Extra demand (in addition to the above approved)					
Club	GFA (m ²)	\$44.19	1381 1,459.1	688	693 771.1
Function Facility	GFA (m ²)		388	0	388
Stormwater impervious area	Impervious area (m ²)	\$12.87	3418	3238	180
Total Charge					\$36,391.6

It is recommended to revise the Infrastructure Charges notices for the balance of the stages, to align with the latest proposed delivery of the overall Brothers Rugby Redevelopment.

