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APPLICATION REF
A007138812

22 October 2026

Chief Executive Officer
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

Via Email: Online Smart Form

Dear Sir / Madam,

RE: REQUEST FOR MINOR CHANGE IN ACCORDANCE WITH S81 OF THE *PLANNING ACT 2016* – MATERIAL CHANGE OF USE (DEVELOPMENT PERMIT) FOR INDOOR SPORT AND RECREATION AND CLUB EXTENSION UPON LAND LOCATED AT 31 PANITYA STREET, STONES CORNER, QLD 4120 (LOT 1 ON SP263287) – COUNCIL APPLICATION REFERENCE NUMBER: A005784241.

We write on behalf of the applicant, *Easts Leagues Club*, with respect to the approval given over the abovementioned land originally granted by the Brisbane City Council on 12 March 2022 (A005784241) and subsequently modified by way of minor change on 4 November 2022 (A006077908) for a Material Change of Use (Development Permit) for Indoor Sport and Recreation & Extension to Club.

In accordance with sections 78 and 81 of the *Planning Act 2016*, we hereby request a Minor Change to the development approval. We provide below an overview and assessment of the Minor Change with respect to relevant provisions under the *Planning Act 2016*.

To facilitate Councils assessment of the proposal, please find enclosed the following:

- Planning Act Form 5; and
- Proposal Plans prepared by *ZArchitects*.

We trust that the information provided is to your satisfaction.

Should you wish to discuss the matter further please do not hesitate to contact our office on (07) 3361 9999.

Yours faithfully
TOWN PLANNING ALLIANCE PTY LTD

Chelsea Poulsen-Smith
SENIOR PLANNER

Enc Minor Change Application

MINOR CHANGE APPLICATION

1. Site Details

Site Address	31 Panitya Street, Stones Corner QLD 4120
Real Property Description	Lot 1 on SP263287
Area of Site	55,779m^2
Zone	SR1 Sport and recreation (Local) and SR2 Sport and recreation (District) zones
Neighbourhood Plan	Eastern corridor neighbourhood plan - Langlands Park precinct (NPP-004) o Langlands Park corridor sub-precinct (NPP-004a)

Overlays	▪ Airport environs overlay
	▪ Bicycle network overlay
	▪ Biodiversity areas overlay
	▪ Coastal hazard overlay
	▪ Community purposes network overlay
	▪ Critical infrastructure and movement network overlay
	▪ Flood overlay
	  o Brisbane River flood planning area 2a-5 sub-categories
	  o Creek/waterway flood planning area 1-5 sub-categories
	  o Overland flow flood planning area
	▪ Heritage overlay
	▪ Potential and actual acid sulfate soils overlay
	▪ Road hierarchy overlay
	▪ Streetscape hierarchy overlay
	▪ Transport noise corridor overlay
	▪ Waterway corridors overlay

The site is located at 31 Panitya Street, Stones Corner QLD 4120, more particularly described as Lot 1 on RP86928, Lot 1 on RP86929, Lot 462 on SL3558 and Lot 1 on SP263287. The site has an area of 55,779m^2.

The site has a frontage to Main Avenue (330m) and Panitya Street (220m) and comprises several facilities and uses including:

- Langlands Parkland sporting complex comprising a rugby league field, spectator facilities and multi-level car park;
- Easts Leagues Club and ancillary buildings; and
- Langlands Park Memorial Public Pool.

Langlands Park is a local heritage place identified in Brisbane City Council's online Heritage Register database. Components of the heritage place identified in the citation to be of significance include the Memorial Gates on Panitya Street; and 150-seat grandstand associated within the former Eastern Suburbs District Cricket Club, constructed in 1937. No works are proposed to the local heritage place.



Figure 1: Recent aerial view of the subject site (August 2026).

Pursuant to the *Brisbane City Plan 2014* (v37), the site is identified within the Sport and recreation (Local) and Sport and recreation (District) zones and the Eastern corridor neighbourhood plan (Langlands Park precinct and Langlands Park corridor sub-precinct).

The site is surrounded by a mixture of zones. The surrounding area to the West and Northeast is primarily zoned Low Medium Density, with the Langlands Park Busway Station, Eastern Busway and Old Cleveland Road located to the south, and a Community Facility (Villanova College)) and High Density Residential to the East.

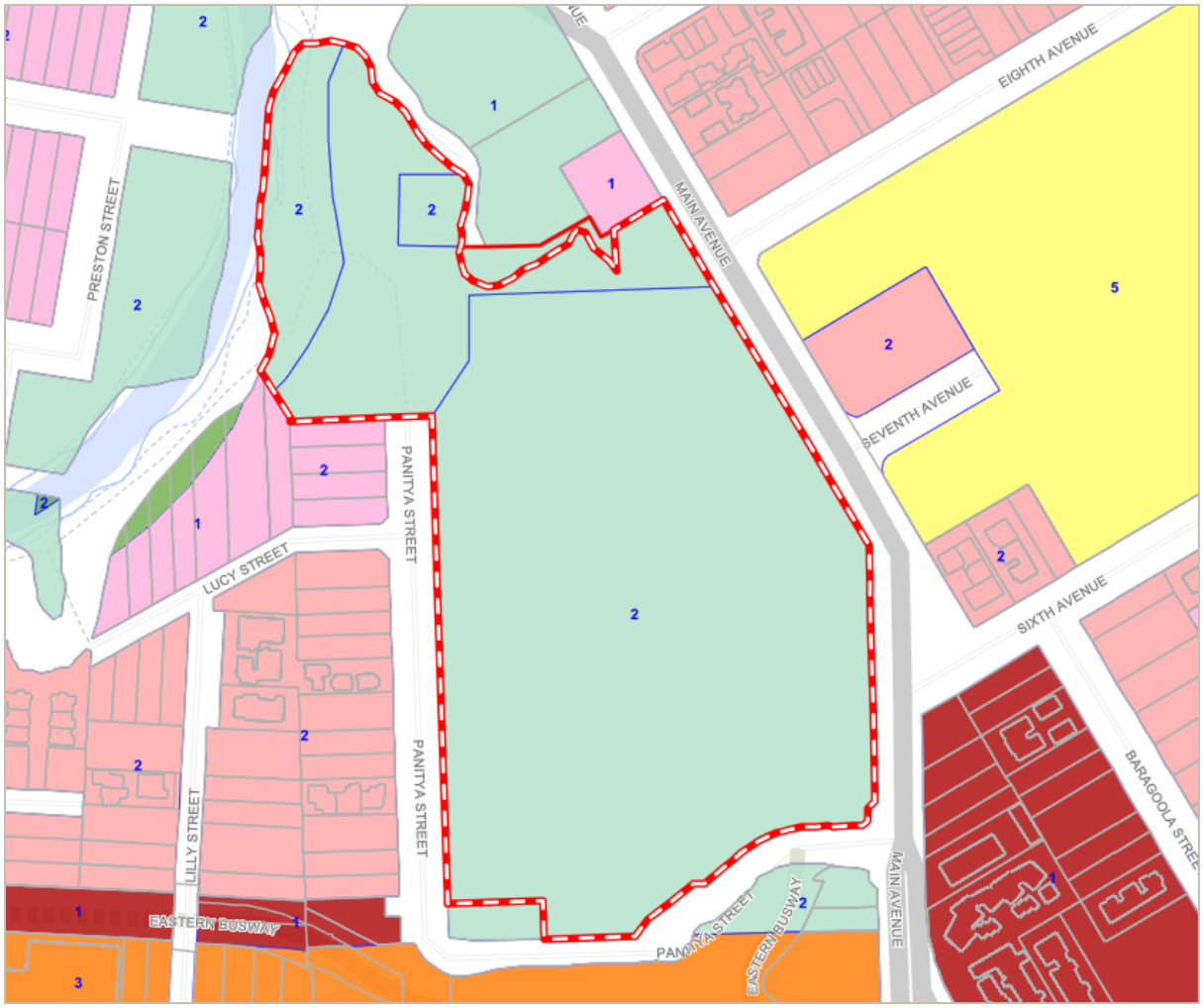


Figure 2: Brisbane City Council City Plan 2014 (v37) zone mapping.

2. Application History

To assist Council with this request, the development approval history over the site is detailed. A search of Council's on-line records indicates an extensive history of past development approvals over the site extending over 15 years. The relevant approvals have been detailed below.

- A004869034 | April 2021
  On 9 April 2021, Brisbane City Council granted a Development Permit for a Material Change of Use (Development Permit) for Outdoor Sport and Recreation and Indoor Sport and Recreation and Building Work (Development Permit) for Partial Demolition (relocation) of a Local Heritage Place, approved 9 April 2021. SARA was a concurrence agency triggered under Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 (Planning Regulation 2017) (Material Change of Use on premises within 25 metres of a State controlled transport corridor).

- A005784241 | March 2022
  On 12 March 2022, by way of Negotiated Decision Notice, Brisbane City Council granted approval for a Material Change of Use (Development Permit) for Indoor Sport and Recreation & Extension to Club.

- A006077908 | November 2022
  On 4 November 2022, Brisbane City Council granted a change application (minor change) pursuant to section 83 of the *Planning Act 2016*. The development approval (A005784241) was amended to split the approved works into two (2) stages and resulted in plans being updated.

3. Proposed Changes

As part of the ongoing operation of the Easts Leagues Club at 31 Panitya Street, Stones Corner, the applicant seeks to undertake internal renovation and fit-out works to modernise key areas of the facility and improve operational functionality. Accordingly, the proposal seeks Council support to introduce an additional 61m² of GFA associated with the modification of the existing loading dock to accommodate additional internal storage area to the development permit granted by Brisbane City Council on 21 January 2022 (A005784241).

The proposal also includes associated internal renovations to the primary entrance, dining hall, bin store area, smokers area and amenities which are intended to improve the presentation, functionality and servicing capability of the club without altering its fundamental operation or the overall scale. These renovations are considered to be generally in accordance with the approval. The additional GFA is required to provide adequate internal storage in association with the loading dock, supporting more efficient goods handling and reducing reliance on ad-hoc or external storage arrangements. The proposal also includes upgrades to the bin store space and smoking area. These additions are adjacent to Main Road and make up part of the upgrades to the facilities.

No changes are proposed to the existing use which remains as Indoor Sport and Recreation and Club. The proposed increase in GFA results from the enclosure of the existing loading dock to create additional internal storage area and upgrades to the bin storage and smoking areas. The vehicle access and drop-off location within the loading dock will be relocated to the area immediately in front of it, ensuring servicing arrangements for the site are retained. No footprint changes are proposed as part of this change application beyond the loading dock modification.

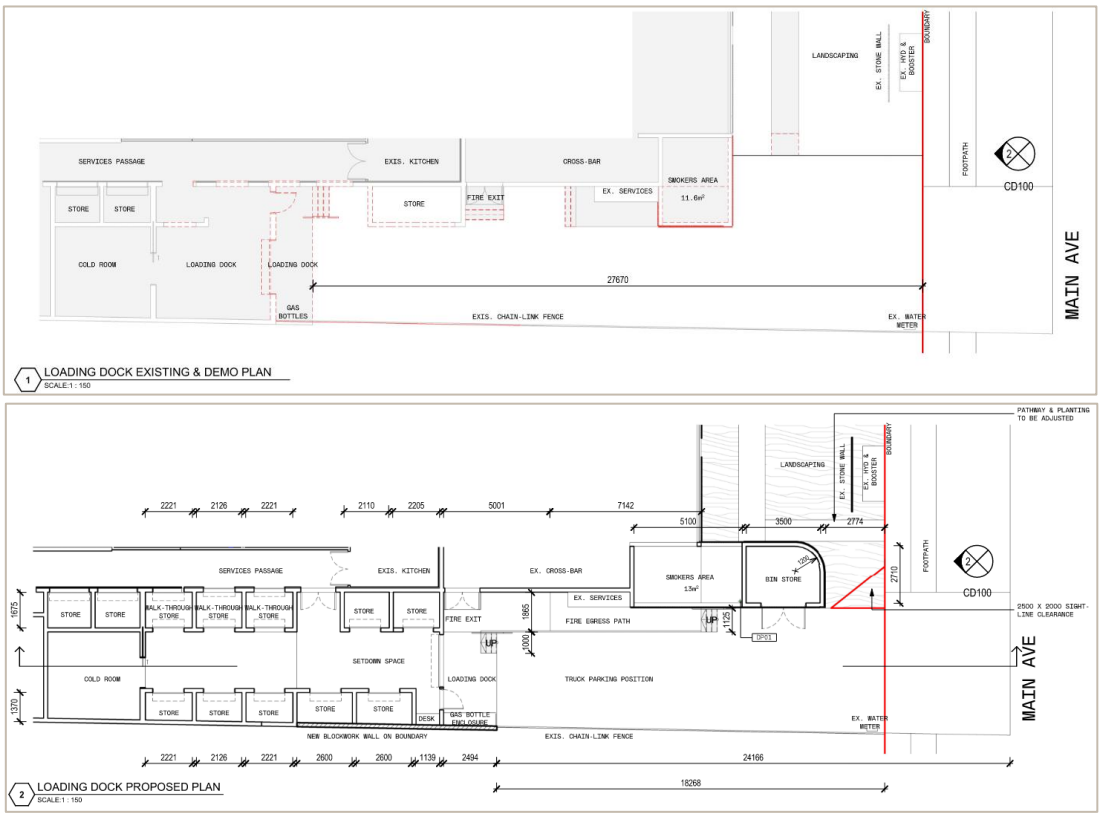


Figure 3: Existing Level 1 Floor Plan vs proposed Level 1 Floor Plan

Suitability of Proposed Land Use

The proposed renovations do not alter the established use of the site. The site has a long-standing history of operation in this capacity, and the proposed works are limited to internal upgrades and a modest increase in GFA to support improved storage and servicing associated with the existing loading dock.

Under Part 5 of the *Brisbane City Plan 2014*, the subject site is included within the Sport and recreation zone, and more specifically within the District precinct of that zone. The Club use is established on the site under an existing development approval and is an anticipated use within the District precinct, being assessable against the Sport and recreation zone code as code assessable development. Accordingly, the continuation of the Club use is consistent with the intent of the zone and precinct.

Importantly, the nature of the proposed works is not expected to intensify the use beyond its current operational profile. The proposal does not involve an increase in patron capacity, hours of operation, or the scale of events able to be accommodated. Instead, the works are best characterised as internal reconfiguration and improved back-of-house functionality, undertaken within the existing building envelope.

As a result, the proposed change is not anticipated to generate any material change in amenity impacts to adjoining and nearby properties, with the works expected to:

- Maintain existing noise and operational impacts;
- Improve efficiency of loading dock servicing;
- Provide better-contained storage, reducing ad-hoc external storage practices; and
- Maintain the existing built form and streetscape presentation.

Accordingly, the proposal represents a low-impact, functionally driven outcome that supports the continued operation of an established community facility, having regard to the surrounding mixed-use and residential interfaces in the locality.

4. Responsible Entity

Section 78A of the Planning Act 2016 outlines the responsible entity for a change application, as follows:

*(1) The **responsible entity** for a change application is—*

(a) if the change application is for a minor change to a development condition of a development approval stated in a referral agency's response for the development application or another change application for the approval—the referral agency; or
(b) otherwise—the assessment manager.

Note—
For the responsible entity for a change application for a development approval that was a PDA development approval, see also the Economic Development Act 2012, section 51AN.

(2) However, the P&E Court is the responsible entity for the change application instead of the person under subsection (1) if—
(a) the change application is for a minor change to a development approval; and
(b) the development approval was given or changed by the P&E Court; and
(c) a properly made submission was made about—
(i) the development application for the development approval; or
(ii) another change application for the development approval.

(3) Also, the Minister is the responsible entity for the change application instead of the person under subsection (1) if—
(a) the change application is for a change to—
(i) a condition of a development approval that the Minister directed be imposed or amended under section 95; or
(ii) a condition of a development approval that the Minister directed be imposed under the old Act, section 419 or the repealed Integrated Planning Act 1997, section 3.6.1; or
(iii) a development approval given or changed by the Minister for an application that was called in under a call in provision; and
(b) the P&E Court is not the responsible entity for the change application.

With reference to the above, we note that the responsible entity for this change request is Brisbane City Council.

5. Changes to Approval Documents

We wish to formally change the development approval to introduce an additional 61m^2 of GFA originally granted by Brisbane City Council on 21 January 2022 (A005784241). The proposal differs from the approved plan set in accordance with Section 3 above and are reflected in the attached Proposal Plans prepared by *Z Architects*. For completion, the package of plans attached as part of the application material include all the renovations proposed. The only components of the changes that are considered assessable are related to the works for the additional 61m^2 of GFA.

To assist Council with their assessment, the additional plans to be included within the approved plan package are as follows:

Drawing or Document	**Number**	Plan Date
Site Plan	CDG-101, Issue 2	11-FEB-2026
Loading Dock - Plans	DA002 Revision B	08.10.2026
Loading Dock – Roof Plan	DA003 Revision B	08.10.2026
Loading Dock – Section	DA004 Revision B	08.10.2026
Loading Dock – Elevation	DA005 Revision B	08.10.2026

6. Amendments to Conditions

No changes to the conditions of the development permit granted by Brisbane City Council on 21 January 2022 (A005784241) are proposed.

7. Planning Act 2016 Provisions

The changes to the Development Approval outlined in the above sections are identified as meeting the benchmark for a Minor Change in accordance with Schedule 2 of the *Planning Act 2016*, given that the change:

(i) *Would not result in a substantially different development* – The proposal as described above does not result in a substantially different development having regard to the matters in Schedule 1 of the Development Assessment rules. In particular, the changes do not result in the following:

a) *Involve a new use* – The proposed change does not involve a new use. The change is limited to a small GFA extension to the loading area only, which forms part of the existing land uses (Club & Indoor sport and recreation) over the site.

b) *Results in the application applying to a new parcel of land* – The proposed change does not result in the application applying to a new parcel of land. The development remains only on the allotments included in the original approval.

c) *Dramatically changes the built form in terms of scale, bulk and appearance* – The proposed changes do not dramatically change the built form in terms of scale, bulk and appearance in accordance with the approved plans. There is no material change to the built form in terms of its scale, bulk or appearance, noting that the additional GFA is limited to the enclosure of the existing loading dock area within the current building footprint.

d) *Changes the ability of the proposed development to operate as intended* – The proposed changes do not alter the ability of the development to operate as intended. The development currently operates under an approval for a Club use, which will be maintained upon approval of this Minor Change application, with servicing arrangements retained through relocation of the vehicle drop-off area.

e) *Removes a component that is integral to the operation of the development* – The proposed change does not result in the removal of a component that is integral to the operation of the development. Servicing and loading functions integral to the operation of the Club will be retained, with the vehicle drop-off relocated to the area immediately in front of the enclosed loading dock.

f) *Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site* – The proposed minor change will not result in any impacts on traffic flow or the transport network. The number of on-site car parking spaces is to be maintained, and existing vehicle and pedestrian access arrangements will also remain, with servicing continuing to be accommodated on site.

g) *Introduces new impacts or increase the severity of known impacts* – The proposed changes do not introduce new impacts or increase the severity of known impacts. The renovation works do not increase patron capacity, hours of operation, or the scale of events able to be accommodated, and the loading dock modification is expected to improve the containment and efficiency of on-site storage and servicing.

h) *Removes an incentive or offset component that would have balanced a negative impact of the development* – The proposed change does not remove any incentive or offset component.

i) *Impacts on infrastructure provisions* – The proposed change does not impact on infrastructure provision.

(i) *If a development application for the development, including the change, were made when the change application is made would not cause—*

(A) *The inclusion of Prohibited development in the application* – The proposed changes would not cause the inclusion of Prohibited development in the application if a development application including the change was made.

(B) *Referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application* – The State Assessment and Referral Agency (SARA) is identified as a concurrence agency for the development application, triggered under the Planning Regulation 2017, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Development application for a material change of use within 25m of a busway. This referral trigger exists independently of the proposed minor change and applies to the development as currently approved. The proposed change does not alter the site's proximity to the busway, nor does it introduce any new basis for referral. Accordingly, if a development application for the development including the change was made, it would not cause referral to any referral agency beyond SARA, which is already applicable to the existing approval.

(C) *Referral to extra referral agencies, other than to the chief executive* – The change would not cause referral to extra referral agencies if a development application for the development including the change was made.

(D) *A referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made* – The change would not cause a referral agency to assess the application against additional matters if a development application for the development including the change was made.

(E) *Public notification if public notification was not required for the development application* – If a development application including the change was made, it would not require public notification.

8. Conclusion

In view of the above, the proposed changes meet the benchmark for a Minor Change to a development approval as detailed in the *Planning Act 2016*. The proposal seeks Council support to introduce an additional 61m² of GFA associated with the modification of the existing loading dock to accommodate additional internal storage area to the Development Permit granted by Brisbane City Council on 21 January 2022 (A005784241).

We request that Council update the approval package inclusive of the amended plans and changes detailed above.