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URBIS

# BROTHERS RUGBY CLUB REDEVELOPMENT TOWN PLANNING REPORT 103 CROSBY ROAD, ALBION

PREPARED FOR

**BROTHERS RUGBY CLUB**

DECEMBER 2019

P0000862

FINAL



bureau proberts



gallus partners

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# EXECUTIVE SUMMARY

## SITE AND PROPOSAL DETAILS

Key Information	Proposal Detail
Address of Site	103 Crosby Road, Albion QLD
Real Property Description	Part of Lot 1 on RP33562 Part of Lot 1 on RP33563 Part of Lot 2 on RP33564 Lots 3 and 4 on RP33564
Total application area	55,141m <sup>2</sup>
Local Government	Brisbane City
Planning Scheme	<i>Brisbane City Plan 2014</i>
Zone	Sport and Recreation (SR1 Local and SR2 District Zone Precinct) Zone
Neighbourhood Plan and Precinct	Albion Neighbourhood Plan
Purpose:	<p>Stage 1B:</p> <p>Development Permit for Material Change of Use for Club, Indoor Sport and Recreation and Outdoor Sport and Recreation</p> <p>Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place</p> <p>Development Permit for Building Works in the Flood Overlay - Creek/Waterway sub-category, Brisbane River Flood Overlay sub-category and Overland Flow sub-category</p> <p>Stage 1C:</p> <p>Development Permit for Material Change of Use for Health Care Services, Indoor Sport and Recreation and Outdoor Sport and Recreation;</p> <p>Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place;</p> <p>Development Permit for Building Works in the Flood Overlay - Creek/Waterway sub-category, Brisbane River Flood Overlay sub-category and Overland Flow sub-category</p> <p>Stage 2:</p> <p>Development Permit for Material Change of Use for a Club, Function Facility and Outdoor Sport and Recreation; and</p>

<b>Key Information</b>	<b>Proposal Detail</b>  Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place;  Development Permit for Building Works in an Overland Flow sub-category
General Description	The proposal involves the redevelopment of the Brothers Rugby Club premises for a range of sporting, club, recreation and other complementary land uses. Broadly, the proposal delivers enhanced sport and recreation facilities for the club and wider community, whilst underpinning the future of the club through the introduction of complementary uses that have a nexus with the primary sport and recreation outcome of the site.
Landowner	Brisbane City Council
Applicant	Brothers Rugby Club
Existing Easements	Nil
Level of Assessment	Impact Assessment

## ASPECTS OF DEVELOPMENT

Type of Development	Material Change of Use Stage 1b and 1c	Material Change of Use Stage 2	Building Work All Stages
Type of Approval	Development Permit for Material Change of Use for Club, Indoor Sport and Recreation and Outdoor Sport and Recreation  Development Permit for Material Change of Use for Health Care Services, Indoor Sport and Recreation and Outdoor Sport and Recreation;  Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place	Development Permit for Material Change of Use for a Club, Function Facility and Outdoor Sport and Recreation; and  Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place;	Development Permit for Building Works in the Flood Overlay - Creek/Waterway sub-category, Brisbane River Flood Overlay sub-category and Overland Flow sub-category
Category of Development	Assessable Development	Assessable Development	Assessable Development
Category of Assessment	Impact Assessment	Impact Assessment	Code Assessment

# APPLICANT DETAILS

Applicant	Contact Details	Reference Number
Brothers Rugby Club	C/- Urbis Pty Ltd  Matthew Brown / Jonathan See  (07) 3007 3800  <a href="mailto:mbrown@urbis.com.au">mbrown@urbis.com.au</a>  <a href="mailto:jsee@urbis.com.au">jsee@urbis.com.au</a>	P0000862



# 1. INTRODUCTION

Urbis Pty Ltd has prepared this Town Planning Report on behalf of *Brothers Rugby Club*. The land subject of this Development Application comprises 103 Crosby Road, Albion, formally described as Part of Lot 1 on RP33562, Part of Lot 1 on RP33563 and Part of Lot 2 on RP33564 and Lots 3 and 4 on RP33564 (referred to as '*the site*' herein).

The Development Application seeks Council's approval for the refurbishment of Brothers Rugby Club and sporting facilities in the form of a 2 Stage Masterplan (inclusive of 3 sub-stages as part of overall Stage 1) including:

- Stage 1A: Field and Lighting Works and Tiered Seating (this element does not form part of this development application as the works are not assessable under the Brisbane City Plan 2014);
- Stage 1B: Clubhouse and ancillary administration areas, a new swim school and car parking and site works to the west of the main field, and to the southwestern corner of the site;
- Stage 1C: Works to the north of the main field in the form of Health care and Indoor sport and recreation facilities available to public members outside of the club.
- Stage 2: Works to the west of the main field, including further Club facilities including function space and food and beverage facilities.

The proposed development will demolish the existing facilities on-site and will replace it with a like-for-like refurbishment with the additional tenancies to the north of the main field, these upgraded facilities will allow for the ongoing use of the club's members and guests as well as the wider community.

Specifically, the proposal will involve the following aspects of development:

- Stage 1B:
  - Development Permit for Material Change of Use for Club, Indoor Sport and Recreation and Outdoor Sport and Recreation
  - Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place
  - Development Permit for Building Works in the Flood Overlay - Creek/Waterway sub-category, Brisbane River Flood Overlay sub-category and Overland Flow sub-category
- Stage 1C:
  - Development Permit for Material Change of Use for Health Care Services, Indoor Sport and Recreation and Outdoor Sport and Recreation;
  - Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place;
  - Development Permit for Building Works in the Flood Overlay - Creek/Waterway sub-category, Brisbane River Flood Overlay sub-category and Overland Flow sub-category
- Stage 2:
  - Development Permit for Material Change of Use for a Club, Function Facility and Outdoor Sport and Recreation; and
  - Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place;
  - Development Permit for Building Works in an Overland Flow sub-category

The report addresses the merits of the development with regards to the assessment benchmarks under the *Brisbane City Plan 2014*. For the purpose of this report, the Brisbane City Plan 2014, will be referred to as the 'Planning Scheme' and the *Planning Act 2016* will be referred to as 'the Planning Act' hereon in.

Under the Planning Scheme, the Development Application triggers Impact Assessment only as a result of the inclusion of the Health Care Service land use within the application. All other aspects of the development application are subject to Code Assessment.

The report is accompanied by and should be read in conjunction with the following Appendices:

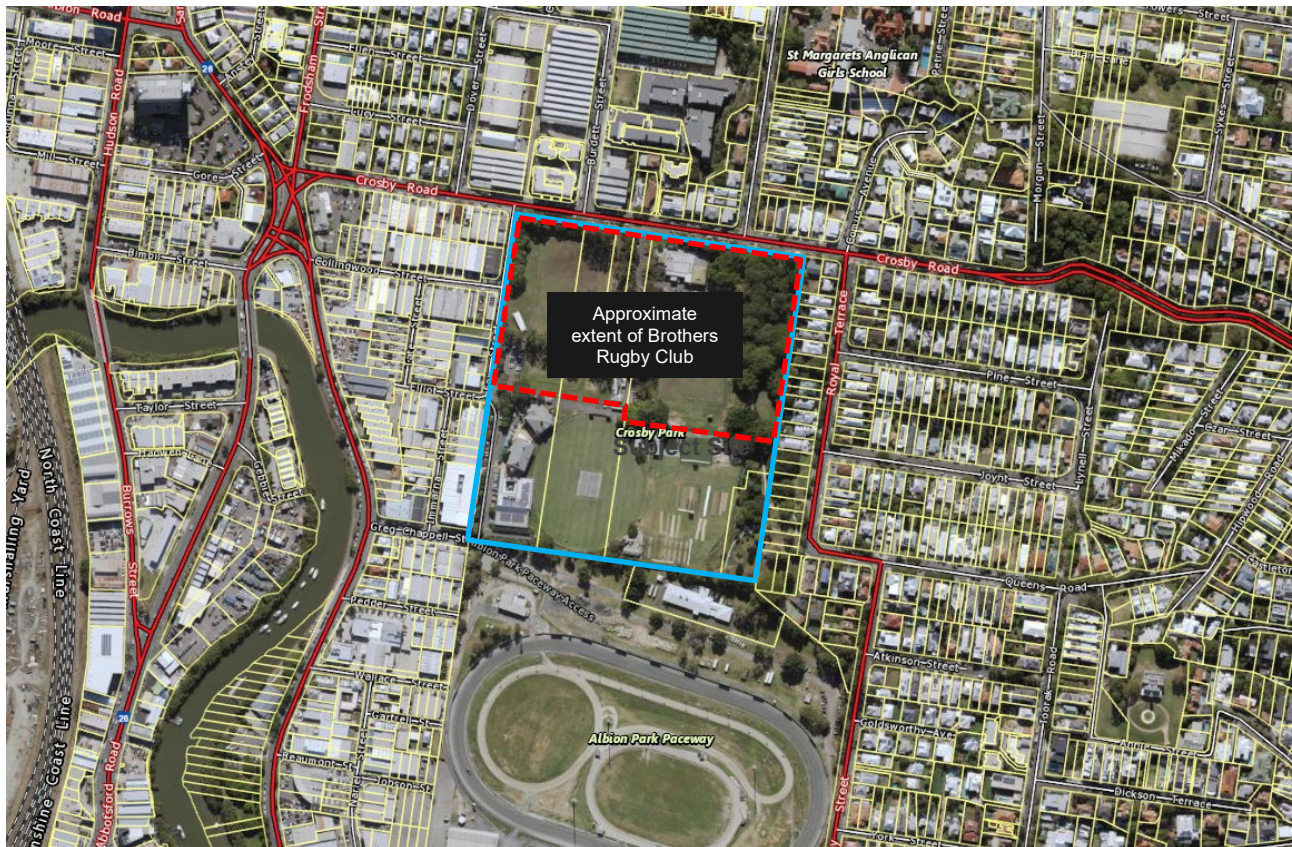
- Appendix A - Title Search;
- Appendix B - Architectural Plans;
- Appendix C - Urban Design Report;
- Appendix D - Traffic Impact Assessment;
- Appendix E - Acoustic Impact Assessment;
- Appendix F - Waste Management Plan;
- Appendix G – Pre-lodgement Meeting Minutes;
- Appendix H – Civil Engineering Report;
- Appendix I – Landscape Concept Plan;
- Appendix J – Acid Sulfate Soils Investigation Report;
- Appendix K – Draft Construction Management Plan;
- Appendix L - SPP Mapping;
- Appendix M - SARA Mapping;
- Appendix N - Council Mapping; and
- Appendix O – Brisbane City Council Assessment Benchmarks Response.

## 2. THE SITE AND SURROUNDS

### 2.1. SITE LOCATION AND CHARACTERISTICS

The site is located within the inner-city suburb of Albion as shown in **Figure 1**. The site of the development application is referred to as 103 Crosby Road, Albion, formally described as Part of Lot 1 on RP33562, Part of Lot 1 on RP33563 and Part of Lot 2 on RP33564 and Lots 3 and 4 on RP33564. The subject site is more commonly known to the wider community as Crosby Park and is home to Brothers Rugby Club.

**Figure 1 – Site Location**



(Source: QLDGlobe, 2019)

The site over which the Development Application has been made comprises five (5) land parcels, with a total area of 55,141m<sup>2</sup> of land relating to the masterplan area.

The subject site is regular in shape and has a primary street frontage to Crosby Road of approximately 320m and a secondary street frontage to Fox Street of approximately 190m. The land slopes from 16.5m AHD at the Crosby Road frontage in the north-east corner to 2m AHD at Fox Street in the south-west. The subject site is connected to a full range of urban infrastructure, including, sewer, stormwater, electricity, water and telecommunications. The site is also subject to regular waste removal.

The site is currently improved by Brothers Rugby Club, which consists of a Clubhouse, Function Facility, Players Gym, Change Rooms, on-site car parking and outdoor sport and recreation facilities in the form of two (2) Rugby Union fields. As well as the main facilities described above, to the west of the bottom field another change room and storage facilities exist on-site. The site also accommodates a Meals on Wheels premises which is operated separately to the club. The site also contains trees and other vegetation around the fields and edges of the site.

An aerial photo illustrating the features of the site is provided in **Figure 2** and photos of the site are provided in **Figure 3**.



Figure 2 – Aerial Photo



(Source: Near Map, 2019)



### Figure 3 – Site Photos



Picture 1 – Club's Office and Administration

Source: Urbis



Picture 2 – Existing Function Facility/ Clubhouse

Source: Urbis



Picture 3 – Club's Facilities Looking East

Source: Urbis



Picture 4 – Existing Club Gym and Changerooms  
Looking West

Source: Urbis



Picture 5 – Existing Gameday Physio/ Strapping Area

Source: Urbis



Picture 6 – Vic Walsh Oval and Changerooms

Source: Urbis





Picture 7 – Existing Club Restaurant

Source: Urbis



Picture 8 – Existing Servicing Area

Source: Urbis



Picture 9 – Existing 'Can Bar'

Source: Urbis



Picture 10 – Existing Access from Crosby Road

Source: Urbis

## 2.2. SURROUNDING CONTEXT

The subject site is located within the well-established urban area of Albion, which is made up of a mixture of residential housing and multiple dwellings, industrial land uses, community facilities and other sport and recreation areas (refer to **Figure 4**). The wider locality is dominated by low to low – medium density residential development. However, the site maintains its historical use as a sport and recreation facility in the form of a Rugby Union Club. The club also forms part of a wider recreation area comprising the QLD Cricket Headquarters/Allan Border Field and the Albion Park Raceway.

Land uses immediately surrounding the site include:

- North – Immediately north of the subject site is Crosby Road, with a mixture between Multiple dwellings and an industrial area. The majority of this land is being redeveloped and repurposed for the Medium to high density residential development.
- South – The southern portion of the subject site consists of Allan Border Cricket Field, which is not included in the extent of the development application or masterplan area. Further south is the Albion Park Racing Queensland Facility, with other Multiple Dwellings/ Hotels and the Breakfast Creek Hotel further south.



- East – Immediately east is Fox Street. On the opposite side of Fox Street exists an industrial precinct which is still actively used. Further east is Albion McDonalds followed by Sandgate and Abbottsford Road.
- West – To the immediate west of the Main playing field is the wider extent of Crosby Park, which is heavily vegetated by mature vegetation inclusive of Jacaranda Trees. Further west is consists of Residential Character housing fronting Royal terrace, inclusive of one locally heritage listed dwelling. On the opposite of Royal Terrace, Residential Character housing exists.

Currently, the subject site is accessible from Crosby Road and is well serviced by public transport, including bus stops on Crosby Road, and provides access for active transport in the form of pedestrians and cyclists. Crosby park is actively used by not only Brothers Rugby Club but also the wider community for sport and recreational purposes.

**Figure 4 – Locality Map**



## 2.3. SITE OWNERSHIP AND ENCUMBRANCES

The site comprises freehold land which is owned by Brisbane City Council. Titles searches are included within **Appendix A** which confirms land ownership and Leasehold interests. Additionally, the subject site is not burdened or benefitted by any Easements.

Currently the subject site is subject to the Terms of Lease No. 718631451, between Brisbane City Council and Brothers Rugby Club Inc and the Terms of Lease No. 718674136, between Brisbane City Council and Queensland Cricket Association Ltd.

For the purpose of this proposal and the Lease which is relevant to this development application is Lease No. 718631451, between Brisbane City Council and Brothers Rugby Club Inc.

The specifics of the Lease are as follows:

- The lease was signed by Brothers Rugby Club on 3 June 2016 for 10 years through to 29 June 2026;
- The tenant (Brothers Rugby Club) must make the playing fields open to the public when not used by them;
- Brothers Rugby Club will bear its own costs in any Development Application to Council;
- The use of the premises is for the purpose of “Playing of Rugby Union and associated school sports along with other community-based activities as first approved in writing by Council”; and
- The hours of operation consist of:
  - 7am – 12 Midnight, seven (7) days a week for the use of the Clubhouse; and
  - 7am – 10pm, seven (7) days a week for the use of the Playing fields.

It is acknowledged that the lease is being renegotiated as a result of the redevelopment of the site. This has been significantly advanced, which has allowed for this development application to be lodged.



### 3. BACKGROUND

Commonly known to the community as Crosby Park, the site is home to Brothers Rugby Club, which was founded by the Christian Brothers in 1905, and in 1951 took on their own lease rights over the land subject of this development application. The most recent lease for the Club was signed on 30 June 2016 for 10 years through to 29 June 2026. Within this new lease and associated timeframes, it is intended to establish a brand-new facility for not only the players and staff of Brothers Rugby Club, but also the wider community.

The key outcomes sought by the club as part of the proposed masterplan, is to create a game day and training facility to service the club and wider community which responds effectively to Crosby Park's town planning context by:

- Constructing a new clubhouse and community facilities;
- Repositioning the main club parking facilities for greater efficiency and more car parking spaces and consolidating a club entry point;
- Enhance the street presence and vibrancy of the Clubhouse along its Crosby road frontage;
- Maximise spectator opportunities and experience;
- Introduce additional uses to the site which have a nexus with the sport and recreation function of the site; and
- Incorporate sensitive landscaping and wider provisions to upgrade the club's facility as part of the wider parkland and open space provisions.

**Figure 5 – Brothers Rugby Club from Crosby Road**



Source: Urbis

Brothers pride themselves on being '*The Family Club*' and as mentioned above, the intent of the proposed masterplan is not only intended to upgrade the existing facilities, clubhouse and sporting fields for the players, coaches and staff of the club, but also for the benefit of the wider community. In this regard, Brothers currently partner with the following community establishments who actively use Crosby Park, to name a few:

- Brothers Touch Association
- QLD Touch Football
- St Margaret's College
- Ascot State School
- Eagle Junction State School
- St James College
- Australian Catholic University
- Joan Butts Bridge Club
- TKO Boxing
- Brisbane Ballet studio
- Various Personal Trainers & Cross Fit Gyms

Brothers has undertaken some preliminary public consultation and the proposed concept was well received by the community and has been aligned with community expectations. The club currently provides a wide range of community benefits with the proposed masterplan increasing these further. More specifically, the benefits the community will gain from the proposed development include, enhanced public open space, a community hub and universal change rooms, promotion of an active and healthy community and adaption to meet current and future sporting demands.

## 4. PRE-LODGEEMENT MEETING

Pre-lodgement meetings for the current proposal were held with Brisbane City Council on 20 November 2019.

**Table 1** provides an outline of the matters discussed at the pre-lodgement meeting with Council, along with how the proposal has addressed the matters discussed at the meeting. Copies of the minutes are attached to this report at **Appendix G**.

**Table 1 – Summary of Council Pre-lodgement Meeting**

Assessment Team Comments	Applicant Response
<p><b>Land owner's consent and lease area</b></p> <p>Brisbane City Council is the owner of the subject property which Brothers Rugby Union Club and other community organisation lease portions of the site. Part of the application extends outside of the part of the property leased by the Club and therefore need to secure tenure over the additional land required for the development prior to the lodgement of the Development Application.</p> <p>Landowner's consent via an Application for Works approval is also required for the proposal prior to the lodgement of any development application.</p>	<p>Brothers Rugby Club obtained an Application for Works approval from Brisbane City Council prior to the lodgement of this development application. This approval enabled owner's consent to be issued which has been included as <b>Attachment 2</b>.</p>
<p><b>Land uses and Category of development and assessment</b></p> <p>The proposed development includes a number of different land uses as follows:</p> <ul style="list-style-type: none"> <li>• The proposed Swim School and gym tenancy on the Crosby Road frontage of the site are defined as Indoor sport and recreation;</li> <li>• The proposed new club house, change rooms, gym, club administration facilities and ancillary food and drink outlet is defined as Outdoor sport and recreation and Club;</li> <li>• The proposed physiotherapy and chiropractor tenancies are defined as Health care service;</li> <li>• The proposed function facility is either a Club land use or Function facility land use depending on how the facility is proposed to operate. The applicant is responsible for determining the correct land use definition for this component of the development.</li> </ul> <p>It is understood that the proposed Bar is for Club use only. This is to be made very clear in a development application for the proposal.</p>	<p>The proposed development is applying for the following land uses:</p> <ul style="list-style-type: none"> <li>• Club;</li> <li>• Indoor Sport and Recreation;</li> <li>• Outdoor Sport and Recreation</li> <li>• Function Facility; and</li> <li>• Health Care Services.</li> </ul> <p>The Bar highlighted to the north of the main field is strictly ancillary the primary Club land use and is operated by Brothers Rugby Club members during home games during the rugby season (approx. 10 times per year). This has been demonstrated in <b>Section 5</b> below.</p>

Assessment Team Comments	Applicant Response
<p><b>Building bulk and scale</b></p> <p>In accordance with AO17 of the Outdoor sport and recreation code, development in a District zone precinct, where a park management plan does not apply, is required to have a maximum building height of 9.5m and have a maximum gross floor area of:</p> <ul style="list-style-type: none"> <li>(i) 800m<sup>2</sup> clubhouse facilities, including change rooms, office space, storage, kitchen/canteen and community meeting space;</li> <li>(ii) 300m<sup>2</sup> for stand-alone change rooms;</li> <li>(iii) 80m<sup>2</sup> for stand-alone ancillary structures, such as maintenance or storage facilities.</li> </ul> <p>A development application for the proposal is required to submit plans, elevations and sections clearly showing the proposed height of all buildings. Streetscape elevations of the development as it presents to Crosby Road and Fox Street may also assist in demonstrating the outcome sought.</p> <p>The gross floor area of each of the proposed buildings should be accurately notated on plans.</p> <p><b>Traffic impact Assessment</b></p> <p>A development application for the proposal is required to submit a Traffic Impact Assessment (TIA) prepared and certified by a Registered Professional Engineer Queensland (RPEQ) for assessment. The TIA is to demonstrate compliance with the planning scheme in regard to onsite car parking provision, servicing and connections to public transport, and is to identify and justify any proposed performance outcomes within the development.</p>	<p>The proposed development has a maximum building height below 9.5m from the Crosby Road elevation. Further, as outlined in the various section drawings, the building height is not greater than 9.5m throughout the development.</p> <p>Appropriate Architectural Plans prepared by Bureau Proberts, including existing vs proposed site plans, elevations and sections on both Crosby Road and Fox Street and are included in <b>Appendix B</b>.</p> <p>Additionally, the proposed Architectural Drawings clearly indicate the GFA for each land use on the relevant Floor Plans. These plans have also included a GFA Schedule.</p>
<p><b>Streetscape Hierarchy overlay</b></p> <p>The Streetscape hierarchy overlay code applies to any development application for the proposal. A performance outcome for retention of the existing verge in its current form is suitable for consideration where it is demonstrated it can cater for peak pedestrian demands during sporting events.</p>	<p>A Traffic Impact Assessment Report has been prepared by TTM Consulting and included as <b>Appendix D</b> to this report. This report provides a detailed traffic engineering assessment which has been certified by an RPEQ.</p> <p>The report has confirmed that whilst there is a shortfall of car parking on-site when all land uses are considered collectively, this is adequately justified by the Parking Demand Assessment that was undertaken and difference in the peak times associated with the different land uses for car parking on-site.</p>
<p><b>Streetscape Hierarchy overlay</b></p> <p>The Streetscape hierarchy overlay code applies to any development application for the proposal. A performance outcome for retention of the existing verge in its current form is suitable for consideration where it is demonstrated it can cater for peak pedestrian demands during sporting events.</p>	<p>A Traffic Impact Assessment Report has been prepared by TTM Consulting and included as <b>Appendix D</b> to this report. This report provides a detailed traffic engineering assessment which has been certified by an RPEQ. The report confirmed that pedestrian access to the site is considered adequate with several access points available along the site frontage including the proposed pedestrian</p>



Assessment Team Comments	Applicant Response
Flooding and Stormwater	
<p>The subject property is included in the following sub-categories of the Flood overlay:</p> <ul style="list-style-type: none"> <li>• Brisbane River flood planning area;</li> <li>• Creek/waterway flood planning area;</li> <li>• Overland Flow flood planning area.</li> </ul> <p>The site is also in the High and Medium storm-tide inundation sub-categories of the Coastal hazard overlay.</p> <p>The following flood information is provided for the site:</p> <ul style="list-style-type: none"> <li>• The January 2011 Brisbane River flood level is 2.7mAHD;</li> <li>• The 1% (1 in 100) AEP Breakfast Creek flood level is 2.8mAHD;</li> <li>• Coastal hazard inundation is 3.1mAHD;</li> <li>• The Citywide creek and overland flow path mapping study (inset) indicates the 2% (1 in 50) AEP flooded extents across the site;</li> <li>• Field 1 has mapped overland flow flooding across the majority of the oval. Filling the oval to a maximum of 100mm for top dressing and new turf is suitable subject to the following: <ul style="list-style-type: none"> <li>○ The overland flow path along the southern extents of the oval is maintained; and</li> <li>○ The proposed filling does not cause nuisance flooding to the properties at 27-37 Royal Terrace.</li> </ul> </li> </ul> <p>The proposed new works along the western side of Field 1 and the proposed Swim School area, the new change rooms and club facilities are located</p>	<p>access adjacent to Crosby Road vehicle access. It is concluded that the identified pedestrian access points enable users of the facilities and pedestrians to safely travel on foot into the site, with suitable internal pedestrian crossing allowing for interconnection between the two fields and Club's facilities.</p> <p>A Stormwater quality management plan has been prepared by a RPEQ in accordance with the Infrastructure Design PSP by 2 Synergy Solutions and included in <b>Appendix H</b>. The report concludes:</p> <ul style="list-style-type: none"> <li>• Infrastructure upgrades have been recommended to provide a no net worsening (and improvement to downstream flood levels).</li> <li>• Floor levels for all new buildings have been nominated to meet the 2% AEP + 300mm freeboard requirement for all overland flow</li> <li>• The Stormwater Quality Improvement Devices (SQID's) proposed for the development will be a bio retention system for the catchment. The Music modelling undertaken of the proposed SQID has shown compliance with SPP's Pollutant Load SMDO's for the development.</li> </ul>

Assessment Team Comments	Applicant Response
<p>within the flood overlays. A development application for the proposal is required to include certification from a RPEQ that adequate overland flow conveyance is maintained through the site to mitigate external hydraulic impacts, and that the new buildings can achieve the minimum flood planning level in accordance with the Flood overlay code and Coastal hazard overlay code. This level may be either the 3.1m AHD coastal hazard level or the 2% (1 in 50) AEP local flood level + 300mm, whichever is the greater. The RPEQ's report is to investigate all flood sources and impacts of proposed works on overland flow flood levels and depth x velocity (DV) in the required assessment.</p> <p>It is advised that areas on the site which are not subject to overland flow flooding may be filled, as these areas are only backwater flooding.</p> <p>A development application for the proposal is required to demonstrate compliance with Section B of the Stormwater code. A Site-Based Stormwater Quality Management Plan prepared in accordance with the Infrastructure design code and Infrastructure design PSP is required.</p>	
Noise and Acoustics	
<p>The hours of operation and noise from Outdoor sport and recreation activities on the site are required to comply with AO4/PO4, AO7/PO7, AO11/PO11, AO14/PO14 of the Outdoor sport and recreation code. All other land uses should comply with the Community facilities code. Where acceptable outcomes are not complied with, a Noise Impact Assessment prepared in accordance with the Noise impact assessment PSP is required to be submitted for assessment to demonstrate the relevant performance outcome is achieved. In particular, the Noise Impact Assessment is to consider amplified music from gyms and other activities on the site.</p>	<p>Currently the Club operates 7 days a week from 7am to 12 midnight for the clubhouse and 7am to 10pm for the use of the fields, as they are permitted to do so under their current lease. A full assessment against the Outdoor Sport and Recreation Code as well as the Community Facilities Code has been undertaken in <b>Appendix O</b>.</p> <p>Additionally, Acoustic Reporting by Acoustic Logic Consultancy has been prepared and provided in <b>Appendix E</b>.</p> <p>The acoustic reporting has confirmed that the proposed development and associated land uses at different times of day result in a negligible impact on surrounding sensitive receptors, where the testing was conducted, and therefore the Performance Outcomes have been satisfied.</p>
Hazardous Goods	
<p>As the site is subject to flooding, in regard to the storage of hazardous goods on the site (for example chlorine storage for the swimming pool), a</p>	<p>The proposed development will appropriately store and manage chlorine and chemicals associated with</p>

Assessment Team Comments	Applicant Response
<p>development application for the proposal is required to:</p> <ul style="list-style-type: none"> <li>• Detail the Type, Quantity, Location, Class and Package Group of all existing/proposed dangerous goods. Where quantities exceed the AO3 of the Industry code, a Hazard Analysis Report in accordance with PO3 of the Industry code and Industrial hazard and risk assessment planning scheme policy is required to be submitted;</li> <li>• Demonstrate the proposed use complies with the storage and handling provisions as prescribed in AO16/PO16 of the Flood overlay code. This can be demonstrated by the submission of a Chemical Hazards Flood Risk Report in accordance with PO16 of the Flood overlay code and the Management of hazardous chemicals in flood prone areas PSP;</li> <li>• Demonstrate the proposed use complies with the storage and handling provisions as prescribed in AO8.1 and AO8.2 of the Coastal hazard overlay code. This can be demonstrated by the submission of a Chemical Hazards Flood Risk Report in accordance with PO8 of the coastal hazard overlay code and the Management of hazardous chemicals in flood prone areas PSP.</li> </ul>	<p>the Aquatic Achievers swim school, outside of areas susceptible to flooding.</p>
Council Vegetation	
<p>Council vegetation is protected by the Natural Assets Local Law 2003 and is required to be retained and protected. Any proposed works to, or removal of, Council vegetation will need approval from the Regional Coordinator, Parks and Regional Coordinator Arboriculture, Asset Services – North, and an Arborist Report prepared by a qualified AQF Level 5 Arborist (Diploma in Arboriculture) is also required to be submitted for assessment. In addition to addressing any trees proposed to be removed, it must show trees to be retained can be done so healthily in accordance with AO1 of the Landscape works code.</p> <p>It is considered the proposed car park in the south-western corner of the site can be designed to accommodate the existing tree. Where this tree is still proposed to be removed, information</p>	<p>It is proposed that 10 trees will be removed to facilitate the redevelopment of the site. In turn 20 trees a proposed to be planted. Please refer to the Urban Design Report (<b>Appendix C.</b>) and Architectural Drawings (<b>Appendix B.</b>) prepared by Bureau Proberts which indicate the areas throughout the site where the trees will be removed and replanted.</p> <p>Additionally, an Arborist Report is being prepared by a Brisbane City Council appointed consultant and is to be completed and submitted to Council and the Club on 31 January 2020.</p>

Assessment Team Comments	Applicant Response
<p>demonstrating no alternative design can be achieved will be required to be submitted for assessment.</p> <p>While it is understood the proposed change rooms in the centre of the site are intended to be accessible for all, every opportunity to retain Council vegetation in this part of the site should be taken.</p>	



## 5. THE PROPOSAL

### 5.1. OVERVIEW

The proposed redevelopment of the Brothers is in the form of a two (2) stage masterplan with sub-staging incorporated into Stage 1. It is anticipated that the proposed development will see the Club's facilities and associated area refurbished over an 18-month period, with a very much like for like restoration.

The main intent behind the proposal is to align the Club's playing and administration facilities with the wider Queensland Premier Rugby Union playing standards, for the ongoing use of the facilities for the Club members/ players as well as the wider community outside of game days and training times. Again, as noted in **Section 1** Stage 1A (Field and Lighting Works and Tiered Seating) does not form part of this development application and has been confirmed as Accepted Development. Stage 1A works commenced on site in November 2019.

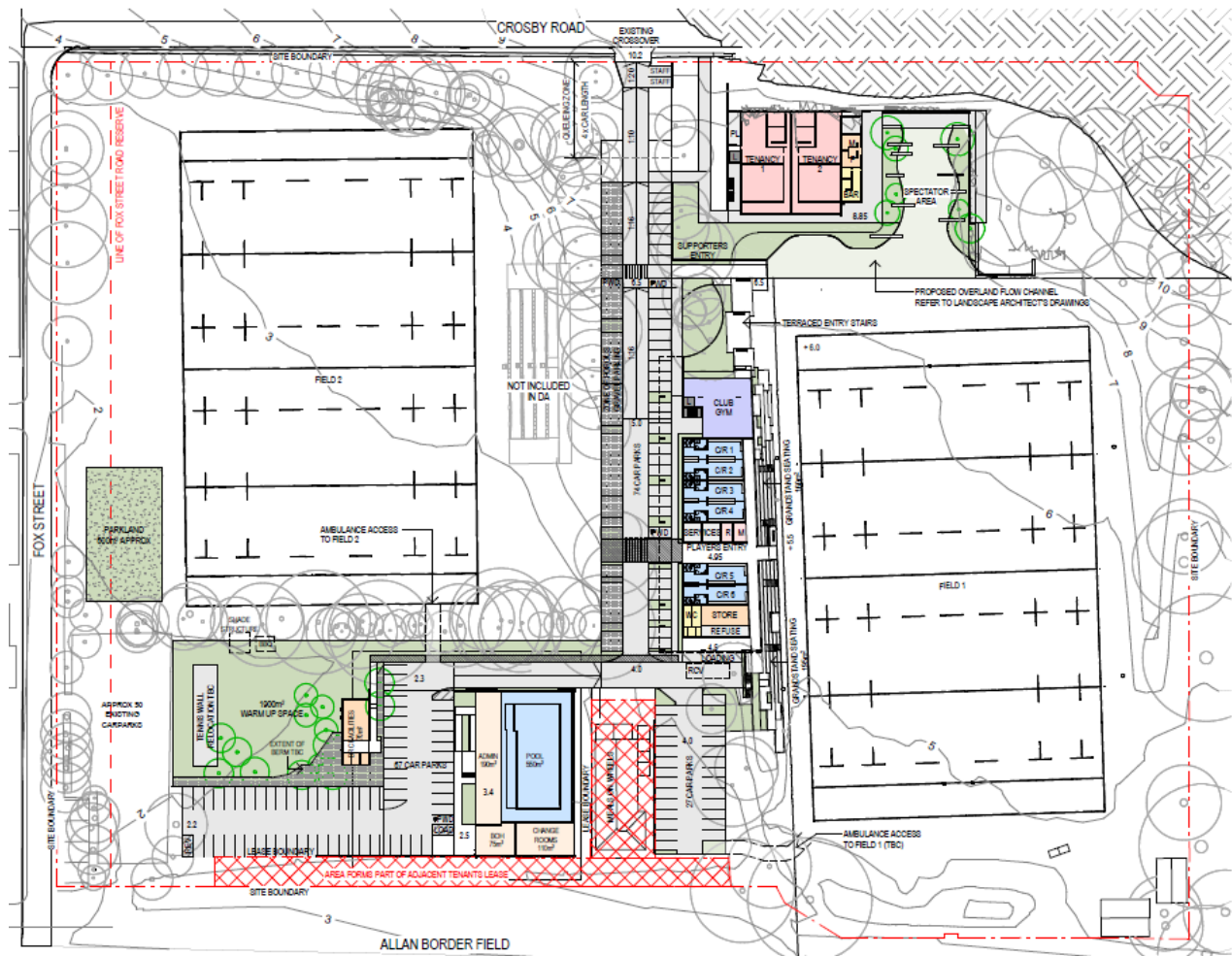
### 5.2. PROPOSAL DETAIL

The key development parameters for the proposed Moreton Club Redevelopment have been outlined in **Table 2** below:

**Table 2 – Summary of Development**

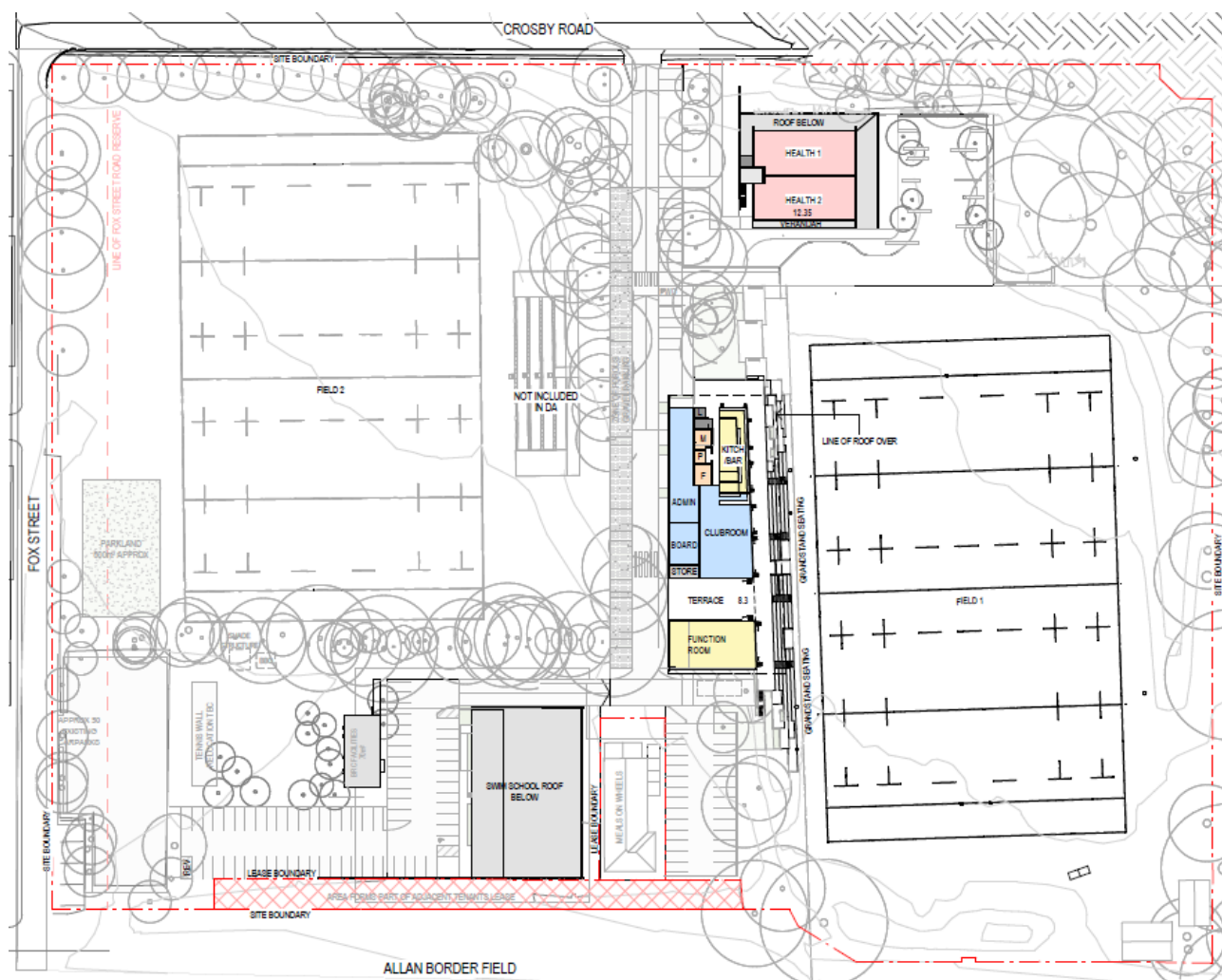
Key Development Parameter	Proposed Development
Defined Land Use	Club Indoor Sport and Recreation Outdoor Sport and Recreation Function Facility Health Care Services
Gross Floor Area (GFA)	Club and associated Facilities: 1,656m <sup>2</sup> ; Function facility: 235m <sup>2</sup> ; Indoor Sport and Recreation: 603m <sup>2</sup> ; Health Care Services: 501m <sup>2</sup> ; Learn to Swim School: 860m <sup>2</sup> (inclusive of 544m <sup>2</sup> covered by the pool and court area); Total: 3,854m <sup>2</sup> GFA
Vehicle Access	Crosby Road;
Car Parking	160 total car parking spaces (Inclusive of 4 PWD)
Storeys	2
Setbacks	11.5m from Crosby Road to the ground floor and 15.5m to the upper level of the Health Care/ Gym Facilities.

Figure 6 – Proposed Site Plan - Lower Lever



Source: Bureau Proberts

**Figure 7 – Proposed Site Plan – Upper Level**



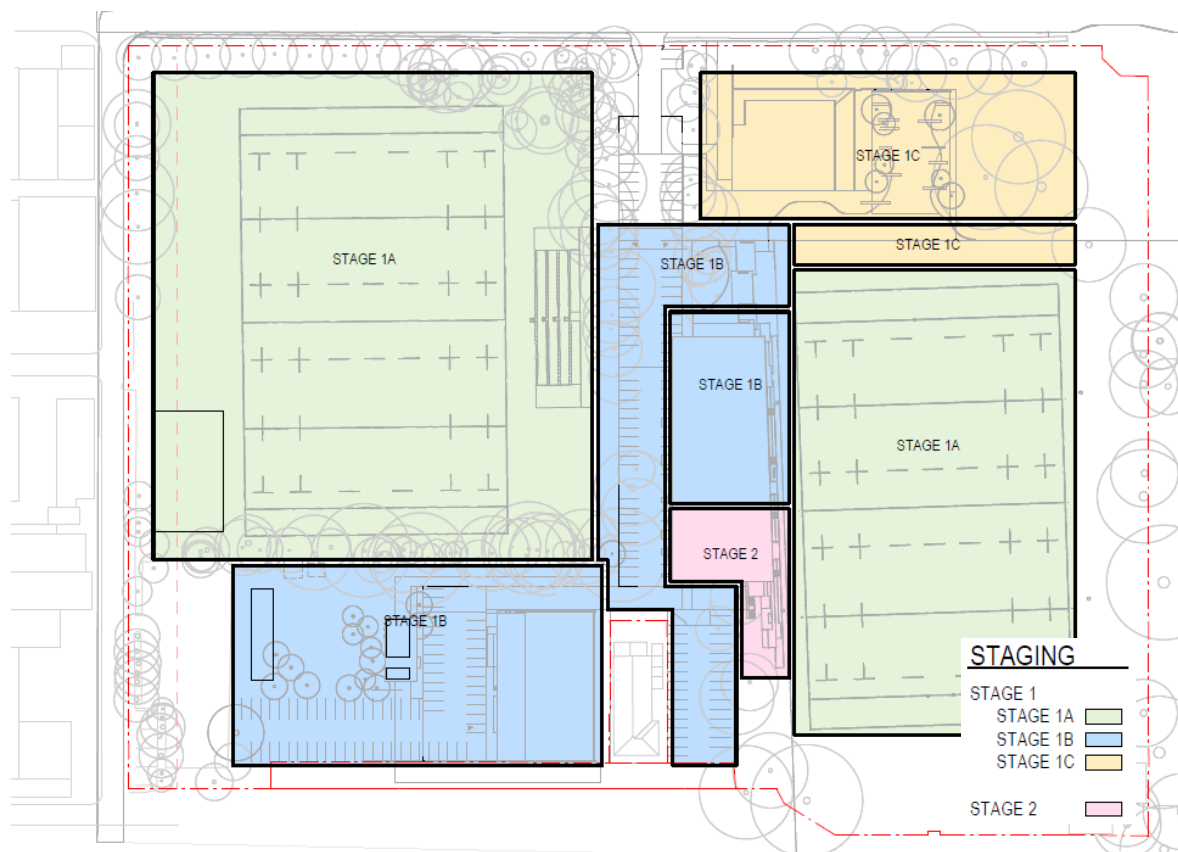
Source: Bureau Proberts

## 5.3. MASTERPLAN DETAIL

As mentioned in Section 5.1 above, the application proposes a 2 stage approach (inclusive of 3 sub-stages as part of overall Stage 1). **Figure 8** below illustrates the proposed staging of the development. As can be seen, the majority of works is being undertaken in Stage 1 with the remaining works to be carried out in Stage 2.

The Club is working toward completing all of the new game, training, clubhouse and function facilities in one stage, however is dependent on government grant funding. As a result, the Club is seeking approval to undertake the works in a staged process. It is anticipated that all Stages will be carried out and completed over an 18-month process. The Club relies heavily on government funding, along with fundraising from the club itself and the wider community. As such, and as funding becomes available, the Club is committed to carrying out the works in an expedited manner and improving the facilities for its players and members as well as the wider community. Furthermore, whilst the development has a commercial component, the club currently provides a wide range of community benefits with the intention of the proposed masterplan increasing these further. The wider community will greatly benefit from the proposed development as it will provide for enhanced public open space, a community hub and universal change rooms, promotion of an active and healthy community and adaption of the existing facilities to meet current and future sporting demands.

**Figure 8 – Proposed Staging**



Source: Bureau Proberts

Each Stage and associated land use and development components are explained below.

### 5.3.1. Stage 1B Clubhouse and Other Facilities

Stage 1B includes the upgraded clubhouse as well as the ancillary uses associated with the operation of Brothers Rugby Club. This includes the office area and associated board and meeting room, the Club reception and Shop as well as the Club room. In addition to the abovementioned facilities, a kitchen as well as a Canteen will be incorporated into this area. These works are proposed to occur to the west of Jack Ross Oval (Main Field), along with sections of the upgraded car parking facilities on-site, as well as the Club Gym.

Additionally, universal player facilities in the form a change rooms and '*player dressing sheds*' are proposed on lower level of the refurbishment.

In the south western portion of the site, to the immediate west of the existing '*Meals on Wheels*' a new building comprising a pool and associated administrative areas are proposed. This is included as the Indoor Sport and Recreation component for Stage 1B and is intended to be operated by a swim school, commonly known as '*Aquatic Achievers*'. Further west includes car parking areas associated with the swim school and will be made available as extra car parking on Game days in around the use of the swim school's hours of operation on these days. The peak demand for car parking on-site occurs between 1:00pm and 5:00pm on Saturdays. Also proposed west of the swim school, is a formalised Warm up area for the Club as well as ancillary locked storage.

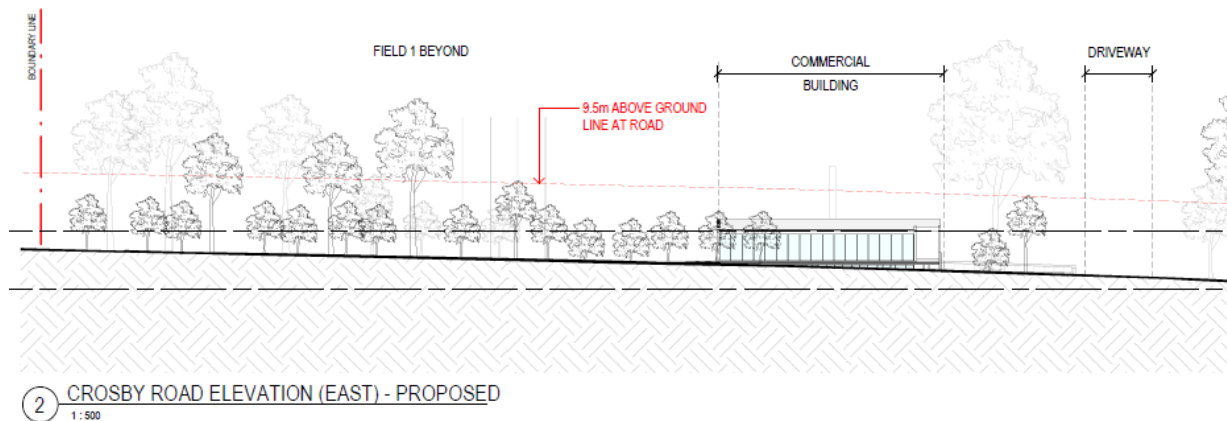
### 5.3.2. Stage 1C Northern Tenancies and Associated Landscaping

This sub-stage involves the introduction of new commercial tenancies to the north of Jack Ross Oval, including 4 tenancies across two levels, the clubhouse's ancillary bar (commonly known as the Can Bar – which currently exists in this part of the site), a new beer garden and associated landscaping works.

The introduction of the commercial tenancies includes, Health care services and further Indoor Sport and Recreation in the form of two Gym facilities which will be open for public use.

Whilst it is noted that these tenancies will not be operated by the Club, they serve a wider benefit to just the Club itself, given they also provide for essential community facilities which are required and regularly utilised by the wider public and community.

**Figure 9 – Clubhouse Elevation East and West Elevations**



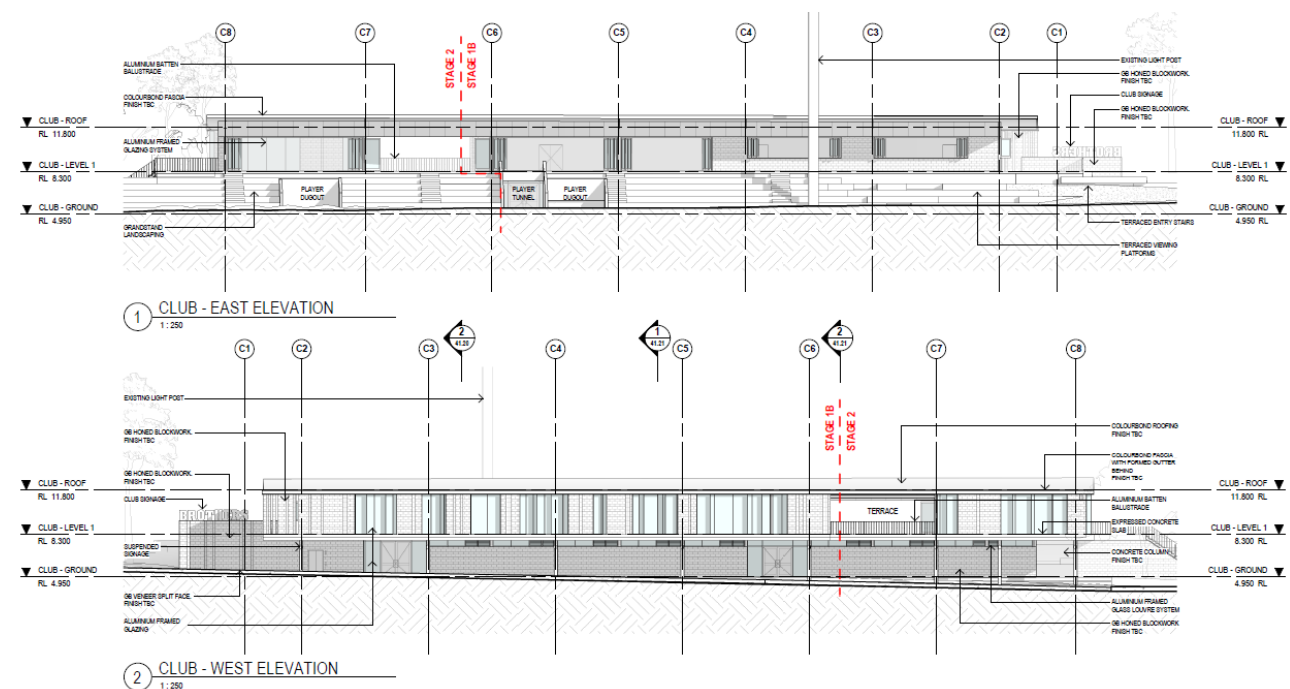
Source: Bureau Proberts

As can be seen in **Figure 9** above, the proposed commercial tenancies fronting Crosby Road, present as a single storey and are well below the maximum building height of 9.5m.

### 5.3.3. Stage 2 Function Facility

Stage 2 incorporates the remainder of the Club works and includes a Function Facility on the upper level and further Change rooms and on the lower level. As well as the Function Facility on the upper level, to the immediate north is a roofed terrace. **Figure 10** below illustrates the clubhouse component of the proposed development in Stage 1B as well as the Function facility and terrace as part of Stage 2.

**Figure 10 – Clubhouse Elevation East and West Elevations**



Source: Bureau Proberts



Additionally, the proposal incorporates 236 Car parking spaces in total, which increases the current car parking available on-site as well as providing for the prescribed requirements for the proposed uses on-site. The use will continue to be serviced by regular waste removal from the Crosby Road frontage. The club will continue to actively manage their waste and co-ordinate these services to ensure they occur in a manner which minimises impacts on the local area. Please refer to the Waste Management Report prepared by Wanless Waste Management (**Appendix F**) and the Traffic Impact Assessment prepared by TTM (**Appendix D**).

## 5.4. GROSS FLOOR AREA

A detailed review of both the existing and proposed gross floor area (GFA) has been undertaken in the preparation of this development application. From an overall perspective, the total GFA on-site has increased, however due to the large site area, separation from adjoining sites and the nature of the existing and proposed land uses on the site, the increase in GFA is minor in nature.

The existing Club itself currently comprises 2,460m<sup>2</sup>, inclusive of the existing 'can bar', clubhouse, administration areas, function facility, storage areas, change rooms and club gym. The redevelopment of the club and associated facilities equates to a proposed GFA of 3,854m<sup>2</sup>, which results in an increase of GFA of 1,394m<sup>2</sup>. Given the size of the site, the underlying land use and the separation between adjoining sites and residential areas, the proposed GFA is inconsequential.

The factors which have driven the increase in GFA include:

- A concentration and combination of the existing Club areas and associated facilities on-site by redesigning and relocating these facilities to the one location to the western side of Jack Ross Oval. This equates to a GFA of 1,656m<sup>2</sup> (1,891m<sup>2</sup> inclusive of the Function Facility which comprises a dual use with the Club) which is a reduction in the existing Club GFA. This also incorporates areas of circulation and more efficient wayfinding in and around the Clubhouse.
- The addition of the Aquatic Achievers Swim School, which includes 860m<sup>2</sup> of GFA. It is noted that the administrative functions of the Aquatic Achievers take up 315m<sup>2</sup> with the remainder 545m<sup>2</sup> being the swimming pool itself and decking that surrounds it. This is due to the swim school being an enclosed indoor facility, rather than an outdoor pool;
- The proposed northern tenancies will incorporate two gym tenancies which equate to 603m<sup>2</sup>, as well as two health care tenancies which will make up 501m<sup>2</sup>. This will result in 1,104m<sup>2</sup> of additional GFA, plus amenities 40m<sup>2</sup> GFA and the Ancillary Club Bar of 42m<sup>2</sup>. This result in a total GFA of 1,186m<sup>2</sup>.

As can be seen above, there has not been a dramatic increase in the intensity of the underlying land use of the site.

**Figure 11 – Perspectives of Clubhouse from the North West of Jack Ross Oval**



*Source: Bureau Proberts*

**Figure 12 – Perspective of Club House from Car park looking East**



*Source: Bureau Proberts*

## 5.5. TRAFFIC, ACCESS AND CAR PARKING

A Traffic Impact Assessment has been prepared by TTM consulting and included with this report as **Appendix D**. The traffic report informs there is currently a shortfall of carparking proposed on-site, however is adequately justified by the Parking Demand Assessment that was undertaken and difference in the peak times associated with the different land uses for car parking on-site.

The Parking Demand Assessment concluded that the use of the Club's facilities for training and game days the peak is between 5:30pm – 7:30pm on weekdays and 11:00am to 2:00pm on Saturdays for players and spectators. In relation to the other proposed land uses the study concluded that peak parking in conjunction of the public Gym will be between 5am-8am and 4-7pm on weekdays with a peak demand on weekends to occur between 7am and 9am. Furthermore, the Healthcare Services are anticipated to be at peak demand through normal business hours during the week and closed on weekends (which will therefore continue to cater for players and spectators during the associated peak times on Game Days).

Additionally, the peak demand for Aquatic Achievers will be between 4pm and 7pm in the evenings on weekdays and between 8am and 11am on Weekends (again still allowing for suitable car parking for the Club and its facilities on Game days and associated peak times).

The existing Meals on Wheels will continue to operate and has a peak demand during the week of 9am to 1pm with the service being closed on weekends.

In addition to the car parking demand assessment, the report concludes that the proposed car parking layout and access from Crosby Road is suitable for the use of the land is compliant with the relevant standards and planning scheme criteria. Furthermore, the report found that the proposed development is conveniently located in close proximity to bus routes on Crosby Road and Albion Train Station. Pedestrian Access to the site has also been considered to be adequate for the anticipated land use and is able to co-exist in a safe and efficient manner with vehicle and traffic movement on-site as well. The proposed development does not include any cycle requirements; however the site is of an adequate size to cater for cyclist facilities in the future.

## 5.6. LANDSCAPING

A landscape concept has been prepared by Form Landscape Architects and is included in **Appendix I**. The landscape concept plan informs that in many instances, the existing landscaping inclusive of trees and other vegetation around the fields and edges of the site has been retained. The proposed landscaping concept for the site has been influenced by the preservation of the existing trees, harvesting stormwater, increasing player and spectator experience as well as increased pedestrian wayfinding and amenity for passive and active recreation activities. Furthermore, of the proposed masterplan, the development achieves and maintains 42,400m<sup>2</sup> of open space.



Figure 13 - Landscape Concept Plan



Source: Form Landscape Architects

## 5.7. ACOUSTICS

An acoustic report has been prepared by Acoustic Logic Consultancy and included in **Appendix E**. The report indicates that the proposed development can meet the requirements of the applicable noise criteria at the adjoining sensitive receptors are satisfactorily met. Additionally, the assessment suggests that the noise impacts meet the requirements of the relevant criteria to continue to be able to operate club as it currently is operated.

It was reported that (based on 50 patrons on the terrace at any given time) the predicted impacts by events in the function facility (including music) received by the closest sensitive receptors satisfy the low frequency criteria and as such is expected to comply with all other receivers. The noise generated by the Aquatic Achievers swim school based on 60 patrons at any given time is minimal and found to be compliant with the associated noise criteria, due to distance to the adjoining sensitive receptors as well as the enclosure of the pool.

The bar and beer garden is found to be compliant with the noise level requirements under the planning scheme based on 50 people at any given time and patrons returning to the grandstand after being served at the bar. The report also suggested in order to further reduce impacts and more people to use the facilities a noise fence is recommended facing north, east and north east.

The increase in spectator numbers due to the proposed additional seating and grand stand areas is said to increase the existing noise emissions by a negligible amount and are consistent with the day and evening noise limits. This central grandstand is located approximately 110m away from the northern residential sensitive receptor and 150m away from the eastern residential receiver.

## 5.8. CIVIL ENGINEERING REPORT

A Civil Engineering Report inclusive of a Site Based Stormwater Management Plan has been prepared by 2 Develop Urban, which is signed by an RPEQ and included as **Appendix H** to this report. The report concludes that earthworks are required to allow for construction of the proposed building pads, basins, upgraded access and parking areas and associated infrastructure. It is further proposed that two stormwater basins are proposed to collect and treat the stormwater, as a result of development, prior to discharge to Fox Street, which will be constructed generally in accordance with the proposed Site Based Stormwater Management Plan.

The Site Based Stormwater Management Plan, which is included as Appendix E to Civil Engineering Report, adequately addresses the pre and post development flooding scenarios, both on-site and up and downstream on surrounding properties. It is proposed that earthworks solutions including bunds, diversion channels, some piping and two detention basins will assist in diverting water around the site and discharged into Councils existing stormwater infrastructure in Fox Street. Fox Street is identified within Brisbane City Council's LGIP to be upgraded which will in turn relieve flooding in the area.

In accordance with the Flood Overlay Code, the proposed development has adopted the building floor levels to be set at the 2% AEP (+300mm for overland flow paths). With the inclusion of additional freeboard, the proposed development and associated minimum building levels meet the requirements as prescribed by the Brisbane City Plan Flood Overlay code, ultimately achieving flood immunity in an overland flow event.

## 5.9. GEOTECHNICAL REPORTING

Geotechnical Reporting was undertaken by Douglas Partners and found that the sub-surface conditions on-site were generally comprised of asphalt/fill over alluvial and/or residual soils and weathered sandstone. The report further indicated that the sub-surface of the land is generally comprised of 'uncontrolled' fill and soft to firm alluvial clays over stronger residual clays. As such the report has suggested appropriate construction techniques to deal with the existing soil conditions on-site. Additionally, an Acid Sulfate Soils Investigation Report has been prepared and included as **Appendix J** to this report.

## 5.10. CONSTRUCTION MANAGEMENT PLAN

A Draft Construction Management Plan (CMP) has been prepared by Xenia Construction and is included within **Appendix K** of this report. Whilst a more detailed CMP is anticipated to be required to be submitted as a condition of approval, a draft CMP has been prepared to provide an overview of how key construction related matters will be managed. In this regard, the CMP has particular regard to achieving the following outcomes:

- Maintaining smooth traffic and pedestrians flow with minimal disruptions to the surrounding streets;
- Undertaking works with minimal impact on neighbours;
- Managing impacts on the on-site parking, existing street parking, the surrounding road and pedestrian networks.

## 6. LEGISLATIVE FRAMEWORK AND ASSESSMENT

### 6.1. LEGISLATIVE FRAMEWORK

#### 6.1.1. The Planning Act 2016

The purpose of the *Planning Act 2016* is to facilitate the achievement of ecological sustainability by establishing an efficient, effective, transparent, coordinated and accountable system of land use planning, development assessment and related matters.

This Development Application includes Material Change of Use and Building Work components that are assessable development. A Development Permit is therefore required prior to the commencement of the use.

The *Brisbane City Plan 2014* (Planning Scheme) states that proposed development is Impact Assessment. Impact assessment is to be undertaken in accordance with *Section 45(5)* of the Act. An Impact Assessment must be carried out against the assessment benchmarks in the Planning Scheme and have regard to any matters prescribed by regulation for paragraph 45(5)(ii) of the Act. In addition, the assessment may be carried out against, or have regard to, any other relevant matter, other than a person's personal circumstances.

#### 6.1.2. State Planning Policy 2017

The State Planning Policy ('SPP') was introduced on 3 July 2017 as part of a new State planning system.

The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development and provides direction for the preparation of local planning instruments and assessment of development applications. The SPP also includes assessment benchmarks for some development applications, if a planning scheme does not appropriately integrate the relevant state interest.

The SPP provides supporting mapping to assist in spatially representing policies and requirements contained within the SPP.

The mapping indicates that the following SPP Matters apply to the site:

- Natural Hazard Risk and Resilience;
  - Flood Hazard Area;
  - Erosion Prone Area;
  - Medium Storm Tide Inundation Area;
  - High Storm Tide Inundation Area;
- Strategic Airports and Aviation Facilities;
  - Obstacle Limitation Surface Area;
  - Wildlife Hazard Buffer Zone; and
  - Aviation Facility.

The mapping has been incorporated into **Appendix L**.

It is noted that the current version of *Brisbane City Plan 2014* reflects the lasted SPP. Therefore, the proposal does not require direct assessment against the SPP.

### 6.1.3. South East Queensland Regional Plan 2017

The South-East Queensland Regional Plan 2017 ('ShapingSEQ') was released on 11 August 2017. The purpose of the ShapingSEQ is to provide a state planning instrument and framework to manage growth, change, land use and development in SEQ.

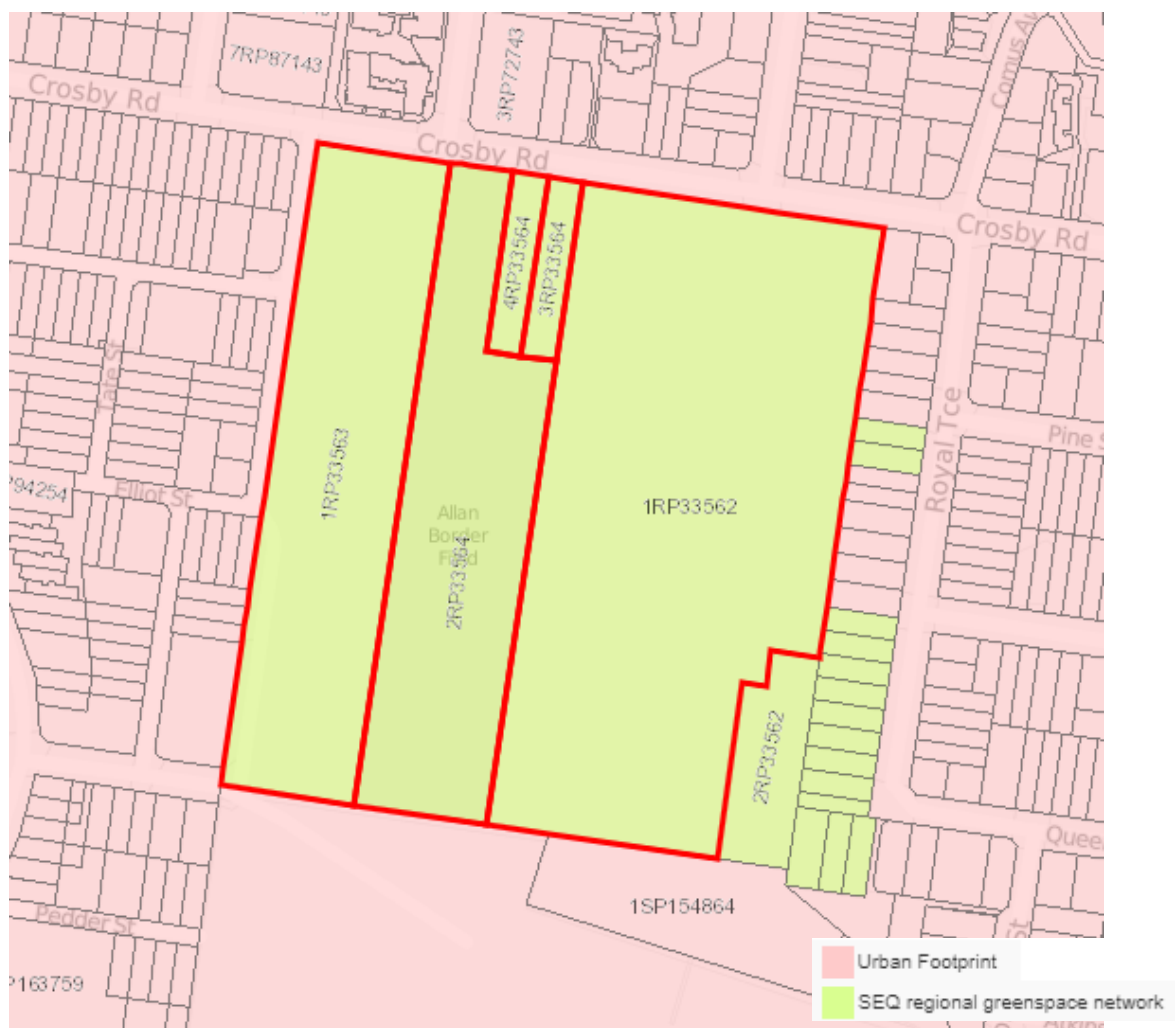
In order to achieve this purpose, ShapingSEQ sets forth a land use pattern. The site is located within the Urban Footprint, which identifies land predominantly allocated to provide for the region's urban development needs to 2041. The proposed development is consistent with the Urban Footprint designation of the site.

The site is also located with the SEQ Regional Greenspace Network. The purpose of the regional greenspace network areas in the Regional Plan is to identify, protect and enhance the regional greenspace network, including through innovative approaches, to meet the recreational and outdoor needs of the community. More specifically, the regional greenspace network is made up of publicly owned or managed land that the community have a right to legally access. Benefits of these areas include, improved community health and wellbeing through physical activity, direct experience of landscape and nature, social interaction, increased employment and liveability.

The proposed development is essentially refurbishment to the existing Brothers Rugby Club located on-site in order to upgrade the facility for the Club, its members and the wider community. As such the proposal is consistent with both the intent of the Urban footprint as well as the Regional Greenspace Network by providing a sport and recreational use within a well-established urban area providing enhanced opportunity for physical activity, enhancing community health and wellbeing, providing for local employment and a place of social interaction.

An extract of the Regional Plan mapping is provided in **Figure 14**.

**Figure 14 – Shaping SEQ Land Use Categories – Urban Footprint**



(Source: DSDMIP, 2019)

#### 6.1.4. State Assessment and Referral Agency

The State Assessment and Referral Agency (SARA), introduced on 1 July 2013, seeks to deliver a coordinated, whole-of-government approach to the state's assessment of Development Applications. The State Development Assessment Provisions (SDAP) is an outcome of the SARA and a statutory instrument made under the Act which sets out matters of interest of the state for development assessment, where the chief executive of administering the Act is the assessment manager or a referral agency.

Importantly, the SDAP provide assessment benchmarks for the assessment by the chief executive or a referral agency and provides applicants with the opportunity to address performance criteria to demonstrate that a development appropriately manages any impacts on a matter of state interest, and/or protects a development from impacts of matters of state interests.

SARA provides supporting mapping to assist in spatially representing policies and requirements contained within the SDAP.

The mapping indicates the following SARA/SDAP Matters apply to the site:

- SEQ Regional Plan Triggers;
  - SEQ Regional Plan Land Use Categories;
- Coastal Protection;
  - Coastal Area – Erosion Prone Area;
  - Coastal Area – Medium Storm Tide Inundation Area;
  - Coast Area – High Storm Tide Inundation Area;
- Water Resources; and
  - Water Resource Planning Area Boundaries.

The SARA Mapping has been incorporated into **Appendix M**.

As such no referral to the State Assessment and Referral Agency (SARA) is required for this development application.



## 7. LOCAL PLANNING FRAMEWORK

The Brisbane City Plan 2014 ('Planning Scheme') is the local planning instrument that is used to assess the proposed development.

The following sections of this report provide an assessment of the proposed development against the assessment benchmarks under the Planning Scheme.

### 7.1. DEFINITION

The development proposes the following defined uses over the site:

- **Club**

*Club means the use of premises for—*

- (a) an association established for social, literary, political, sporting, athletic or other similar purposes; or*
- (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a).*

*Examples – Club house, guide and scout clubs, surf lifesaving club, RSL, bowls club*

*Does not include the following examples - Hotel, nightclub, entertainment facility, place of worship, theatre*

- **Outdoor sport and recreation**

*Outdoor sport and recreation means the use of premises for –*

- (a) A recreation or sporting activity that is carried on outdoors and requires areas of open space; or*
- (b) Providing and selling food and drink, change room facilities or storage facilities, if the use is ancillary to the use in paragraph (a).*

*Examples include – cricket oval, driving range, golf course, swimming pool, tennis courts and football ground*

- **Indoor sport and recreation**

*Indoor sport and recreation means the use of a premises for a leisure, sport or recreation activity conducted wholly or mainly indoors.*

*Examples include – Amusement parlour, bowling alley, gymnasium, squash court*

- **Function facility**

*Function Facility means use of a premises for –*

- (a) Receptions or functions; or*
- (b) Preparing and providing food and liquor for consumption of a reception or function*

*Examples include- conference centre, reception Centre*

- **Health care services**

*Health care service means the use of premises for medical purposes, paramedical purposes, alternative health therapies or general health care, if overnight accommodation is not provided on the premises.*

*Examples include – dental clinic, medical centre, physiotherapy clinic*

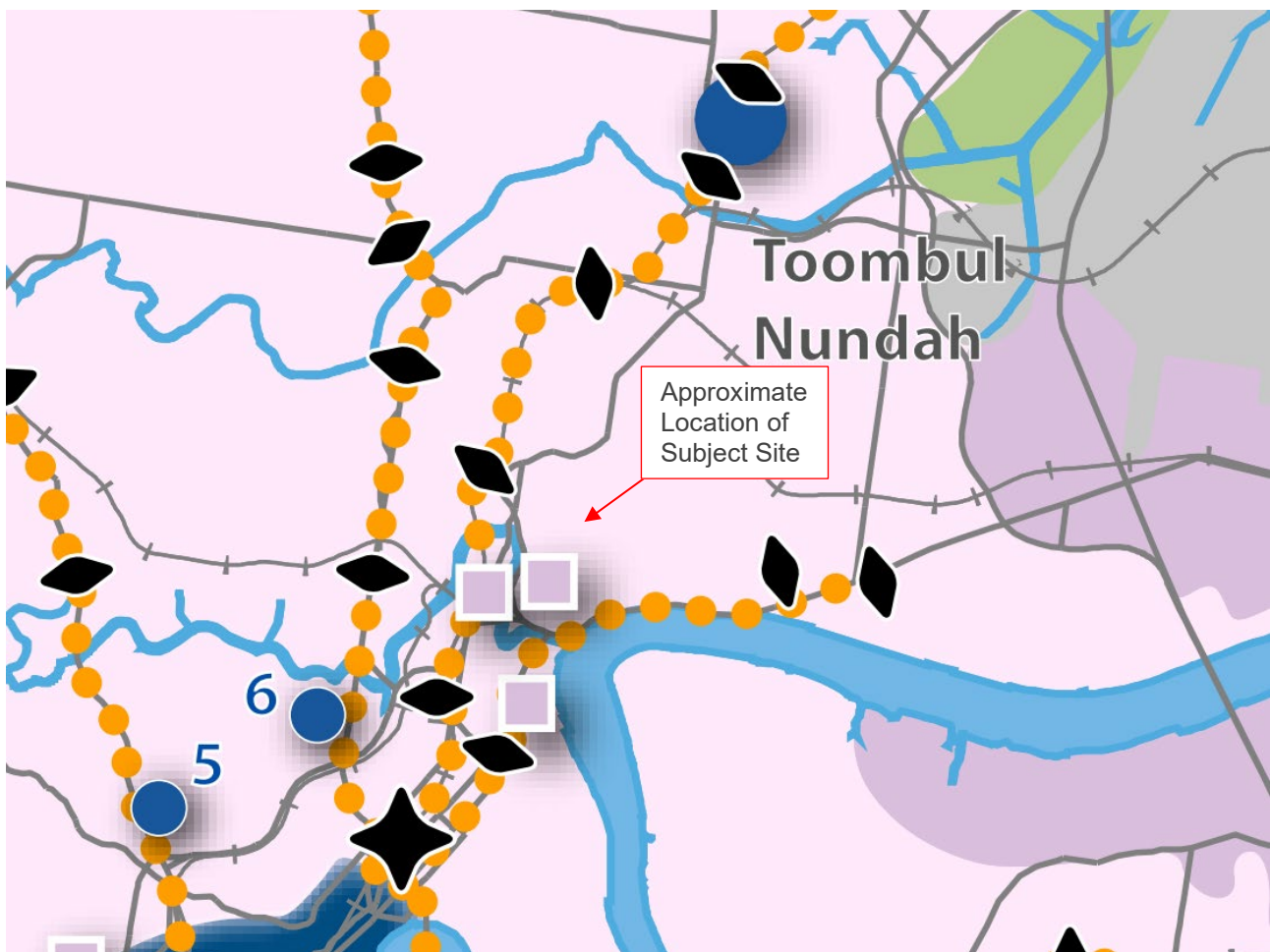
## 7.2. STRATEGIC FRAMEWORK

The strategic framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs in the Planning Scheme area for the life of the Planning Scheme. The strategic framework outlines five (5) themes that collectively represent the policy intent of the scheme:

- Brisbane's globally competitive economy;
- Brisbane's outstanding lifestyle;
- Brisbane's clean and green leading environmental performance;
- Brisbane's highly effective transport and infrastructure; and
- Brisbane's CityShape.

The five themes express the strategic outcomes, elements, specific outcomes and land use strategies for the City. Although each theme has its own section, the strategic framework in its entirety represents the policy intent for the Planning Scheme.

**Figure 15 – Strategic Framework Map – Brisbane City Shape 2031**



(Source: BCC)

It is noted to Council that, this Development Application does not propose a major departure from the planning scheme and the reason Impact Assessment has been triggered is due to the Health Care Service element of the development proposed and the split zone-precincts of the land.

Of most relevance to this proposal is Theme 2 and Theme 5. An assessment of the development against these themes of the Strategic Framework has been provided below in **Table 3**.

**Table 3 – Assessment Against Specific and Strategic Outcomes**

Specific Outcomes	Land Use Strategies	Assessment of Proposal
<b>Element 2.1 Brisbane's Identity</b>		
<b>Subtropical Urban Design</b>		
<b>SO11</b>  Brisbane's public infrastructure and parks reinforce a subtropical landscape.	<b>L11.1</b>  Public infrastructure is designed to respond to a subtropical climate and incorporates landscaping, shade and water management features.	<b>Complies with SO1.</b>  The proposed refurbishment to Brothers Rugby Club incorporates key building and construction techniques featuring a design which responds to Brisbane's sub-tropical climate. Additionally, the proposal incorporates appropriate landscaping and water sensitive urban design to manage the impacts of Brisbane's climate.
<b>SO17</b>  Brisbane's urban environment contributes to an outstanding lifestyle for the city.	<b>L17</b>  The public domain, public places and development offer people a range of opportunities and experiences to live, work and play in their local neighbourhood and provide an urban environment which: <ul style="list-style-type: none"> <li>(a) creates high-quality, legible, useable and durable spaces;</li> <li>(b) incorporates opportunities for relaxing or socialising;</li> <li>(c) is inclusive and celebrates local culture and identity;</li> <li>(d) is safe, familiar, comfortable and connected;</li> <li>(e) exhibits best-practice subtropical building design;</li> <li>(f) integrates landscape and building form to improve amenity;</li> <li>(g) encourages activity and wellbeing of residents, workers and visitors;</li> <li>(h) is stimulating, enjoyable and useable through balancing variety and consistency in building form, scale and densities.</li> </ul>	<b>Complies with L17.</b>  The proposed upgrade to Brothers Rugby Club represents a refurbishment for the Club's Players, Coaches and Staff to align the facilities with the current QRU playing standards. Additionally, whilst the proposal represents the upgrade for the Club, it also provides much benefit for the wider community. By upgrading the facilities and the outdoor sport and recreation spaces, the development provides a benefit to the wider community and community groups which currently use the facilities. The refurbished area promotes better permeability and wayfinding around the site an encourages a safe sport and recreation area for families, visitors and other residents to live work and play and continue to provide for an active and healthy lifestyle.  Furthermore, the proposed built form is of a scale which is considerate of the subject site's planning context whilst not compromising the surrounding residential areas.
<b>Element 2.4 Brisbane's Community Facilities, Services, Open Space and Recreation Infrastructure</b>		
<b>SO3</b>  Brisbane's Parks and open spaces provide a diversity of experiences.	<b>L3.1</b>  Parks are planned and managed to provide a diversity of experiences including informal recreation, formal sports, community gathering, active	<b>Complies with L3.1.</b>  The proposed refurbishment to the club and its facilities provides a much needed upgrade to align the club with Queensland premier rugby competition standards. In doing so it allows for the



	travel, landscape amenity and nature based recreation	continued use of the facility as a formalised sport and recreation use as well as informal for the wider community for passive and active recreation.
<b>SO6</b>  Brisbane has enhanced sport and recreation facilities.	<b>L6.1</b>  Development protects the land used for privately owned sport and recreation facilities, such that: <ul style="list-style-type: none"> <li>(a) The sport and recreation use are retained;</li> <li>(b) If redeveloped, the land use is re-used for another form of sport or recreation use;</li> <li>(c) The land is only used for another purpose where it can be demonstrably shown that the use has been relocated within the locality or is absolutely not required by the Brisbane Community any longer</li> </ul>	<b>Complies with L6.1.</b>  The proposed development represents a refurbishment and an upgrade to Brothers Rugby Club and associated facilities. The proposed development maintains the underlying land use of the site as a sport and recreation use, with the addition of some further indoor sport and recreation as well as additional health care services. The proposed redevelopment will ensure the Club and facilities are aligned with the current QRU playing standards will allow for the continued use of the site as a formalised sport and recreation facility, whilst also allowing for the wider public benefit outside of official training and match times.
<b>S07</b>  Brisbane has an integrated and high-quality open space network which continues to expand to serve a growing population.	<b>L7.1</b>  Development protects existing parks and open space and land identified in neighbourhood plans for new open spaces.	<b>Complies with L7.1.</b>  The proposed development protects the existing values of the land and underlying planning scheme intent for the site by allowing for continued formalised and informal sport and recreation use of the site.
<b>Element 3.1 – Brisbane’s Environmental Values</b>		
<b>SO1</b>  Brisbane’s Greenspace System’s biodiversity, recreational and cultural values and functions are protected, restored and enhanced.	<b>L1</b>  The greenspace system, the majority of which occurs outside of the urban footprint in the SEQ Regional Plan, also extends throughout the urban footprint through a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting biodiversity area or scenic amenity values. Zones that occur within the Greenspace System are: <ul style="list-style-type: none"> <li>(a)....</li> <li>(f) Sport and Recreation</li> </ul>	<b>Complies with L1.</b>  The proposed development is located within a well-established urban area within the urban footprint. More specifically, the proposed development is for a much-needed upgrade to the existing sporting and recreation facilities located on-site. As such, the proposed development is enhancing the sport and recreational intent for the subject site, as identified by the planning scheme, by providing a facility and associated uses to be aligned with modern building and sport and recreation standards. The proposed development will allow for continued use of the land by the wider community and community groups to use the site for passive and active recreation, in turn promoting an active and healthy lifestyle and retaining much needed sport and recreation land within an established urban environment which will continue to grow.

Element 5.5 Brisbane's Suburban Living Areas		
<b>SO7</b> Non-residential uses support local character and amenity.	<b>L7</b> A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: <ul style="list-style-type: none"> <li>(a) local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment;</li> <li>(b) schools and other community facilities;</li> <li>(c) a range of parks, from district sports parks to local recreation parks;</li> <li>(d) vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect;</li> <li>(e) pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.</li> </ul>	<b>Complies with SO7.</b> <p>Whilst the proposed development is for a non-residential land use in a non-residential zone, it allows for the continued use of the land which is aligned with the planning scheme intent and reasonable development expectations for the site.</p> <p>The proposed development is for the upgrade to the Club and associated facilities which is coupled with a formalised sport and recreation land use on sport and recreation zoned land. Additionally, the redevelopment will also provide for informal and passive sport and recreation promoting a healthy, active and sustainable lifestyle. As such, the proposed development directly supports the Suburban Living Area of Albion and surrounds by providing an area and land use which is open to players, members and staff of the club, but also the wider community and community groups (including schools) to enjoy and benefit from the development and facilities.</p> <p>Furthermore, the proposed development will allow for the continued safe pedestrian and cyclist movement and will not compromise such infrastructure.</p>
Element 5.6 Brisbane's Greenspace system		
<b>SO1</b> The Greenspace System's values and functions are identified retained and enhanced	<b>L1.1</b> Development protects land allocated for nature conservation, public open space and sporting and recreation uses.	<b>Complies with L1.1.</b> The proposed development protects and enhances the current sport and recreation use of the land.

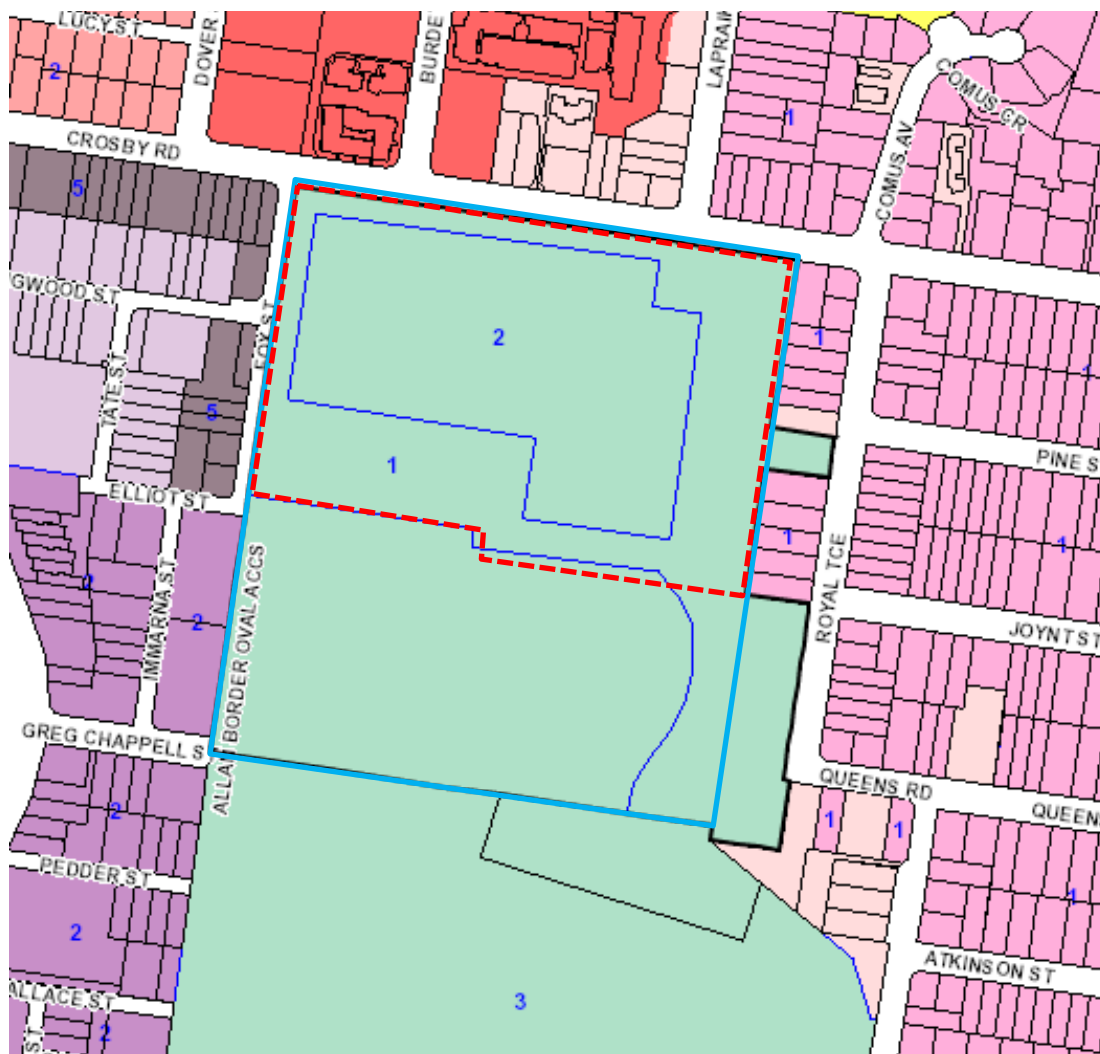
The above tables represent the proposal's compliance with the Strategic Framework of the Brisbane City Plan 2014. Overall it is considered that the development is compliant and aligned with the Strategic Framework.

#### 7.2.1.1. Zoning

Under the Planning Scheme, the development site is included in the Sport and Recreation (SR1 Local & SR District) zone of the Brisbane City Plan 2014, as illustrated in **Figure 16**. The purpose of the Sport and Recreation is to provide for a variety of cultural, educational, recreation and sporting uses and activities that require built infrastructure, including for example, clubhouses, gymnasiums, swimming pools or tennis courts; and facilities and infrastructure to support the uses and activities as stated in paragraph (a).

More specifically, the Local zone precinct overall outcomes ensure that development provides a park or sport and recreation setting that will attract and cater for users from a local area (i.e. 1 suburb, area of approximately 500m radius). Furthermore, the District Zone precinct overall outcomes seek to provide a park or sport and recreation setting that will attract and cater for users from a district (i.e. 2- 3 suburbs, area of approximately 2km radius).

**Figure 16 – Zoning map**



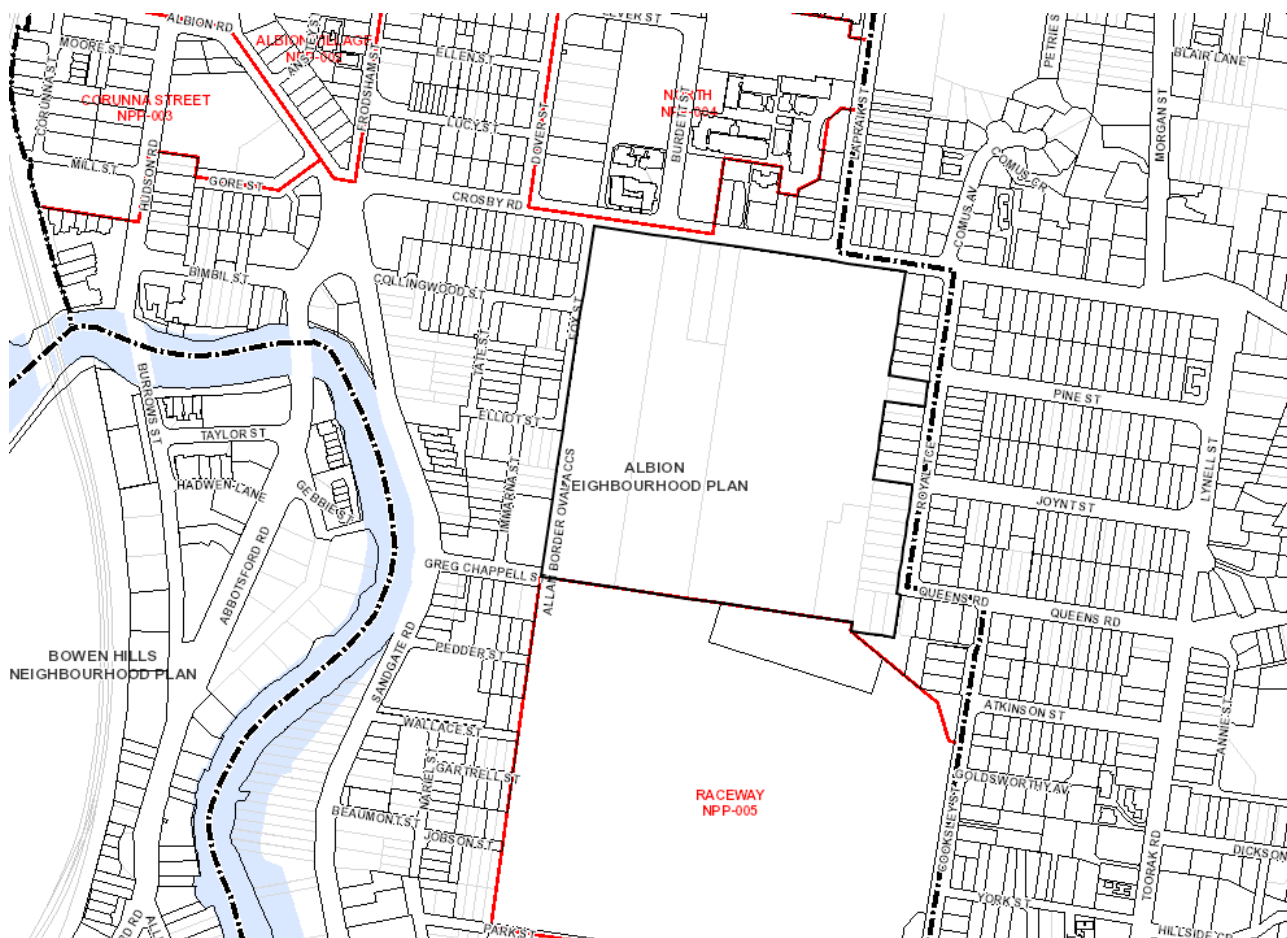
The proposed development is consistent with the intent of the Sport and Recreation Zone Code as it not only protects, but enhances land in the Brisbane LGA for sport and recreation purposes which remains open to the public outside of Brothers Rugby Club's lease activities and continues to contribute to Brisbane's liveability.

In addition to the above, the upgraded facilities will allow for the continued and ongoing use of the land for a wide range of organised sporting, recreational and community activities. Furthermore, whilst redevelopment maintains the Club's main intent for the active uses of the fields for sport and outdoor recreational pursuits, the application also proposes compatible land uses which remain aligned with the underlying intent of the zoning. The proposed development will accommodate land uses which are consistent with the overall outcomes of the zone code, including Club, Function Facility, Indoor and Outdoor Sport and Recreation, Food and drink outlet and Health care services. A full assessment against the Sport and Recreation Zone Code has been undertaken in **Appendix O**.

#### **7.2.1.2. Neighbourhood Plan**

Under the Planning Scheme, the site is included in the Albion Neighbourhood plan. The subject site is not included within any precincts or sub-precincts. (refer to **Figure 17**).

**Figure 17 – Neighbourhood Plan**



The relevant outcomes of the Albion Neighbourhood Plan are as follows:

- (a) Development demonstrates high-quality urban design that contributes to a strong sense of place and enables the creation of a higher density urban community with easy access to opportunities for living, working and playing.
- (b) Development of medium and high density residential and mixed uses is concentrated in the Station, Albion village, Corunna Street, North and Raceway precincts and not in the surrounding residential or industrial areas.
- (c) The form and scale of development in Albion is subservient to Bowen Hills and Fortitude Valley and maintains building heights sensitive to surrounding residential areas.
- (d) Development provides high-quality streetscape outcomes and improves pedestrian access to the railway station.
- (e) Development of a catalyst site, as identified on Figure a, provides a plaza (accessible 24 hours a day) of a minimum 2,000m<sup>2</sup> with high-quality paving, landscaping, shade and outdoor furniture.
- (f) Development improves facilities and community access to Breakfast Creek and the Brisbane River on Council-owned land in Argyle Street.
- (g) Development maintains public view corridors as identified on Figure a:
  - (i) from Bartleys Hill Reserve lookout to the City Centre skyline, the Brisbane River and Mt Coot-tha (refer to Figure b for guidance); and
  - (ii) from Lapraik Street to the City Centre skyline and Taylor Ranges (including Mt Coot-tha and Enoggera Hill, refer to Figure c for guidance).
- (h) Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct or site and is only developed at a greater height, scale or form where there is both an economic need and the proposal addresses an identified lack of community facilities in the area.

The proposed development is consistent with the intent of the Albion Neighbourhood Plan as the proposal complies with the Acceptable Outcomes of the neighbourhood plan code. The proposal will provide a development which maintains primary intent for the subject site as prescribed by the underlying zoning of the

land whilst providing an upgraded Club and associated facilities which will be aligned with the wider Queensland Premier Rugby Union playing standards for all players, coaches and members of the Club as well as the wider community and community groups which utilise the land for their purposes.

The development has been assessed against the Neighbourhood Plan Code. Please refer to Section 5.2.4.5 and **Appendix O**.

#### **7.2.1.3. Category of Development Assessment**

There are three categories of development under the Act. These are Accepted Development, Assessable Development and Prohibited Development.

The Planning Scheme, acting as the Categorising Instrument, determines that the Category of Development for the development is Assessable Development.

#### **7.2.1.4. Category of Assessment**

The Planning Scheme determines the Category of Assessment for the application. Where a Neighbourhood Plan specifies the Category of Assessment for development, these categories of assessment prevail over the Zone Category of Assessment. The following broadly describes the level of assessment for the various aspects of the development:

- Under the Table of Assessment for the Sport and Recreation Zone the combination of applied uses triggers Impacts Assessment. The Albion Neighbourhood Plan does not alter the Category of Assessment for this component of development. It is noted however that the Impact Assessable components of this aspect relate only to the proposed Health care service use, and the extent of the development located within the Local zone-precinct of the Sport and Recreation Zone;
- Under the Table of Assessment for the Heritage Overlay, both the Material Change of Use and Building Works components of development trigger Code Assessment as the site is and adjoins a Heritage Place.
- Under the Table of Assessment for the Flood Overlay, the Material Change of Use component of development triggers Code Assessment.

The combination of all of the components of the Development Application is therefore subject to **Impact Assessment**.

#### **7.2.1.5. Overlays**

The following Overlays from the Planning Scheme have been identified as applicable to the application:

- Airport environs overlay
  - OLS – Horizontal Limitation Surface Boundary
  - Procedures for Air Navigation Surfaces (PANS)
  - BBS Zone – Distance from Airport 3-8km
- Bicycle network overlay
- Coastal Hazard
  - Erosion Prone Area – Permanent Inundation due to sea level rise at 2100 Sub-category
  - High Storm-tide Inundation Area Sub-category
  - Medium Storm-tide Inundation Area Sub-category
- Community purposes network overlay
- Critical infrastructure and movement network overlay
  - Critical Infrastructure and Movement Planning Area Sub-category
- Flood overlay
  - Brisbane River flood planning area 3-5 sub-categories,

- Creek/ Waterway 3-5 sub-categories
- Overland flow
- Heritage overlay
  - Area adjoining heritage sub-category
- Industrial Amenity
  - Industrial Amenity Investigation Area
- Potential and Actual Acid Sulfate Soils
  - Potential and actual acid sulfate soils
  - Land at or below 5m AHD
  - Land above 5m AHD and below
- Road hierarchy overlay (Crosby Road – District Road, Fox Street – Neighbourhood Road); and
- Streetscape hierarchy overlay (Neighbourhood Street Minor);

The Council Overlay Mapping has been included in **Appendix N**. These overlays have been addressed in the subsequent section of the Report.

#### 7.2.1.6. Codes

The Planning Scheme Codes are considered relevant to the proposed development have been outlined in **Table 4** and a detailed assessment of the proposed development against the Codes are included within various appendices of this report.

**Table 4 – Applicable Codes**

Primary Codes	Prescribed Secondary Codes	Overlay Codes
Outdoor Sport and Recreation Code	Filing and Excavation Code	Airport Environs Overlay Code
Albion Neighbourhood Plan Code	Infrastructure Design Code	Bicycle Network Overlay Code
Community Facility Code	Landscape Work Code	Biodiversity Overlay Code
	Stormwater Code	Coastal Hazard Overlay Code
	Transport, Access, Parking and Servicing Code	Community Purposes Network Overlay Code
		Industrial Amenity Overlay Code
		Flood Overlay Code
		Heritage Overlay Code
		Potential and Actual Acid Sulfate Soils Overlay Code
		Road Hierarchy Overlay Code
		Streetscape Hierarchy Overlay Code



## 8. KEY PERFORMANCE OUTCOMES

The *Brisbane City Plan 2014* is a performance-based Planning Scheme. In this regard, development codes contain both Acceptable Outcomes and Performance Outcomes. Performance Outcomes are considered to be overarching guidelines for development.

The Acceptable Outcomes are prescriptive measurable criteria for development and represent one way of achieving Performance Outcomes.

A development is deemed to comply with the Performance Outcomes if:

- the Acceptable Outcome to the Performance Outcome is complied with; or
- sufficient information is provided to demonstrate the criterion has been met in another way.

As previously discussed, the proposal does not compromise the purpose or overall outcomes of the Primary Codes; however, a number of Performance Outcomes are sought. The following key Performance Outcomes matters have been sought as a result of the proposed development under the relevant Assessment Benchmarks.

### 8.1. OUTDOOR SPORT AND RECREATION CODE

#### 8.1.1. Performance Outcome 4

Acceptable Outcome 4 states that:

**AO4**

*Development ensures that the hours of operation are restricted to 7am to 7pm*

The proposed development intends to operate outside of these hours and as such seeks the corresponding performance outcome which prescribes the following:

**PO4**

*Development ensures that the amenity of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a park in a Local zone precinct.*

Given the nature of the development application, the split zoning of the land and the historical use of the site, for the purposes of this proposal the provisions which relate to the District Zone precinct of the site has been applied. This is appropriate, given the majority of the use is located within this zone precinct of the overall zoning of the site and the inclusion of the Local district precinct is limited to the vehicle access to the site and the part of the development which comprises a swim school.

It is noted that the existing hours of operation for the club is 7am – 12 Midnight, seven (7) days a week for the use of the Clubhouse, and 7am – 10pm, seven (7) days a week for the use of the Playing fields. In the broader context of the proposed development, the redevelopment represents a much-needed refurbishment and upgrade to Brothers Rugby Club and associated facilities, which has operated as a Sport and Recreation Land Use for a considerable amount of time. The existing facilities and proposed redevelopment are well separated from any adjoining sites given the size of the land and sporting facilities available on-site. Additionally, the Noise Impact Assessment report included in **Appendix E** demonstrates compliance with the relevant noise planning criteria at the adjoining sensitive receptors. It was determined that the proposed development and associated land uses at different times of the day result in a negligible impact on nearby sensitive receptors.

### 8.1.2. Performance Outcome 17

Acceptable Outcome 17 states that:

#### **AO17**

*Development ensures that all buildings:*

- (a) are located a minimum distance of 15m from any boundary to a residential zone;*
- (b) have a maximum height of 9.5m;*
- (c) have a maximum gross floor area of:*
  - (i) 800m<sup>2</sup> clubhouse facilities including change rooms, office space, storage, kitchen/canteen and community meeting space;*
  - (ii) 300m<sup>2</sup> for stand-alone change rooms;*
  - (iii) 80m<sup>2</sup> for stand-alone ancillary structures, such as maintenance or storage facilities.*

The proposed development exceeds the relevant GFA for the Clubhouse facilities and ancillary uses and therefore does not meet the Acceptable Outcome. The proposal is considered to meet the required Performance Outcome, which prescribes the following:

#### **PO17**

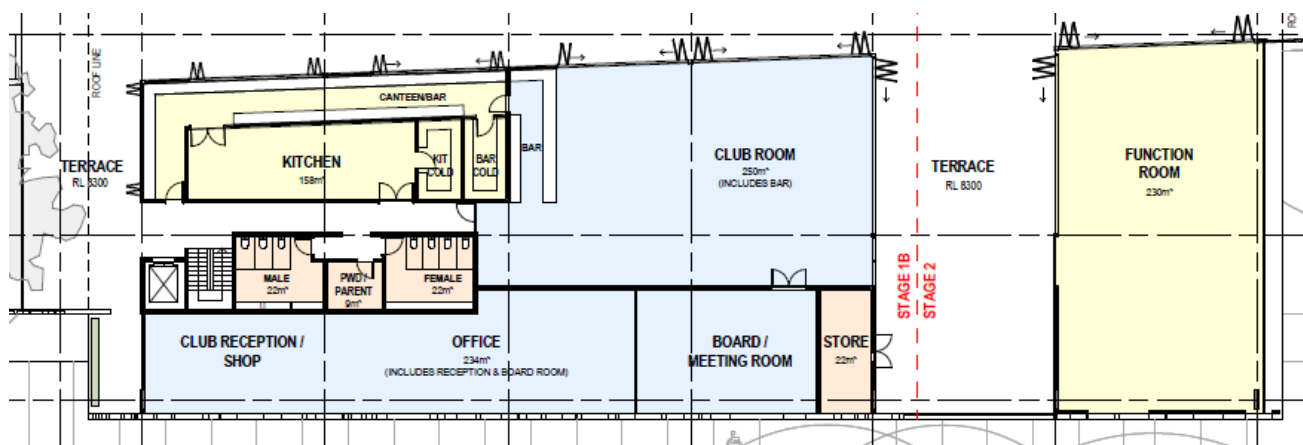
*Development ensures that:*

- (a) all buildings, structures and ancillary facilities, such as player dug-outs, the timekeeper's box or an umpire's seat, support the outdoor sport and recreation use and are compatible in scale, bulk, design and character with the surrounding area;*
- (b) the total development footprint of all built structures for an outdoor sport and recreation use does not exceed 10% of all land within a District zone precinct.*

Firstly, it is relevant to acknowledge that the GFA of the club's facilities is decreasing as a result of this development, with a reduction from 2,460m<sup>2</sup> to 2,045m<sup>2</sup>. This reduction in itself provides significant justification for the performance outcome which is sought.

The proposed development is separated well in excess of 15m from any residential zone and presents as a single storey and less than 9.5m to Crosby Road. The proposed development does however exceed the prescribed 800m<sup>2</sup> clubhouse and associated facilities requirement as per the Acceptable Outcome. It is noted the primary intent of the proposed development is for the upgrade of the existing Club as an organised sporting facility in an area where the planning scheme intends for sport and recreation purposes. The proposed development represents a refurbishment to the existing Club's facility with an almost like with like upgrade to align the facility with modern QRU playing standards. The proposed refurbished club house provides a direct link and support for the primary intent of the land use as a Rugby Union Club and is of a built form with compatible with the surrounding residential and industrial areas. Additionally, given the size of the land and the associated Masterplan Area, the proposed built form of the Clubhouse and ancillary components represents approximately 4.6% of the land include within the District Zone precinct.

Figure 18 – Club Level 1



Source: Bureau Proberts

## 8.2. COMMUNITY FACILITIES CODE

### 8.2.1. Performance Outcome 1

Acceptable Outcome 2.1 states that:

#### AO1.1.

*Development for a non-residential use has hours of operation, including the use of indoor activity areas and private open space, which are limited to 7am to 6pm.*

#### AO1.2

*Development has hours of operation for delivery vehicles which are limited to 7am to 6pm Monday to Saturday, excluding public holidays.*

#### PO2

*Development ensures that the hours of operation are:*

- (a) *consistent with reasonable community expectations for the use and are consistent with the purpose of the zone or zone precinct;*
- (b) *controlled so that the community facility does not impact on the amenity of:*
  - (i) *a residence within the building where the use is located;*
  - (ii) *nearby sensitive uses.*

It is noted that the existing hours of operation for the club is 7am – 12 Midnight, seven (7) days a week for the use of the Clubhouse, and 7am – 10pm, seven (7) days a week for the use of the Playing fields which have been this way for a considerable amount of time under previous and current lease agreements. Irrespective of this, in order to comply with the relevant planning scheme criteria acoustic reporting has been undertaken to address these matters.

The Noise Impact Assessment report included in **Appendix E** demonstrates compliance with the relevant noise planning criteria at the adjoining sensitive receptors. It was concluded that the proposed development and associated land uses at different times of the day result in a negligible impact on nearby sensitive receptors. Additionally, management of noise will also be able to occur through operational practices and management, which is consistent with how the Club currently manages these matters.

## 9. REASONS FOR APPROVAL

Under Section 45(5) of the Act, assessment of Impact Assessable applications:

(a) *must be carried out:*

- i. *against the assessment benchmarks in a categorising instrument for the development; and*
- ii. *having regard to any matters prescribed by regulation for this subparagraph; and*

(b) *may be carried out against, or having regard to, **any other relevant matter**, other than a person's personal circumstances, financial or otherwise."*

As detailed in the preceding sections of this report, the proposed development:

- The proposed refurbishment to Brothers Rugby Club and its facilities provides a much-needed upgrade to align the club with Queensland premier rugby competition standards. In doing so it allows for the continued use of the facility as a formalised sport and recreation use as well as an informal one for the wider community for passive and active recreation.
- The proposed development will allow for the continued and enhanced sporting and community partnerships offered by the Club, including:
  - The continued growth of female participation through the senior, junior and touch football programs which support the extensive growth in this part of the Club's program (45% increase in participation in the past 12 months);
  - The enhancement of existing community programs, including the Elite Development Program, Touch Association, the Modified Rugby Program (which was pioneered by Brothers Rugby Club in 2012), the Mental Health Program run in conjunction with Rugby Unite, School Development Programs for boys and girls and the Little Brothers Program for children aged 4-5;
- The proposed built form is less than what is reasonably expected on the subject site, and is of a scale, bulk and intensity which is relative to the overall site area of the land and the subject site's planning context whilst not compromising any surrounding land uses.
- The proposed development not only maintains the underlying land use intent for the site, but also improves it, delivering a facility which will be improved for the Members, Players and Staff of the Club but also the wider community and continues to provide for and promote an active and healthy lifestyle.
- This development application does not propose a major departure from the planning scheme and is consistent with the identified and relevant Assessment Benchmarks. Most of the proposed land uses are identified as Code Assessable, with Impact Assessment only being triggered due to the Health Care Service element of the development proposed and the split zone-precinct of the land.
- The development provides a positive outcome for the locality in terms of the provision for a community facility in a well-established urban area, which is aligned with the strategic intent of the planning scheme.
- The proposed development is consistent with the applicable Brisbane City Council and State assessment benchmarks, which have been addressed as part of this application.
- The proposed development delivers a significant sport and recreation benefit through the re-establishment of key elements of the club and aligning its facilities with QRU's Premier Rugby playing standards.

## 9.1. ASSESSMENT BENCHMARKS

Section 45(5) of the Act sets out the relevant matters for assessment of any assessable development. As stated above, Section 45(5)(a) identifies that the categorising instrument, in this case the Brisbane City Plan 2014 specifies the Assessment Benchmarks.

Assessment Benchmarks are considered to include the Code, including the overall intents for a zone, precinct or Code, Performance Outcomes and Acceptable Outcomes.

The detailed assessment of these Assessment Benchmarks in **Appendix O** of this report identifies that the proposed development complies with all relevant Assessment Benchmarks.

## 9.2. MATTERS PRESCRIBED BY THE REGULATION

### 9.2.1. ShapingSEQ 2017

Section 2.2 identifies that *Brisbane City Plan 2014* appropriately advances the SEQ Regional Plan as it applies to the Planning Scheme area, specifically the strategic framework. Accordingly, this planning instrument is not relevant to the assessment of this application.

### 9.2.2. State Planning Policy

The Planning Scheme fully reflects the State Planning Policy 2017. The SPP has been addressed in Section 6.1.2 of this Report. As the Planning Scheme fully reflects the SPP and the proposed development complies with the Planning Scheme, it is considered the development complies with the SPP. Therefore, a detailed assessment against the SPP is not required.

### 9.2.3. Designations

The Application does not involve a designation. Therefore, there are no designations relevant for assessment.

### 9.2.4. Temporary State Planning Policies

The site is not subject to any temporary State Planning Policy. Therefore, there are no temporary State Planning Policies relevant for assessment.

### 9.2.5. Development Approvals

It is considered that there are no relevant Development Approvals over the site in relation to this Development Application.

### 9.2.6. Common Material

The Assessment Manager must have regard to any additional material provided by the applicant during the assessment of the application that is related to the proposed development.

The material attached to the Development Application including assessment against relevant Assessment Benchmarks and the proposed Architectural Plans are also to be considered as part of the Common Material.

# 10. CONCLUSION

Urbis has been engaged by Brothers Rugby Club to prepare and lodge an Impact Assessable development application over land at 103 Crosby Road, Albion, formally described Part of Lot 1 on RP33562, Part of Lot 1 on RP33563 and Part of Lot 2 on RP33564 and Lots 3 and 4 on RP33564 for the following:

- Stage 1B:
  - Development Permit for Material Change of Use for Club, Indoor Sport and Recreation and Outdoor Sport and Recreation
  - Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place
  - Development Permit for Building Works in the Flood Overlay - Creek/Waterway sub-category, Brisbane River Flood Overlay sub-category and Overland Flow sub-category
- Stage 1C:
  - Development Permit for Material Change of Use for Health Care Services, Indoor Sport and Recreation and Outdoor Sport and Recreation;
  - Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place;
  - Development Permit for Building Works in the Flood Overlay - Creek/Waterway sub-category, Brisbane River Flood Overlay sub-category and Overland Flow sub-category
- Stage 2:
  - Development Permit for Material Change of Use for a Club, Function Facility and Outdoor Sport and Recreation; and
  - Development Permit for Material Change of Use on Land Adjoining a Local Heritage Place;
  - Development Permit for Building Works in an Overland Flow sub-category

The report and associated appendices provide a detailed assessment of the proposed development and relevant assessment benchmarks, local and state. This assessment has informed a strong opinion that the proposal is an appropriate development outcome for the subject site. The following key points are highlighted in support of the proposed development:

- The proposed development accords with the objectives, principles and overall intent of the SEQ Regional Plan as the proposed development constitutes development within the Urban Footprint as well as being consistent with the SEQ Regional Greenspace Network;
- This development application has addressed all relevant assessment benchmarks applicable to the proposed development;
- The proposed refurbishment to Brothers Rugby Club and its facilities provides a much-needed upgrade to align the club with Queensland premier rugby competition standards. In doing so it allows for the continued use of the facility as a formalised sport and recreation use as well as an informal one for the wider community for passive and active recreation; and
- The proposed development not only maintains the underlying land use intent for the site, but also improves it, delivering a facility which will be improved for the Members, Players and Staff of the Club but also the wider community to live, work and play and continue to provide for and promote an active and healthy lifestyle;

On this basis it is recommended that the development be approved in accordance with reasonable and relevant conditions.



# DISCLAIMER

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# APPENDIX A      TITLE SEARCH

# APPENDIX B      ARCHITECTURAL PLANS



# APPENDIX C      URBAN DESIGN REPORT

APPENDIX D

TRAFFIC IMPACT ASSESSMENT

APPENDIX E

ACOUSTIC IMPACT ASSESSMENT REPORT

# APPENDIX F      WASTE MANAGEMENT PLAN



APPENDIX G

PRELODGE

MENT

MEETING

MINUTES

# **APPENDIX H      CIVIL ENGINEERING REPORT**

# APPENDIX I      LANDSCAPE CONCEPT PLAN

# **APPENDIX J      ACID SULFATE SOILS INVESTIGATION REPORT**

# **APPENDIX K      DRAFT CONSTRUCTION MANAGEMENT PLAN**



# APPENDIX L      SARA MAPPING

# APPENDIX M      COUNCIL MAPPING

APPENDIX N

STATE PLANNING POLICY MAPPING

**APPENDIX O      BRISBANE CITY COUNCIL ASSESSMENT  
BENHCMARKS RESPONSE**



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