

Current Approval Condition	Proposed Change
Condition 11 - Limitation of use The communal areas labelled residents workshop and work from home, as well as the roof top communal facilities are to remain as ancillary to the approved Multiple dwelling and Short term accommodation land uses. These facilities may only be used by bona fide residents/tenants of the Multiple dwelling/Short term accommodation or guests of these residents. The facilities are not to be made available to the general public or made available for external hire.	Condition 11 - Limitation of use The communal areas labelled residents workshop and work from home, as well as the rooftop communal facilities are to remain as ancillary to the approved Multiple dwelling and Short term accommodation land uses. These facilities may only be used by bona fide residents/tenants of the Multiple dwelling/Short term accommodation or guests of these residents. The facilities are not to be made available to the general public or made available for external hire.
Response: As this minor change application seeks to remove the Short-term accommodation use, it is requested that all references to that use be removed from Condition 11.	
Condition 18 – Artworks Provide and maintain artworks in accordance with this condition. (a) Budget and Art Opportunities Report Submit to, and obtain approval from the Principal Architect, Design Brisbane, via Development Services email dalodgement@brisbane.qld.gov.au (i) A Quantity Surveyor's letter stating the artwork budget allocation of no less than 0.25% of the total cost of building and construction work up to the 18th storey of the building. (ii) A Quantity Surveyor's letter stating the artwork budget allocation of no less than 1.00% of the total cost of the building and construction work for all residential levels above the 18th storey. (iii) An Art Opportunities Report, prepared by a suitably qualified art consultant or curator that provides: - The site's context, history and description - Curational rationale for the artwork program - Proposed artwork locations within an area determined by the Principal Architect, Design Brisbane that meet the criteria of being readily viewable within the public domain.	Condition 18 – Artworks Provide and maintain artworks in accordance with this condition. (a) Budget and Art Opportunities Report Submit to, and obtain approval from the Principal Architect, Design Brisbane, via Development Services email dalodgement@brisbane.qld.gov.au (i) A Quantity Surveyor's letter stating the artwork budget allocation of no less than 0.25% of the total cost of building and construction work up to the 18th storey of the building. (ii) A Quantity Surveyor's letter stating the artwork budget allocation of no less than 1.00% of the total cost of the building and construction work for all residential levels above the 18th storey. (iii) An Art Opportunities Report, prepared by a suitably qualified art consultant or curator that provides: - The site's context, history and description - Curational rationale for the artwork program - Proposed artwork locations within an area determined by the Principal Architect, Design Brisbane that meet the criteria of being readily viewable within the public domain.

Current Approval Condition	Proposed Change
- Any artwork should not be delivered to fulfil compliance for any other condition contained within this development approval and the approved drawings and documents. <i>Note: Artworks for podium screening shall not achieve compliance with this condition.</i> - A long-list of recognised artists of craftspeople which includes descriptions of each artist's practice, and relevant examples of their artwork that indicates the potential artforms and mediums under consideration for each location - Indicative budget breakdown - Indicative program - Contract details of the art consultant or curator For further guidance on the Art Opportunity Report content contact the Principal Architect, Design Brisbane via Development Services email dalodgement@brisbane.qld.gov.au	- Any artwork should not be delivered to fulfil compliance for any other condition contained within this development approval and the approved drawings and documents. <i>Note: Artworks for podium screening shall not achieve compliance with this condition.</i> - A long-list of recognised artists of craftspeople which includes descriptions of each artist's practice, and relevant examples of their artwork that indicates the potential artforms and mediums under consideration for each location - Indicative budget breakdown - Indicative program - Contract details of the art consultant or curator For further guidance on the Art Opportunity Report content contact the Principal Architect, Design Brisbane via Development Services email dalodgement@brisbane.qld.gov.au

Response: Amend Condition 18 (Artworks) to retain the requirement for public artwork while revising the minimum artwork expenditure requirement to 0.25% of the total building and construction cost. The proposed amendment maintains the intent of the condition, facilitates the continued provision of artwork within the development, and provides a more proportionate and consistent outcome having regard to comparable development approvals and the nature and scale of the approved development, as discussed above.

40) Fuel Burning

Fuel burning (e.g. for the backup power generator, fire pumps, etc) is to be in accordance with the following:

- Total maximum installed capacity of 0.1MW or less;
- Operating 100 hours per year or less; and
- Not involving coal combustion.

OR

In accordance with any associated development approval relating to this development.

40) Fuel Burning

Fuel burning associated with the development (e.g. backup power generators, fire pumps and similar ancillary equipment) must be undertaken in accordance with the requirements of Development Approval DEV-2026-WGB-4405, as amended from time to time.

Response: The Applicant seeks to amend Condition 40 (Fuel Burning) to ensure consistency with the fuel burning requirements approved under Development Approval DEV-2026-WGB-4405. The proposed amendment provides a

Current Approval Condition	Proposed Change
<i>coordinated and consistent approach to regulating fuel burning activities associated with the development and avoids the duplication of requirements across separate approvals. The amendment does not alter the approved built form, land use, operational characteristics or environmental impacts of the development and is administrative in nature.</i>	
41) Hours of Operation Hours of operation for the approved uses are to be in accordance with the following: ▪ Multiple Dwellings & Short Term Accommodation 24/7 ▪ Community Use, Food & Drink Outlet, Shop, Office & nbsp; 6am to 8pm ▪ Research & Technology Industry and Service Industry ; 7am to 6pm Commercial Loading/Unloading & nbsp; & nbsp; & nb sp; 7am to 6pm	41) Hours of Operation Hours of operation for the approved uses are to be in accordance with the following: ▪ Multiple Dwellings & Short Term Accommodation 24/7 ▪ Community Use, Food & Drink Outlet, Shop, Office & nbsp; 6am to 8pm ▪ Research & Technology Industry and Service Industry ; 7am to 6pm Commercial Loading/Unloading & nbsp; & nbsp; & nb sp; 7am to 6pm
Response: As this Change Application seeks to remove the Short-term Accommodation use, it is requested that all references to that use be removed from Condition 41.	
Condition 59 - Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>Construct and maintain access, parking and manoeuvring for vehicles on site in accordance with the relevant Brisbane Planning Scheme Codes, as indicated on the approved DRAWINGS AND DOCUMENTS, including the following:</i> <i>i. A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.</i> <i>ii. Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition.</i> <i>iii. Manoeuvring on site for a Refuse Collection Vehicle (RCV) and for the loading and unloading of vehicle(s);</i> <i>iv. Parking on the site for a minimum 293 resident/tenant cars, a minimum 15 visitor cars including 1 parking spaces for people with disabilities, a maximum of 8 commercial</i>	<i>iv. Parking on the site for a minimum 293 resident/tenant cars, a minimum 15 visitor cars including 1 parking spaces for people with disabilities, a maximum of 8 commercial use cars, 1 car wash bay, 1 motorcycle space and for the loading and unloading of vehicle(s) within the site. There must a minimum number of 317 total number of car spaces provided on site.</i> <i>v. Provide and maintain 236 secure bicycle parking spaces and 59 visitor spaces.</i>

Current Approval Condition	Proposed Change
use cars, 1 car wash bay, 1 motorcycle space and for the loading and unloading of vehicle(s) within the site. There must a minimum number of 318 total number of car spaces provided on site. v. Provide and maintain 235 secure bicycle parking spaces and 59 visitor spaces. vi. A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc). vii. A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site. viii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. ix. Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices. PROOF OF FULFILMENT Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	Response: The amendment to Condition 59(iv) corrects an inconsistency between the condition and the approved and proposed plans, both of which show a total of 317 car parking spaces. No reduction in the plan-approved parking supply is proposed. Condition 59(v) is also amended to increase the required secure bicycle parking provision from 235 to 236 spaces, corresponding with the proposed increase in residential yield.

