

Summary of Proposed Changes

The following section outlines the proposed changes to the approval package. Specifically, ~~text struck through in red~~ indicates wording to be deleted and blue and underlined indicates proposed changes.

Changes to Approved Plans and Documents

The proposed minor change to the development approval will necessitate updated approval plans and revisions to some of the approved supporting documents. These include:

Landscape Plans, prepared by Urbis Ltd;

Architectural Plans, prepared by MAP Architects;

Traffic Letter; prepared by Colliers;

The table below sets out the amendments required to the list of approved plans and specifications to reflect the proposed changes and to ensure the resultant approval issued acknowledges the correct plans.

Plans or Document	Number	Plan Date
BLD B Floor Plan – Level 00	B2002 Issue P03 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD B Floor Plan – Level 01-06	B2003 Issue P03 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD B Floor Plan – Level 07 (Penthouse)	B2009 Issue P03 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD B Floor Plan – Level 08 (Roof Terrace)	B2010 Issue P04 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD B Floor Plan – Roof	B2011 Issue P04 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD B Elevations	B3001 Issue P03 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD B Elevations	B3002 Issue P04 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD C Elevations	C3001 Issue P03 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD C Elevations	C3002 Issue P03 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>
BLD C Floor Plan – Level 00	C-E2002 Issue P03 <u>Issue P05</u>	20-NOV-2024 (Received) <u>July 2026</u>

BLD C Floor Plan – Level 01–06	C-E2003 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
BLD C Floor Plan – Level 07 (Penthouse)	C-E2009 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
BLD C Floor Plan – Roof	C-E2010 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
BLD E Elevations	E3001 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
BLD E Elevations	E3002 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Title Sheet	S0001 P05	July 2026
Town Planning Summary	S0602 P05	July 2026
Diagrams	S0603 Issue P02 Issue P05	20-NOV-2024 (Received) July 2026
Stage 3 Existing Site Plan	S1001 Issue P03 Issue P05	20-NOV-2024 (Received) Aug 2026
Stage 3 Proposed Site Plan	S1002 Issue P03 Issue P05	20-NOV-2024 (Received) Aug 2026
Staging Plan – Basement	S1051 Issue P04 Issue P05	20-NOV-2024 (Received) July 2026
Staging Plan – Ground	S1052 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Stage 3 Floor Plan – Basement 01	S2001 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Stage 3 Floor Plan – Ground	S2002 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Stage 3 Floor Plan – Level 01–06	S2003 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Stage 3 Floor Plan – Level 07 (Penthouse)	S2009 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Stage 3 Floor Plan – Level 08 (Roof Terrace)	S2010 Issue P04 Issue P05	20-NOV-2024 (Received) July 2026
Stage 3 Floor Plan – Roof	S2011 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026

Stage 3 Elevations	S3001 Issue P03	July 2026
Stage 3 Sections	S3101 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Stage 3 Sections	S3102 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Detail Plans & Sections	S3201 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Detail Plans & Sections	S3202 Issue P03 Issue P05	20-NOV-2024 (Received) July 2026
Detail Plans & Sections	S3202a P01	July 2026
Building North Facade Perspectives	S3203 P02	July 2026
Landscape Concept Report DA Minor Change	B21181-Rev-B-Rev-A Rev C	4-December-2024 (Received) 27-May-2026

Changes to Approved Conditions

Changes are also requested to the conditions of approval as a result of the proposed changes, which are outlined in the table below.

Condition	Proposed Change	Rationale
118	Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>Construct 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> - 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. - Manoeuvring on site for a MRV for the loading and unloading of vehicle(s) - Ultimately for Stage 3 (Building B), provide a minimum of 207 293 car parking spaces and the loading and unloading of vehicles within the site, including: - A minimum 183 268 spaces within the basement of which 136 240 resident/tenant spaces and 46 28 staff/visitor spaces are provided for the stages 1, 2 and 3 Retirement Facility. Any surplus spaces can be allocated	The amendment reflects the revised allocation of resident, staff and visitor car parking across Stage 3,4 and 5, which is supported by the parking demand survey at Attachment G.

to residents/tenants or visitors and staff within stages 1, 2, 3, 4 and 5. Two of the staff/visitor spaces are to be allocated for people with disabilities.

- 25 spaces within a permanent ground level car parking area, including 12 spaces allocated to the Bowling Club Facility and 13 spaces for visitors and staff associated with the Retirement Facility. 1 of these spaces is to be allocated for people with disabilities.

In the interim, provide temporary carparking and servicing on site as required at ground level to address any shortfall of TAPS PSP requirements.

- A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities, [other than the two designated small car parking spaces identified in the Colliers letter dated 19 August 2026](#). The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).
- 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.
- An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.
- The internal paved areas must be signed and delineated in accordance with the approved drawings and Manual of Uniform Traffic Control Devices – Queensland Department of Transport and Main Roads – Transport Operations (Road Use Management) Act 1995.

252

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

Construct 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:

- 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.

The amendment reflects the revised allocation of resident, staff and visitor car parking across Stage 3,4 and 5, which is supported by the parking demand survey at **Attachment G**.

Manoeuvring on site for a MRV for the loading and unloading of vehicle(s)

For stage 4 (Building C), provide a minimum 279 car parking spaces and the loading and unloading of vehicles within the site, including:

A minimum of ~~254~~ 322 spaces within the basement of which ~~187~~ 294 resident/tenant spaces and ~~67~~ 13 staff/visitor spaces are provided for the stages 1, 2, 3 and 4 Retirement Facility. Any surplus spaces can be allocated to residents/tenants or bona fide visitors and staff within stages 1, 2, 3, 4 and 5. Two of the staff/visitor spaces are to be allocated for people with disabilities.

25 spaces within a permanent ground level car parking areas, including 12 spaces allocated to the Bowling Club Facility and 13 spaces for visitors and staff associated with the Retirement Facility. 1 of these spaces is to be allocated for people with disabilities.

A minimum of 2.3 metres height clearance to all undercover parking 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).

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.

vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.

The internal paved areas must be signed and delineated in accordance with the approved drawings and Manual of Uniform Traffic Control Devices – Queensland Department of Transport and Main Roads – Transport Operations (Road Use Management) Act 1995.

338

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

Construct 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. A pavement of minimum Local road standard or equivalent surface material (including associated

The amendment reflects the revised allocation of resident, staff and visitor car parking across Stage 3,4 and 5, which is supported by the parking demand survey at **Attachment G.**

drainage) to the area on which motor vehicles will be driven and/or parked.

- ii. *Manoeuvring on site for a MRV for the loading and unloading of vehicle(s)*

Ultimately for Stage 5 (building E), provide a minimum of 351 car parking spaces and the loading and unloading of vehicles within the site, including:

A minimum ~~326~~ 364 spaces within the basement of which ~~237~~ 294 resident/tenant spaces and ~~89~~ 13 staff/visitor spaces are provided for the stages 1, 2, 3, 4 and 5 Retirement Facility. Any surplus spaces can be allocated to residents/tenants or visitors and staff within stages 1, 2, 3, 4 and 5. Two of the staff/visitor spaces are to be allocated for people with disabilities.

25 spaces within a permanent ground level car parking area, including 12 spaces allocated to the Bowling Club Facility and 13 spaces for visitors and staff associated with the Retirement Facility. 1 of these spaces is to be allocated for people with disabilities.

In the interim, provide temporary carparking and servicing on site as required at ground level to address any shortfall of TAPS PSP requirements.

A minimum of 2.3 metres height clearance to all undercover parking 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).

v. 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.

vi. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.

vii. The internal paved areas must be signed and delineated in accordance with the approved drawings and Manual of Uniform Traffic Control Devices – Queensland Department of Transport and Main Roads – Transport Operations (Road Use Management) Act 1995.
