

Change Application (Minor Change) Town Planning Assessment

27 Lorne Street & 26-32 Samford Road,
Alderley

C O N

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RECEIVED
 22-JUN-2026
APPLICATION REF
 A007053603

1. Changes to Conditions of Approval

As a consequence of the proposed changes identified above, the application proposes the following changes to conditions (elements to be removed in strikethrough, and replacements in **green**). Refer to **Table 1** below.

Table 1 – Changes to Conditions	
Condition	Reason for Change
<p>34) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>Provide 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:</p> <p>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.</p> <p>ii. Parking on the site for 67 70 resident/tenant cars and 8 visitor cars including one parking space for people with disabilities and for the loading and unloading of vehicle(s) within the site.</p> <p>...</p> <p>iv. A minimum of 2.3 metres height clearance to all undercover parking areas (other than car parking spaces 07-12 and 18 on Ground Level and car parking space 29 on basement level) 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).</p>	<p>Condition 34 is required to be amended to accurately reflect the revised car parking provision consistent to what is shown on the Revised Architectural Plans (Attachment C) and detailed within the Traffic Engineering Letter (Attachment E).</p> <p>With respect to 34(iv) please refer to the Traffic Engineering Letter (Attachment E) where the car parking spaces subject to clearance heights of 1.5m and 2.1m are identified. Condition 34 (iv) is required to be amended to capture the alternate clearance heights relating to these specific car parking areas.</p>
<p>38) Future Road Widening</p> <p>The proposed development must not prejudice the future road reserve widening along the Samford Road frontage of the site by keeping the area clear of permanent improvements and structures associated with the approved development on ground level. The extent of the land to be set aside for a future road reserve widening is 3.0 metres wide for the full frontage of the Samford Road site, including a single chord truncation at the Samford Road and Lorne Street intersection in accordance with the approved DRAWINGS AND DOCUMENTS.</p>	<p>Condition 38 is to be amended to ensure the road widening relates to the Ground Level.</p> <p>As detailed within the Minor Change Town Planning Assessment, it is noted that the awning structure (pursuant to the current approval) projects into the road widening area.</p> <p>In addition, and as detailed within the Minor Change Town Planning Assessment a minor 60mm encroachment has been identified on Level 1 (which occurs within a portion of the frontage already characterised by built elements extending into the</p>

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	setback, including the approved awning structure.
<p>39) Stormwater - Site Based Stormwater Management Plan</p> <p>Construct the development generally in accordance with the approved Site Based Stormwater Management Plan prepared by ACOR Consultants Pty Ltd (Ref: NA230692 Revision B C) dated 23/05/2024 08/06/26.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL), and then to be maintained.</p> <p>39(a) Certification</p> <p>Submit to Development Assessment certification from a Registered Professional Engineer Queensland that the development is in accordance with the approved site based stormwater management plan.</p> <p>Timing: Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first (MCU or BW), or prior to Council's notation of the plan of subdivision (ROL).</p>	<p>Condition 39 is required to be amended to accurately reflect the references to the Revised Architectural Plans (Attachment C) and detailed within the Civil Plans of the revised Stormwater Management Plan (Attachment F).</p>