

Changes to Conditions of Approval

Consequential to the proposed changes identified above, the application proposes the following changes to conditions (elements to be removed in strikethrough, and replacements in **red**) (**Table 9**).

Table 1: Changes to Conditions	
Condition	Reason for Change
<p>17) Hours of Operation Hours of operation for the approved development must be in accordance with the following:</p> <ul style="list-style-type: none"> - Level Four (4) indoor and outdoor food and drink outlets to between 4:00PM and 11:00PM - Level Four (4) communal recreation areas and Rooftop Level communal recreation areas to between 6:00AM and 10:00PM - Centre Activities at Ground Level to between 6:00AM and 10:00PM - Centre Activities at Basement 1 Level to between 6:00AM and 10:00PM - Deliveries to and from the development to between 6:00AM and 10:00PM 	<p>As a consequence of: Changes to the existing layout of the centre activities, an additional tenancy is now located on the basement level. There is an additional tenancy now located on the basement level 1, which was not previously covered by the hours of operation condition. The addition of the identified wording will ensure that Tenancy 6 will operate consistently with the tenancies on the upper levels of the development.</p>
<p>34) Landscape the site – Container planting for rooftop gardens and/or green walls Landscape the site through the provision of container planting in accordance with the requirements of this condition.</p> <p>34(a) Prepare Detailed Container Planting Design for self-certification Prepare a Detailed Container Planting Design for all container planting identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared and certified by suitably qualified professionals and must comply with the relevant Brisbane planning scheme codes. In addition to the above, the design must include the following:</p> <ul style="list-style-type: none"> - Shade and aspect studies including: - Sunshade modelling for 9am, noon and 3pm on June 21, September 22 and December 21; - Wind report measuring m/s for the container planting location/s; - Detailed estimates of required weekly water consumption for irrigation for each calendar month by an Irrigation Association of Australia certified irrigation designer, holding a Diploma of Irrigation - a dedicated rainwater irrigation tank with green wall drainage return and overflow connected to the stormwater system; - a reticulated drip irrigation system with stand-alone power supply and smart-tech central control and alert; - waterproofing; - adequate fascia protection and drip tray depth to minimize drips onto the footpath or surrounding properties; - for planter boxes: - adequate width, depth and suitability of soil for the planting. Minimum internal depths of planters unless otherwise endorsed by Development Services must be trees 1200mm; large shrubs and palms; 800mm; small shrubs and groundcovers; 600mm; 500mm; - a plant schedule that demonstrates planting appropriate to container type, size and location, - considering orientation, shading and wind direction; - for vegetation supported by trellises and screens: - design to ensure at least 50% coverage of the trellis or screen area with living plants; <p>for green walls (proprietary items):</p> <ul style="list-style-type: none"> - construction and planting design to ensure 100% coverage of the wall with 	<p>As a consequence of: Changes to the internal layout of the lobby and publicly accessible laneway, there are a small number of planters which are 500mm deep rather than 600mm. This is a negligible change in depth and is only related to a small number of planters on the ground floor. 500mm is sufficient to achieve well growing planting. Additionally, 500mm of podium topsoil mix will create Anaerobic soil conditions.</p>

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<p><i>living plants;</i></p> <ul style="list-style-type: none"> - a panel system that utilizes inert (non-soil), non-biodegradable media that creates at least 98% rootable surface area, not comprised of soil/ particulate-based pot or module systems; - a plant schedule completed by a specialist green wall designer that demonstrates planting appropriate to container type, size and location, considering orientation, shading and wind direction; - structural design by an RPEQ to ensure that the saturated weight of container planting is suitable for the building; - a 12-month establishment period maintenance program for planting; - an ongoing annual maintenance program including clearly defined access plan. 	
<p>51) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p><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></p> <p><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></p> <p><i>ii. Manoeuvring on site for a RCV, MRV and for the loading and unloading of vehicle(s);</i></p> <p><i>iii. Parking on the site for:</i></p> <ul style="list-style-type: none"> · 46 17 Short Term accommodation spaces · 46 17 Resident/tenant spaces · 26 Food and Drink use spaces · 1 Parking spaces for people with disabilities · 21 Childcare spaces (as per A005905213 A00661472) · 2 Motorcycle spaces (as per A005905213 A00661472) <p><i>and for the loading and unloading of vehicle(s) within the site.</i></p> <p><i>iv. Provide and maintain 30 secure bicycle parking spaces.</i></p> <p><i>v. 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).</i></p> <p><i>vi. 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.</i></p> <p><i>vii. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.</i></p> <p><i>viii. 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.</i></p> <p>PROOF OF FULFILMENT</p> <p><i>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 and then to be maintained.</i></p>	<p>As a consequence of:</p> <p>Changes to the layouts of the basements have resulted in additional parking spaces for both the Short Term Accommodation Use and the Multiple Dwelling Use. Therefore, the proposed change to the condition reflects the additional parking spaces provided by this change application. Additionally, a minor change has been undertaken in relation to the approved childcare. As such the most recent and relevant approval has been included to ensure accuracy across the site.</p>