

1.1 Changes to Approved Drawings and Documents

To facilitate the proposed changes, we request that the approved drawings and documents are updated as outlined in **Table A** below.

Table A: Changes to approved drawings and documents		
Drawing or Document	Number	Plan Date
Cover Sheet	0.00 Rev 18-19	28-OCT-2024 (Received) 08-JUNE-2026
Locality Plan	1.01 Rev 10-11	28-OCT-2024 08-JUNE-2026
Site Plan Proposed	1.03 Rev 10-11	28-OCT-2024 (Received) 08-JUNE-2026
Basement 3 Plan	2.00 Rev 10-11	28-OCT-2024 (Received) 08-JUNE-2026
Basement 2 Plan	2.01 Rev 21-22	28-OCT-2024 (Received) 08-JUNE-2026
Basement 1 Plan	2.02 Rev 21-22	28-OCT-2024 (Received) 08-JUNE-2026
Ground Plan	2.03 Rev 23-24	28-OCT-2024 (Received) 08-JUNE-2026
Level 1 Plan	2.04 Rev 14 (Amended In Red 21-NOV-2024) 15	28-OCT-2024 (Received) 08-JUNE-2026
Level 2 Plan	2.05 Rev 11 (Amended In Red 21-NOV-2024) 12	28-OCT-2024 (Received) 08-JUNE-2026
Level 3 Plan	2.06 Rev 18 (Amended In Red 21-NOV-2024) 19	28-OCT-2024 (Received) 08-JUNE-2026
Level 4 Plan	2.07 Rev 11 (Amended In Red 21-NOV-2024) 12	28-OCT-2024 (Received) 08-JUNE-2026
Level 5 Plan	2.08 Rev 11 (Amended In Red 21-NOV-2024) 12	28-OCT-2024 (Received) 08-JUNE-2026
Level 6 Plan	2.09 Rev 11 (Amended In Red 21-NOV-2024) 12	28-OCT-2024 (Received) 08-JUNE-2026
Level 7 Plan	2.10 Rev 13 (Amended In Red 21-NOV-2024) 14	28-OCT-2024 (Received) 08-JUNE-2026
Level 8 Plan	2.11 Rev 15 (Amended In Red 21-NOV-2024) 16	28-OCT-2024 (Received) 08-JUNE-2026
Level 9 Plan	2.12 Rev 9 (Amended In Red 21-NOV-2024) 11	28-OCT-2024 (Received) 08-JUNE-2026
Sub Penthouse Plan	2.13 Rev 3 (Amended In Red 21-NOV-2024) 4	28-OCT-2024 (Received) 08-JUNE-2026
Penthouse Plan	2.14 Rev 3 (Amended In Red 21-NOV-2024) 4	28-OCT-2024 (Received) 08-JUNE-2026
Roof Plan	22.15 Rev 3 4	28-OCT-2024 (Received) 08-JUNE-2026
North Elevation	3.01 Rev 15 16	28-OCT-2024 (Received) 08-JUNE-2026
East Elevation	3.02 Rev 15 16	28-OCT-2024 (Received) 08-JUNE-2026
South Elevation	3.03 Rev 15 16	28-OCT-2024 (Received) 08-JUNE-2026
West Elevation	3.04 Rev 15 16	28-OCT-2024 (Received) 08-JUNE-2026
Section 1	4.01 Rev 14 15	28-OCT-2024 (Received) 08-JUNE-2026
Section 2	4.02 Rev 12 13	28-OCT-2024 (Received) 08-JUNE-2026
Section 3	4.03 Rev 11 12	28-OCT-2024 (Received) 08-JUNE-2026
Interface Section	5.01 Rev 10 11	28-OCT-2024 (Received) 08-JUNE-2026

Interface Section	5.02 Rev 10 11	28-OCT-2024 (Received) 08-JUNE-2026
Interface Section	5.03 Rev 10 11	28-OCT-2024 (Received) 08-JUNE-2026
Interface Section	5.04 Rev 10 11	28-OCT-2024 (Received) 08-JUNE-2026
Interface Section	5.05 Rev 10 11	28-OCT-2024 (Received) 08-JUNE-2026
Interface Section	5.06 Rev 10 11	28-OCT-2024 (Received) 08-JUNE-2026
Interface Section	5.07 Rev 10 11	28-OCT-2024 (Received) 08-JUNE-2026
Interface Section	5.08 Rev 6 7	28-OCT-2024 (Received) 08-JUNE-2026
Perspectives - Maud St NW	9.01 Rev 8 9	28-OCT-2024 (Received) 08-JUNE-2026
Perspectives - Maud St NE	9.02 Rev 8 9	28-OCT-2024 (Received) 08-JUNE-2026
Perspectives - Maud West Approach	9.03 Rev 8 9	28-OCT-2024 (Received) 08-JUNE-2026

1.2 Changes to Conditions of Approval

We request that the existing conditions are generally maintained, with amendments identified in **Table B** below required to reflect the updated plans and account for the proposed changes described elsewhere in this letter.

Table B: Changes to conditions of approval

Condition	Rationale / Comments
<p>29) Screening</p> <p>Provide suitable privacy screening to windows of habitable rooms, balconies, landings, terraces and decks of the proposed dwelling(s) in accordance with the approved DRAWINGS AND DOCUMENTS.</p> <p>Suitable screening options must be:</p> <p>For windows:</p> <p>Sill heights of 1.5m above floor level; or</p> <p>Fixed obscure glazing in any part of the window below 1.5m above floor level; or</p> <p>Fixed external screens to any part of the window below 1.5m above floor level; or</p> <p>Fencing to a minimum 1.8m above ground floor level (only applies to overlooking from windows at ground floor level).</p> <p>For balconies, landings, terraces and decks:</p> <p>Fixed screening from floor level to a height of 1.5m above floor level as shown on the approved DRAWINGS AND DOCUMENTS.</p> <p>Note: Screening devices must be either solid translucent screens, perforated or slatted panels, or fixed louvres that are permanent, be durable and fixed. Screening devices must have a maximum of 25% openings, with a maximum opening of 50mm.</p>	<p>The suitable screening options currently outlined in Condition 29 are in conflict with the approved Drawings and documents and do not consider the site context or purpose of allowing screening to be approved in accordance with approved drawings and documents.</p> <p>It is requested that the condition be amended to reflect that screening is provided in accordance with the approved Drawings and Documents only.</p>
<p>43) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</p> <p>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:</p> <ol style="list-style-type: none"> 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 Large Rigid Vehicle and for the loading and unloading of vehicle(s). Parking on the site for 101 resident/tenant cars, six (6) visitor cars including one (1) parking space for people with disabilities and one (1) visitor motorcycle and for the loading and unloading of vehicle(s) within the site. Parking spaces for on-site resident cars may be used for resident storage purposes in the following circumstances only: <ul style="list-style-type: none"> A minimum of 1 car parking space per 2 bedroom dwelling and a minimum of 2 car parking spaces per 3 bedroom dwelling are maintained at all times. 	<p>It is requested that this condition is amended to reflect the removal of the previously proposed motorcycle bay. As discussed in section 3.4 above, the removal of this bay does not alter the development's compliance with parking rate provision.</p> <p>Bicycle parking has been increased as part of the current amendment, however, is in excess of the minimum required. As such, we are simply seeking that the development is conditioned to provide the minimum required to comply</p>

Where a parking space is used for storage, a storage cage or shed must be constructed to contain stored items.

A storage cage or shed must be located to not impede clearances for any adjacent car parking space in accordance with Figure m of the Transport, access, parking and servicing planning scheme policy.

- iv. Provide and maintain a **minimum of 40** secure bicycle parking spaces for the resident/tenant and ten (10) secure bicycle parking spaces for the visitor.
- v. Unless otherwise indicated on the Approved Plans and Drawing a minimum of 2.3 metres height clearance is to be maintained 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).
- 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.
- vii. 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.

with the rates specified under the Transport, Access, Parking and Servicing Planning Scheme Policy as opposed to any potential additional spaces.

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.
