

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**).

Changes to Conditions	
Condition	Reason for Change
12) Community Use Leasing of Community Use The use of the area indicated as 'multi-purpose space' on the approved plan titled Ground Floor with reference TP01.05 D C received 3 NOV 2023 dated 14-AUG-2026 as amended in red on 27-MAR-2024 is to be leased as Community use for a minimum of 12 months. Timing: From the commencement of use of the development Guideline: This condition is imposed to ensure the provision of public benefit for this development, which is a relevant matter for the purpose of assessing the development application the subject of the development approval. This community use space is to provide community benefit associated with the approved use. Operation of Community Use The use of the area indicated as 'multi-purpose space' on the approved plan titled Ground Floor with reference TP01.05 D C received 3 NOV 2023 dated 14-AUG-2026 as amended in red on 27-MAR-2024 is to be used for community related activities. This area designated on the approved plans is for providing artistic, social or cultural facilities or community services to the public in accordance with City Plan 2014 (v26). Timing: When the 'multi-purpose space' is a Community use.	Drawing references updated to reflect changes to plans.
13) Communal Areas The communal areas on level 11, and 12 and 15 are limited to the Multiple dwelling use only and are to be available for all residents.	Level 15 to be removed as it no longer contains a communal area.
31) Landscape the Site Landscape the site as indicated on the approved DRAWINGS AND DOCUMENTS and in accordance with the requirements of this condition. This includes the approved Statement of Landscape Design Intent reference 220302 DA02 received 23 JUN 2023 as amended in red on 15 FEB 2024 Landscape Architecture – Minor Change Application reference DA01 250109 dated 11-AUG-2026. 31(a) Submit Building Layout Details Submit to Development Services, and obtain approval from for, details of the final building layout below and at ground level to demonstrate that provision has been made for deep planting, perimeter planting, services and existing trees that are required to be retained. The details must be provided by a qualified Landscape Architect or RPEQ. Timing: Prior to building works commencing. 31(b) Submit Detailed Landscape Plan Submit to Development Services, and obtain approval for, a detailed Landscape Plan for all on-site landscape works identified on the approved DRAWINGS AND DOCUMENTS. The plan must be prepared at a scale of 1:100 by a qualified Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes. The plan must include the following: - Siteworks - The extent of soft and hard landscape; - The extent of basement and/or roof lines; - Location and description of fencing, retaining walls and ramps; - Existing and finished levels to external works particularly in critical areas (e.g. top and toe of retaining walls and steps); - Description/details of critical design elements where applicable (e.g. surface treatments, stabilisation of batters, podium planters);	Drawing references updated to reflect changes to plans.

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- Basic specification notes on plan for all landscape works <i>Planting</i> - A planting schedule listing plants by botanical names, quantities, pot size, height, spread and calliper at time of planting Public Thoroughfare - Specific details of the requirements of the public thoroughfare, including all design elements listed in Condition 4 of this approval titled 'Public Access – 24 hours Through Site. <i>Deep Planting</i> - Providing deep planting areas in accordance with the relevant Brisbane Planning Scheme Codes, and the following: - o is exclusively used for landscaping and is accessible for maintenance purposes; - o is consolidated to provide maximum advantage and opportunity to protect or establish trees capable of growing to a minimum canopy diameter of 5m and/or minimum height of 5m within 5 years of planting; - o is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form. <i>Timing: Prior to building work above ground level commencing.</i> 31(c) Additional Requirements - Multi-Unit Dwelling/Single Unit Dwelling <i>In addition to the requirements listed above, the plan must include the following:</i> <i>Planting</i> - Provide flowering / shade trees within the frontage at maximum centres of 6.0 metre, provided as 45 litre stock or larger, staked and tied; - Provide low shrubs and groundcovers to all landscape areas; - Provides one tree per 20m of frontage capable of growing 15m high (minimum) at maturity; - Provide tree planting to achieve a minimum of 25% shade to outdoor communal spaces within 5 years; - Provide tree species that can provide a minimum 50% shade cover to a site's open space (where not located under the building) within 10 years; - Provide a minimum of 25% landscaping within communal outdoor space consisting of a balanced combination of soft and hard landscape features; - Provide a minimum of 25% landscaping at a minimum 1m dimension within private open space areas on ground or in structure; <i>Amenity</i> - Fences and retaining walls must not exceed 2.0 metres in height from ground level unless stepped back and planted; - Hard surfaces must grade to landscaped areas - Provide a hose cock for each courtyard. <i>Containerised Planters</i> - Clearly identify the location, width and depth of containerised planting areas; - Details of raised planters must demonstrate adequate width, depth and suitability of soil for the planting. Minimum internal depths of planters must be: trees - 1000mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm; - Provide a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system. <i>Terraced Retaining Walls</i>	

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- Terracing of retaining walls in accordance with the relevant Brisbane Planning Scheme Codes. Planting must consist of drought-hardy small trees, medium shrubs and groundcovers planted at densities that, under normal growing conditions, will result in complete surface mulch coverage within 12 months of planting. Specifications - Provide mulch and soil to meet Australian Standards; - Ensure that soil media is ameliorated to increase its water-holding abilities. Timing: Prior to building work above ground level commencing. 31(d) Additional Requirements - Containerised Planting In addition to the requirements listed above, the plan must include the following: - Provide containerised planting areas in accordance with BSD-9004; - Clearly identify the location, width and depth of containerised planting areas - Details of raised planters must demonstrate adequate width, depth and suitability of soil for the planting. Minimum internal depths of planters must be: trees - 1000mm; large shrubs and palms - 800mm; small shrubs and groundcovers - 600mm; - Provide a reticulated drip irrigation system (connected to non-town water source) to all containerised planting areas, with drainage connected to the stormwater system. Timing: Prior to building work above ground level commencing. 31(e) Additional Requirements - Irrigation In addition to the requirements listed above, the plan must include the following: - Provide a reticulated drip irrigation system (connected to a non-potable water resource) to all planting areas Timing: Prior to building work above ground level commencing. 31(f) Construct Approved Works Carry out the landscaping and associated works in accordance with the approved detailed Landscape Plan. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. 31(g) Certify Works On completion of the works, provide Development Services with a copy of the as-constructed detailed Landscape Plan together with certification from a qualified Landscape Architect or qualified Landscape Contractor that the completed landscape work complies with the approved detailed Landscape Plan (Brisbane City Council Form CC10613 Landscape Works Certificate). Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first. 31(h) Maintain the Landscape Works Maintain the landscape generally in accordance with the approved detailed Landscape Plan. Timing: Prior to commencement of use, whichever comes first.	
36) Outdoor Communal Areas – Access Hours The following communal open space areas are limited for use between 6am and 10pm: - The outdoor gym, wellness area and plunge pools on Level 11. - The pool, plunge pools and pool deck on Level 12. The outdoor areas on Level 15.	Level 11 and 12 amenities to be updated to reflected proposed amendments. Level 15 to be removed as it no longer contains a communal area.

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41) Acoustic Fence - General Erect a 2m high acoustic fence, (relative to the finished RL of the building pad) along the side boundary interface with 11 Boundary Street as indicated in approved plan titled Ground Floor with reference TP01.05 D G received 3 NOV-2023 as amended in red on 15 FEB-2024 dated 14-AUG-2026. The acoustic fence must: - Be constructed of a material with a minimum surface area density of 12.5kg/m2; - Be constructed of an aesthetically pleasing weather-resistant material such as earth mound, fibre cement, painted or treated timber, brick, concrete or a combination thereof; - Have returns at any opening or provide some other means of blocking line of site from source to receiver such that the effectiveness of the fence is not reduced; - Be continuous and gap free. 41(a) Certification Submit to Development Services certification from a person who is a Member or eligible to be a Member of the Australian Acoustic Society that the constructed acoustic fence complies with the above requirements. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.	Drawing references updated to reflect changes to plans.
53) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking 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: - 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 an RCV and for the loading and unloading of the vehicle; - Parking on the site for a total of 193 cars 205 cars, of which 179 189 are for resident/tenant cars, and 16 are for visitor cars, including 1 parking space for people with disabilities, and areas for the loading and unloading of vehicles within the site. - Provide and maintain 404 111 secure bicycle parking spaces for residence and a minimum of 26 28 for visitors. - 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 are to be provided, except for the localised car parks below the ramps in the basement, that are provided with 2.2 metres clear height. However, no services ducting is to be constructed over the car parking spaces that would further reduce the height clearance. 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 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. - Prepare and implement signs and line marking drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents, including Line Marking and Stop Sign to be installed, just within the frontage boundary, on out-bound side facing motorists exiting the site.	Update car parking and bicycle space numbers to reflect proposed amendments.

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<i>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> PROOF OF FULFILMENT <i>Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition.</i> <i>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</i>	
58) Work for Transport Network - Road (Non-trunk) - Self Certification <i>Construct the following work to widen the Transport Network (Road) along the full frontage of the site generally as shown on the approved On-Street Parking Plan No. B23024-SK-005-Sheet A1., Revision C, prepared by Lambert & Rehbein dated 7-APR-2026 23 June 2023, and in accordance with the relevant Brisbane Planning Scheme Codes, the Manual of Uniform Traffic Control Devices and the AUSTROADS design standards:</i> <i>- Relocate signs & line marking for on-street parking in Bank Street frontage of the site, and any associated provision, relocation or modification of services, other signs and line marking.</i> <i>- Land dedication to achieve 5m wide verge Mollison Street frontage and 3.75m wide verge Bank Street frontage.</i> <i>Note: This condition is imposed under section 145 of the Planning Act 2016.</i> ...	Drawing references updated to reflect changes to plans.