

1. Amendments to Approval

The following changes are requested to the development conditions and approved plans.

1.1.1 Revised Approved Plans

In order to facilitate the proposed changes, we request that the approved plans identified below be superseded and replaced with the amended proposal plans prepared by Wiltshire Stevens Architecture, as set out in **Attachment A**.

Title	Approved Plan	Plan Date
Landscape Concept Plan	1604-LP1 Issue: B (Amended In Red 10 JAN 2017) TBA	23 NOV 2016 (Received) TBA
Site / Roof Plan	A000 Issue: C SK-01 – Rev B	23 NOV 2016 (Received) 26.08.2026
Lower Basement Plan Basement Level 2 Floor Plan	A200 Issue: B SK-02 – Rev B	23 NOV 2016 (Received) 26.08.2026
Upper Basement Plan Basement Level 1 Floor Plan	A201 Issue: C SK-03 – Rev B	23 NOV 2016 (Received) 26.08.2026
Ground Level Floor Plan	A202 Issue: C (Amended In Red 05 JAN 2017) SK-04 – Rev B	23 NOV 2016 (Received) 26.08.2026
Level 1 Plan	A203 Issue: C	23 NOV 2016 (Received)
Level 2 Plan	A204 Issue: C	23 NOV 2016 (Received)
Level 1 & 2 Floor Plan	SK-05 – Rev B	26.08.2026
Elevations	A400 Issue: C SK-06 – Rev B	23 NOV 2016 (Received) 26.08.2026
Elevations	SK-07 – Rev B	26.08.2026
Sections	A401 Issue: C	23 NOV 2016 (Received)

Amended Conditions

The following changes are required to the approved conditions:

Approved Condition	Proposed Changes
12) Balconies and Terraces to Remain Unenclosed <i>Other than at Unit 6 as shown on the approved plans, all balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes/Policies and clearly depicted on the approved drawings. Any Community Management Statement is to contain a by-law which reflects the requirements of this condition.</i>	2) Balconies and Terraces to Remain Unenclosed <i>Other than at Unit 6 Unit 4, 5 and 9 on Level 1 and Level 2 as shown on the approved plans, all balconies and terraces shown on the approved drawings and documents, are to remain unenclosed with no shutters, glazing, louvres or similar permanent fixtures other than those consistent with the relevant Brisbane Planning Scheme Codes/Policies and clearly depicted on the approved drawings. Any Community Management Statement is to contain a by-law which reflects the requirements of this condition.</i>
14) Solar Screening <i>Provide solar screening to all western facing windows, including unit 1 (bedroom 2), unit 2 (bedroom 1) and unit 17 (bedrooms 1 and 2). Screening is to include a vertical screening element and be positioned in conjunction with a window hood.</i>	14) Solar Screening <i>Provide solar screening to all western facing windows. ; including unit 1 (bedroom 2), unit 2 (bedroom 1) and unit 17 (bedrooms 1 and 2). Screening is to include a vertical screening element and be positioned in conjunction with a window hood.</i>
16) Screening Multiple Dwelling / Dual Occupancy <i>Note: Screening for Unit 6 is required.</i>	16) Screening Multiple Dwelling / Dual Occupancy <i>Note: Screening for Unit 6 Unit 4, 5 and 9 on Level 1 and Level 2 is required.</i>
18) Landscape the Site <i>Landscape the site in general accordance with an approved Landscape Concept Plan, ref. no. 1604-LP1 Issue: B, received on 23 November 2016, amended in red on 10 January 2017, and in accordance with the requirements of this condition as follows:</i>	Update this condition to reflect the amended Landscape Concept Plan.
27) Dedicate As Road - Non Trunk <i>Dedicate as road, for the purposes of verge widening, in accordance with the following requirements: ; i. The area shown as "road verge dedication in accordance with Condition 27" on the approved drawing ref. no. A202 Issue: C, received on 23 November 2016, amended in red on 05 January 2017, titled "Ground Floor Plan" to achieve 2.5m wide road verge.</i>	27) Dedicate As Road - Non Trunk <i>Dedicate as road, for the purposes of verge widening, in accordance with the following requirements: i. The area shown as "road verge dedication in accordance with Condition 27" on the approved drawing ref. no. SK-04 Rev B, dated 26/08/2026, titled 'Ground Floor Level Plan' A202 Issue: C, received on 23 November 2016, amended in red on 05 January 2017, titled "Ground Floor Plan" to achieve 2.5m wide road verge.</i>
33) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking	33) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking

Approved Condition	Proposed Changes
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: 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. ii. Manoeuvring on site for a Refuse Collection Vehicle (RCV) and for the loading and unloading of vehicle(s). iii. Parking on the site for twenty five (25) resident cars, three (3) visitor cars, including one (1) of the visitor parking spaces for people with disabilities, and for the loading and unloading of vehicles within the site iv. Provide 23 number of secure bicycle parking spaces 5 of which are to be provided for visitors v. 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). 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. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. viii. 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.	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: 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. ii. Manoeuvring on site for a Refuse Collection Vehicle (RCV) and for the loading and unloading of vehicle(s). iii. Parking on the site for twenty five (25) thirty-two (32) resident cars, three (3) seven (7) visitor cars, including one (1) of the visitor parking spaces for people with disabilities, and for the loading and unloading of vehicles within the site iv. Provide 23 number of secure bicycle parking spaces, 5 of which are to be provided for visitors v. 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). 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. An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. viii. 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.
36) Land for Transport Network - Road (Trunk)	Delete condition 36.
41) Permanent Vehicle Crossover Provide a 7.5 metre wide Type B2 permanent vehicle crossover to the Buruda Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.	41) Permanent Vehicle Crossover Provide a 7.5 6.5 metre wide Type B2 permanent vehicle crossover to the Buruda Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS.

Approved Condition	Proposed Changes
<i>Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services</i>	Note: No further permits are required to carry out these works and street trees must not be removed without prior approval from Asset Services