

3.1 Changes to the Conditions of Approval

The changes proposed as part of this application will supersede the existing approved conditions. A detailed list of the changes is provided in **Error! Reference source not found.** below with superseded sections denoted with a strikethrough and proposed changes in red.

Table 1: Proposed Changes to Conditions

DESCRIPTION	TIMING
10) Public Access - Arcade	
Provide and maintain unimpeded and safe 24 hours public access from Cordelia Street along the south-eastern boundary of the site to facilitate a minimum 2.4m wide unobstructed path in accordance with the approved drawing, Site Plan – Ground, Ref: DA01.002 Rev A, received 2 April 2025 as amended in red 26 June 2025 and the approved drawing, Ground Floor Plan, Ref: DA01.002 Rev A, received 2 April 2025 as amended in red 26 June 2025. The access way is designed to cater for persons with disabilities in accordance with the Australian Standard – AS1428.1 Design for Assess and Mobility – Part 1: General requirements for access – New building work. The arcade shall be constructed to a level and at a grade suitable to facilitate integration with an arcade on the adjoining land to the East, which will be delivered at the time the adjoining land is developed. GUIDELINE: This condition is imposed to ensure on- going safe public access to designated public pedestrian spaces within the development.	At all times Prior to commencement of use
13(a) Submit Creative Lighting Strategy	
Submit for, and obtain approval from Development Services, a creative lighting strategy to deliver quality lighting outcomes to meet functional needs as well as a means of creative expression that contributes lighting for occasion, identity, discovery and safety. The strategy is to include innovative ideas for the illumination of new facade features and entry points along the Merivale Street and Cordelia Street frontages and along the public arcade. To describe the strategy, the application may include reports, concept plans and perspective drawings. Timing: Prior to site/ operational/ building work commencing Timing: Prior to completion of basement works	As indicated
15(a) Submit Drawings	
Submit to, and obtain approval from, Development Services drawings prepared by a Registered Architect or Queensland Building Construction Commission Open Licence Class Building Designer showing the final developed details of the facade treatment, the ground interface and the roof top/building capping elements which depict a higher level of documentation detail than that shown on the APPROVED DRAWINGS AND DOCUMENTS, including: ▪ Elevation and facade treatment drawings for all ground, podium and typical tower floor levels that demonstrate the final design outcome for all elevations of the built form including: ▪ Detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the facade including structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises ▪ All servicing and infrastructure, including but not limited to, padmount transformers, pump rooms, fire hydrant boosters etc. ▪ Roof top or building capping elements, awnings and soffits	As indicated

DESCRIPTION	TIMING
- One rendered perspective showing the intended finished built form. The drawings must: - include dimensions for the extent of projecting elements, balustrade height and door and window/glazing configurations - nominate materials, colours and finishes - have title blocks and be cross referenced to larger scaled drawings. Timing: Prior to building works commencing Timing: Prior to completion of basement works	
27(a) Prepare a detailed Landscape Plan for Self Certification	
Prepare a detailed Landscape Plan for areas nominated on the approved drawings and documents as amended in red, including Ground Floor Plan, Ref: WNRA-53137-DD-3000, Rev P6, dated 06/11/2015, as amended in red 2/12/2015 and Level 01 Floor Plan, Ref: NRA-53137-DD-3010, Rev P6, dated 06/11/2015, the relevant Brisbane Planning Scheme Codes/Policies and the following conditions: PLANTING - Provide columnar screening trees at 6m intervals where possible along the rear boundary - Provide a landscape strip along the frontage planted with shrubs and groundcovers ADDITIONAL REQUIREMENTS - Maximise opportunities for stormwater infiltration into landscaped areas SPECIFICATIONS - Provide mulch and soil to meet AS4454 and AS4419 - Ensure that soil media is ameliorated to increase its water holding capabilities. Note: The requirements outlined by this condition do not require an application to be made with Council.	Prior to site/operational/building work commencing Prior to completion of basement works
28(a) Submit Level Details	
Submit for the approval of Development Assessment, details of the finished levels of the site and building entries (both pedestrian and vehicular) to demonstrate compatibility with acceptable footpath/footway grades. The details must be provided by a registered Landscape Architect or other relevant professional and include the following: - Finished surface levels at the site/lot boundary; - Finished ground floor levels; - Crossfall and longitudinal grades including sections demonstrating compliance with Brisbane Standard Drawings (BSD), including a maximum crossfall of 1:50; and - Existing kerb heights. Timing: Prior to building works is occurring Timing: Prior to building work above ground commencing	As indicated
29(a) Submit Level Details	

DESCRIPTION	TIMING
Submit to Development Services, and obtain approval for, details of the future finished levels of the site and building entries (both pedestrian and vehicular) to demonstrate verge levels and crossfalls complying with the Infrastructure Design Planning Scheme Policy including section 3.7.3.5. The details must be provided by a qualified Landscape Architect or RPEQ and include the following: - finished surface levels at the site/lot boundary; - finished ground floor levels; - existing kerb heights; and - crossfall and longitudinal grades. Timing: Prior to site/operational/building work occurring. Timing: Prior to building work above ground commencing	As indicated
31(c) Certify Detailed Landscape Plan	
On completion of the Detailed Landscape Plan, submit to Development Services a landscape design certification via the Landscape Design and Landscape Works Certification online form. Design certification is to be prepared by a Qualified Landscape Architect, certifying that the Detailed Landscape Plan complies with the requirements of this condition. The Certification must include a copy of the: ▪ Landscape design certification form. ▪ Certified detailed landscape plan. NOTE: The landscape design and landscape works certification online form can be found by searching <i>development application forms</i> on Council's website. Timing: Prior to building work commencing. Timing: Prior to landscape works commencing <i>PROOF OF FULFILMENT</i> <i>A copy of the landscape design certification form and certified detailed landscape plan</i>	As indicated