

## Conditions of Approval

Current Approval Condition	Proposed Change
<p><b>45) Stormwater Quality (Implement Management Plan)</b></p> <p>Manage stormwater quality in accordance with this condition.</p> <p><b>45(a) Implement Management Plan</b>            Implement the Stormwater Management Plan (CDA031, P6, prepared by EDGE Consulting Engineers) (consisting of at least 1 x SPEL Stormsack filter baskets and 8 x SPEL Filter cartridges), received 04/07/2024.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>45(b) Certification</b>            Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the Stormwater Management Plan (CDA031, P6, prepared by EDGE Consulting Engineers) (consisting of at least 1 x SPEL Stormsack filter baskets and 8 x SPEL Filter cartridges), received 04/07/2024, have been implemented.</p> <p>A copy of the as-constructed site based stormwater quality measures must accompany the Certification.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>45(c) Maintain Management Plan</b>            Maintain the Stormwater Management Plan (CDA031, P6, prepared by EDGE Consulting Engineers) (consisting of at least 1 x SPEL</p>	<p><b>Stormwater Quality (Implement Management Plan)</b></p> <p>Manage stormwater quality in accordance with this condition.</p> <p><b>45(a) Implement Management Plan</b>            Implement the Stormwater Management Plan (CDA031, <b>P8</b>, prepared by EDGE Consulting Engineers <b>dated 5 September 2025</b>) (consisting of at least 1 x SPEL Stormsack filter baskets and 8 x SPEL Filter cartridges), <b>received ***</b>.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>45(b) Certification</b>            Submit to Development Services certification from a relevant professional that all treatments and measures recommended in the Stormwater Management Plan (CDA031, <b>P8</b>, prepared by EDGE Consulting Engineers <b>dated 5 September 2025</b>) (consisting of at least 1 x SPEL Stormsack filter baskets and 8 x SPEL Filter cartridges), <b>received ***</b>, <b>have been implemented.</b></p> <p>A copy of the as-constructed site based stormwater quality measures must accompany the Certification.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><b>45(c) Maintain Management Plan</b>            Maintain the Stormwater Management Plan</p>

<p>Stormsack filter baskets and 8 x SPEL Filter cartridges), received 04/07/2024.</p>	<p>(CDA031, <b>P8</b>, prepared by EDGE Consulting Engineers <b>dated 5 September 2025</b>) (consisting of at least 1 x SPEL Stormsack filter baskets and 8 x SPEL Filter cartridges), <b>received</b> <b>***</b>.</p>
<p><b>54) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b></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> <ul style="list-style-type: none"> <li>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.</li> <li>ii. Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition.</li> <li>iii. Manoeuvring on site for a RCV and for the loading and unloading of vehicle(s);</li> <li>iv. Parking on the site for a maximum of 591 resident/tenant cars, a maximum of 87 visitor cars inclusive of 4 parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site.</li> <li>v. Provide and maintain a minimum of 528 secure bicycle parking spaces for residents/tenants, and 146 securable bicycle parking spaces for visitors.</li> <li>vi. 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).</li> <li>vii. 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.</li> </ul>	<p><b>54) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking</b></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> <ul style="list-style-type: none"> <li>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.</li> <li>ii. Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition.</li> <li>iii. Manoeuvring on site for a RCV and for the loading and unloading of vehicle(s);</li> <li>iv. Parking on the site for a maximum of <b>571</b> resident/tenant cars, a maximum of <b>32</b> visitor cars inclusive of 4 parking spaces for people with disabilities and for the loading and unloading of vehicle(s) within the site.</li> <li>v. Provide and maintain a minimum of <b>585</b> secure bicycle parking spaces for residents/tenants, and <b>138</b> securable bicycle parking spaces for visitors.</li> <li>vi. 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).</li> <li>vii. 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.</li> </ul>

<p>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.</p> <p><i>PROOF OF FULFILMENT</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.</p>	<p>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.</p> <p><i>PROOF OF FULFILMENT</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.</p>
<p><b>71) Permanent Driveway Crossover</b></p> <p>Provide a 6.50 metre wide modified Type B2 permanent driveway crossover to the Nile Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS</p> <p>Written consent must be obtained from BCC - Field Services, Program Planning and Integration Arborist prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning and excavation within the root zone/canopy of the tree)</p> <p>At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.</p> <p>Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or lane closures. These permits must be obtained prior to construction of the crossover.</p>	<p><b>71) Permanent Driveway Crossover</b></p> <p>Provide a <b>7.8</b> metre wide modified Type B2 permanent driveway crossover to the Nile Street frontage of the site in accordance with the relevant Brisbane Planning Scheme Codes and located as shown on the approved DRAWINGS AND DOCUMENTS</p> <p>Written consent must be obtained from BCC - Field Services, Program Planning and Integration Arborist prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning and excavation within the root zone/canopy of the tree)</p> <p>At all times during construction of the crossover, safe pedestrian access along the site frontage must be maintained.</p> <p>Note: No further driveway permit is required however additional footway permits or lane closure permits may be required for footpath/verge closures and/or</p>

	lane closures. These permits must be obtained prior to construction of the crossover.
--	---