

Proposed Changes Development Approval

The following section outlines the proposed changes to the approved plans and specifications, and conditions. Proposed changes are shown in [blue and underlined](#), with removed text ~~struck through in red~~.

Drawings and Documents

Table 1 sets out the amendments required to the list of approved plans and documents to reflect the proposed changes and to ensure the resultant approval issued acknowledges the correct plans. Please note that all revised plans relate to Tower D (Stage 2B) only. Accordingly, the balance plans not included in this table are to remain as per the current approval.

We kindly request Council to retain the existing approved Tower D Staging Plans (DA-1001.1 Rev A, DA-1002.1 Rev A and DA-1011.1 Rev A) as they provide detail on the proposed delivery of the development. However, it is requested that Council include amendments in red to the staging plans to clarify these plans relate to the staging only, and that the internal layout (which has changed as part of this minor change request) is to be as per the approved floor plans.

Table 1 - Proposed Amendments to Approved Drawings and Documents

Drawing/Document Name	Reference Number	Date
Ground Plan	DA-1011 Rev D <u>E</u>	13 June 2023 18 March 2026
Level 02 Plan	DA-1012 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 03 Plan	DA-1013 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 04 Plan	DA-1014 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 05 Plan	DA-1015 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 06 Plan	DA-1016 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 07 Plan	DA-1017 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 08 Plan	DA-1018 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 09 Plan	DA-1019 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 10 Plan	DA-1020 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 11 Plan	DA-1021 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 12 Plan	DA-1022 Rev C <u>E</u>	13 June 2023 18 March 2026
Level 13 Plan	DA-1023 Rev C <u>E</u>	13 June 2023 18 March 2026

Drawing/Document Name	Reference Number	Date
Level 14 Plan	DA-1024 Rev C E	13 June 2023 18 March 2026
Level 15 Plan	DA-1025 Rev E G	13 June 2023 18 March 2026
Tower D Level 15 / Rooftop Plan Roof Plan	DA-1031 Rev A DA-1026 Rev F	13 June 2023 18 March 2026
Tower D – North Elevation	DA-1053 Rev E F	13 June 2023 18 March 2026
Tower D – East, West Elevation	DA-1054 Rev E F	13 June 2023 18 March 2026
Tower D – South Elevation	DA-1055 Rev E F	13 June 2023 18 March 2026
Tower D – Sections	DA-1061 Rev E F	13 June 2023 18 March 2026
Tower D – Rooftop Amenity Section	DA-1062 Rev A	13 June 2023
Statement of Landscape Intent – RFI	210313 Issue: 8 06, pages 1 – 46 (Amended In Red 14-SEP-2023)	15-AUG-2023 (Received) 20 April 2026

Changes to Conditions

Changes are also requested to the conditions of approval as a result of the proposed changes, which are outlined in **Table 2** below.

Table 2 - Proposed Amendments to Summary Heading for Stage 2 (Stage 2B/Tower D) Material Change of Use Conditions

Conditions and Requested Amendments	Comments
Stage: Stage 2 (Referred to on plans as Stage 2B/Tower D) – Multiple Dwelling (126 117 units)	Changes are requested to the summary headings for the Material Change of Use conditions to reflect the amended number of units.

Table 3 - Proposed Amendments to Approved Conditions

Conditions and Requested Amendments	Comments
<p>11), 76), 142) and 157) Referral Agency Requirements</p> <p>Department of State Development, Infrastructure, Local Government and Planning as referral agency has imposed the requirements contained in the letter dated [COUNCIL TO INPUT REVISED DATE] 2-May-2024.</p> <p>Energex as referral agency did not impose requirements in their response has imposed the requirements contained in the letter dated 25 July 2023. Energex also advised in its letter</p>	<p>SARA was a Concurrence Agency for the application and issued a referral response dated 17 January 2024. The response noted approved plans which are changing as a result of this minor change request. To seek the changes to the referral response, a separate minor change application to SARA as a responsible entity will be made concurrently, as SARA is under the jurisdiction of the Chief Executive, with</p>

Conditions and Requested Amendments	Comments
<p>dated [COUNCIL TO INPUT REVISED DATE] 11 April 2024 of no objection to the proposed minor changes.</p>	<p>referral to Council as a relevant entity. It is requested that this condition be amended to reflect the revised response once it is issued.</p> <p>Energex as an Advice Agency is a relevant entity for this change application. Changes are requested to confirm the original Energex response letter in July 2023 did not impose requirements, and to ensure the revised response date subject to this application is reflected once issued.</p>
<p>100(a) Detailed Landscape Plan for Self-Certification</p> <p>Prepare a Detailed Landscape Plan at a scale of 1:100 for all on-site landscape works including planting areas identified on the approved DRAWINGS AND DOCUMENTS – Statement of Landscape Intent, received 20 April 2026 15 August 2023 – Building D Ascot – Job No.: 210313, Issue: 8 6, amended in red 14 September 2023. The plan must be prepared by a Qualified Landscape Architect and must comply with the relevant Brisbane Planning Scheme Codes.</p> <ul style="list-style-type: none"> ▪ The plan must include the following: Planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419–2003 Soils for landscaping and garden use. ▪ Unless otherwise specified, trees provided as 45 litre stock or larger, staked and tied, and complying with Australian Standards. ▪ Plant selection and densities to achieve full surface coverage of garden beds within 2 years of planting. ▪ A reticulated drip irrigation system to all planting areas, with drainage connected to the stormwater system; the irrigation system must be connected to a non- mains water source. ▪ Details of a 12 week establishment period. <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p> <p><i>PROOF OF FULFILMENT</i></p> <p><i>A detailed landscape plan accompanied by Brisbane City Council Landscape design and landscape works online form.</i></p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p>Changes are requested to the drawing references as a result of the revised Landscape Plan prepared as part of this Minor Change Application.</p>

