

Table 4 – Changes to Conditions

Condition

69) 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:

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iv. Parking on the site for ~~77~~ **75** Multiple dwelling resident/tenant cars and 9 Multiple dwelling visitor cars (including 1 parking space for people with disability). The 2 visitor spaces adjacent the existing Shopping centre are to be signed/line marked as for Multiple dwelling visitor only and not for patrons or staff of the Shopping Centre as shown on the approved plan: Basement 02 (Alternate Communal Space), DA1.02.2 ~~Issue 3, received 09/10/2025 and amended in red 14/10/2025.~~ **Issue 5.**

4 new car parking spaces are also to be established for the Shopping Centre, replacing spaces being removed to facilitate the Multiple dwelling as shown on the approved plan - Appleby Road Retail Parkings, document no. A1.00 Rev. T3, received 31/10/2025 and amended in red 10/11/2025.

Note - The only aspects of development shown on the approved plan - Appleby Road Retail Parkings, document no. A1.00 Rev. T3, received 31/10/2025 and amended in red 10/11/2025, which form part of the approval are the removal and replacement of car parking spaces as indicated. No other changes to the Shopping centre form part of the approval.

v. Provide and maintain a minimum of 39 secure Multiple dwelling resident bicycle parking spaces and 10 visitor bicycle spaces. The 9 units on Level 01 can store resident bicycles with their respective balcony/courtyard, will all other units providing for storage in Basements 01 & 02, as shown on the APPROVED DRAWINGS AND DOCUMENTS.

Reason for Change

Regarding **Part iv**, the Applicant proposes to update this condition to align with the amended architectural plans associated with this s81 Minor Change application. As a consequence of the revised communal open space arrangement and associated refinements to the basement layout, a minor reduction of two (2) resident car parking space is proposed, resulting in a total provision of 75 resident car parking spaces (noting the condition amendment only requires the numerical reduction of one). No changes to the approved nine (9) visitor car parks are proposed. Notwithstanding this minor reduction of resident car parks, the development continues to provide a suitable provision of on-site parking.

Condition

11) Land for Transport Network – Road (Non – Trunk

Dedicate as road land shown as new road (non-trunk) on the APPROVED DRAWING: Site Boundary Plans, DA1.00 ~~Issue 3, received 09/10/2025 and amended in red 14/10/2025.~~ **DA1.00 Issue 5**, including the following:

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A revised suite of plans has been provided as part of this s81 Minor Change. The Applicant proposes to update this condition to align it with the current administrative details of the architectural suite. There are no changes to the road dedication details between the approved Issue 3, and the submitted Issue 5.

Accordingly, this update to Condition 11 is administrative only.