

Conditions

The applicant has identified that the conditions can remain unchanged, with the exception of Conditions 30, 35, 46, 57 and 76, as outlined in **Table 4** below.

Table 1 Amendments to Conditions

Current Condition	Proposed Amendment	Applicant Comment
<p>30) Acoustic Fence – General</p> <p>Erect a 1.8m high acoustic barrier, (relative to the finished level of the ground floor and levels 1 to 5) along the western and eastern boundaries or building facades, as per the approved Architectural Drawings. The acoustic fence must:</p> <ul style="list-style-type: none"> - Be constructed of a material with a minimum surface area density of 12.5kg/m²; - Be constructed of any aesthetically pleasing weather-resistant material such as fibre cement, painted or treated timber, brick, concrete or a combination thereof; - Be continuous and gap free. 	<p>30) Acoustic Fence – General</p> <p>Erect a 1.8m minimum 1.2m high acoustic barrier, (relative to the finished level of the ground floor and levels 1 to 5) along the western and eastern boundaries or building facades, as per the approved Architectural Drawings. The acoustic fence must:</p> <ul style="list-style-type: none"> - Be constructed of a material with a minimum surface area density of 12.5kg/m²; - Be constructed of any aesthetically pleasing weather-resistant material such as fibre cement, painted or treated timber, brick, concrete or a combination thereof; - Be continuous and gap free. 	<p>This condition is required to be amended to reflect the revised acoustic barrier height.</p> <p>Refer to Section 3.7 of this report and the Acoustic Assessment Letter attached under Appendix E for further information.</p>
<p>35) Grant Easements</p> <p>Grant the following easement(s) as may be required: (i) Easements, in favour of Brisbane City Council for: - Overland Flow restricted height easement for the building under-croft, limited vertically to 7.16m AHD (2% AEP inundation extent), as shown in the approved Flood Impact Assessment Report, reference R.03019.00.01 Issue 2, dated 29/04/2024, as amended in red 05/11/2024.</p> <p>Note: These easements include the provision for Council to obtain access.</p> <p>Timing: Prior to commencement of use and then to be maintained.</p>	<p>35) Grant Easements</p> <p>Grant the following easement(s) as may be required: (i) Easements, in favour of Brisbane City Council for: - Overland Flow restricted height easement for the building under-croft, limited vertically to 7.16m 7.15m AHD (2% AEP inundation extent), as shown in the approved Flood Impact Assessment Report, reference R.03019.00.01 Issue 2, dated 29/04/2024, as amended in red 05/11/2024 'Acceptability of Minor Change with Respect to Flooding' letter, reference L.30190.002, dated 26 May 2026.</p> <p>Note: These easements include the provision for Council to obtain access.</p> <p>Timing: Prior to commencement of use and then to be maintained.</p>	<p>This condition is required to be amended to reflect the revised undercroft levels.</p> <p>Refer to Section 3.3 of this report and the Flood Advice attached under Appendix C for further information.</p>
<p>46) & 76) Stormwater – Flood Study</p> <p>Construct the development in accordance with the approved Flood Impact Assessment Report, Reference R.3019.001.02 dated 29/4/2024, as amended in red 05/11/2024 and the Flood Response dated 9/8/2024.</p> <p>All fences proposed across an overland flow path are to be</p>	<p>46) & 76) Stormwater – Flood Study</p> <p>Construct the development in accordance with the approved Flood Impact Assessment Report, Reference R.3019.001.02 dated 29/4/2024, as amended in red 05/11/2024 and the Flood Response dated 9/8/2024 'Acceptability of Minor Change with Respect to Flooding'</p>	<p>The condition is required to be amended to reference the updated Flood Advice prepared by WEP attached under Appendix C.</p>

Current Condition	Proposed Amendment	Applicant Comment
<p>constructed with minimum 75% openings to allow for the free passage of overland flows.</p> <p>46(a) & 76(a) Certification</p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland that the development has been constructed in accordance with the approved flood study.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	<p><i>letter, reference L.30190.002, dated 26 May 2026.</i></p> <p>All fences proposed across an overland flow path are to be constructed with minimum 75% openings to allow for the free passage of overland flows.</p> <p>46(a) & 76(a) Certification</p> <p>Submit to Development Services certification from a Registered Professional Engineer Queensland that the development has been constructed in accordance with the approved flood study.</p> <p>Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first.</p>	
<p>57) Permanent Driveway Crossover</p> <p>Provide a 7.10 metre wide Type B2 permanent driveway crossover to the 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 Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning, excavation or fill 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>57) Permanent Driveway Crossover</p> <p>Provide a 7.10 7.06 metre wide Type B2 permanent driveway crossover to the 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 Program, Planning and Integration Arboriculture (PPI Arb) prior to any works occurring that will either impact on or require removal of a street tree (this includes pruning, excavation or fill 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>This condition is required to be amended to reflect the revised crossover width.</p> <p>Refer to the amended Architectural Plans attached under Appendix A and the Traffic Assessment attached under Appendix D for further information.</p>