



12 June 2026

Brisbane City Council  
GPO Box 1434  
Brisbane QLD 4001

Attn: Assessment Manager

## RE: MINOR CHANGE APPLICATION TO DEVELOPMENT APPROVAL A006815790

<b>Applicant</b>	Aveo Retirement Homes Ltd (C/- The Development Directive Pty Ltd)
<b>Land Owner</b>	Aveo
<b>Application Number</b>	A006815790 (Stage 4)
<b>Application Address</b>	19 Banchory Court, Carindale QLD 4152
<b>Property Description</b>	Lot 1 and 2 on SP346913

Dear Assessment Manager,

I am writing to you on behalf of the Applicant, Aveo Retirement Homes Ltd (the **Applicant**), who owns land at 19 Banchory Court more particularly described as 2RP204087 (**the site**). In accordance with section 78 of the *Planning Act 2016* (the **Act**), the Applicant seeks to make a change to Stage 4 of the existing development approval (Council ref: A006815790) on the site. The proposed changes are limited to **Stage 4 only**. The proposed change will not result in substantially different development, is a minor change for the purposes of the Act, and is considered appropriate for approval.

This minor change is limited to Stage 4/Building 4 only of the approval A006815790, as illustrated in Figure (i) in blue.



Figure 1: Stage 4/Building 4 Area in blue



Please find enclosed the following supporting and technical documentation:

- Attachment 1: Planning Act Form 5, prepared by Development Directive;
- Attachment 2: Proposed Plans, prepared by Kearney Architecture;
- Attachment 3: Proposed Landscape Concept Plan, prepared by Place Design Group;

The applicant is also the landowner and written consent is not required. Furthermore, since the original approval the land has been subdivided which excises Lot 2 on SP346913 from the broader approval. As such, the approval sits over both Lot 1 and 2 on SP346913 however this change only relates to Lot 1 on SP346913 and therefore consent from the owner of Lot 2 on SP346913 is not required.

## SITE CONTEXT AND EXISTING APPROVALS

The site is located in the suburb of Carindale, which is located approximately 10km south-east (by road) of Brisbane's CBD. The site is nearby to Westfield Carindale, immediately to the west, as well as the Carindale Shopping Centre Bus Interchange. The immediate surrounding locality features a mix of commercial, medium rise and low-medium rise development, which is complimented by open space to the east.

### **A004341215 – Carry Out Building Work; Material Change of Use – AVEO Group Limited (Primary Applicant), Urban Systems Pty Ltd (Consultant) - 12/3/2016**

Council granted approval on 14 March 2017 (A004341215) for a Residential care facility, Retirement facility, Health care services, Shop and Food and drink outlet. The proposal was approved as a six stage development with Stages 1a, 1b and 1c to be completed first, and the remaining retirement facility stages/ buildings to follow sequentially. Carparking is located underground, with Stage 1b having carparking independent from the other stages. The later stages of carparking are connected to provide one continuous carpark. The communal open space and landscaping for each stage are connected via a central Arbour. The Arbour also serves as emergency vehicle access at ground level.

- Stage 1a Retirement Facility (36 units) and communal recreation area. The retirement facility is 4-5 storeys with the clubhouse at ground level. The clubhouse provides primarily indoor communal open space facilities including in-house restaurant and bar, gym, pool, theatre and group meeting facilities and serves all 6 stages of the development. Vehicle access is via Banchory Court.
- Stage 1b – Residential care facility (115 beds), including a dementia unit and secure communal open space/ outdoor gardens. The building is 4-5 storeys with vehicle access via Surbiton Court.
- Stage 1c – The Green – The Green is an outdoor communal open space area that includes landscaped garden, BBQ and seating areas, lawn bowls green and bocce court, and serves all 6 stages of the development
- Stage 2 – Retirement facility (48 units) and health care services, shop and food and drink outlet. The building is 7-8 storeys with vehicle access is via Banchory Court.
- Stage 3 – Retirement facility (99 units). The building is 9-10 storeys with vehicle access is via Banchory Court.
- Stage 4 – Retirement facility (100 units). The building is 9-10 storeys with vehicle access is via Banchory Court.
- Stage 5 – Retirement facility (71 units). The building is 7-8 storeys with vehicle access via Surbiton Court.
- Stage 6 – Retirement facility (63 units). The building is 7-8 storeys with vehicle access via Surbiton Court.

### **A004782124 – Carry Out Building Work; Material Change of Use – Aveo Retirement Homes Ltd (Primary Applicant), Urban Systems Pty Ltd (Consultant) – 02/11/2017**

The following changes were sought and approved through a minor change:

- Remove sequential ordering of staging to allow flexibility of construction, and to allow existing residents of the existing high care facility to remain in their current care/homes for as long as possible before having to be relocated into the new facility. The majority of these patients' residences are located central to the site where The Green is proposed to be constructed.
- Removal of the Health care services, Shop and Food and drink outlet in Stage 2 and replacement with retirement living units.
- Redesign the unit layout and architectural detailing of Buildings 1a and 2 as follows:



- Building 1 – the floor layout and mix of units has changed, with 4 x two bedroom units being upgraded to 3 bedroom units (one on each level). Façade treatments, including planters and screening were also amended.
- Building 2 – the Level 1 Health care services (GP clinic), Shop and Food and drink outlet have been removed and replaced with an additional 9 units. The floor layout and mix of units has also changed, with an additional 4 x three bedroom units being included on Levels 2-5 (one on each level). Total additional units is 13.
- Façade treatments (including screening) were also amended, and planters were removed from the facade. The building footprint changed from being angled to parallel on the Carindale Street frontage.
- Carparking layout changes to reduce the extent of the lower basement and increase the extent of the upper level basement associated with Stage 2/ Building 2. The total number of carparking spaces has been reduced and complies with the requirements of TAPS for the revised development.
- Minor changes to the stormwater management plan (this was not an approved plan) to replace 20kL water tanks for each building with two 76kL tanks. The bioretention basin previously serving Stages 1a and 1b will serve Stage 1b only.

**A005481352 – Carry out Building Work; Material Change of Use – Aveo Retirement Homes Ltd (Primary Applicant), The Development Directive Pty Ltd (Consultant) - 23/06/2020**

Minor change The following changes were sought and approved:

Realignment of Building 3 and associated internal and external design detail at the ground and basement levels to accommodate the realignment, including the addition of one extra residential unit and changes to the lobbies and internal access.

Redesign of the internal unit layout, balcony and façade details.

The sun study and building separation supporting documents were also removed from the approval package as these were only supporting documents and did not form part of the approved development.

**A005941446 – Carry Out Building Work; Material Change of Use – Aveo Retirement Homes Ltd (Primary Applicant), The Development Directive Pty Ltd (Consultant) – 07/02/2022**

Minor changes were sought to the existing approval in relation to Building 3 only in regard to minor design detail, internal fit out and façade changes to improve the practicality of the building and allow it to be accurately constructed.

The key changes to the approval are outlined below:

- Relocation of private building wall for Unit Type F1 and F2 on Levels 2-9 and replacement of northern elevation façade planters with Juliet style balconies within these units.
- Amendment to total car parking supply.
- Relocation of Lift 3 and additions to level 1 unit.
- Increase in private open space area for Ground Floor units.
- Changes to building façade.
- Minor consequential amendments to architectural details and building fit out.

Plans were nominated to be removed and replaced and condition 241 was amended in relation to the number of car parking spaces required to be provided.

**A006082099 – Carry Out Building Work; Material Change of Use; Reconfiguration of a Lot – Aveo Retirement Homes Ltd (Primary Applicant), The Development Directive Pty Ltd (Consultant) – 15/8/2022**

Changes were sought to redesign the master plan to facilitate improved design and operation of the Retirement Village and Aged care facility (RACF) (both independently and as part of the wider master plan) as well as to redesign the RACF to more appropriately fit with the operational requirements of the RACF operator, including the excision of the RACF onto its own parcel of land.

The changes to the overall layout and staging of the development is summarised as follows:

- Reorientation of the built form to encourage views over the central Green and Quota Park to the east. The revised design provides greater amenity to residents by improving access to light and breezes whilst ensuring appropriate privacy screening and building separation.



- Relocation of the RACF, swapping locations with Building 6.
- Redesign of the RACF with a focus on care options, including high care, that is larger, with purpose-designed communal open space, and a more internally oriented building design.
- Relocation of Building 6 onto the Green that encourages passive surveillance and activation of the communal open space and nearby Quota Park.
- The building swap is aimed at providing a more conducting and integrated masterplan and greater separation and transition to the lower density residential development to the south of the site. Building height is reduced from 8 storeys to 5-6 storeys for the southwest corner, and 5 storeys is maintained for the southeast corner; however, Building 6 does include a 6 storey section on the northern side of the building overlooking the Green.
- Redesign of Buildings 4 maintains its general location but is better oriented towards the Green. There is no change to the building height.
- Building 5 has been rotated to face away from other buildings within the site and now sits on an east-west axis. There is no change to the building height.
- The overall number of carparking spaces has been reduced in accordance with the number of units and rooms in the development. The parking supply has been reduced by 18 spaces, but remains compliant with the Transport, access, parking and servicing code requirements.
- Minor changes to access and service vehicle access and manoeuvring associated with stages 4-6 and the RACF.
- Reconfiguring a lot to excise the RACF from the remainder of the development and facilitate operation by an independent operation. The subdivision also includes access easements to provide emergency access through the retirement village in the event of flood. The subdivision does not rely on the construction of the RACF and the delivery of streetscape works for Banchory Court and Surbiton Court remain conditioned with the adjoining material change of use stage and not the subdivision of land.

It was also noted in the applicant's assessment of the Retirement and residential facility code that the hours of operation for delivery vehicles be amended to reflect the current acceptable outcome being 7am to 8pm, Monday to Saturday.

The applicant also requested a further change to the approval being the swapping Level 8 and Level 9 floor plans in Stage 3 (Building 3).

This amendment will result in the adjustment of the numbering of levels on the title blocks for Plans DA 3-204 Rev A and DA 3-204 Rev AB and it is noted that

- The floor plate remains the same for all levels
- The total number of 3 bedroom units in Building 3 remains the same
- The total number of 2 bedroom units Building 3 remains the same
- there are no external impacts as the change is entirely internal and part of the existing floor plate
- there are no impacts on the required parking provision
- there are no changes to infrastructure charges.

**A006815790 - Carry Out Building Work; Material Change of Use; Reconfiguration of a Lot – Principal Healthcare Finance Pty Ltd (Primary Applicant), Development Directive (Consultant) – 01/04/2026**

A minor change was sought to alter the internal layout of units on Levels 8 and 9, along with minor adjustment to external elements and landscaping.

The key changes that were proposed relate to the following items:

1. Reduction in overall yield from 97 units to 94 units.
2. Increase internal area of 1x unit to absorb common corridor across 2<sup>nd</sup>-9<sup>th</sup> floors (and subsequent layout changes).
3. Amalgamation of two (2) units into one (1) on Level 8 and Level 9 on the north face.
4. Amalgamation of three (3) units into two (2) units on level 8 on the east face
5. Amend balconies and remove proposed Juliette balconies on the west face.
6. Amend exterior elements of built form and design.
7. Amendments to basement floor plan.
8. Amendment to landscape layout.



## PROPOSED CHANGE TO DEVELOPMENT APPROVAL

The applicant is currently undertaking detailed design of the project in preparation to commence construction. As part of this detailed design process, consultation with the builder has informed minor changes to the built form. The applicant seeks to make changes to the façade materials, make minor amendments to balcony and window coverings, and remove the balconies on the north-west corner of the site.

## DEALING WITH EACH CHANGE

The proposed changes are limited to **Stage 4 only** and can be summarised as:

1. Minor adjustments to the façade treatments;
2. Reduce sunhood extent;
3. Include some open balconies;
4. Minor amendment to the landscaping layout. This includes the removal of some planters and an increase to deep planting.
5. Rationalisation of balconies;

The changes are largely superficial and do not dramatically change the operation, form, appearance or function of the proposal. When considered in the context of the original approval and the planning instrument in place at the time, the development maintains its use as a Retirement facility.

## CHANGES TO FAÇADE TREATMENTS

Changes to the façade treatments of the building are proposed and are listed:

- Replace external metal wall cladding to texture precast finish
- Swap solidal conclave screening to texture precast finish
- Reduce the sunhood extent to cover windows only
- Remove vertical fins
- Change glass balustrades to aluminium
- Reduce the height of plant deck screens

A comparison of the façade treatment changes is illustrated in Figures 2 and 3 below. Figure 2 illustrates the approved north elevation and Figure 3 illustrates the proposed north elevation. A full set of proposed drawings are included under Attachment 2.



Figure 2: Approved Elevation – North



Figure 3: Proposed Elevation – North

### AMENDMENTS TO ROOF MATERIALS

The proposal seeks to amend the approved roof material to allow for a concrete roof. The roof plan is otherwise consistent with the approved development. Figures 4 and 5 demonstrate the proposed plans to the roof plan.



Figure 4: Approved Roof Plan

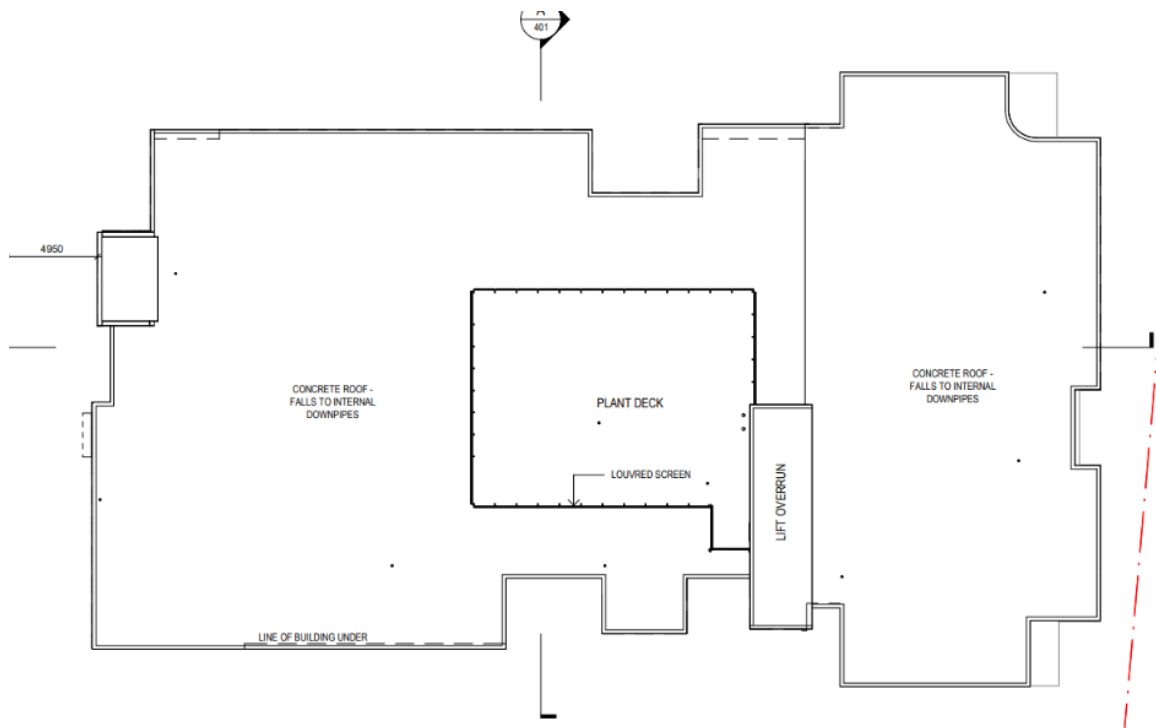


Figure 5: Proposed roof layout

### AMENDMENT TO LANDSCAPE CONCEPT

In accompaniment with the proposed internal design revisions, the proposed landscape design has been amended at Ground level. A revised Landscape Concept Plan has been included under Attachment 3. For reference, the landscaping remains generally in accordance with the approval, with



superficial changes to pathway design and planter arrangements between Stages 4 and 5, as illustrated in Figures 6 and 7.



Figure 6: Approved Landscape Concept – Ground Level



Figure 7: Proposed Landscape Concept – Ground Level



Additionally, the proposed plans seek a minor increase to deep planting provided. The change seeks to increase the amount of deep planting provided to 1275m<sup>2</sup> which is an increase of 125m<sup>2</sup>. The proposed change is demonstrated below in Figures 8 and 9.



Figure 8: Previously Approved Deep Planting Schematic Plan



Figure 9: Proposed Deep Planting Schematic Plan

## AMENDMENTS TO BALCONIES

The proposal reduces the extent of balcony on the north-west corner of the building, maintaining a large balcony area accessible from the internal living of each unit. Wrap around balconies remain unchanged on the south-west corner of the building. The proposed changes are compared to the existing approval in Figure 10 and Figure 11 below.



Figure 10: Approved Floor Plan – Levels 2-7



Figure 11: Proposed Floor Plan – Levels 2-7



## ARE THE CHANGES A MINOR CHANGE

The Applicant seeks to make a minor change to the existing development approval A006815790 permitting the development of a residential care facility and a retirement facility, along with the subdivision of land supporting these uses. The Applicant has considered the definition of a Minor Change under the Act. In particular, the proposed change does not:

- a. Result in substantially different development – refer to Schedule 1 which provides for an assessment of whether the change triggers substantially different development.
- b. The inclusion of prohibited development; or
- c. Referral to a new referral agency; or
- d. A referral agency to assess the application against or have regard to a new matter; or
- e. Public notification.

Therefore, the changes should rightly be considered as a ‘minor change’ for the purposes of the Act.

## ASSESSMENT OF MINOR CHANGE

In accordance with section 81 of the Planning Act 2016, the assessment manager must undertake its assessment of the minor change against the Planning Scheme as in effect when the original development application was properly made. The assessment manager may place weight it considers appropriate on a Planning Scheme or document that has since come into effect or comes into effect during the assessment of this application. The proposed changes are minor in nature when considering the Retirement and Residential Care Facility Code, of version 35 of the Brisbane City Plan 2014 which is the primary code for consideration. The key elements which warrant contemplated are:

- Façade treatments – the changes maintain design elements which feature variation in materials, colours, textures and finishes. The changes do not materially impact the development’s compliance PO12 of the Retirement and Residential Care Facility Code.
- Roof materials - the changes introduce a concrete roof however this change is not readily discernible other than on the proposed roof plan.
- Landscape treatments – the amendments to landscape treatment merely rationalise the approval planter beds and do not affect planting provision.
- Balconies – the changes maintain balcony treatments which contribute to the breaking up of bulk and scale. Individual units are provided with sufficient private open space in line with PO32 of the Retirement and Residential Care Facility Code.

When compared to the most recent approval, which was achieved through a ‘Minor Change’, the development does not depart from the intent of the approval by way of built form or operation. The proposed changes are superficial in nature or limited to minor external changes. In terms of the effect on conditions, the most significant impact will be administrative updates to reflect new plans.

Considering the development approval, with the proposed changes incorporated, we have undertaken an assessment of the proposed minor change in accordance with section 81 and consider it appropriate to approve the Minor Change. This is detailed as follows:

- The proposal is generally in line with the existing approval and relates only to minimal changes to the exterior design (replacement of approved materials and superficial adjustments to extent of treatments) of the building and landscaping (rationalisation of the approved landscape design whilst maintaining the approved extent of landscaping).
- The proposal remains consistent with the provisions of the current local planning instrument including the Medium density residential zone code, neighbourhood plan code, applicable use codes, applicable overlay codes and relevant secondary codes.

A more detailed assessment of the substantially different development criteria is included under Schedule 1. The minor change should therefore be approved.



## CHANGES TO APPROVED PLANS

As a result of the changes described above, the approved Drawings and Documents for the development approval (Council Reference: A006815790) will need to be substituted with the amended plans and as such the approved conditions package will also need to be amended. Refer to Schedule 2 for the changes to the approved Drawings and Documents.

## CHANGES TO CONDITIONS OF APPROVAL

The current development approval was granted by the assessment manager, subject to conditions. The changes requested as part of this minor change request do not require any changes to conditions.

## CHANGES TO INFRASTRUCTURE CHARGES NOTICE

The proposed changes do not make changes to the number of dwellings provided at the site and therefore, no additional infrastructure charges are anticipated.

## CONCLUSION & RECOMMENDATIONS

It has been demonstrated that the proposed changes are rightly considered as a minor change. This minor change application will not materially change or alter the current function or form of the approved development.

This minor change application should therefore be approved.

Kind Regards,

Sam Hutchinson  
Principal Town Planner  
The Development Directive Pty Ltd



## SCHEDULE 1 – ASSESSMENT OF PROPOSED CHANGES AGAINST THE ACT

In accordance with section 78 of Act, this request seeks a change application for a minor change to a development approval. A minor change to a development approval is defined in Schedule 2 of the Act – Dictionary, meaning a change that –

- a. *For a development approval –*
  - i. *Would not result in substantially different development; and*
  - ii. *if a development application for the development, including the change, were made when the change application is made would not cause—*
    - A. *the inclusion of prohibited development in the application; or*
    - B. *referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or*
    - C. *referral to extra referral agencies, other than to the chief executive; or*
    - D. *a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or*
    - E. *public notification if public notification was not required for the development application.*

With respect to the definition of a minor change, regard has been given to Schedule 1– Substantially different development of the Development Assessment Rules (**DA Rules**). An assessment of the proposed changes against Schedule 1(4) has been provided below. A change may be considered to result in a substantially different development if any of the following criteria apply to the proposed changes:

Substantially different development criteria	Response
(a) involves a new use; or	<b>Complies</b> The proposed changes to the site plans align with the uses approved previously under the 2026 Development Application (A006815790), permitting the development of a residential care facility and a retirement facility.
(b) results in the application applying to a new parcel of land; or	<b>Complies</b> The proposed changes do not apply to new parcels of land.
(c) dramatically changes the built form in terms of scale, bulk and appearance; or	<b>Complies</b> The proposed plans include minor changes to the approved appearance and form. These changes include the amendment and rationalisation of balconies, amendment to exterior treatments & finishings. When compared with the approved built form, the likeness of the building remains the same. This includes the development's continued use of distinctly different materials, colours and variation in bulk. The proposed changes do lead to differences, these differences are superficial in nature, have been assessed with consideration of the relevant instruments and do not dramatically change the built form in terms of scale, bulk and appearance.
(d) changes the ability of the proposed development to operate as intended; or	<b>Complies</b> The proposed minor change maintains the retirement facility uses are approved in the applicable development permit (A006815790)



Substantially different development criteria	Response
	and will therefore not impact on the ability of the proposed development to operate as intended.
(e) removes a component that is integral to the operation of the development; or	<b>Complies</b> The changes do not affect integral aspects of the approval development. All private open space, parking, access, servicing and planting are maintained.
(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	<b>Complies</b> The proposed changes will not impact the traffic flow and the associated transport network.
(g) introduces new impacts or increase the severity of known impacts; or	<b>Complies</b> The proposed changes to the approved development do not introduce new impacts and are not expected to increase the severity of any known impacts on the site.
(h) removes an incentive or offset component that would have balanced a negative impact of the development; or	<b>Complies</b> The proposed change(s) does not include the removal of an incentive or an offset component that would have balanced a negative impact of the development.
(i) impacts on infrastructure provisions.	<b>Complies</b> The proposed change(s) do not affect infrastructure provision.

Based on the above assessment, the requested changes are not considered to result in a substantially different development. Furthermore, as outlined below, the proposed change satisfies part (ii) of the minor change definition.

If a development application for the development, including the change, were made when the change application is made would not cause—	Response
(A) The inclusion of prohibited development in the application; or	<b>Complies</b> The proposed change does not involve the inclusion of prohibited development in the application.
(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or	<b>Complies</b> The proposed change to the approval will not result in the requirement of a referral to a referral agency.
(C) referral to extra referral agencies, other than to the chief executive; or	<b>Complies</b> The proposed change to the approval will not result in the requirement of an extra referral to a referral agency.
(D) a referral agency to assess the application against, or have regard to, matters prescribed by regulation under section 55(2), other than matters the referral agency must have assessed the application against, or have had regard to, when the application was made; or	<b>Complies</b> The proposed change to the approval will not result in the requirement of a referral agency to assess the application.
(E) public notification if public notification was not required for the development application	<b>Complies</b> Public notification was required for the development application.



## SCHEDULE 2 – AMENDED APPROVED PLANS TABLE

Plan/Document Title	Reference Number	Prepared By	Plan/Doc. Date
<del>Location Plan</del>	<del>DA 4-010 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Location Plan	DA 4-010 Rev J	Kearney Architecture	09.05.26
<del>Floor Plan – Basement</del>	<del>DA 4-201 Rev J</del>	<del>Kearney Architecture</del>	<del>03.07.25</del>
Floor Plan – Basement	DA 4-201 Rev L	Kearney Architecture	08.05.26
<del>Floor Plan – Ground Floor</del>	<del>DA 4-202 Rev H</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Floor Plan – Ground Floor	DA 4-202 Rev L	Kearney Architecture	08.05.26
<del>Floor Plan – Level 1</del>	<del>DA 4-203 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Floor Plan – Level 1	DA 4-203 Rev L	Kearney Architecture	08.05.26
<del>Floor Plan – Levels 2-7</del>	<del>DA 4-204 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Floor Plan – Levels 2-7	DA 4-204 Rev J	Kearney Architecture	08.05.26
<del>Floor Plan – Level 8</del>	<del>DA 4-205 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Floor Plan – Level 8	DA 4-205 Rev J	Kearney Architecture	08.05.26
<del>Floor Plan – Level 9</del>	<del>DA 4-206 Rev B</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Floor Plan – Level 9	DA 4-206 Rev D	Kearney Architecture	08.05.26
<del>Roof Plan</del>	<del>DA 4-210 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Roof Plan	DA 4-210 Rev J	Kearney Architecture	08.05.26
<del>Elevation – North</del>	<del>DA 4-301 Rev H</del>	<del>Kearney Architecture</del>	<del>03.07.25</del>
Elevation – North	DA 4-301 Rev K	Kearney Architecture	08.05.26
<del>Elevation – East</del>	<del>DA 4-302 Rev H</del>	<del>Kearney Architecture</del>	<del>03.07.25</del>
Elevation – East	DA 4-302 Rev K	Kearney Architecture	08.05.26
<del>Elevation – South</del>	<del>DA 4-303 Rev H</del>	<del>Kearney Architecture</del>	<del>03.07.25</del>
Elevation – South	DA 4-303 Rev K	Kearney Architecture	08.05.26
<del>Elevation – West</del>	<del>DA 4-304 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Elevation – West	DA 4-304 Rev J	Kearney Architecture	08.05.26
<del>Section A</del>	<del>DA 4-401 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Section A	DA 4-401 Rev J	Kearney Architecture	08.05.26
<del>Section B</del>	<del>DA 4-402 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Section B	DA 4-402 Rev J	Kearney Architecture	08.05.26
<del>Solar Diagrams</del>	<del>DA 4-470 Rev G</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Solar Diagrams	DA 4-470 Rev G	Kearney Architecture	08.05.26
<del>Perspectives – Sheet 4</del>	<del>DA 4-901 Rev E</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Perspectives – Sheet 1	DA 4-901 Rev G	Kearney Architecture	08.05.26
<del>Perspectives – Sheet 2</del>	<del>DA 4-902 Rev E</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Perspectives – Sheet 2	DA 4-902 Rev G	Kearney Architecture	08.05.26
<del>Perspectives – Sheet 3</del>	<del>DA 4-903 Rev E</del>	<del>Kearney Architecture</del>	<del>17.06.25</del>
Perspectives – Sheet 3	DA 4-903 Rev G	Kearney Architecture	08.05.26



Perspectives—Sheet 4	DA 4-904 Rev E	Kearney Architecture	17.06.25
<b>Perspectives – Sheet 4</b>	<b>DA 4-904 Rev G</b>	<b>Kearney Architecture</b>	<b>08.05.26</b>
<del>Aveo Carindale Stages 4-6 Landscape Concept—Deep Planting Schematic Plan</del>	<del>Page 7</del>	<del>Place Design Group</del>	<del>18.06.25</del>
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