

## STATEMENT OF CHANGES

**Responsible Authority:** Brisbane City Council

**Address of the land:** 383 Wickham Tce, Spring Hill

**Date:** 12 May 2026

The following statement should be read in conjunction with amended architectural drawings dated 12 May 2026

### Executive Summary of Key Changes:

- NEW ENTRY PORTAL
  - Forecourt reconfiguration of services and landscaping to introduce an architectural entry portal to elevate the streetfront arrival experience.
  - Deep planting zone area has been maintained.
  - The services cabinets are now integrated into the portal and no longer visibly part of the streetscape.
- GROUND LEVEL GLAZING LINE MOVED FORWARD
  - The proposal involves moving the facade glazing line of the ground level apartment forward to the same alignment as the facade line of the apartments above, improving stackability for construction, and enabling more living area and natural light into the ground level apartment.
- MODIFIED EASTERN FACADE
  - The proposal involves removal of the existing concrete panels at East facade (and first bay of South facade around the corner from the East). This improves constructability efficiencies on the East for the sequencing and practicality of the modifications required to the East glazing line in response to Fire engineering requirements.
  - The proposal ensures the integration of architectural details and materiality at the east facade which aligns with the design expression on the West facade, to create a cohesive architectural design for the building overall, with new horizontal slab edge details and columns framing the East facade.
  - The proposal includes some amendments in materiality across all facades for a balanced aesthetic outcome holistically.
- BASEMENT LIFT ZONE RECONFIGURED
  - The proposal relocates the bin room to the existing corner room to provide some separation from the lift entry arrival path. The storage room will in turn relocate to the right of the lift, and be divided into 2 smaller store rooms to be allocated to residents.

- The proposal adds an open lobby alcove to create an arrival zone for residents and visitors when they use the lift.

## Schedule of Drawing Changes

### Development Summary

Updated areas

### DA.0290\_EXISTING BASEMENT DEMOLITION

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### DA.0300\_EXISTING GROUND DEMOLITION

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### DA.0301\_EXISTING TYPICAL FLOOR DEMOLITION

Existing concrete facade panels removed at East

### DA.0310\_EXISTING ROOF PLAN

Existing concrete facade panels removed at East

### DA.0400\_NORTH ELEVATION – EXISTING AND DEMOLITION

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### DA.0401\_EAST ELEVATION – EXISTING AND DEMOLITION

Existing concrete facade panels removed at East

### DA.0402\_SOUTH ELEVATION – EXISTING AND DEMOLITION

Existing concrete facade panels removed at East

### DA.0403\_WEST ELEVATION – EXISTING AND DEMOLITION

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### DA.1090\_PROPOSED BASEMENT PLAN

Water room and store location swapped.

Lobby Alcove added.

## DA.1100\_GROUND FLOOR PLAN

New Entry portal. Forecourt landscaping and pathways reconfigured to suit.

Ground level apartment facade glazing moved forward to stack with the facade glazing to apartments above.

East facade design modified.

## DA.1101\_LEVEL 01 PLAN

East facade design modified.

## DA.1102\_LEVEL 02,03 PLAN (previously LEVEL 02,03,04 PLAN)

East facade design modified.

## DA.1104\_PROPOSED LEVEL 04 PLAN (New Drawing)

East facade design modified.

## DA.1105\_PROPOSED LEVEL 05 PLAN

East facade design modified.

## DA\_1110\_PROPOSED ROOF PLAN (previously PROPOSED ROOFTOP PLAN)

Roof plant reconfigured in line with consultant design development.

## DA\_2000\_STREETSCAPE ELEVATION

New Entry portal. Forecourt landscaping and pathways reconfigured to suit.

Ground level apartment facade glazing moved forward to stack with the facade glazing to apartments above.

## DA\_2100\_NORTH ELEVATION

New Entry portal. Forecourt landscaping and pathways reconfigured to suit.

## DA\_2101\_EAST ELEVATION

East facade design modified.

## DA\_2102\_SOUTH ELEVATION

New Entry portal. Forecourt landscaping and pathways reconfigured to suit.

Ground level apartment facade glazing moved forward to stack with the facade glazing to apartments above.

East facade design modified.

## DA\_2103\_WEST ELEVATION

New Entry portal. Forecourt landscaping and pathways reconfigured to suit.

Ground level apartment facade glazing moved forward to stack with the facade glazing to apartments above.

## DA\_3000\_LONG SECTION

New Entry portal. Forecourt landscaping and pathways reconfigured to suit.

Ground level apartment facade glazing moved forward to stack with the facade glazing to apartments above.

East facade design modified.

## DA\_3100\_SHORT SECTION

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## DA\_4000\_OVERLOOKING SECTIONS - EAST

East facade design modified.

## DA\_4002\_GROUND PLANE INTERFACES SECTION (New drawing)

New Entry portal. Forecourt landscaping and pathways reconfigured to suit.

Ground level apartment facade glazing moved forward to stack with the facade glazing to apartments above.

East facade design modified.