

Condition Amendments

As a result of the proposed changes to the approved development discussed throughout this report, the following conditions of the decision notice (A006604044) are also required to be amended in order to be consistent with the new development plans and supporting reports as detailed below.

It is noted that words to be removed are shown ~~crossed out~~ and new text in **red and bold**.

4.1. Condition 15 & 76 – Access, Grades, Manoeuvring, Carparks, Signs, and Line Marking

As outlined above, Conditions 15 and 76 are required to be amended to reference the updated total carparking for residents and minimum height clearances as mentioned as part of the minor change application. Specifically, it is requested Conditions 15 and 76 to read as follows.

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:

- i. *A pavement of minimum Local road standard or equivalent surface material (including associated drainage) to the area on which motor vehicles will be driven and/or parked.*
- ii. *Suspended concrete parking areas, aisles and driveways are to be designed and certified by an RPEQ to accommodate the required design vehicles/s identified in this condition.*
- iii. *Manoeuvring on site for a Refuse Collection Vehicle (RCV), Medium Rigid Vehicle (MRV) and for the loading and unloading of vehicle(s). A minimum height clearance of ~~4.054m~~ **3.980m** is to be provided and maintained for all onsite car parking areas required to be accessed by service vehicles.*
- iv. *For the Multiple dwelling /Short term accommodation development, provide parking on the site for ~~65~~ **61** x resident/tenant cars, 10 x visitor cars (including 1 x parking spaces for people with disabilities) and for the loading and unloading of vehicle(s) within the site.*
- v. *Provide and maintain 50 x secure resident bicycle parking spaces and 13 x lockable visitor bicycle parking spaces.*
- vi. *A minimum of 2.3 metres height clearance to all undercover parking areas, including the entry and access to these areas, and a minimum of 2.5 metres above parking spaces for people with disabilities. The minimum clear height must be measured to the lowest protrusion from the ceiling (e.g. fire sprinklers, services, lighting fixtures, signs, etc).*
- vii. *A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign clearly visible from the vehicle entrance to the site.*
- viii. *An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site.*
- ix. *Prepare and implement signs and line markings drawings that show the internal paved areas signed and delineated in accordance with the approved drawings and documents. The drawings must be prepared and certified by a Registered Professional Engineer Queensland in accordance with the relevant Brisbane Planning Scheme Codes and the Manual of Uniform Traffic Control Devices.*

PROOF OF FULFILMENT

Certification from a Registered Professional Engineer Queensland, that the above requirements have been implemented in accordance with this condition. Timing: Prior to issue of Certificate of Occupancy/Final Inspection Certificate or prior to commencement of use, whichever comes first and then to be maintained.

4.2. Condition 22 & 83 – Land for Transport Network – Road (Non trunk)

Due to the updates to the approved drawing package, it is requested Conditions 22 and 83 be amended as follows.

Dedicate as road land shown as new road (non-trunk) on the ~~Approved Level 1 (Ground) Plan Drawing No. DA-100 (amended in red 23/05/2025)~~ **Approved Level 1 (Ground) Plan Drawing No. DA-100 (Rev A)**, including the following:

- i. A widening along the full length of the Josling Street frontage of the site to achieve a minimum verge width of 3.75m measured from the nominal face of kerb to the ultimate property boundary.
Note: This condition is imposed under section 145 of the Planning Act 2016.

22(a) Submit Plan of Subdivision

Submit to, and obtain approval from, Development Services, a plan of subdivision showing the land to be dedicated for road to demonstrate compliance with the requirements of this condition.

Timing: As part of the submission of the request pursuant to Schedule 18 of the Planning Regulation 2017 for Council's notation on the plan of subdivision necessary to comply with this condition.

PROOF OF FULFILMENT

The plan of subdivision is to clearly show the dimensions of the land dedication(s) required by this condition and certification by a registered surveyor (Qld) is to be provided that the plan of survey meets the requirements of this condition.

22(b) Lodge Notated Plan

Lodge the plan of subdivision notated by Council pursuant to Schedule 18 of the Planning Regulation 2017 with the Registrar of Titles for the relevant Queensland State Government Authority.

Timing: Prior to commencement of use.

PROOF OF FULFILMENT

Evidence of the registration of the required plan of subdivision. Timing: Within one month of the registration of the plan of subdivision.