BCC DS
RECEIVED
25/11/2026
APPLICATION REF
A007157122

# REQUESTED CHANGES TO CONDITIONS

As a result of the proposed changes, a number of conditions and the list of approved Drawings and Documents in the Development Approval Package require amendment. The requested changes are set out in the table below, together with the approved wording, the reason for each change and suggested wording, with changed text shown in bold.

| CONDITION | APPROVED WORDING | CHANGE REQUIRED | SUGGESTED WORDING |
|---|---|---|---|
| **Stage** (Approval Conditions header) | Stage: Multiple dwelling (16 units) | The yield increases from 16 to 17 units. | Stage: Multiple dwelling (**17** units) |
| **Drawings and Documents – Architectural** | Proposed Site Plan DA-020 Rev B; Basement 02 DA-208 Rev B (Amended in Red 27-NOV-2024); Basement 01 DA-209 Rev B; Ground Floor DA-210 Rev C (Amended in Red 27-NOV-2024); Level 01–04 DA-211 to DA-214 Rev D; Level 05 DA-215 Rev B; Roof DA-216 Rev B; Elevations DA-301 Rev C and DA-302 Rev D; Section A DA-401 Rev C (Amended in Red 27-NOV-2024); Section B DA-402 Rev C. All received 13-NOV-2024. | The approved architectural drawings are superseded by the minor change plans prepared by Esat Design. The new set uses a different sheet numbering, and the red amendments of 27 November 2024 are now shown on the drawings. A new sheet (D-005) shows the Bay 3 private garage. | Replace the architectural drawings with: Site Plan **A-007 Rev B**; Basement 2 Plan **B-008 Rev B**; Basement 1 Plan **B-009 Rev D**; Ground Floor Plan **B-010 Rev D**; Level 1 to Level 5 Plans **B-011 to B-015 Rev B**; Roof Plan **B-016 Rev B**; South Elevation **C-001 Rev C**; West Elevation **C-002 Rev C**; North Elevation **C-003 Rev C**; East Elevation **C-004 Rev D**; Sections A to D **D-001 to D-004 Rev C**; Carpark Bay 3 Private Garage Elevation **D-005 Rev B**. Prepared by Esat Design, dated **29-OCT-2026**. |
| **Drawings and Documents – Landscape** | Landscape Schedules L003 Rev D; Landscape Specification Notes L002 Rev D; Planting Plan – Ground Floor L100 Rev D; Planting Plan – Level 1 L101 Rev D; Planting Plan – Level 2 to 5 L102 Rev D; Details L200 Rev D. All received 13-SEP-2024. | The landscape plans have been updated to suit the amended ground level layout. Deep planting increases from 88m$^2$ to 89m$^2$, and the set now includes a Landscape Plan sheet (L001). | Replace the landscape drawings with the Detailed Landscape Plan prepared by Laud Ink, **Revision G, dated 16-NOV-2026**: **Landscape Plan L001**; Landscape Specification Notes **L002**; Landscape Schedules **L003**; Planting Plan – Ground Floor **L100**; Planting Plan – Level 1 **L101**; Planting Plan – Levels 2 to 5 **L102**; Details **L200**. |

| CONDITION | APPROVED WORDING | CHANGE REQUIRED | SUGGESTED WORDING |
|---|---|---|---|
| **Drawings and Documents – Traffic** | Concept Basement 1 Signal Layout Plan 01; Concept Basement 2 Signal Layout Plan 02; Ground Level Concept Signal Layout and Hold Bay 03; AS2890.1:2004 B99 Vertical Clearance (Bay 27 and 28) 04; AS2890.1:2004 B99 Vehicles Passing 05. All received 03-JUL-2024. | The one-way ramp signal system is unchanged, so the approved ITE drawings are retained. ITE has prepared swept path drawings for the amended Basement 1 layout: the Bay 3 enclosed garage, the security roller door and visitor Bays 4 and 5. These should be added. | Retain approved ITE drawings 01 to 05. **Add: ITE Consulting Swept Path Analysis, Drawings 01 to 05, dated 12-OCT-2026 (Appendix B of the ITE Technical Note dated 5-NOV-2026).** |
| **12(a)** Prepare a detailed Landscape Plan for Self Certification | Prepare a detailed Landscape Plan for areas nominated on the approved drawings, in accordance with the approved Landscape Concept Plan, the relevant Brisbane Planning Scheme Codes/Policies and the following conditions: [planting, additional requirements and specifications as listed] | The approval does not include a Landscape Concept Plan. A detailed Landscape Plan (Laud Ink, Rev G) has now been prepared and is proposed as an approved document, so the condition should refer to it. | Prepare a detailed Landscape Plan for areas nominated on the approved drawings, in accordance with the **approved Detailed Landscape Plan prepared by Laud Ink (Revision G, dated 16 November 2026)**, the relevant Brisbane Planning Scheme Codes/Policies and the following conditions, **except where otherwise shown on the approved Detailed Landscape Plan**: [planting, additional requirements and specifications unchanged] |
| **17)** Acoustic Fence – General | Erect a 1.8m high acoustic fence, (relative to the finished RL of the building pad) along the length of the Communal open space area, as shown on the Ground Floor Plan and amended in red by Council on 27 November 2024. The acoustic fence must: [requirements as listed] | The Ground Floor Plan amended in red (DA-210 Rev C) is superseded by B-010 Rev D, and the communal open space has been adjusted. The condition should refer to the new plan. | Erect a 1.8m high acoustic fence, (relative to the finished RL of the building pad) along the length of the Communal open space area, as shown on the **Ground Floor Plan B-010, Revision D, prepared by Esat Design**. The acoustic fence must: [requirements unchanged] |
| **28(iv)** Access, Grades, Manoeuvring, Carparks, Signs and Line Marking – bicycle parking | Provide and maintain 16 secure bicycle parking spaces for residents / tenants and 4 spaces for visitors. There must be a minimum number of 20 bicycle total number of spaces provided on site. | 17 units require 17 resident and 5 visitor spaces under the TAPS PSP. The plans provide 22 spaces: 16 in secure storage, 1 in the Bay 3 enclosed garage, and 5 visitor spaces on the Ground floor. | Provide and maintain **17** secure bicycle parking spaces for residents / tenants **(including 1 space within the Bay 3 enclosed garage)** and **5** spaces for visitors. There must be a minimum number of **22** bicycle total number of spaces provided on site. |

| CONDITION | APPROVED WORDING | CHANGE REQUIRED | SUGGESTED WORDING |
|---|---|---|---|
| **28(v)** – height clearance | …except for bays 27 and 28 within Basement 02 (with reduce clearance providing a 2.2 metres clearance over bonnet intrusion, generally as per drawing number 04 dated 22/04/2024 and prepared by ITE traffic Consultants)… | The approval gives two dates for this drawing: 22/04/2024 in the condition and 03-JUL-2024 (received) in the Drawings and Documents list. The condition should refer to the listed drawing so it stays current. | …except for bays 27 and 28 within Basement 02 (with reduce clearance providing a 2.2 metres clearance over bonnet intrusion, generally as per **ITE Consulting Drawing 04 (AS2890.1:2004 B99 Vertical Clearance (Bay 27 and 28)) listed in the approved DRAWINGS AND DOCUMENTS**)… [remainder unchanged] |
| **28(viii)** – signs and line marking | Prepare and implement signs and line markings drawings that show the internal paved areas and the internal ramp arrangement signed controlled system, generally in accordance with Plans (01; 02; 03 Signal layouts and 05 B99 Vehicles Passing plan dated 22.04.2024 and prepared by ITE traffic consultants) and delineated in accordance with the approved drawings and documents. [certification requirements as listed] | The date reference is updated for the same reason as 28(v). The drawings should also show the new security roller door, Bay 3 enclosed garage and line-marked Ground level hold bay. | Prepare and implement signs and line markings drawings that show the internal paved areas, the internal ramp arrangement signed controlled system, **the Basement 01 security roller door, the Bay 3 enclosed garage and the 5.4m x 2.4m Ground level hold bay**, generally in accordance with **ITE Consulting Drawings 01, 02, 03 and 05 listed in the approved DRAWINGS AND DOCUMENTS** and delineated in accordance with the approved drawings and documents. [certification requirements unchanged] |

All other conditions of the existing approval are proposed to remain unchanged, including the car parking rate in Condition 28(iii) (32 resident and 4 visitor spaces, 36 in total) and the minimum flood planning levels in Condition 30. The amended lower ground entry level of RL 13.95m AHD remains above the 13.60m AHD minimum basement opening.