

Approved Plans and Conditions

Approved Drawing or Document Table

The revised plans and documents will require the approved 'Drawings and Documents' table to be updated, based on the following amended reports and documents. For ease in assessment the application has highlighted unchanged plans and reports green and outlined in red updated plan references.

Table 1 Amended Drawings & Documents Table

Drawing or Document	Number	Plan Date
Existing Site Plan	10.01 Rev.9 10.01 Rev 10	04 SEP 2020 22.09.2026
Demolition Site Plan	10.05 Rev.8 10.05 Rev 9	04 SEP 2020 22.09.2026
Site Proposed Works	10.11 Rev.11 10.11 Rev.12	04 SEP 2020 22.09.2026
Key Plan – Basement 1	20.21 Rev.37 20.21 Rev 41	15 DEC 2021 22.09.2026
Key Plan – Level 01	20.22 Rev.40 (Amended In Red 16 FEB 2022) 20.21 Rev 41	15 DEC 2021 22.09.2026
Key Plan – Level 02	20.23 Rev.29 20.23 Rev.30	15 DEC 2021 22.09.2026
Key Plan – Level 03	20.24 Rev.30 20.24 Rev.31	15 DEC 2021 22.09.2026
Key Plan – Level 04	20.25 Rev.31 (Amended In Red 16 FEB 2022) 20.25 Rev.32	15 DEC 2021 22.09.2026
Key Plan – Level 05	20.26 Rev.29 20.26 Rev.30	15 DEC 2021 22.09.2026
Key Plan – Level 06	20.27 Rev.24 20.27 Rev.25	15 DEC 2021 22.09.2026
Key Plan – Roof	20.28 Rev.4 20.28 Rev.5	15 DEC 2021 22.09.2026
Precinct Plans – Retail Precinct West – Level 01 / Ground	21.22 Rev.16 (Amended In Red 17 NOV 2020) 21.22 Rev.17	04 SEP 2020 22.09.2026
Precinct Plans – Retail Precinct West – Mezzanine	21.23 Rev.13 (Amended In Red 17 NOV 2020) 21.23 Rev.14	04 SEP 2020 22.09.2026
Precinct Plans – Retail Precinct West – Level 02	21.24 Rev.12 (Amended In Red 17 NOV 2020) 21.24 Rev.13	04 SEP 2020 22.09.2026
Precinct Plans – Retail Precinct West – Level 03	21.25 Rev.13 (Amended In Red 17 NOV 2020) 21.25 Rev 14	04 SEP 2020 22.09.2026

Precinct Plans – Retail Precinct West – Roof Level	21.26 Rev.12 21.26 Rev.13	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 01 / Ground	21.32 Rev.12 (Amended In Red 17-NOV-2020) 21.32 Rev.13	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 02	21.33 Rev.11 (Amended In Red 17-NOV-2020) 21.33 Rev.12	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 03	21.34 Rev.12 21.34 Rev.13	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 04	21.35 Rev.12 21.35 Rev.13	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 05	21.36 Rev.12 21.36 Rev.13	04-SEP-2020 22.09.2026
Precinct Plans – Retail Precinct East – Level 06	21.37 Rev.12 21.37 Rev.13	04-SEP-2020 22.09.2026
Precinct Plans – Residential Precinct – Level 01 / Ground	21.52 Rev.16 21.52 Rev.17	15-DEC-2021 22.09.2026
Precinct Plans – Residential Precinct – Level 02	21.53 Rev. 14 21.53 Rev. 14	15-DEC-2021 22.09.2026
Precinct Plans – Residential Precinct – Level 03	21.54 Rev. 13 21.54 Rev. 14	15-DEC-2021 22.09.2026
Precinct Plans – Residential Precinct – Level 04	21.55 Rev. 13 21.55 Rev. 14	15-DEC-2021 22.09.2026
Precinct Plans – Residential Precinct – Level 05	21.56 Rev. 13 21.56 Rev. 14	15-DEC-2021 22.09.2026
Precinct Plans – Residential Precinct – Level 06	21.57 Rev. 13 21.57 Rev. 14	15-DEC-2021 22.09.2026
Precinct Plans – Residential Precinct – Roof Level	21.58 Rev. 12 21.58 Rev. 13	15-DEC-2021 22.09.2026
Samford Rd / Conavalla St Elevations	30.11 Rev.15 30.11 Rev.16	15-DEC-2021 22.09.2026
Retail Precinct – South Elevations	30.13 Rev.16 30.13 Rev.17	16-OCT-2020 22.09.2026
Retail Precinct – North Elevations	30.14 Rev.16 30.14 Rev.17	16-OCT-2020 22.09.2026
Site – Short Elevations	30.15 Rev.20 30.15 Rev.21	15-DEC-2021 22.09.2026
Site – Short Elevations	30.16 Rev.20 30.16 Rev.21	15-DEC-2021 22.09.2026
Elevations – Residential	31.51 Rev.18 31.51 Rev.19	15-DEC-2021 22.09.2026
Sections – Retail Precinct Long Sections	41.41 Rev. 13 41.41 Rev. 14	16-OCT-2020 22.09.2026
Sections – Site Cross Sections	41.51 Rev. 16 41.51 Rev. 17	15-DEC-2021 22.09.2026

Sections & Elevations – Residential Precinct	41.61 Rev. 16 41.61 Rev. 17	15-DEC-2021 22.09.2026
Interface Sections	50.36 Rev.1	29-JUL-2020
Interface Sections	50.31 Rev.2	29-JUL-2020
Interface Sections	50.51 Rev.3	15-DEC-2021
Interface Sections	50.55 Rev.2	29-JUL-2020
Interface Sections	50.57 Rev.2	29-JUL-2020
Interface Sections	50.58	29-JUL-2020
Façade Details – Retail East Samford Rd	50.60 Rev.2 50.60 Rev.3	16-OCT-2020 22.09.2026
Façade Details – Retail East Samford Rd	50.61 Rev.1 50.61 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail East Ferny Way	50.62 Rev.1 50.62 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail East Ferny Way	50.63 Rev.1 (Amended In Red 23-OCT-2020) 50.63 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail West Samford Rd	50.70 Rev.2 (Amended In Red 23-OCT-2020) 50.70 Rev.3	16-OCT-2020 22.09.2026
Façade Details – Retail West New Rd 1	50.71 Rev.1 (Amended In Red 23-OCT-2020) 50.71 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail West New Rd 1	50.72 Rev.1 50.72 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Retail West Plaza	50.73 Rev.1 50.73 Rev.2	16-OCT-2020 22.09.2026
Façade Details – Residential New Road	50.80 Rev. 2 50.80 Rev. 3	16-OCT-2020 22.09.2026
Façade Details – Residential Conavalla St	50.81 Rev. 2 50.81 Rev. 3	15-DEC-2021 22.09.2026
Façade Details – Residential Rec Deck	50.82 Rev. 2 50.82 Rev. 3	15-DEC-2021 22.09.2026
Façade Details – Residential Internal	50.83 Rev. 2 50.83 Rev. 4	15-DEC-2021 22.09.2026
Plan – Pedestrian Pathways	90.52 Rev.3	04-SEP-2020
Approval Staging	S-10-12 10.12 Rev 3	15-AUG-2022 22.09.2026
Carpark Schedule	S-00-21 Rev D S-00-21 Rev H	07-JUN-2022 07.07.2026
Roadworks Layout Plan Sheet 4 of 5	CV-NE-S-204 Rev 1	21-DEC-2022
Vehicle and Pedestrian Routes Within Site		21-DEC-2022
Stage 2 Construction Staging Modified Access via Ferny Way	20BRT0254-01 Rev B	03-NOV-2022

Swept Path Analysis - Stage 2 Construction Staging B85 Car Manoeuvring Requirements	20BRT0254-02 Rev B	03-NOV-2022
Swept Path Analysis - Stage 2 Construction Staging 14.5m Volvo Bus Manoeuvring Requirements	20BRT0254-03 Rev B	03-NOV-2022
Swept Path Analysis - Stage 2 Construction Staging QFRS Heavy Scania Vehicle Entering Site	20BRT0254-04 Rev B	03-NOV-2022
Swept Path Analysis - Stage 2 Construction Staging QFRS Heavy Scania Vehicle Exiting Site	20BRT0254-05 Rev B	03-NOV-2022
Ferny Way / Samford Road	14001 3	29-JUL-2020
Ferny Way / Samford Road	14001 4	29-JUL-2020
Plaza with Feature Tree	14001 5	29-JUL-2020
Plaza with Feature Tree	14001 6	29-JUL-2020
Samford Road Glass Shop Fronts	14001 7	29-JUL-2020
New Road 1 & Trellis	14001 8 (Amended In Red 25-MAY-2022)	29-JUL-2020
New Road 1 & Trellis	14001 9 (Amended In Red 25-MAY-2022)	29-JUL-2020
Conavalla Street	14001 10 (Amended In Red 25-MAY-2022)	29-JUL-2020
Conavalla Street	14001 11 (Amended In Red 25-MAY-2022)	29-JUL-2020
Concept Detail Plans Retail Precinct West	Page 09 of 30 Issue 12	11-JUN-2021
Concept Detail Plans Retail Precinct East	Page 10 of 30 Issue 12	11-JUN-2021
Concept Detail Plans Residential Precinct	Page 11 of 30 Issue 12	11-JUN-2021
Surface Finishes Plan – Level 1	C-30-0101 Rev AC	29.07.2026
Surface Finishes Plan – Level 1	C-30-0102 Rev AC	29.07.2026
Landscape Elevations	Page 12 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 13 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 14 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 15 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 16 of 30 Issue 12	11-JUN-2021
Landscape Elevations	Page 17 of 30 Issue 12	11-JUN-2021
Residential Building – Upper Levels	Page 19 of 30 Issue 12	17-FEB-2022
Residential Building – Upper Levels	Page 20 of 30 Issue 12	17-FEB-2022
Retail Building – Upper Levels	Page 21 of 30 Issue 12	17-FEB-2022
Retail Building – Upper Levels	Page 22 of 30 Issue 12	17-FEB-2022

Materials & Furniture Palette	Page 23 of 30 Issue 12	11-JUN-2021
Planting Character	Page 24 of 30 Issue 12	11-JUN-2021
Tree Planting Palette	Page 25 of 30 Issue 12	11-JUN-2021
Shrub Planting Palette	Page 26 of 30 Issue 12	11-JUN-2021
Groundcover Planting Palette	Page 27 of 30 Issue 12	11-JUN-2021
Groundcover Planting Palette	Page 28 of 30 Issue 12	11-JUN-2021
Groundcover Planting Palette	Page 29 of 30 Issue 12	11-JUN-2021
Kedron Brook Rehabilitation Zone Planting Palette	Page 30 of 30 Issue 12	11-JUN-2021
Tree Retention and Removal Plan	QEJ17016 Rev. 2 (Amended In Red 08-SEP-2020)	02-SEP-2020
Tree Retention Plan Schedules	QEJ17016 Rev. 2 schedule_pages 1-7 (Amended In Red 08-SEP-2020)	02-SEP-2020
Concept Rehabilitation Plan	QEJ17016 Rev. C (Amended In Red 08-SEP-2020)	16-JUL-2020
Flood Impact Assessment	FIA-A005002931-Rev.3 (Amended In Red 29-SEP-2020)	21-DEC-2018
Flood Impact Assessment Addendum Letter	HON-0025/1903098_Rev02	23-JUL-2019

Conditions

The applicant has identified that the existing conditions can remain unchanged, with the exception of the following discussed under **Table 4**.

Table 2 Amendments to Conditions

Current Condition	Proposed Amendment	Applicant Comment
78) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>iii. Parking on the site for 304 cars and for the loading and unloading of vehicles within the site. 8 of the car parking spaces are to be provided for people with disabilities.</i>	78) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>iii. Parking on the site for 304 306 cars and for the loading and unloading of vehicles within the site. 8 of the car parking spaces are to be provided for people with disabilities.</i>	This condition is required to be updated to reflect the proposed amendments to the parking arrangement as illustrated under Appendix A and discussed in the Engineering Report attached under Appendix B .
133) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>iii. Parking on the site for 101 resident/tenant cars, 13 visitor cars, and for the loading and unloading of vehicles within the site. The visitor spaces are not required to be signed or marked on site.</i> <i>iv. Provide and maintain 103 secure bicycle parking spaces for the proposed multiple dwellings, including 82 spaces for residents/tenants and 21 spaces for visitors of the multiple dwellings.</i>	133) Access, Grades, Manoeuvring, Carparks, Signs and Line Marking <i>iii. Parking on the site for 101 102 resident/tenant cars, 13 visitor cars, and for the loading and unloading of vehicles within the site. The visitor spaces are not required to be signed or marked on site.</i> <i>iv. Provide and maintain 103 104 secure bicycle parking spaces for the proposed multiple dwellings, including 82 spaces for residents/tenants and 21 22 spaces for visitors of the multiple dwellings.</i>	This condition is required to be updated to reflect the proposed amendments to the parking arrangement as illustrated under Appendix A and discussed in the Engineering Report attached under Appendix B .

