

**20 December 2024**

Our Ref: 2326

EDQ Reference: DEV2021-1252

EDQ Development Assessment Team

GPO Box 2202,

Brisbane QLD 4001

Via email: [pdadevelopmentassessment@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au)

**AMENDMENT APPLICATION OF PDA DEVELOPMENT APPROVAL**  
**DEV2021-1252**

**(S99 OF ECONOMIC DEVELOPMENT ACT)**

**AMENDMENTS TO PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF  
USE FOR RETIREMENT FACILITY, CLUB, COMMUNITY CARE CENTRE,  
COMMUNITY USE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE,  
OFFICE AND SHOP IN 2 STAGES**

**AT**

**15 CURRAWONG CRESCENT, YERONGA (LOT 7 AND 8 ON SP328498)  
Formerly part of 70 Park Road, Yeronga described as part of Lot 500 on  
SP328496 (formerly part of Lot 3 on SP300888)**

Attention: Beatriz Gomez,

In accordance with Section 99 of the Economic Development Act 2012 ('ED Act') and on behalf of Retire Australia ('Applicant'), Planning Initiatives Pty Ltd hereby requests to make an amendment to a Priority Development Area (PDA) development approval on the abovementioned land.

## **1.0 INTRODUCTION**

The PDA development approval subject to this request grants a Development Permit for Material Change of Use for Retirement Facility, Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop in 2 stages. (EDQ reference: DEV2021-1252) ('Development Approval').

The purpose of this amendment application is to facilitate minor amendments to the 'Approved plans and documents' nominated in EDQ reference: DEV2021-1252 for a Retirement Facility, Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop in 2 stages.

These amendments are proposed to enhance the liveability and functional operation for the residents as well as to rectify constructability issues identified post the approval.

The following are attached in support of the amendment application:

- Proposed Minor Alteration Plans
- Development Application Form – Prepared by Planning Initiatives; and
- Signed owner's consent – To be provided to EDQ Development Assessment as

soon as received.

## **2.0 BACKGROUND**

On 5 June 2021, the Minister for Economic Development Queensland (MEDQ), pursuant to Section 85(4)(b) of the ED Act, granted PDA Development Permit for a material change of use for Retirement Facility, Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop in 2 stages.

## **3.0 PROPOSED CHANGES**

The purpose of this amendment application is to facilitate minor amendments to the 'Approved plans and documents' nominated in EDQ reference: DEV2021-1252. The nature of the proposed changes is detailed in the proposed Minor Amendment Architectural Plans included into Attachment 2, and are summarised as follows:

1. Building A Pad-mount Transformer relocated to the western end of the building adjacent the Green Spine, with consequential amendments to Green Spine landscape design to allow access to install and remove the Pad mount transformer.
2. The proposed Building A Lift Overrun (RL 39.675 AHD) protrusion above the maximum RL 38m AHD for Building A and alterations to roof terrace layout to ensure it does not constitute an additional storey.
3. Changes to the proposed Eastern upper-level units on Building A - Level 5, Building B - Level 5 and Building C - Levels 5 and 6 that:
  - a. Extends the internal usable areas of the Eastern end units (but no additional bedrooms), such that the external wall is in line with the stairwell building line on the eastern elevation.
  - b. Orientates living space for these Eastern end units such that windows and doors open out to the private terraces.
  - c. Maintains landscape garden beds on the eastern edge of the terraces generally as shown on the original approvals.
  - d. Small eave overhang projects east of the new eastern external wall alignment.
4. Alterations to the landscape outcomes within the building structure as follows:
  - a. Removal of corner landscape planters at each level of the south-eastern and south-western corners of Building B and Building C, as well as the south-western corner of Building A.
  - b. Removal of the inside landscaped beds of the eastern service terraces (as they have now been converted to usable private terraces).
  - c. Removal of landscaped small terraces of the first level of Building A extending off the Care Suits.
5. Internal unit's configuration changes (no additional bedrooms) for efficiency of Care Suits on Building A Level 1 and construction efficiencies in the Independent Living Units.
6. Alterations to the window placements, balustrades, materials and cladding for the external elevations including:
  - a. Changes from vertical aluminum balustrades to solid glazed balustrades.
  - b. Use of pre-cast finished concrete in external elevation framing.
  - c. Limited textured cladding use for projecting bedroom external walls.
  - d. Additional windows in the eastern elevations.
7. Minor Alterations to functional layout of basement car park including:
  - a. Net increase of 1 car park by removing 2 resident car parks and adding 3 visitor car parks
  - b. Changed Security Line to include public access to the additional 3 visitor bays.

- c. Increased resident storage areas.
- d. 3 Mobility Scooter parks
- e. Minor Layout changes
- 8. Building A Mech Chiller Plant screening changed from acoustic screening to solid wall and screening, matching other rooftop plant enclosures.
- 9. Building C level 1 pedestrian pathway and roof slightly altered.

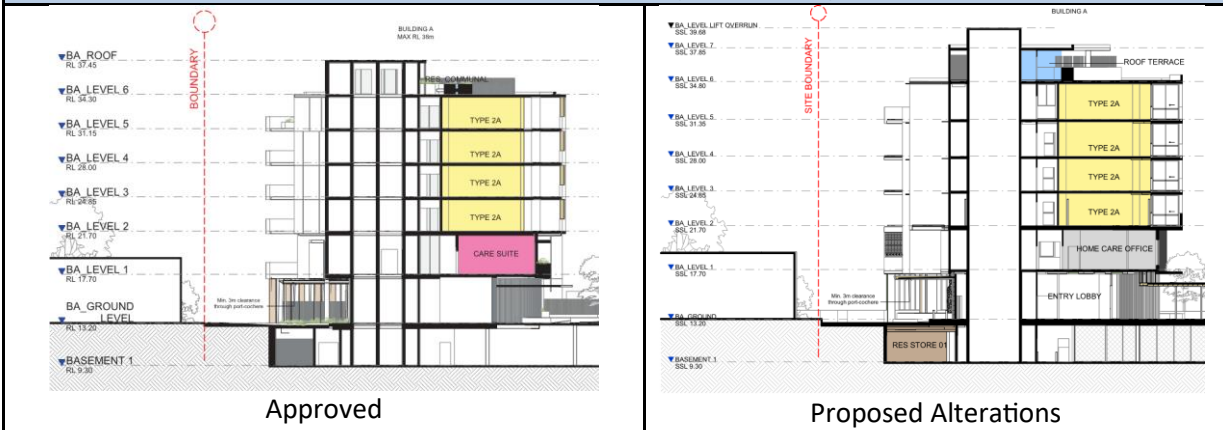
A visual description of the changes between the approval and proposed plans are demonstrated below.



**Justification:**

Detailed development design of the electrical requirements of the Retirement Facility identified that the approved Padmount transformer location could not accommodate the required Padmount transformer. Consideration was given to several alternative padmount transformer options and the proposed new location at the western end of Building A fronting the 'Green Spine' was chosen, as it represented the least impact on the visual amenity of the development, when viewed from Currawong Street and the Green Spine (given it is in a location that was formerly a lower level blank or non-interactive element of the façade) as well as providing for the practical access requirements of Energex to install and remove padmount transformers as required over the lifetime of the development. The Green Spine Landscape Concept Plan has been amended (Attachment 3) illustrating the alterations to the Green Spine required to install the concrete platforms, relocated the drainage swale and implement screen planting, whilst maintaining the public utility of the Green Spine.

**2. LIFT OVERRUN (BUILDING A)**

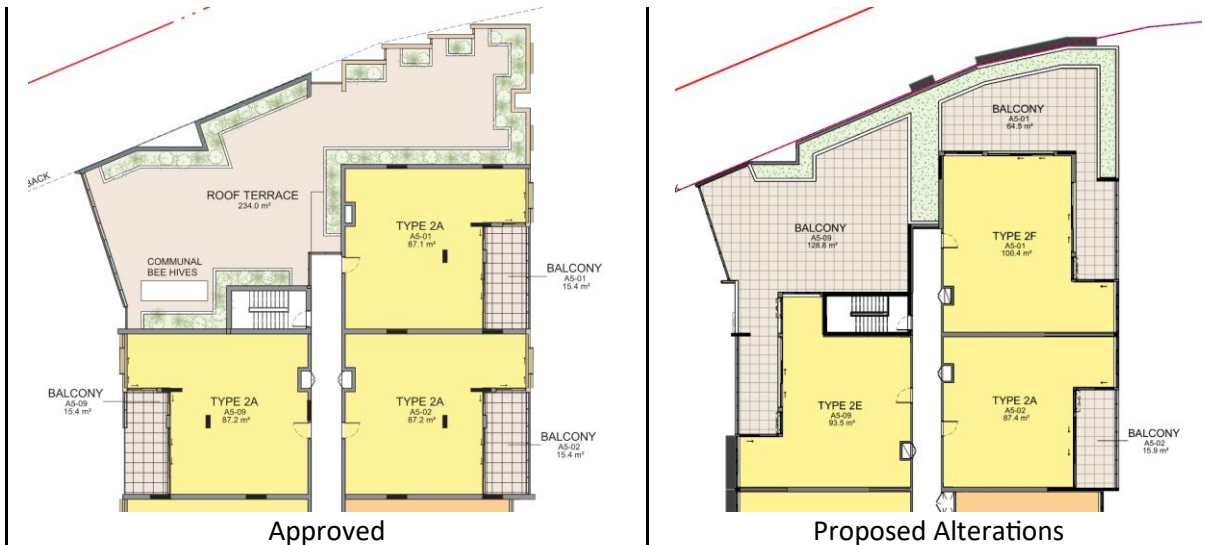


**Justification:**

The finalization of the detailed design of the proposed Building A lift overrun located centrally within the Building A form, results in increase in height from RL37.75 to RL39.68, the increase in height is considered to not have a material impact of the perceived height bulk and scale of Building A as it is located central to the building form and indiscernible from surrounding public views. Further the proposal remains a maximum 6-storey building consistent with current approval ref: DEV2021-1252 and within the reasonable expectation of residents for a 6-storey building height achievable on the site as established by the preceding Preliminary Approval ref: DEV2021/1221 dated 3<sup>rd</sup> May 2022, which allows for 'either a Maximum Building Height of 6 storey or RL 38m AHD, whichever is the greater to the extent of any inconsistency'

**3. UPPER-LEVEL EASTERN UNITS (EXAMPLE FROM BUILDING A LEVEL 5)**

Applicable to building A level 5, building b level 5 and building C level 5 and 6.



**Justification:**

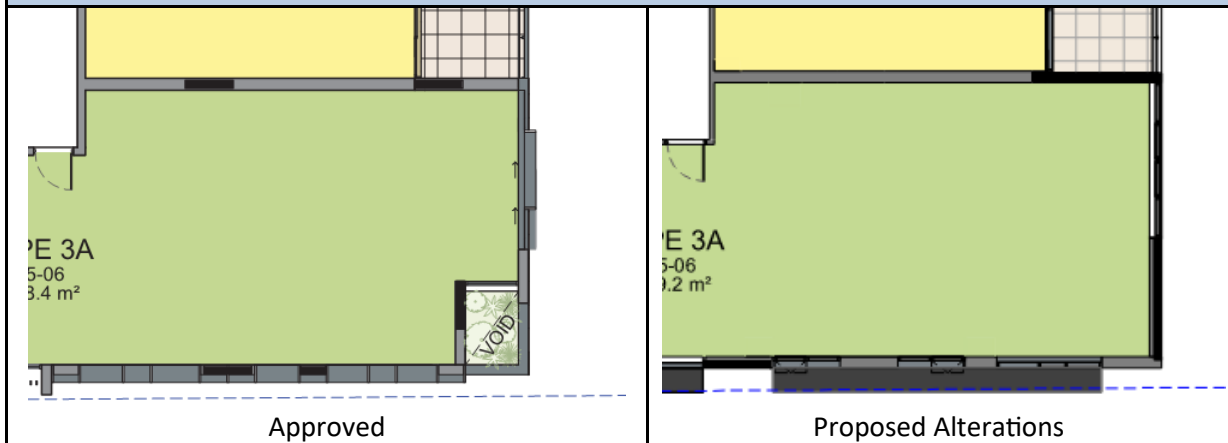
The proposed alterations to the upper level units on all 3 buildings facing the eastern elevations do not increase the number of bedrooms however, provide for improved amenity for future residents through:

- Allowing habitable rooms and windows access to the easterly aspect providing exposure to warming winter morning sun, colling summer prevailing breezes as well as an improved visual outlook.
- Providing additional private terrace space for perdonal use by the individual residents.

These alterations to do not materially change the setback of the upper levels of Buildings A, B and C to the east as the walls for these units is only extended in line with the existing lift core elements of the buildings, within minimal eave overhang. The percieved setback of the eastern building elevations facing the Yeronga State High School is maintained.

**4. PLANTER (EXAMPLE FROM BUILDING A LEVEL 5)**

Applicable to all levels of building A in the southwestern corner and all levels of buildings B and C in the southwestern and southeastern corners.



**Justification:**

The rationalisation of the operational design of the Retirement Facility identified tha the coner landscape beds in the original Building B design, would be impractical to maintain as, it relied on residents ability to reularly maintain to a high standard a landscape bed with a double hieght void, as Retiremnt Facility maintenance staff would not be able to access these landscape beds from external areas. As such it is necessary to remove the coner garden beds for operational effeciency and maintain consistency of the high quality external appearnce of the building. The changes make no material impacts to the extent of landscaping on site nor do they impact on the apperance of bulk f the approved buildings.

## 5. INTERNAL RECONFIGURATION TO CARE UNITS (BUILDING A)



**Justification:**

The operational requirements of the Care Unit component of the development (10 care units) has resulted in the re-arrangement of the interbal configuration of units, amenities, staff stations and communal elements to best fit Retire Australias in depth understanding of the most efficient and beneficial approach to providing these Care Units in accordance with the relevant government standards. The changes do not significantly alter the external appearance of Building A as they relation only to part of Level 1 of an otherwise 6 storey building.

## 6. ELEVATIONAL CHANGES (East Elevation)



Approved

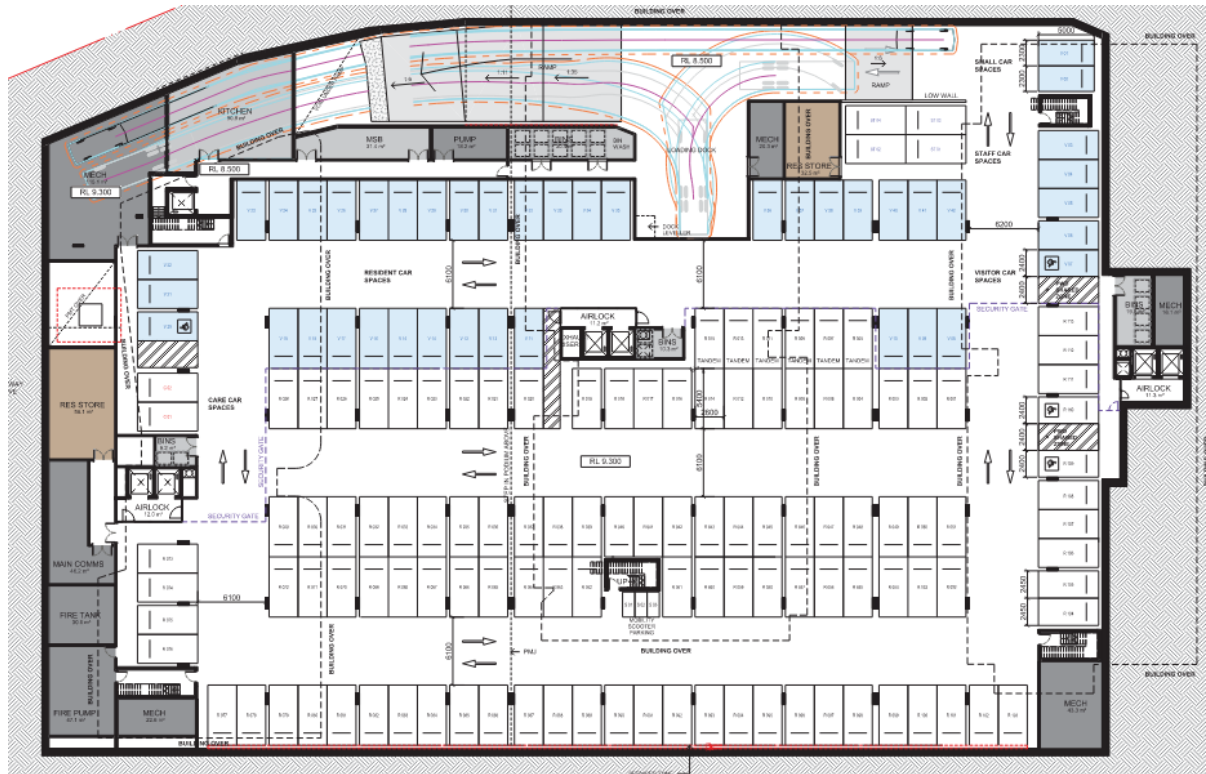


Proposed Alterations

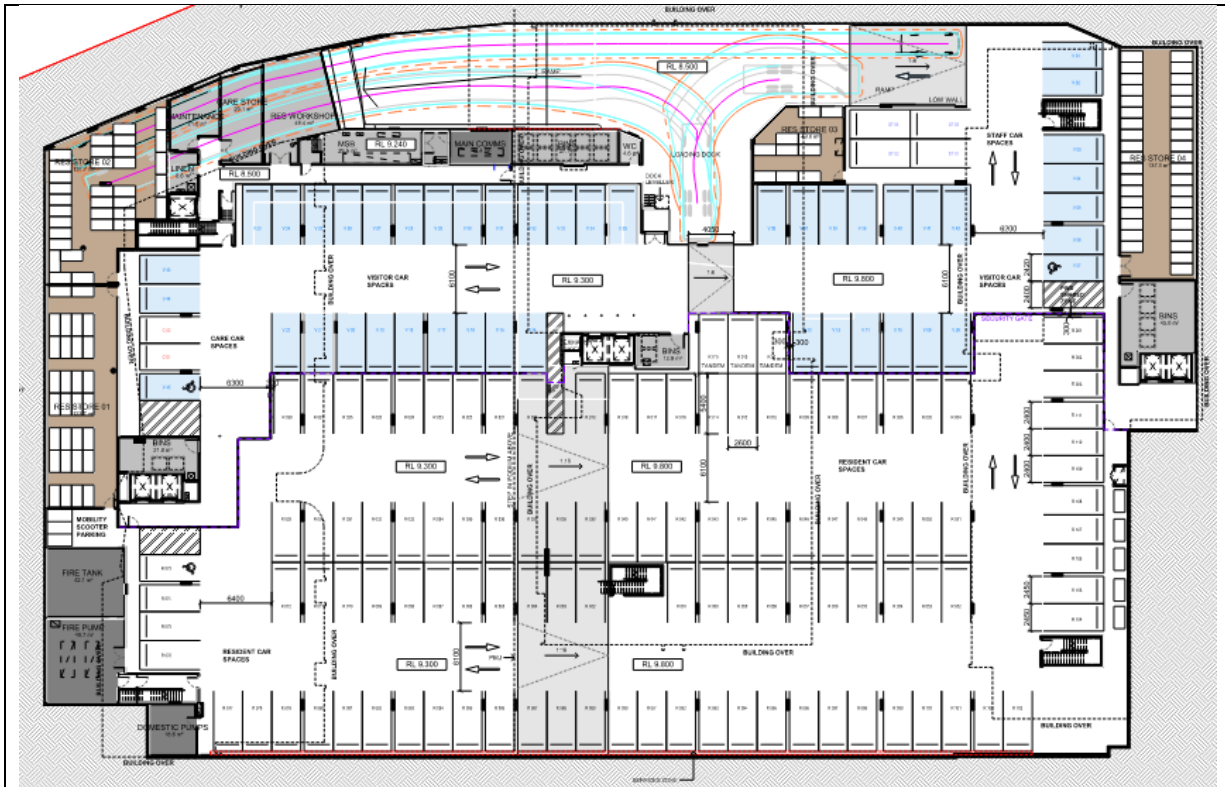
**Justification:**

The changes to the Eastern Elevation are largely resultant from internal alterations to the unit layouts which have removed the jagged façade with small side windows and replaced this with a flatter eastern façade with larger windows facing directly east from internal rooms. The proposed changes improve the appearance of the eastern elevation by reducing the extent of bank façade, introducing more interactive windows with eaves to provide depth in the face, as well as providing better framing elements to add visual interest.

**7. BASEMENT CHANGES**



Approved



Proposed

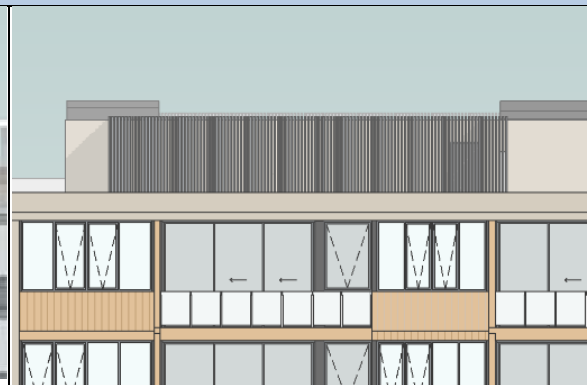
**Justification:**

Further operational reviews of basement parking security for residents has led to changes to the location of security fencing and gates to improve resident parking accessibility to lift cores from secure areas, whilst consolidating visitor parking areas in a more legible location outside the security gates. These changes have also facilitated additional storage areas, mobility scooter parking and an additional visitor car space, which increases the utility of the basement for resident, staff and visitors.

**8. BUILDING A ROOFTOP CHILLER PLANT**



Approved



Proposed

**Justification:**

The amendment seeks to consolidate all of the Plant for Retirement Facility from a small provision on each of Building A, B and C to a consolidated provision of Plant on the building A roof for maintenance efficiency. This further allows Building B to accommodate consolidated Solar Panel provision for the entire Retirement Facility. These alterations make no material difference to the appearance of the building when viewed from surrounding public areas.

**9. BUILDING C PEDESTRIAN PATHWAY**





**Justification:**

The alterations to the Building C western ground level entrance has been altered to provide for a improved interface with the southern face of the ground level units, particularly the balconies such that there is a small increase in the visual and physical separation of the public path and private balconies.

The nature of the proposed amendments does not alter the number of dwellings, the spread of dwelling unit's sizes / bedroom numbers / types.

All proposed amendments are reflected in the full set of amended Architectural Plans included in Attachment 1.

**4.0 ECONOMIC DEVELOPMENT ACT ASSESSMENT**

Section 99 of the Economic Development Act 2012 ('ED Act') states the following:

**99 Application to change PDA development approval**

(1) A person may apply (the **amendment application**) to MEDQ to change a PDA development approval.

(2) However, the amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.

(3) [Division 3](#) applies for the amendment application as if—

(a) a reference in the division to a PDA development application were a reference to the amendment application; and

(b) a reference in the division to a PDA development approval were a reference to a changed PDA development approval; and

(c) a reference in the division to the granting of a PDA development approval were a reference to the making of the change.

(4) Despite subsection (3), [section 84\(2\)](#) to (6) applies for the amendment application only in a circumstance mentioned in [section 84\(1\)\(c\)](#).

Under Section 99 (2) the proposal must not result in substantially different development to be considered. Whilst Substantially Different Development does not appear to be specifically defined in the ('ED Act') and as such the provisions of the Development

Assessment Rules under the Planning and Environment Act 2016 have been used for guidance as detailed below:

Substantially Different Development:

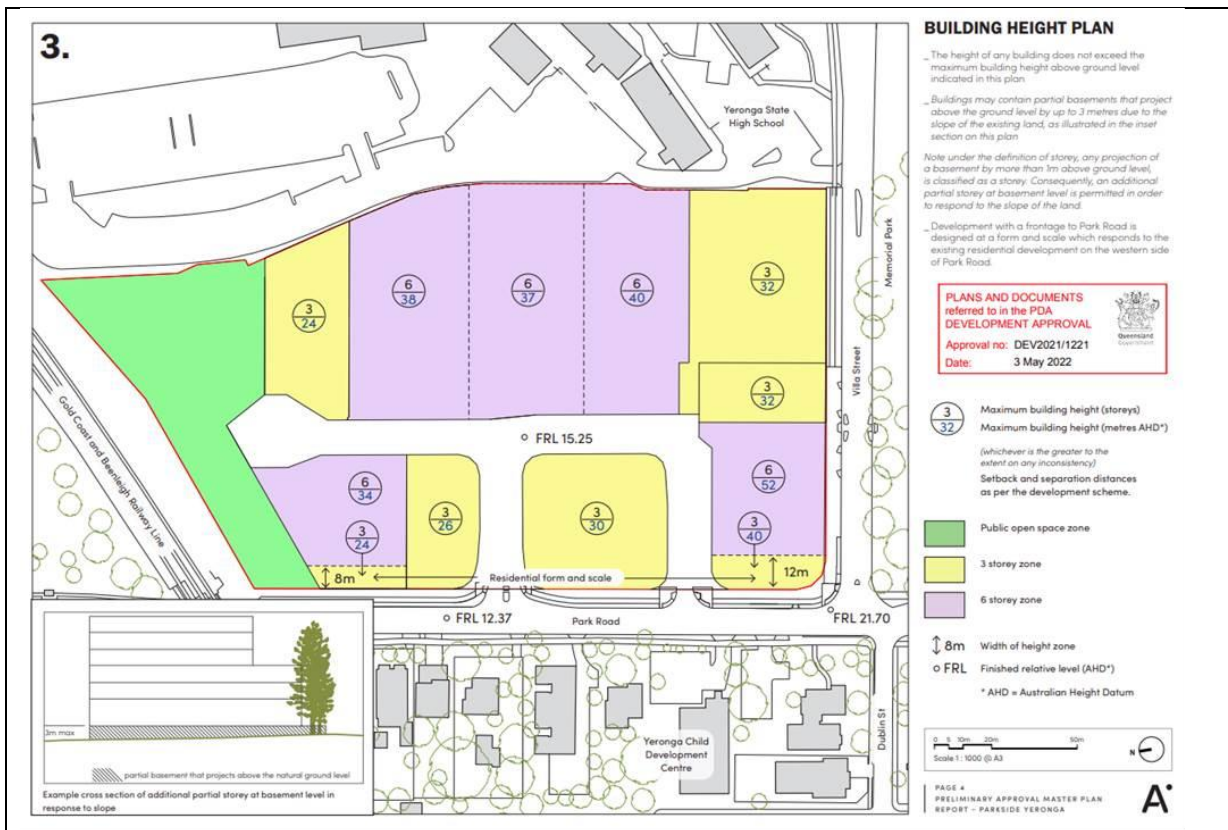
The Development Assessment Rules, Schedule 1 ‘Substantially different development’ states –

*A change may be considered to result in a substantially different development if the proposed change:*

- a) Involves a new use; or*
- b) Results in the application applying to a new parcel of land; or*
- c) Dramatically changes the built form in terms of scale, bulk and appearance; or*
- d) Changes the ability of the proposed development to operate as intended, or*
- e) Removes a component that is integral to the operation of the development; or*
- f) Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
- g) Introduces new impacts or increase the severity of known impacts; or*
- h) Removes an incentive or offset component that would have balanced a negative impact of the development; or*
- i) Impacts on infrastructure provisions.*

In response to the criteria for ‘Substantially Different Development’ the following provides a justification of the proposed minor alterations not being ‘Substantially Different Development’ against each criteria:

a) Involves a new use; or
<i>The amendments do not involve a new use for the site. The development is for 3 multi-use buildings. The list of approved uses on the premises are for a Retirement Facility, Club Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office, and Shop. The proposal merely seeks to adapt the approved design to control the construction costs and improve unit value for future residents, whilst achieving reasonable sustainability objects and manage the impacts of mechanical design upgrade requirements especially related to building fire services and improved efficiency in terms of internal building design, roof form and external cladding.</i>
b) Results in the application applying to a new parcel of land; or
<i>The amendment application does not apply to a new parcel of land and the Change is only applicable to the now 15 Currawong Crescent, Yeronga, QLD 4104 (LOT 7 AND 8 ON SP328498) Formerly part of 70 Park Road, Yeronga described as part of Lot 500 on SP328496 (formerly part of Lot 3 on SP300888).</i>
c) Dramatically changes the built form in terms of scale, bulk and appearance; or
<i>The amendments are not considered to result in dramatic alterations in the built form in terms of the scale, bulk and appearance.</i>
<i>Whilst the finalization of the detailed design of the proposed Building A lift overrun located centrally within the Building A form, results in increase in height from RL37.75 to RL39.68, the increase in height is considered is for a small component of the roof area only and is directly resultant from the finalization of the lift design only, will not have a material impact of the perceived height bulk and scale of Building A as it is located central to the building form an indiscernible from surrounding public views. Further Building A remains a maximum 6-storey building consistent with current approval ref: DEV2021-1252 and within the reasonable expectation of residents for a 6-storey building height achievable on the site as established by the preceding Preliminary Approval ref: DEV2021/1221 dated 3<sup>rd</sup> May 2022, which allows for <b>‘either a Maximum Building Height of 6 storey or RL 38m AHD, whichever is the greater to the extent of any inconsistency’</b> an extract of which is below:</i>



d) Changes the ability of the proposed development to operate as intended, or

*The amendments will not alter the ability of the approved development to operate as approved and intended for the purposes of Retirement Facility, Club, Community Care Centre, Community Use, Food and Drink Outlet, Health Care Service, Office and Shop in 2 stages, whilst providing sufficient car parking in accordance with the current requirements. The changes are all minor in nature and are designed to enhance the functionality of the proposed development.*

e) Removes a component that is integral to the operation of the development; or

*The proposed amendments to the approval are intended to enhance the functional use of the space, improve the visual amenity and benefit the day-to-day needs of the intended residents. The proposed alterations do not remove any operational components that are integral to the development.*

f) Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

*The amendments will not alter the traffic generated to and from the site as the proposed modifications do not alter the numbers of units or bedrooms. Furthermore, the total number of parking spaces and their arrangement are an improvement in contrast to the approved development.*

g) Introduces new impacts or increase the severity of known impacts; or

*The proposed amendments will not introduce new impacts or increase the severity of known impacts. The proposed amendments will not result in any apparent increase to the building scale or bulk and therefore is not expected to worsen the amenity impacts related to built form. Furthermore, the proposed amendments do not alter any aspect of the development that is a known impact or reasonably foreseeable as a new impact. It is not anticipated that any new impacts would be introduced, or the severity of known impacts increased as a result of the amendment.*

h) Removes an incentive or offset component that would have balanced a negative impact of the development; or

*The proposed amendment will not remove an incentive or offset component that would have balanced a negative impact of the development as the amendments are to make minor improvements to the functional capacity of the development to enhance the day-to-day lifestyle of the intended occupants.*

i) Impacts on infrastructure provisions.

*The proposal included no change to the number of units and no change to the number of bedrooms in each unit. Therefore, it is expected that there will be no consequential difference to the impacts on infrastructure provisions.*

The proposed amendments are not considered to constitute substantially different development and therefore under Section 99 (3) Division 3 applies for the amendment application, however under Section 99 (4) despite subsection (3), section 84(2) to (6) applies for the amendment application only in a circumstance mentioned in section 84(1)(c) as follows:

Division 3, Subdivision 1 – Making Application:

- Under Section 82 the following is provided in support of this Amendment Application:
  - Completed MEDQ approved form (Attachment 1).
  - This amendment application is required to be accompanied by the consent of the owner of the site (i.e., Retire Australia Management Pty Ltd (ABN 26 151 586 597)). Please be advised that the owner's consent request has been submitted to Retire Australia Management Pty Ltd (ABN 26 151 586 597) concurrently to this amendment application and will be provided to EDQ Development Assessment once received.
  - The application fee applicable to the assessment of the amendment application, once set by the MEDQ and an invoice provided, will be paid for in full by the applicant.
- Under Section 82A EDQ Development Assessment will provide a Notice of a Properly Made Application.

Division 3, Subdivision 2 – Processing application:

- Under Sections 82B – 86, it is understood that EDQ Development Assessment will follow the relevant provisions of this subdivision in respect of the assessment, notification, EDQ Considerations and Decision parameters.
- Of particular relevance Section 87 details the matters that are to be considered by EDQ Development Assessment in making a decision. Our justification of the proposed Amendment against the matters in Section 87 is detailed as follows:
  - Main Purpose of the ED Act:

Comment - Section 3 of the ED Act states: "The main purpose of this Act is to facilitate economic development, and development for community purposes, in the State". The proposed amendments do not impact on the development's ability to meet the above purpose as the proposed amendments will continue to facilitate development for uses (i.e. retirement facility) consistent with the endorsed Parkside Yeronga Master Plan.
  - Any Relevant State Interest:

Comment - The Yeronga PDA Development Scheme (Development Scheme) is the regulatory document applicable to the assessment of development on the site, as amended by Preliminary Approval ref: DEV2021/1221.

The State interests the EDQ Development Assessment can consider were adequately addressed in the Yeronga PDA Development Scheme.

Further the Queensland Government's Development Assessment Mapping System 'DAMS' \ identifies the following State interests for the site:

- SEQ Regional Plan triggers: SEQ Regional Plan land use categories, Urban Footprint.
- WATER RESOURCES: Water resource planning area boundaries.

Whilst the Queensland Government's State Planning Policy (SPP) Interactive Mapping identifies the following State interests for the site:

- DEVELOPMENT AND CONSTRUCTION: Priority development area
- NATURAL HAZARDS RISK AND RESILIENCE: Flood hazard area - local government flood mapping area
- STRATEGIC AIRPORTS AND AVIATION FACILITIES: Obstacle limitation surface area, Obstacle limitation surface contours, Lighting area buffer 6km and Wildlife hazard buffer zone

The proposed amendments will not impact on the development's relationship with the above State interests.

The proposed amendments to the approved Development do not impact on the development's ability to meet the relevant provisions of the Development Scheme, and therefore the relevant State interests.

- Submissions made during the Submission Period:

Comment – The relevant Development Application DEV2021-1252 being amended, was not publicly advertised as it was consistent with the Yeronga PDA Development Scheme (Development Scheme), as amended by Preliminary Approval ref: DEV2021/1221, which was publicly notified. As such no Submission were received to Development Application DEV2021-1252. The proposed amendments are minor, remain consistent with the public expectations for the development established under the Preliminary Approval ref: DEV2021/1221 and would not reasonably require Public Notification.

- Yeronga PDA Development Scheme:

Comment – The proposed amendments are minor and are to rectify minor logistical construction, value management and unit configuration issues identified post the approval and to enhance the liveability and functional operation for the residents. The proposed amendments do not materially

alter any of the key compliance parameters outlined in the Yeronga PDA Development Scheme ('Development Scheme'), as amended by Preliminary Approval ref: DEV2021/1221, which was publicly notified (such as maximum height, setbacks, number of units, cycle and car parking provision, landscaping etc.). As such the proposed amendments maintain compliance with the Yeronga PDA Development Scheme as amended by Preliminary Approval ref: DEV2021/1221, which was publicly notified.

- The EDQ Preliminary Approval (EDQ Ref: DEV2021/1221):

Comment - The proposed amendments are minor and are proposed to rectify issues identified post the approval and to enhance the livability and functional operation for the residents. The proposed changes do not materially alter any of the key compliance parameters outlined in the EDQ Preliminary Approval (EDQ Ref: DEV2021/1221) (such as height, setbacks, number of units, cycle and car parking provision, landscaping etc.). As such the proposed amendments maintain compliance with the EDQ Preliminary Approval (EDQ Ref: DEV2021/1221).

- Other Planning Instruments or Assessment Benchmarks that apply to the land:

Comment – The proposed amendments do not prejudice the proposals' ability to comply with the relevant Planning Instruments (i.e. Brisbane City Plan 2014) and other relevant assessment benchmarks.

## 5.0 AMENDMENTS TO DEVELOPMENT PERMIT REF: DEV2021-1252

The proposed amendments described above require amendment to the approved Drawings and Documents section of the Approval as detailed in the following table. A full copy of the Minor Amendment Architectural Plans is included in Attachment 1.

Approved Plans				
Title		Revision	Drawing Number	Plan Date
1	Proposed Site Plan	L	DA1.14	19/12/2024
2	Overall Plan – Ground Level	N	DA2.01	19/12/2024
3	OVERALL PLAN - LEVEL 1	N	DA2.02	19/12/2024
4	OVERALL PLAN - LEVEL 2	M	DA2.02	19/12/2024
5	OVERALL PLAN - LEVEL 3	M	DA2.02	19/12/2024
6	OVERALL PLAN - LEVEL 4	M	DA2.02	19/12/2024
7	OVERALL PLAN - LEVEL 5	M	DA2.02	19/12/2024
8	OVERALL PLAN - LEVEL 6	M	DA2.02	19/12/2024
9	OVERALL PLAN – ROOF PLAN	M	DA2.02	19/12/2024
10	OVERALL PLAN – ROOF BASEMENT	P	DA2.09	19/12/2024
11	SITE ELEVATIONS - NORTH & WEST	M	DA3.01	19/12/2024
12	SITE ELEVATIONS - SOUTH & EAST	M	DA3.02	19/12/2024
13	SITE ELEVATIONS – INTERNAL FAÇADES	K	DA3.03	19/12/2024

14	SITE ELEVATIONS – INTERNAL FAÇADES	L	DA3.04	19/12/2024
15	SITE SECTIONS 1	M	DA4.01	19/12/2024
16	SITE SECTIONS 2	M	DA4.02	19/12/2024
17	SITE SECTIONS 3	M	DA4.03	19/12/2024
18	NEIGHBOURING SITE INTERFACE SECTIONS - NORTH	E	DA4.04	19/12/2024
19	NEIGHBOURING SITE INTERFACE SECTIONS - SOUTH	E	DA4.05	19/12/2024
20	RAMP SECTION & SUB-STATION	H	DA4.06	19/12/2024
21	FACADE CONTEXT STUDY	G	DA5.04	19/12/2024
22	FACADE MATERIALITY	E	DA5.05	19/12/2024
23	MATERIAL BOARD	E	DA5.06	19/12/2024
24	FACADE DETAIL – ENTRANCE BUILDING A	E	DA5.21	19/12/2024
25	FACADE DETAIL – ENTRANCE BUILDING B	E	DA5.22	19/12/2024
26	FACADE DETAIL – ENTRANCE BUILDING C	E	DA5.23	19/12/2024
27	FACADE DETAIL - APARTMENT + CARE	E	DA5.24	19/12/2024
28	FACADE DETAIL - EAST CORNER	E	DA5.25	19/12/2024
29	FACADE DETAIL - GARAGE ENTRANCE	E	DA5.26	19/12/2024
30	FACADE DETAIL - SOUTH-WEST CORNER	E	DA5.27	19/12/2024
31	FACADE DETAIL - NORTH-WEST CORNER	E	DA5.28	19/12/2024
32	FACADE DETAIL - FACADE GAP	E	DA5.29	19/12/2024
33	ELEVATION - BUILDING A - NORTH	E	DA5.31	19/12/2024
34	ELEVATION - BUILDING A - WEST	E	DA5.32	19/12/2024
35	ELEVATION - BUILDING A - SOUTH	E	DA5.33	19/12/2024
36	ELEVATION - BUILDING A - EAST	E	DA5.34	19/12/2024
<b>Approved Reports and Documents</b>				
<b>Title</b>				<b>Date</b>
(a)	Parkside Yeronga Landscape Concept Report			16/12/24

The amendments detailed above are merely required to reflect the proposed changes as detailed in this application. It is not considered that the proposed changes will not materially affect the intended operation and functionality of the approved development.

## 6.0 CONCLUSION

The proposed amendments are minor and are a result of the need to enhance the liveability and functional operation for the residents as well as to rectify constructability issues identified post the approval.

The proposed changes do not materially alter any of the key compliance parameters such as height, setbacks, number of units, cycle and car parking provision, landscaping etc.

The amendment application does not remove or significantly alter any deliverable already set out by the existing development approval. As such it is considered that the proposed alteration application will not be substantially different to the existing approved development EDQ reference: DEV2021-1252.

Further the proposed amendments do not materially alter any of the key compliance parameters outlined in the Yeronga PDA Development Scheme ('Development Scheme'), as amended by Preliminary Approval ref: DEV2021/1221, which was publicly

notified (such as maximum height, setbacks, number of units, cycle and car parking provision, landscaping etc.). As such the proposed amendments maintain compliance with the Yeronga PDA Development Scheme.

Therefore, it is recommended, based on the facts and circumstance presented herein, that the proposed changes be approved by EDQ and the conditions amended accordingly.

We look forward to EDQ Development Assessment's timely approval of the change application and trust that the information provided in support is satisfactory.

Should you have any questions, please do not hesitate to contact us.

**Kind Regards,**  
**Planning Initiatives**



**Benjamin Cowan**  
**Attachment 1 – EDQ Development Application Form**  
**Attachment 2 – Amended Proposal Plans**  
**Attachment 3 – Amended Landscape Concept Plan**