

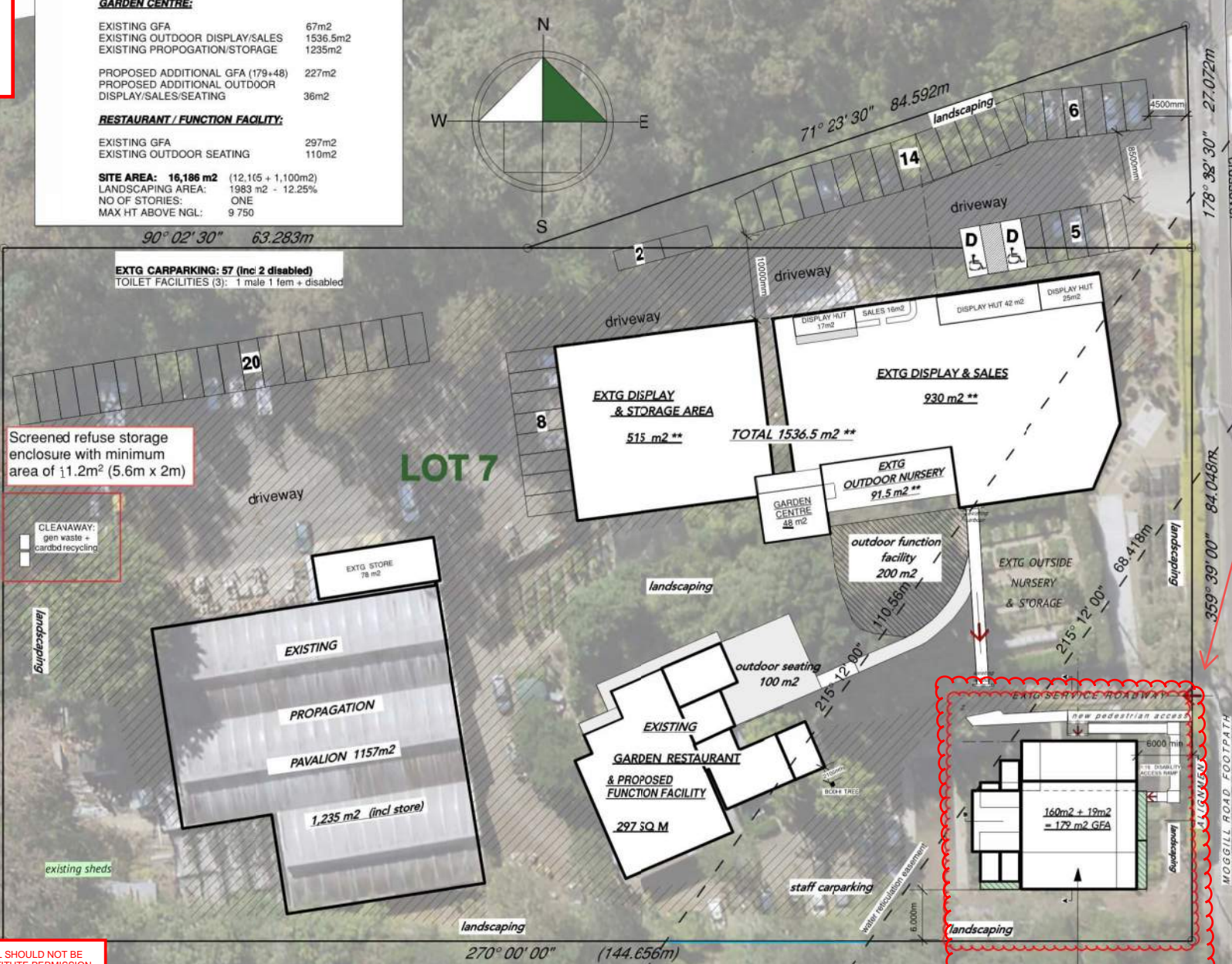
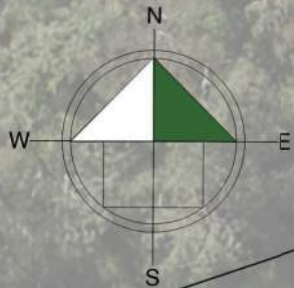
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 23-MAR-2026  
 APPLICATION REF  
 A00698866

**BCC DS**  
**LODGED**  
 11/10/2024  
 APPLICATION REF  
 A006832373

**GARDEN CENTRE:**  
 EXISTING GFA 67m<sup>2</sup>  
 EXISTING OUTDOOR DISPLAY/SALES 1536.5m<sup>2</sup>  
 EXISTING PROPOGATION/STORAGE 1235m<sup>2</sup>  
 PROPOSED ADDITIONAL GFA (179+48) 227m<sup>2</sup>  
 PROPOSED ADDITIONAL OUTDOOR DISPLAY/SALES/SEATING 36m<sup>2</sup>

**RESTAURANT / FUNCTION FACILITY:**  
 EXISTING GFA 297m<sup>2</sup>  
 EXISTING OUTDOOR SEATING 110m<sup>2</sup>

**SITE AREA: 16,186 m<sup>2</sup>** (12,165 + 1,100m<sup>2</sup>)  
 LANDSCAPING AREA: 1983 m<sup>2</sup> - 12.25%  
 NO OF STORIES: ONE  
 MAX HT ABOVE NGL: 9.750



Screened refuse storage enclosure with minimum area of 11.2m<sup>2</sup> (5.6m x 2m)

Amendments to approved roofline. GFA remains unchanged

**PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL**

Issued: 07/03/2013  
 Minor change: 20/11/2024

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**BROOKFIELD GARDENS**

**NEW SITE PLAN**  
 1:500 @ A3 (1:250 @ A1)  
 RPD : LOT 7 RP 234239

**179m<sup>2</sup> GFA ADDITION TO GARDEN CENTRE**

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CLIENT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

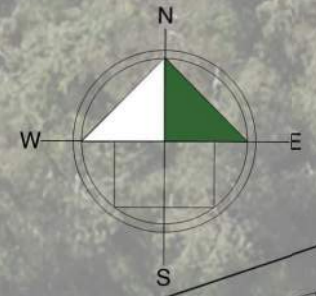
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**GARDEN CENTRE:**  
EXISTING GFA 67m<sup>2</sup>  
EXISTING OUTDOOR DISPLAY/SALES 1536.5m<sup>2</sup>  
EXISTING PROPOGATION/STORAGE 1235m<sup>2</sup>  
PROPOSED ADDITIONAL GFA (179+48) 227m<sup>2</sup>  
PROPOSED ADDITIONAL OUTDOOR DISPLAY/SALES/SEATING 36m<sup>2</sup>

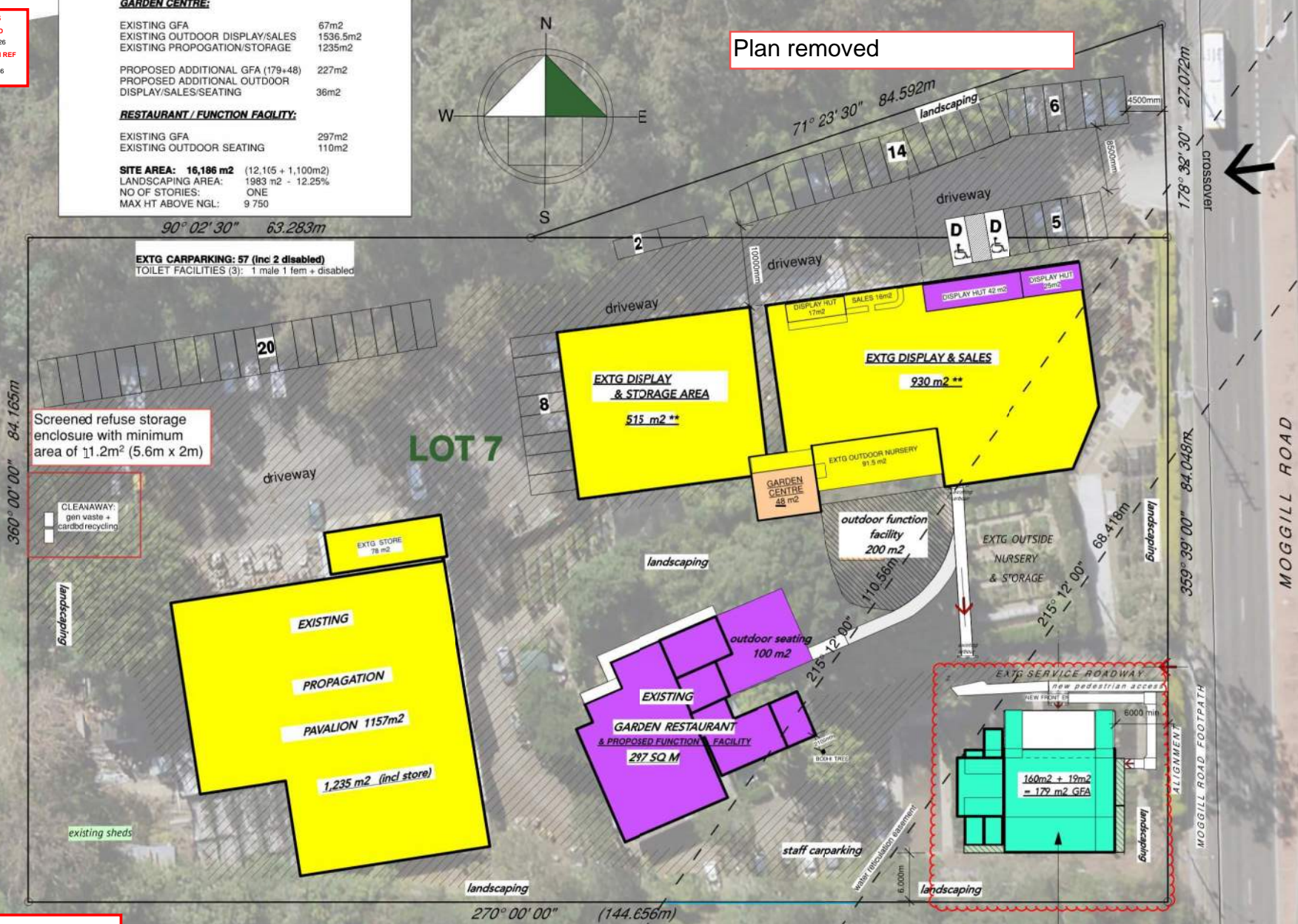
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EXISTING OUTDOOR SEATING 110m<sup>2</sup>

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LANDSCAPING AREA: 1983 m<sup>2</sup> - 12.25%  
NO OF STORIES: ONE  
MAX HT ABOVE NGL: 9.750



Plan removed

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- LEGEND**
- EXISTING GFA
  - EXISTING PROPOSED GFA
  - NEW GFA
  - OUTDOOR DISPLAY (garden centre)

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL  
Issued: 07/03/2013  
Minor change: 20/11/2024

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BROOKFIELD GARDENS

EXISTING / PROPOSED SITE PLAN

1:500 @ A3 (1:250 @ A1)  
RPD : LOT 7 RP 234239

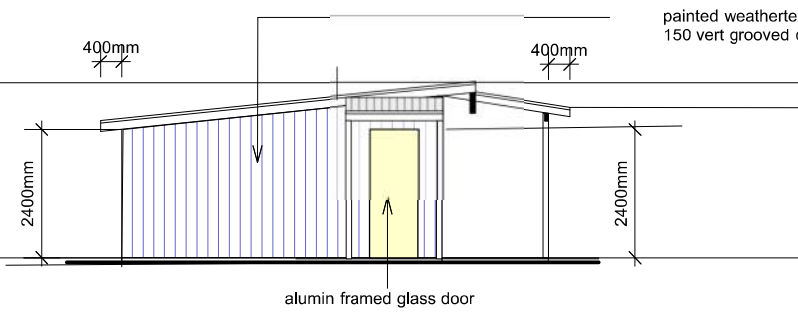
179m2 GFA  
ADDITION TO  
GARDEN CENTRE

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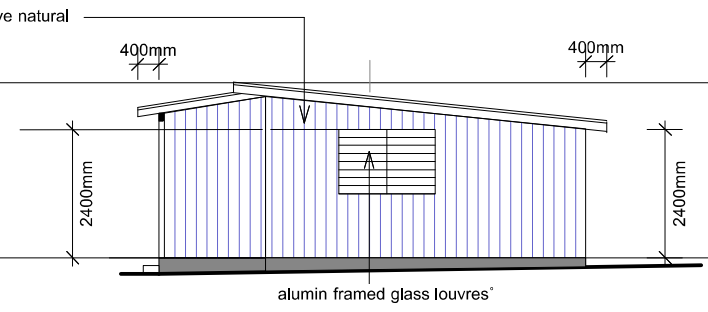
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**PLANS AND DOCUMENTS**  
referred to in the  
**DEVELOPMENT APPROVAL**

Issued: 07/03/2013  
Minor change: 20/11/2024

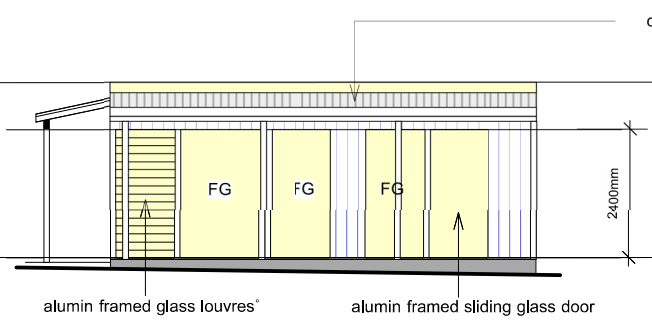


**SIDE ELEVATION EAST 1:100**

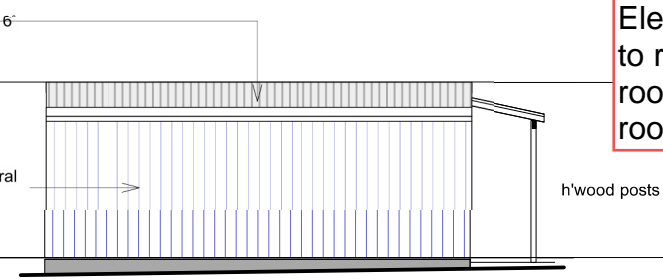


**SIDE ELEVATION WEST 1:100**

Elevations amended  
to reflect the revised  
roof forms and  
rooflines.



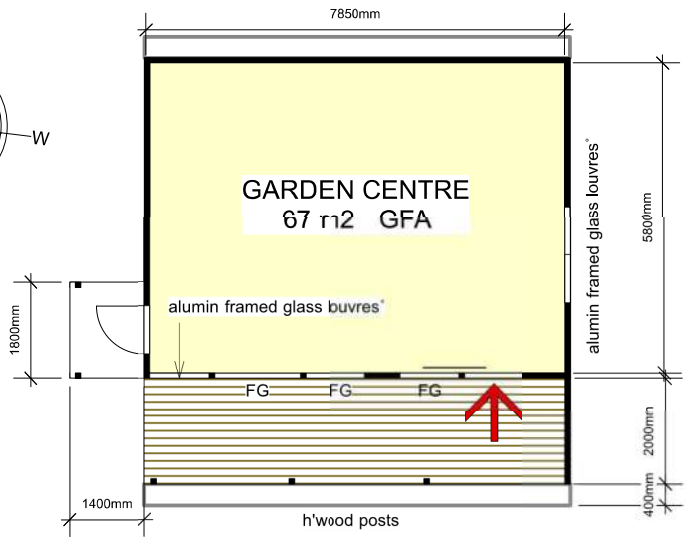
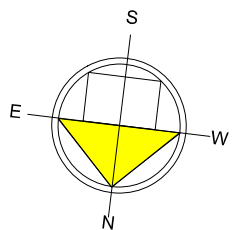
**FRONT ELEVATION NORTH 1:100**



**REAR ELEVATION SOUTH 1:100**

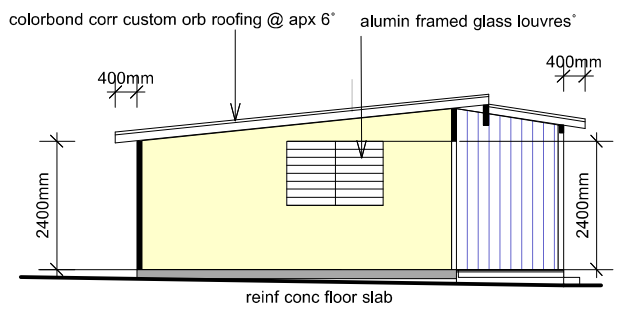
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**EXTG GARDEN CENTRE LAYOUT 1:100**

**GFA - 48 m<sup>2</sup>**



**SECTION X-X 1:100**

~~PLANS AND DOCUMENTS~~  
~~referred to in the~~  
~~DEVELOPMENT APPROVAL~~

Issued: 07/03/2013  
Other change: 12/08/2024

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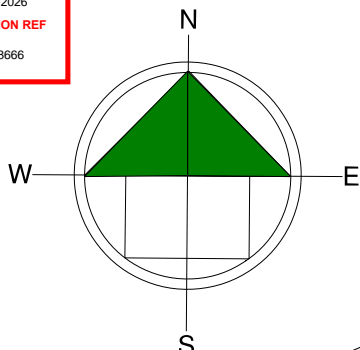
**Archetype designs & projects pty.ltd. QBCC 66573 "Award Winning Designs"**  
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18 Eacham St. Petrie Q 4502  
Ph 0414 378 1202  
Bill Sanderson Slade : principal ; CerArch Q/L | QBCC Lic. 1062279JMBDC • bil.archetype@gmail.com www.archetype.net.au



**SCOTT & ROBIN McLAY - BROOKFIELD GARDEN CENTRE & RESTAURANT:**  
**NEW FLOOD MITIGATION ACCOMMODATION**  
2371 MOGGILL ROAD BROOKFIELD QLD 4062

Date	Amendments	Date	11/23	Scale	As Above
20/07/22	INITIAL CONCEPT DRAWINGS	20/04/24	AMEND DIS RAMPS	Drawn	Checked
04/23	BCC INITIAL TP SUBMISSION DRAWINGS			WS & BS	WS
21/8-14/12/23	BCC INITIAL TP SUBMISSION DRAWINGS - AMENDMENTS				Sheet 2304SRM / 5

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APPLICATION REF  
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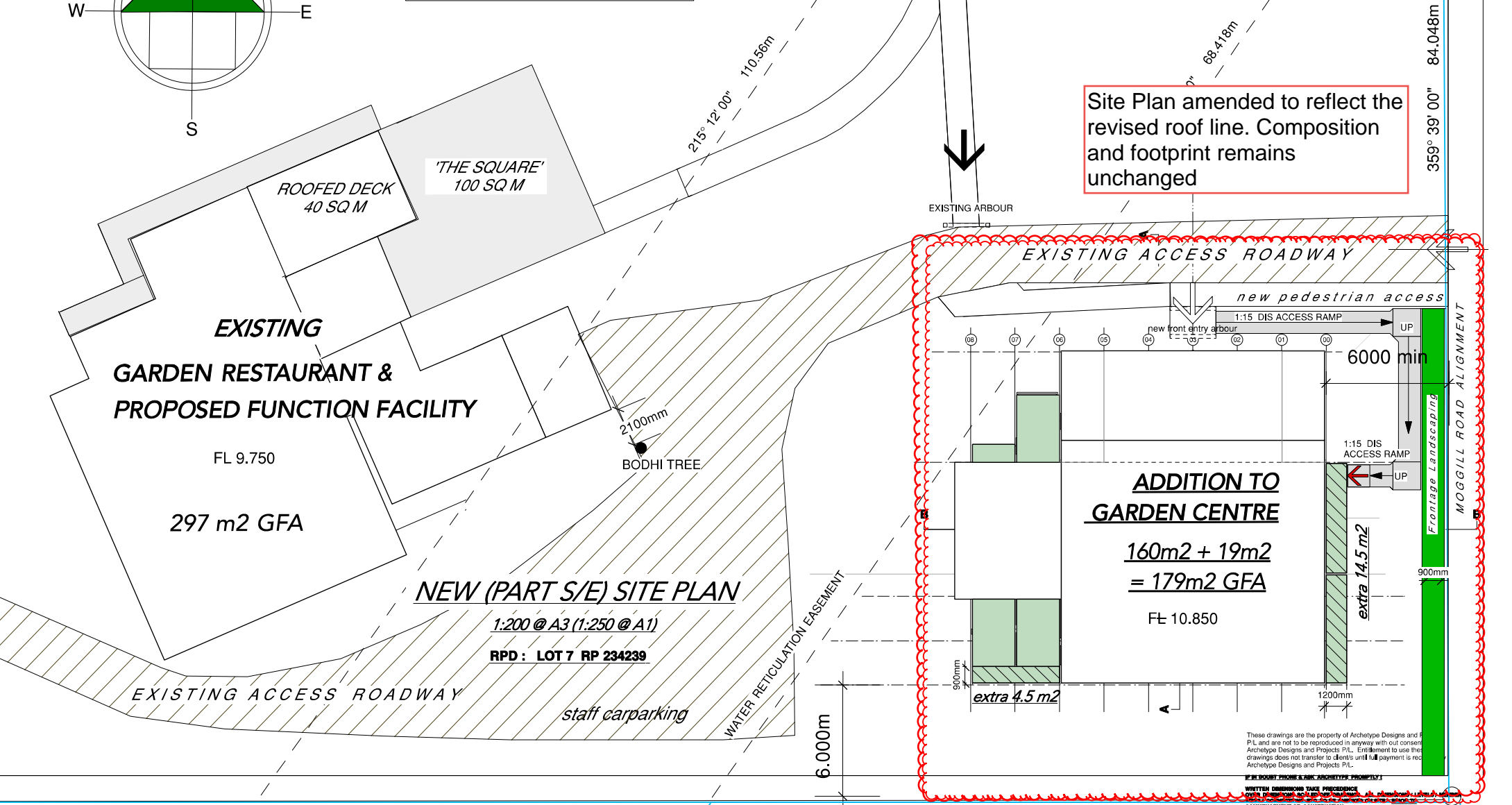


BROOKFIELD  
GARDENS

PLANS AND DOCUMENTS  
referred to in the  
DEVELOPMENT APPROVAL  
  
Issued: 07/03/2013  
Minor change: 20/11/2024

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11/10/2024  
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ANY BUILT TO BOUNDARY WALL OR  
FENCES. PERMISSION MUST BE  
OBTAINED FROM RELEVANT  
PROPERTY OWNERS.



Site Plan amended to reflect the revised roof line. Composition and footprint remains unchanged

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COMMENCEMENT OF CONSTRUCTION

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Ph 0414 378 1202  
Bill Sanderson Slade : principal | CertArch Q | QBCC Lic. 1062273 | MBBQ  
bill.archetype@gmail.com www.archetype.net.au



SCOTT & ROBIN McLay - BROOKFIELD GARDEN CENTRE & RESTAURANT  
2371 MOGGILL ROAD, BROOKFIELD, QLD, 4067

Date	Amendments
20/07/22	INITIAL CONCEPT DRAWINGS - 22/04/24 AMEND DIS RAMP
04/23	BCC INITIAL TP SUBMISSION DRAWINGS
21/9-14/12/23	BCC INITIAL TP SUBMISSION DRAWINGS - AMENDMENTS

Date	Scale
11/2023 > 7/2024	As Above

Drawn: WS & BS  
Checked: \_\_\_\_\_  
Sheet: 2304SRM / 6

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**LEGEND**

**display/sales/ informal seating**  
2x(3mx6m=18m2)  
**total 36m2**

**garden centre**  
display, sales and storage  
**130m2 + 19m2 = 149m2**

ancillary food + drink  
2x(2.4mX6=14.4)=28.8m2  
**30m2**

**TOTAL 179m2 GFA**

**WINDOW CODE**  
e.g. W1 (Window) 1140 - SILL HT 1000 = 1100 ht x 4000 wide (2100 head ht)  
W1= solid push up - hydraulic type  
SGW=Sliding glass window  
SGD=Sliding glass door

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**BROOKFIELD GARDENS**

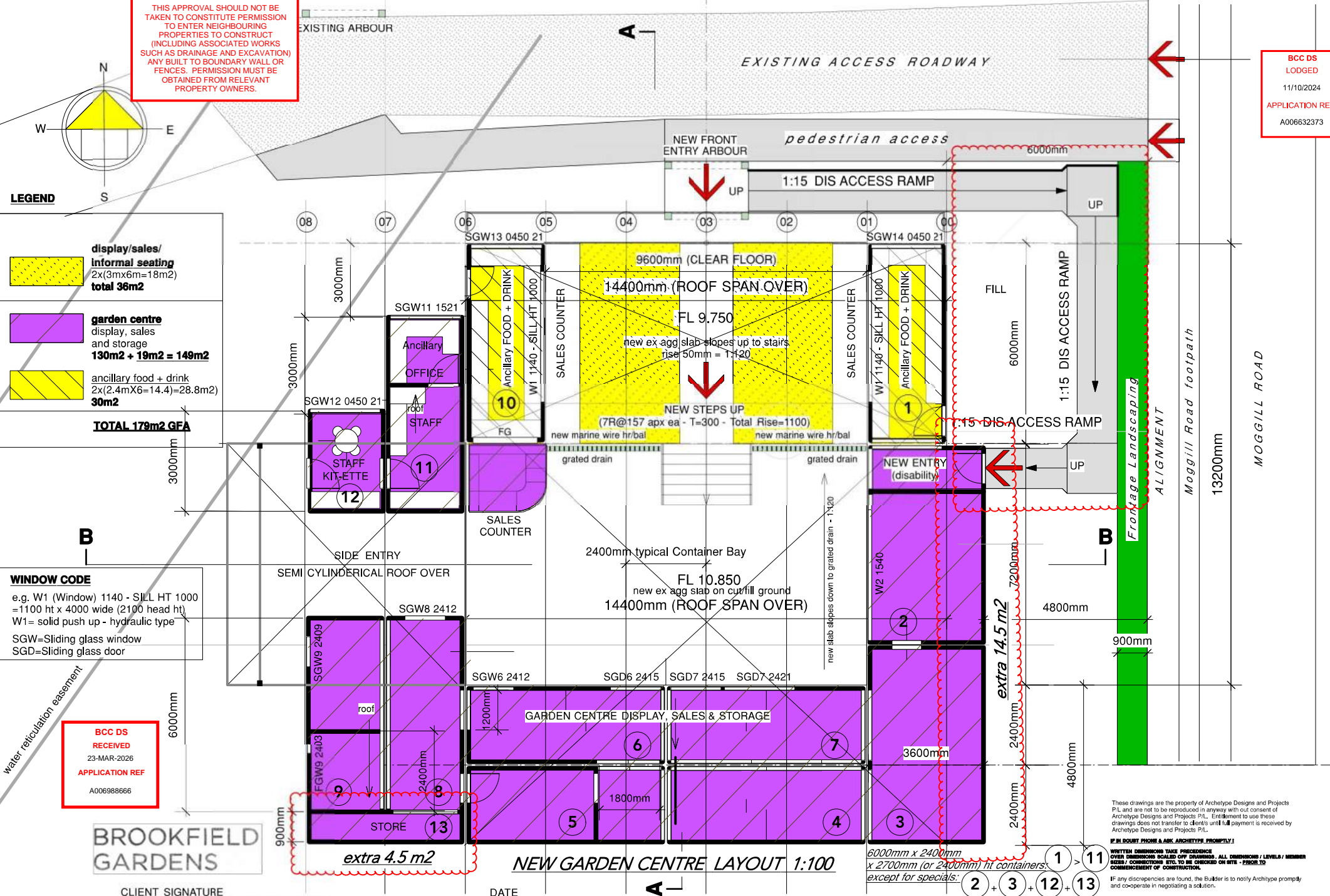


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2371 MOGGILL ROAD, BROOKFIELD, QLD, 4067

Date	Amendments	Date	Scale
12/2/2022	INITIAL CONCEPT DRAWINGS - 22/04/24 AMEND DIS RAMP	11/2023 > 7/2024	As Above
04/23	BCC INITIAL TP SUBMISSION DRAWINGS	Drawn	Checked
21/9-14/12/23	BCC INITIAL TP SUBMISSION DRAWINGS - AMENDMENTS	WS & BS	ws



**NEW GARDEN CENTRE LAYOUT 1:100**

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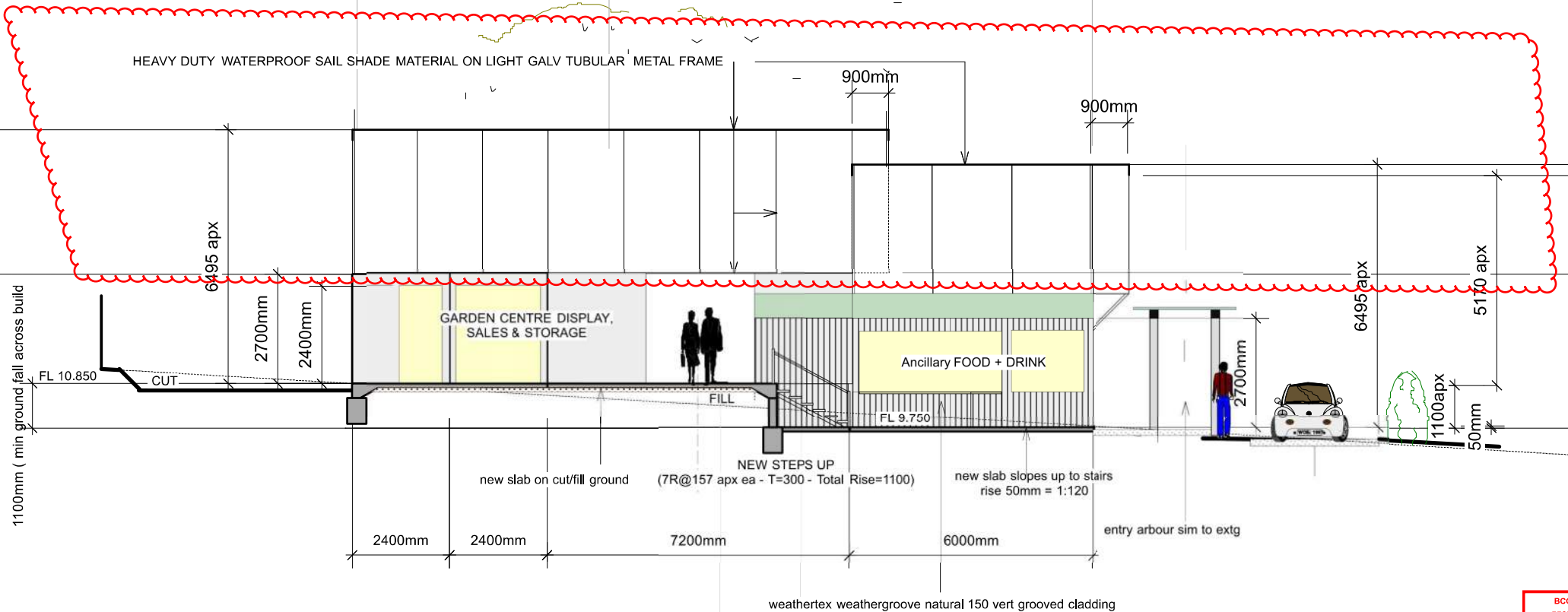
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6000mm x 2400mm  
x 2700mm (or 2400mm) ht containers:  
except for specials: ② + ③ + ⑫ + ⑬



**NEW GARDEN CENTRE 1:100**

**CROSS SECTION A-A**

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APPLICATION REF  
A006436158

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PLANS AND DOCUMENTS  
referred to in the  
DEVELOPMENT APPROVAL  
Issued: 07/03/2013  
Minor change: 20/11/2024

~~PLANS AND DOCUMENTS  
referred to in the  
DEVELOPMENT APPROVAL  
Issued: 07/03/2013  
Other change: 12/08/2024~~



Amended to reflect  
revised roof form and  
articulation.

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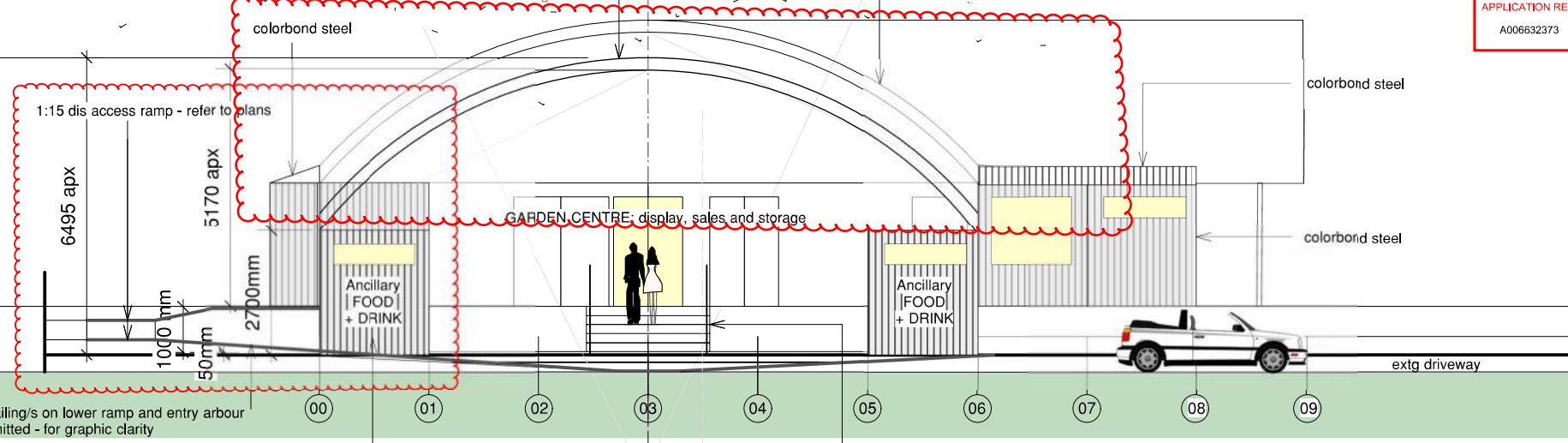
**SCOTT & ROBIN McLAY - BROOKFIELD GARDEN CENTRE & RESTAURANT:**  
NEW FLOOD MITIGATION ACCOMMODATION  
2371 MOGGILL ROAD BROOKFIELD QLD 4069

Date	Amendments	Date	11/23	Scale	As Above
20/07/2022	INITIAL CONCEPT DRAWINGS	29/04/24	AMEND DIS RAMPS	Drawn	Checked
04/2023	BCC INITIAL TP SUBMISSION DRAWINGS			WS & BS	WS
21/9-14/12/23	BCC INITIAL TP SUBMISSION DRAWINGS- AMENDMENTS				Sheet 2304SRM / 8

Amended to reflect flat roof form.

BCC DS  
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11/10/2024  
APPLICATION REF  
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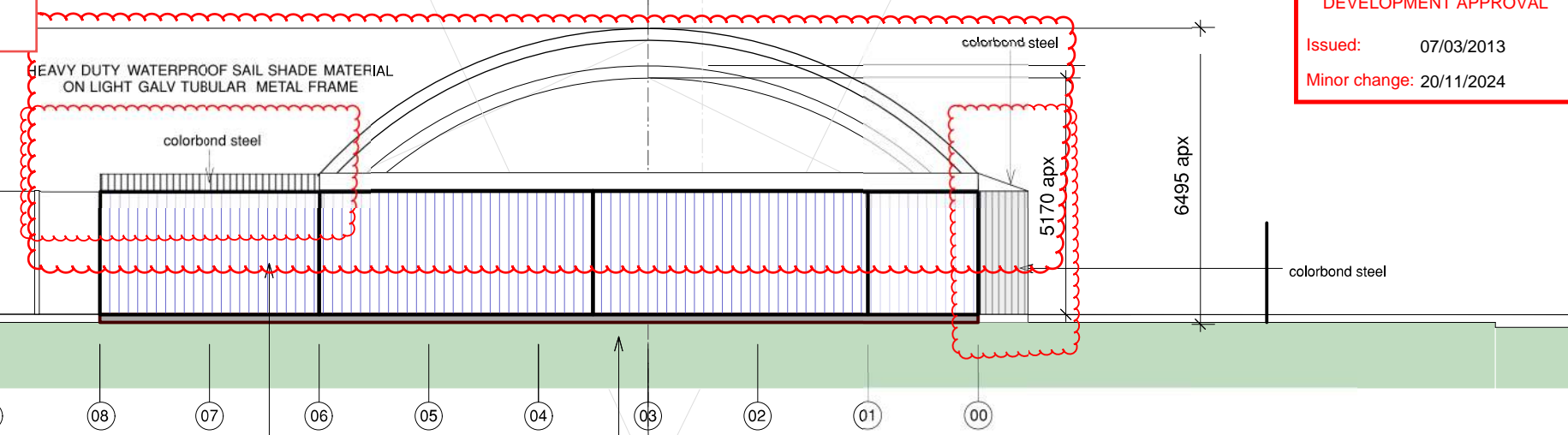
HEAVY DUTY WATERPROOF SAIL SHADE MATERIAL ON LIGHT GALV TUBULAR METAL FRAME



**FRONT / NORTH ELEVATION**

NEW STEPS UP  
(7R@143 apx ea - T=300 - Total Rise=1000 apx)

Amended to reflect flat roof form.



**REAR / SOUTH ELEVATION**

**NEW GARDEN CENTRE 1:100**

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL  
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**SCOTT & ROBIN McLAY - BROOKFIELD GARDEN CENTRE & RESTAURANT:**  
2371 MOGGILL ROAD, BROOKFIELD, QLD 4069

Date	Amendments	Date	Scale
20/07/2022	31/07/24, 5/09/24 AMEND CONTAINERS	11/2023 > 7/2024	As Above
04/2023	9/08/24 AREAS, openings + Dis Ramp		
21-9-14/12/23	INITIAL CONCEPT DRAWINGS - 22/04/24 AMEND DIS RAMPS BCC INITIAL 'P' SUBMISSION DRAWINGS BCC INITIAL 'P' SUBMISSION DRAWINGS - AMENDMENTS	Drawn WS & BS	Checked ws
			Sheet 2304SRM / 9

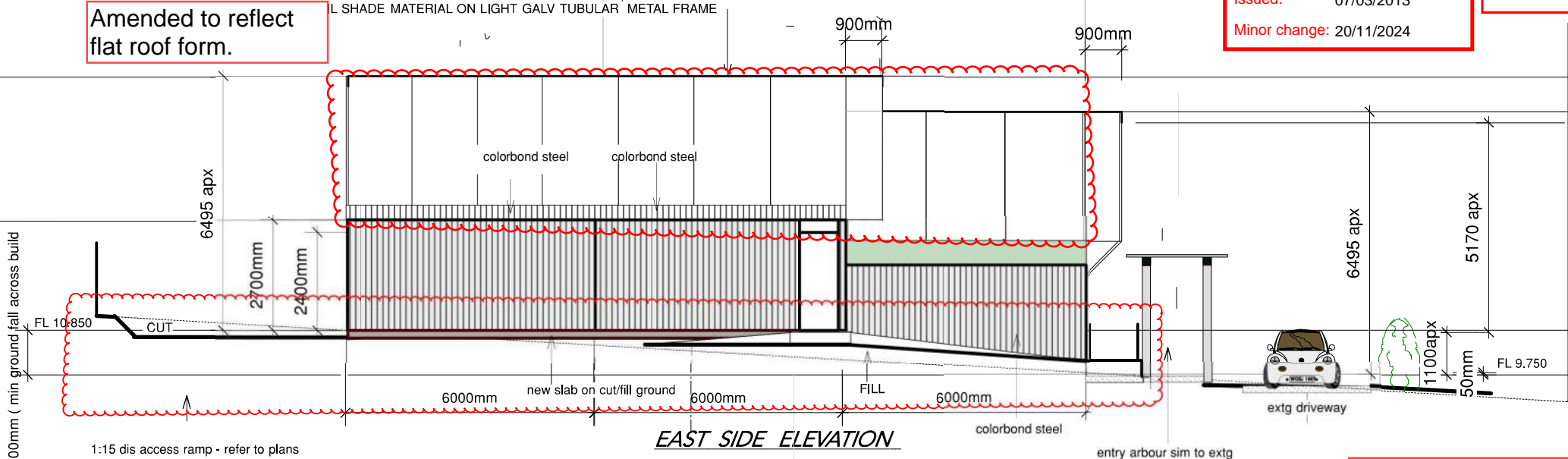
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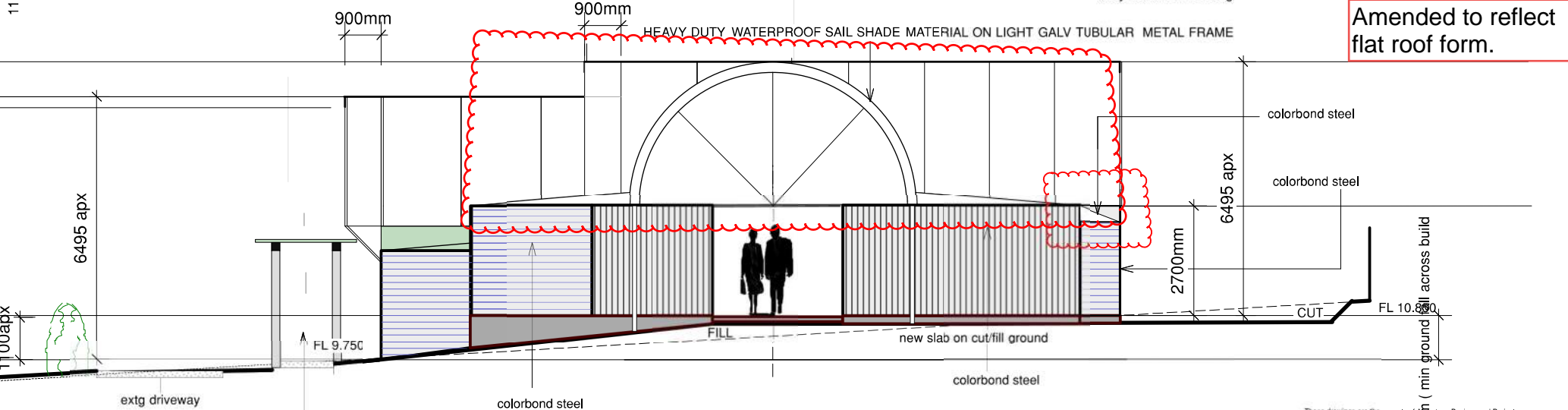
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11/10/2024  
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A006632373

Amended to reflect  
flat roof form.

Amended to reflect  
flat roof form.



**EAST SIDE ELEVATION**



**WEST SIDE ELEVATION**

**NEW GARDEN CENTRE 1:100**



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Substitution of any structural members, & or variations to any part of the design, WILL VOID any responsibilities of Archetype Design and Projects for the structural integrity and performance of the building. The resulting requirement for changes to these drawings will be at the Builder's expense and payable to Archetype strictly POD will apply at the discretion of Archetype (min FastTrack rate +50%)

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Ph 0414 378 1202  
Bill Sanderson Slade : principal | CertArch QIT | QBCC Lic. 1062278 MBDO • bill.archetype@gmail.com www.archetype.net.au

**SCOTT & ROBIN McLAY - BROOKFIELD GARDEN CENTRE & RESTAURANT:**  
2371 MOGGILL ROAD, BROOKFIELD, QLD 4067

Date	Amendments	Date	Scale
20/07/2022	INITIAL CONCEPT DRAWINGS - 22/04/24 AMEND DIS RAMP	11/2023 > 7/2024	As Above
04/23	BCC INITIAL 'P' SUBMISSION DRAWINGS	Drawn	Checked
21/9-14/12/23	BCC INITIAL 'P' SUBMISSION DRAWINGS - AMENDMENTS	WS & BS	ws
		Sheet	2311SRM/10

# LAYOUT PLAN - FUNCTION FACILITY AND RESTAURANT

**AMENDED IN RED**  
13/05/2016

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT PERMIT  
07/03/2013  
Issued: 26/05/2016  
As modified:

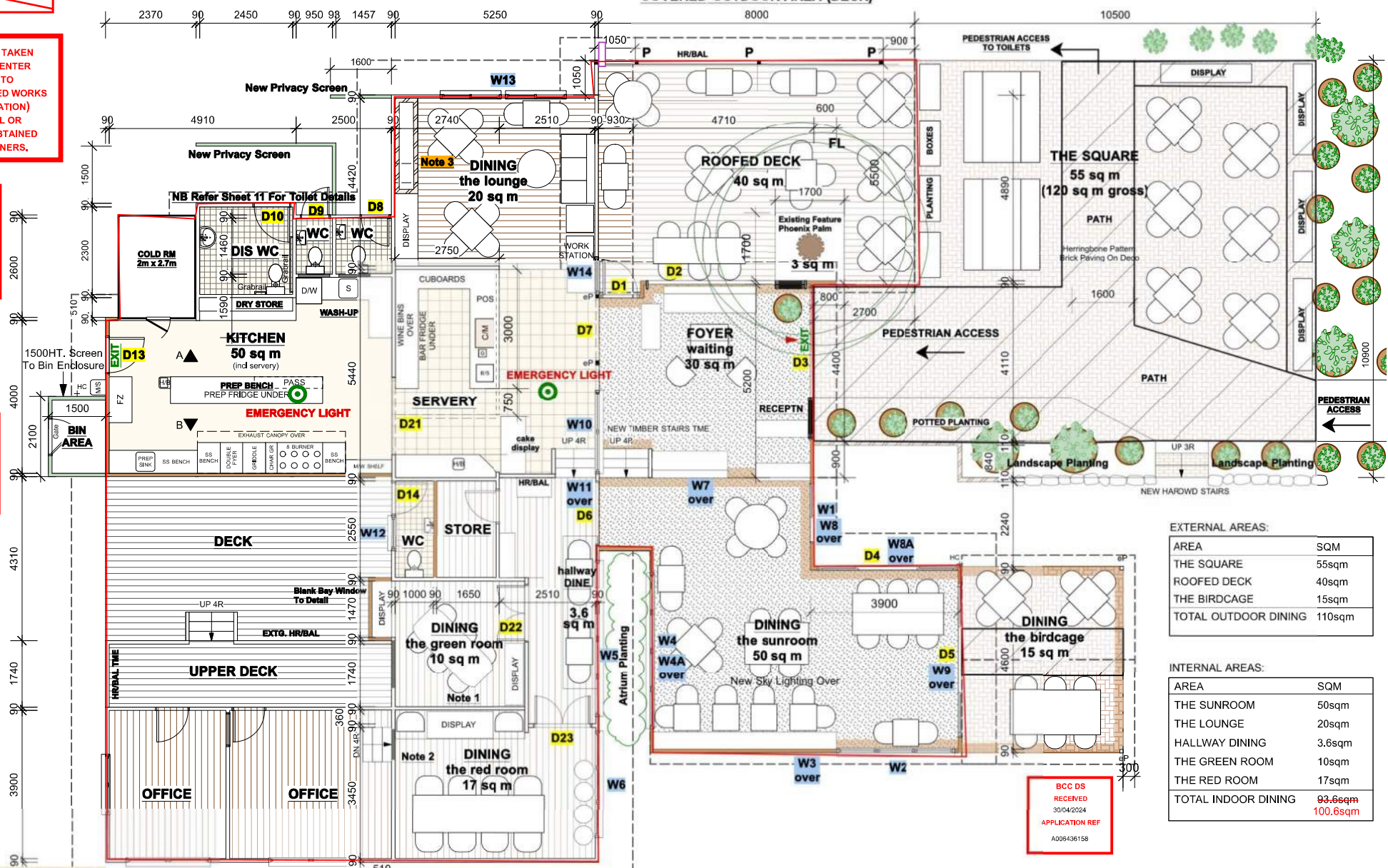
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL  
Issued: 07/03/2013  
Other change: 12/08/2024

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL  
Issued: 07/03/2013  
Minor change: 20/11/2024

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23-MAR-2026  
APPLICATION REF  
A006988666

Received  
17/03/2016  
BCC DA

## COVERED OUTDOOR AREA (DECK)



EXTERNAL AREAS:

AREA	SQM
THE SQUARE	55sqm
ROOFED DECK	40sqm
THE BIRDCAGE	15sqm
TOTAL OUTDOOR DINING	110sqm

INTERNAL AREAS:

AREA	SQM
THE SUNROOM	50sqm
THE LOUNGE	20sqm
HALLWAY DINING	3.6sqm
THE GREEN ROOM	10sqm
THE RED ROOM	17sqm
TOTAL INDOOR DINING	93.6sqm
	100.6sqm

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APPLICATION REF  
A006436158



## FLOOR PLAN 1:100

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**SCOTT & ROBIN McLAY**  
**BROOKFIELD GARDEN RESTAURANT**  
2371 MOGGILL RD, BROOKFIELD 4069

05.08.09/02/2016  
Amendments 'E' - Internal and External Dining Areas and updated site plan.

Date	Amendments	Date	Amendments
17/01/2013	Preliminary Sketch	20/02/2013	Construction Drawings
15/02/2013	NL Amendments As Rec'd By TP/Plans	16/02/2013	Drainage Amendments
17/04/2013	Advanced Sketch Drawings - Stage 2	21/02/2013	List Of Amendments 'M'

### CIRCULATION SPACE



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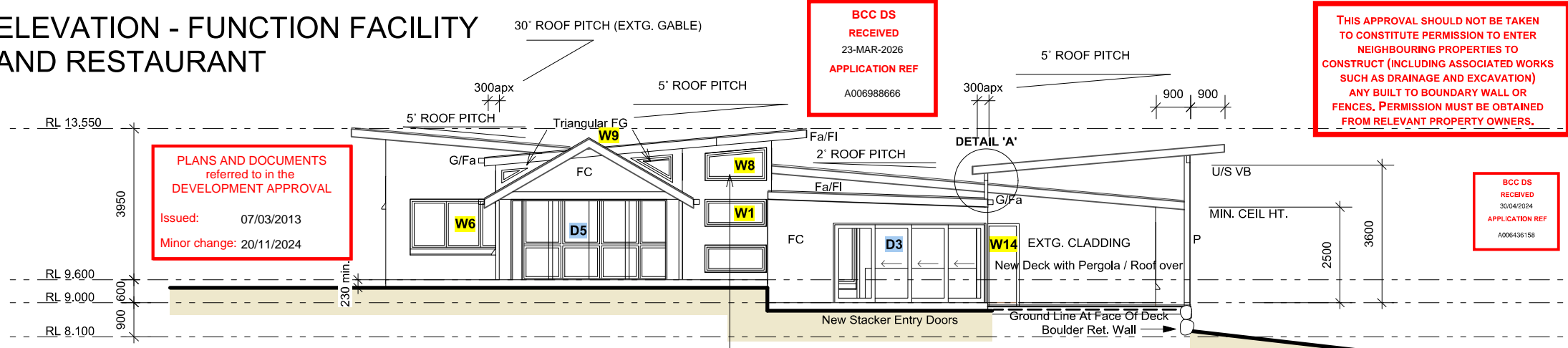
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Drawn	Checked	Date	Scale
BS	WS	15/02/2013	As Above

Sheet  
1301SRM / 8A

# ELEVATION - FUNCTION FACILITY AND RESTAURANT

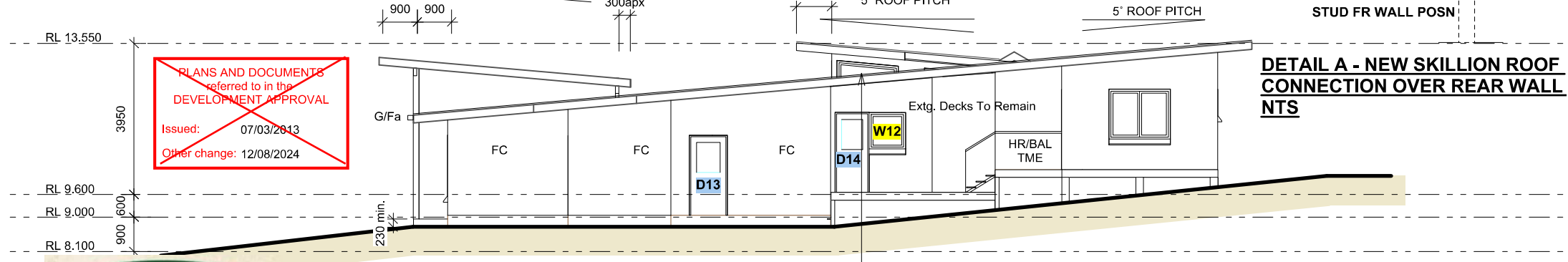
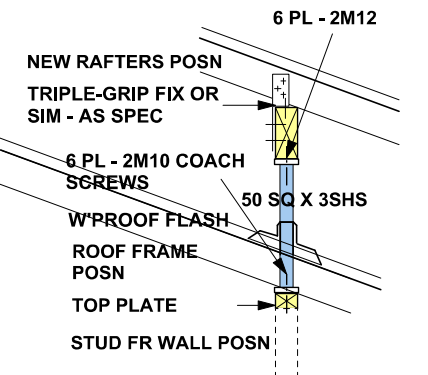


## FRONT / NORTH-EAST ELEVATION 1:100

### LEGEND

- CCO. Corr Custom Orb Colorbond / 0.48 ZA Roofing - Colour As Sel
- Fa. Fascia Board Tme Or 200x19 B Grade Radiatar Pine Or 200x25 F14
- Fl. Colorbond Zinc Alume Flashing
- G. Colorbond ZA Gutter - 200 Wide Quadrant
- RB1. BY STRUCTURAL ENGINEER
- RB2. BY STRUCTURAL ENGINEER
- RB3. BY STRUCTURAL ENGINEER
- RB4. BY STRUCTURAL ENGINEER
- R1. Rafter BY STRUCTURAL ENGINEER @900crs
- R2. 170x45 MGP12 Rafter @900crs
- R3. 170x45 MGP12 Rafter @900crs
- VB. Verandah Beam BY STRUCTURAL ENGINEER
- HR. Handrail 38x125 Hwd Top Rail Dar - As Selected - Balustrades & Handrails To B.C.A 3.9.2 Of Vol 2
- BAL. Vertical Traditional Timber Battens Tme Or Vertical Marine Wire Balustrading Max. 80 Wide Spacing To B.C.A 3.9.2 Of Vol 2
- FL. 19x93 Mixed Aust Hwd Flooring - 3mm Gaps
- J1. Pergola Floor Joists 150x50 F14 (H3) HDWD @450crs
- BR1. Main Floor Bearers 250x75 F14 (H3) HDWD
- PP. 150x50 F14 (H3) HDWD Pole Plate
- TB1. Timber Bracing 38x100F14 To U/S Js - 1/75 No14 Type 17 Screw Per Connection
- P. 100x100 F14 (H3) Post Or 90x90x4 SHS
- F. 450ø X 900 Deep Min Conc Footing - Or Down To Nat Gnd Refer To Soil Report & Struc. Engineer's Details
- Fm. Mass Conc Footing Min. 300x300
- R/W. Retaining Wall
- HC. Hose Cock
- TME. To Match Existing
- e. Existing
- Extg. Existing
- UNO. Unless Noted Otherwise
- COS. Check On Site
- NSCT. Non-Slip Ceramic Tiles
- NSPT. Non-Slip Paving Tiles

**PLANS AND DOCUMENTS**  
referred to in the  
**DEVELOPMENT PERMIT**  
**07/03/2013**  
Issued:.....  
**26/05/2016**  
As modified:.....



## REAR / SOUTH-WEST ELEVATION 1:100



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William Sanderson Slade : principal | CertArch Q/1 QBSA Lic. 0 66573 | MBDAQ  
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**SCOTT & BERNI BULLAY**  
**BROOKFIELD GARDEN RESTAURANT**  
**221 ROSSELL RD, BROOKFIELD QLD**

Date	Amendments	Date	Amendments
17/01/2013	Preliminary Sketch	3/06/2013	Construction Drawings
15/02/2013	Kid Amendments As Rec'd By T/Planners	19/06/2013	Drainage Amendments
17/04/2013	Advanced Sketch Drawings - Stage 2	21/07/2013	List Of Amendments 'N'

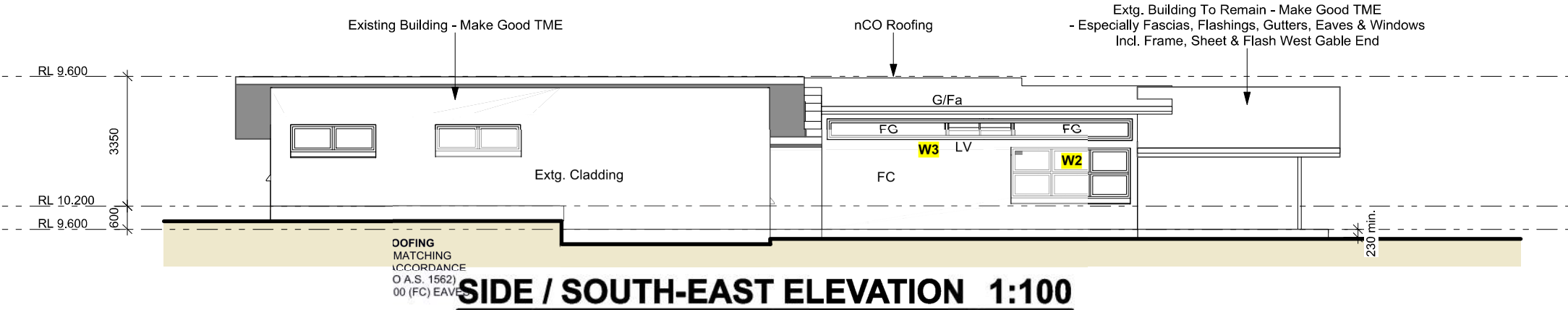
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Date	15/02/2013	Scale	As Above
Drawn	BS	Checked	WS
Sheet	1301SRM/		16

# ELEVATION - FUNCTION FACILITY AND RESTAURANT



**SIDE / SOUTH-EAST ELEVATION 1:100**

**LEGEND**

- CCO. Corr Custom Orb Colorbond / 0.48 ZA Roofing - Colour As Sel
- Fa. Fascia Board Tme Or 200x19 B Grade Radiatar Pine Or 200x25 F14
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- Extg. Existing
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**26/05/2016**  
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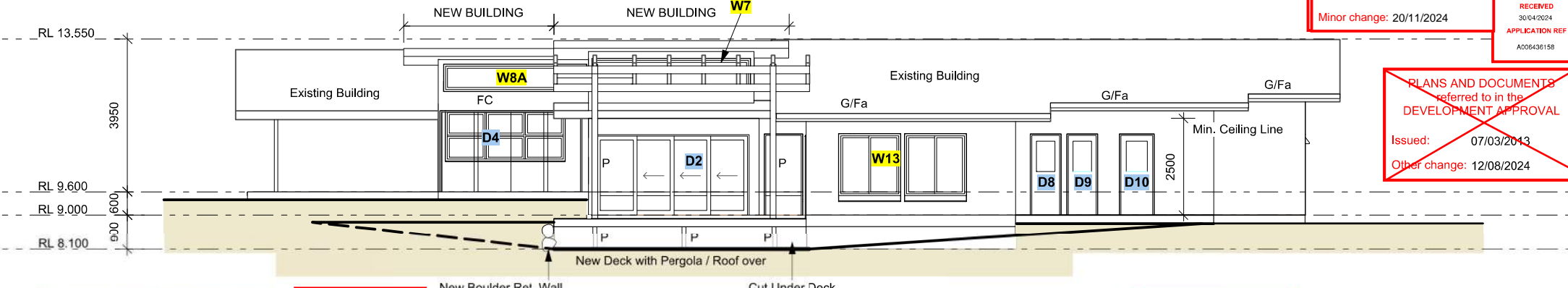
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Other change: 12/08/2024



**SIDE / NORTH-WEST ELEVATION 1:100**

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**BROOKFIELD GARDEN RESTAURANT**  
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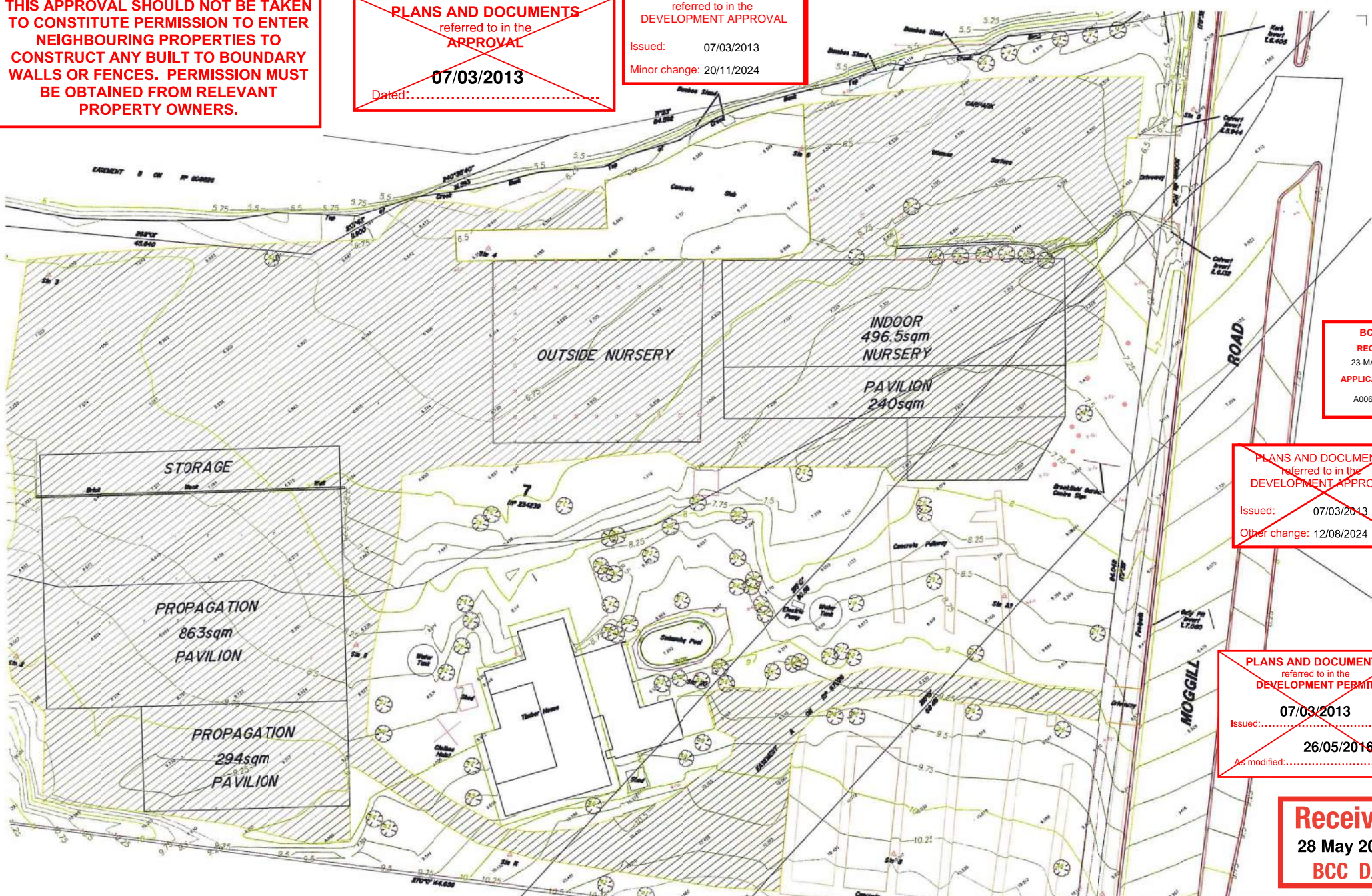
Date	Amendments	Date	Amendments	Date	Scale
17/01/2013	Preliminary Sketch	3/06/2013	Construction Drawings	15/02/2013	As Above
15/03/2013	K1 Amendments As Rec'd By T/Planners	10/06/2013	Drainage Amendments	Drawn	Checked
17/04/2013	Advanced Sketch Drawings - Stage 2	21/06/2013	List Of Amendments 'M'	BS	WS
				Sheet	1301SRM/ 17



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**Received**  
 28 May 2012  
 BCC DA

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**DIMENSIONS**  
 See list of dimensions only. DO NOT SCALE. Check all dimensions on the plan or in transition or details.

**preliminary issue**

sheet set/cd date	14/05/12
design author	MARK WATSON
project leader	MARK WATSON
authorised for issue by project leader	
signature	

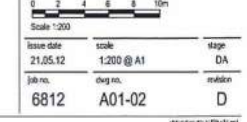
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	16/05/12	B	24/05/12	CI	MS
	16/05/12	C	16/05/12 CHANGES	IA	MS
	21/05/12	D	FINAL 01/05/12	IA	MS

project details / sheet title	checked by	date
BROOKFIELD GARDEN CENTRE 2371 MOGGILL ROAD, BROOKFIELD EXISTING SURVEY		

**pdt.**  
 architects

www.pdt.com.au 130 044 14 1400 (9am-5pm)  
 54/55 Pitt Street Sydney NSW 2000  
 liability insurance A1825 000 001

issue date	21.05.12	scale	1:200 @ A1	stage	DA
job no.	6812	sheet no.	A01-02	revision	D

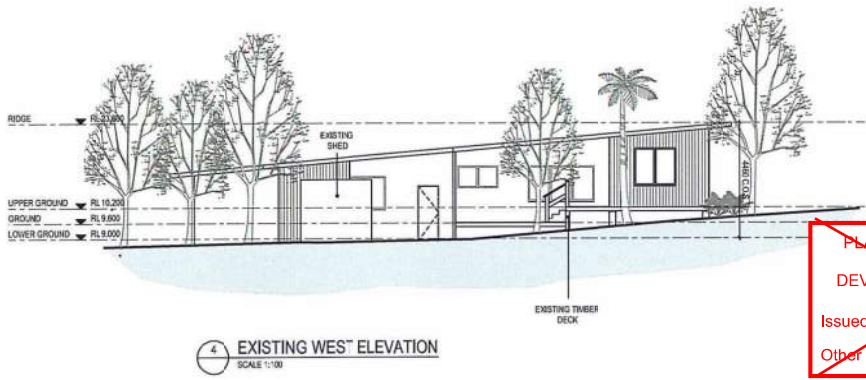
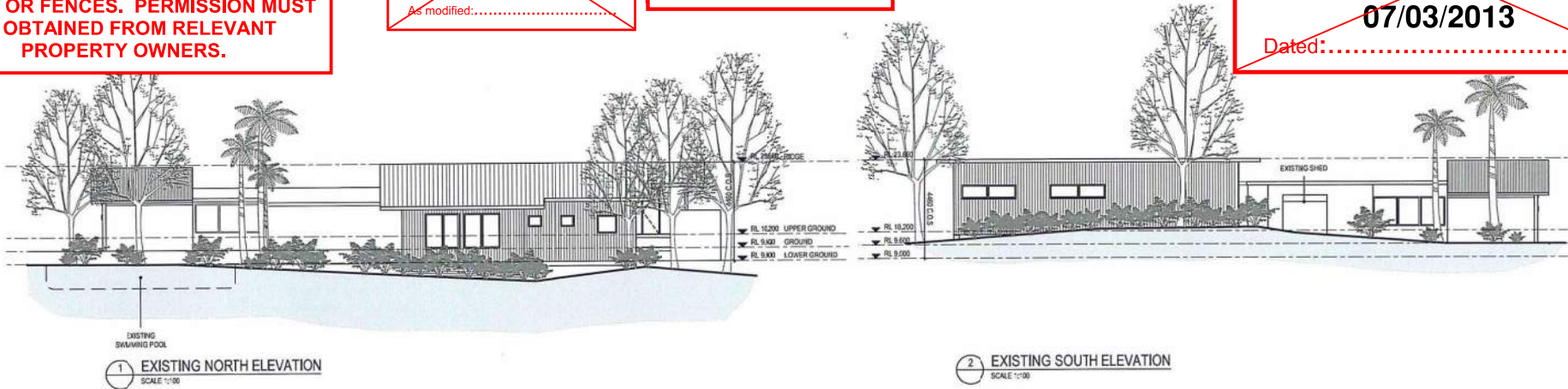


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**DEVELOPMENT PERMIT**  
**07/03/2013**  
Issued:.....  
**26/05/2016**  
As modified:.....

**PLANS AND DOCUMENTS**  
referred to in the  
**DEVELOPMENT APPROVAL**  
Issued: 07/03/2013  
Minor change: 20/11/2024

**PLANS AND DOCUMENTS**  
referred to in the  
**APPROVAL**  
**07/03/2013**  
Dated:.....



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Other change: 12/08/2024

**Received  
28 May 2012  
BCC DA**

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14/05/12	A	PRELIMINARY ISSUE	CI																					
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<p><b>pdt. architects</b></p> <p>www.pdt.com.au   1300 661 1300 (toll free)   07 559 9242 (local)   1-817-2221-000 (toll free)            200 Brookfield Avenue, Brookfield QLD 4108</p>																								