



18 May 2026

Our Ref: 22004

Council Ref: A003211930 (original)

A006128526 (most recent change)

The Chief Executive Officer

Brisbane City Council

GPO Box 1434

Brisbane Qld 4001

Via: BCC Online Lodgement Portal

Attention: Development Services – Planning Services South

To whom it may concern,

**RE: Change Application (Minor Change) & Extension Request**

MCU (Medical Centre, Office, Restaurant, Shop and Multiple Dwelling  
(10 x units))

61 Doulton Street, 82 & 88 Illaweena Street, Calamvale QLD 4116 (Lot  
1 on SP242218, Lot 2 on SP224193 & Lot 3 on SP224194)

On behalf of the applicant, *Joyfulland Pty Ltd*, please accept this letter as the notice for a proposed Change Application (Minor Change) to the Council Approval A006128526 and an Extension Request to the currency period for a further one (2) years, until 28 November 2028, in relation to the existing land use over the above-mentioned premises.

It is made in accordance with Chapter 3, Part 5 of the *Planning Act 2016* (PACT).

This letter includes the following sections:

- 1 Change application requirements
- 2 Approval history
- 3 Proposed change
- 4 Minor change assessment
- 5 Summary.

The following information is **enclosed**:

**Attachment A** DA Form 5

**Attachment B** Title Search

**Attachment C** Proposed Architectural Plans

# 1 Change application requirements

A response to the change application requirements, under Sections 78 to 80 of the PACT, is set out in Table 1.

Table 1 Change application requirements

Criteria	Response
Making a change application	The applicant is the <i>Joyfulland Pty Ltd</i> .
Made to the responsible entity for the application	The responsible entity, in this circumstance, is the Brisbane City Council ( <b>Council</b> ). This change application is made to the Council.
Made in the approved form	DA Form 5 has been executed and is enclosed.
Accompanied by the required fee	The Council assessment fee is intended to be paid, upon receipt of the Council invoice.
Any pre-request response notice provided	Not applicable.
Owner's consent	The owner is the applicant. Therefore, owner's consent is not required.
Notifying affected entities	Not applicable. For clarity, the approval involved a referral to the chief executive. Which is not an 'affected entity'.

## 1.1 Responsible entity considerations

A response to the responsible entity considerations, under Section 81 of the PACT, is provided in Table 2.

Table 2 Responsible entity assessment considerations

Criteria	Response
Assess the information included with the application	Noted.
Any properly made submissions	A review of previously submissions was undertaken as part of the preparation of this application. The proposed changes are minor in nature and relate to minor built form and architectural changes, with some changes to improve screening and noise attenuation of the required mechanical plant and equipment. The proposed changes improve the screening and aesthetic of the roof and are therefore not considered to result in additional issues for submitters.

Criteria	Response
Any pre-request response notice	Not applicable.
If the responsible entity is the Minister, all matters the Minister would assess or have regard to	Not applicable.
Otherwise, all matters the responsible entity would or may assess against or have regard to, if the change application were a development application	A review of the proposed minor change against the relevant assessment benchmarks has been undertaken. In the context of the changed approval. This proposed change does <i>not</i> result in any significant new impacts or new 'performance outcomes'.
Another matter the responsible entity considers relevant	Noted.
Must consider the statutory instrument, or other document, as in effect when the development application for the development approval was properly made	It is most relevant to consider changes against the other change to the approval, properly made on 20 October 2022. That change was assessed under Brisbane City Plan 2014 (Version 24).
However, may give weight to the statutory instrument, or other document, as in effect when the change application was made	The current version of City Plan 2014 is Version 35. Whilst this is a different version to what was assessed as part of the previous other change application, new provisions have been considered and are not relevant to the nature of changes sought herein as they relate to minor amendments for compliance and endorsement of the CMS (not a material change to the land use, concept design, etc).
Or changes to the statutory instrument, or other document, before the change application is decided	Noted.

## 2 Approval history

There are a number of approvals attached to the land, being the subject of this minor change. Table 3 lists the approval details.

Table 3 Approval history

Reference	Nature	Date Decided	Relevance
A003211930	Material Change of Use Convenience Centre (Medical Centre, Restaurant, Office, Shop)	14 March 2012	Original development approval
A006128526	Other Change - Medical Centre, Office, Restaurant, Shop and Multiple Dwelling	15 August 2023	<ul style="list-style-type: none"><li>• Addition of Multiple dwelling component (10 units) to the development;</li><li>• All previously approved plans and documents superseded;</li><li>• Conditions relating to Multiple dwelling use added to decision package; and</li><li>• Conditions for commercial development updated accordingly to align with new plans</li></ul>
A006504860	Extension Request	On 21 May 2024	Extended approval for 24 months to 28 November 2026

## 3 Proposed change

The proposed modifications are limited in nature and generally relate to architectural and built form refinements, improvements to functionality of the basement car parking and servicing arrangements, enhancement of accessibility outcomes for PWD's, and minor amendments associated with operational and fire service building requirements. The development is approximately 70% constructed.

Importantly:

- there is no change to the approved land use;
- there is no material increase to the approved gross floor area;
- there is no change to the approved building footprint or building siting;
- there is only minor change to the ground floor retail layout and first floor residential layout generally in accordance with the approval;
- there is no significant change to the approved streetscape character or intended built form outcomes;
- there is no change to the approved vehicular access arrangements to the site;
- the proposal continues to comply with the relevant council car parking requirements; and
- the proposal does not result in any additional adverse amenity, traffic, environmental, or planning impacts.

A detailed overview of the specific changes sought is provided in Section 3.1 to 3.7 below.

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### 3.1 Roof and Façade Amendments

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#### 3.1.1 Roof Form Amendment

The proposal seeks to amend the approved roof form to a flat roof design with parapet walls surrounding the building.

The amended roof form will provide:

- a more contemporary architectural presentation;
- improved visual integration of the building form;
- enhanced streetscape appearance;
- improved concealment of rooftop plant and equipment; and
- improved acoustic screening outcomes.

The revised roof design maintains a building scale and appearance consistent with the intended urban character of the locality.

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### 3.1.2 Minor Increase to Parapet Height

A minor increase of 300mm to the parapet wall height is proposed to improve screening of rooftop mechanical plant and equipment. Now with improved coverage around the roof.

The increase is minor in nature and primarily serves functional and visual purposes including:

- improved acoustic attenuation;
- reduced visibility of rooftop plant from adjoining properties and the street;
- enhanced architectural presentation; and
- improved integration of building services.

The amendment does not materially alter the perceived bulk or scale of the approved development.

The proposal remains consistent with the approved built form intent and does not result in any significant additional visual or amenity impacts.

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### 3.1.3 Minor Façade Reconfiguration

Minor façade amendments are proposed including the mirror reversal of Lots 5 and 6 and associated façade refinements.

The amendments are architectural in nature only and do not alter:

- the approved land use;
- the overall building envelope;
- the intensity of development;
- the approved operational characteristics; or
- the streetscape function of the development.

The amended façade treatment maintains an attractive and contemporary presentation to the street and remains consistent with the approved development intent.

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## 3.2 Basement Parking Amendments

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### 3.2.1 Basement Layout Reconfiguration

Minor amendments are proposed to the basement parking layout to improve operational functionality and usability.

The revised layout facilitates:

- a larger and more functional bin room;
- improved provision for people with disabilities (PWD);

- improved bicycle parking facilities; and
- enhanced internal circulation efficiency.

The changes improve the functionality and practicality of the basement level without altering the overall development intensity.

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### 3.2.2 Relocation of Residential Visitor Parking

The residential visitor parking is proposed to be relocated to the ground floor outdoor area.

This amendment improves security outcomes by avoiding unnecessary public access into the private residential basement parking area.

The revised arrangement:

- improves residential security;
- improves separation between public and private areas;
- maintains convenient visitor access; and
- does not reduce the operational efficiency of the development.

The amendment does not materially alter the external appearance or operational impacts of the development.

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### 3.2.3 Vehicle Parking

The residential parking area is proposed to be lowered by approximately 500mm. This amendment assists in improving internal clearance and circulation and provision for use of parking stackers to meet future parking demand. The tandem spaces are moved to the commercial users, as staff only.

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### 3.2.4 Parking Compliance

Importantly, the development continues to provide parking in accordance with the BCC TAPS PSP, with an overall increase of 1 additional car parking space.

## Commercial Parking

Approval in A006128526		Modification	
Required		Required	
(3 per 50m2 x 971m2) =	58	(3 per 50m2x971m2) =	58
Provided		Provided	
Undercroft parking	37	Undercroft parking (12 tandem: staff only)	38
G/F parking	25	G/F parking	25
PWD Parking	2	PWD Parking	2
Motorcycle	3	Motorcycle	3
		<i>less 3 VP for residential</i>	-3
Sub-total	67	Sub-total	65
Services Parking		Services Parking	
LRV	1	LRV	1
VAN	1	VAN	1
Total	69	Total	67

## Residential Parking

Approval in A006128526		Modification	
Required		Required	
2 per units x 10 units	20	2 per units x 10 units	20
Visitor parking 25%x10units	2.5	Visitor parking 25%x10units	2.5
Bicycle (1 per unit)	10	Bicycle (1 per unit)	10
Provided		Provided	
Resident parking (basement) (16 tandem)	22	Resident parking (basement)	20
Visitor parking (basement)	3	Visitor parking (ground)	3
Bicycle	10	Bicycle	10

## 3.3 Other Amendments

### 3.3.1 Fire Pump Provision

The fire pump provision has been amended and relocated near the entry area to satisfy Queensland Fire Department operational requirements. The amendment improves emergency servicing functionality and operational accessibility without materially altering the planning outcomes of the development.

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### 3.3.2 PWD Ramp Amendment

The PWD ramp adjacent to the street frontage is proposed to be lengthened. This amendment is required because the actual road gradient, following Council road widening works, differs slightly from the previous assumptions used during the original design phase.

The revised ramp length ensures:

- continued compliance with accessibility requirements;
- improved functionality for users; and
- safe and practical access to the development.

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### 3.3.3 Stair Entrance Relocation

The stair entrance is proposed to shift slightly towards the western side of the building.

This amendment is required to:

- provide a longer and more compliant stair flight;
- accommodate the site level differences more effectively; and
- provide adequate clearance and protection to the existing street fire hydrant infrastructure.

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### 3.3.4 Additional fire stairs to the roof

An additional fire stair is proposed to provide fire egress access to the roof area. This amendment is minor and required for fire safety and operational purposes only and does not alter the approved use or intensity of the development. The stair structure is recessed from the edge of the building and therefore does not result in any material visual impact when viewed from the street or adjoining properties.

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## 3.4 Approval description

There is no change to the existing development approval description as a result of the proposed changes.

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## 3.5 Amendments to conditions

There are only minor administrative changes to the conditions (throughout) to update references to the proposed versions of the plans and documents.

## 3.6 Amendments to plans and documents

A schedule clarifying the approved plans being superseded by the proposed amended plans is provided in Table 4 below. All approved plans listed are to be superseded by the corresponding modification plan upon approval of this minor change application.

**Table 4** Schedule of superseded plans

Drawing No.	Plan Title	Approved Plan (to be superseded) — Appendix A	Proposed Modification Plan — Appendix B
DA-A3-CC-00	Site Plan	Issue L (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
DA-A3-CC-09	Site Plan Supplementary	Issue L (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
DA-A3-CC-02	Lower Level (Parking)	Issue O (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
DA-A3-CC-01	Ground Level (Convenience Centre)	Issue O (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
DA-A3-CC-01B	Upper Level (10 Multi-unit Dwellings & Rooftop Communal Area)	Issue N (Other change stamped 14/08/2023)	Issue Q, dated 18/04/2026 (Minor Change)
DA-A3-CC-03	Roof Plan	Issue N (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
			Change to drawing number to DA-A3-CC-04
DA-A3-06	South Elevation, South Elevation — Illaweena Streetscape & North Elevation	Issue N (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
DA-A3-07	West Elevation & East Elevation (View from Doulton Street)	Issue N (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
DA-A3-12	South Elevation & North Elevation (Materials & Finishes)	Issue N (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
DA-A3-08	Sections A-A & B-B	Issue N (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)
DA-A3-09	Building Height by Number of Storey — Sections	Issue N (Other change stamped 14/08/2023)	Issue P, dated 05/04/2026 (Minor Change)

For clarity, the approved plans listed above (as included at **Appendix A**) are to be wholly replaced by the proposed modification plans at **Appendix B**. No other approved plans or documents form part of this Minor Change request.

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## 3.7 Extension Request

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It is sought to the currency period of the development approval for a period of two (2) year, until 28 November 2028. The requested extension will allow sufficient time for:

- finalisation of the revised design;
- coordination of construction resources;
- procurement of materials; and
- orderly commencement of the approved development.

The extension request is considered reasonable in the circumstances and will not result in any adverse planning consequences.

## 4 Minor change assessment

The proposed amendments are discussed in Sections 1 and 2 above. It is demonstrated below, they comprise a minor change.

A response to the criteria (b) under the definition of minor change, within Schedule 2 of the PACT, is set out in Table 5 below.

**Table 5** Definition, PACT

Criteria	Response
(i) does not result in substantially different development	Complies. Refer to Table 6 below.
(ii)(A) not cause inclusion of prohibited development	Complies.
(ii)(B) not cause referral, if originally no referral agencies	Not applicable.
(ii)(C) not cause referral to extra referral agencies	Complies.
(ii)(D) not cause additional referral matters	Complies.
(ii)(E) not cause public notification, if originally public notification not required	Complies.

**Table 6** Substantially different development, Schedule 1, DA Rules

Criteria	Response
(a) involves new use	No, complies.
(b) new parcel of land	No, complies.
(c) dramatically changes built form, in terms of scale, bulk and appearance	No, complies. The approved built form is not dramatically changed as a result of the changes in terms of the approved scale, bulk or appearance. It will improve screening of mechanical plant.
(d) changes ability to operate as intended	No, complies. There are no material changes to how the land will be used or operated. Improvements for pedestrian access, and functionality of the basement.
(e) removes an integral component to intended operation	No, complies. All integral components are maintained.
(f) significantly impacts on traffic flow and transport network	No, complies. No change to intensity of use and anticipated vehicle trips. The proposed changes result in an increase of 1 car parking space. All above the council parking requirements.
(g) introduces new impacts or severity of known impacts	No, complies.

Criteria	Response
(h) removes an incentive or offset component that would have balanced a negative impact	No, complies.
(i) impacts infrastructure provision	No, complies.
Other relevant considerations	N/A

## 5 Summary

The proposed amendments represent a minor refinement to the approved development and do not alter the fundamental nature, scale, or planning intent of the approval.

Specifically, the proposal:

- maintains the approved land use and development intensity;
- maintains the approved building footprint and general building arrangement;
- improves architectural presentation and screening outcomes;
- improves basement functionality, accessibility, and operational efficiency;
- improves servicing and emergency access arrangements; and
- remains generally compliant with the relevant provisions of the Brisbane City Plan 2014.

The amendments do not result in substantially different development and are appropriately characterised as a Minor Change under the Planning Act 2016.

In addition, the requested extension of the currency period for a further two (2) years is reasonable and justified having regard to ongoing construction industry delays and broader market conditions.

We therefore request it be approved, subject to reasonable and relevant conditions.

To progress Council's assessment, we understand an electronic fee quote will be issued by Council for payment.

We appreciate your attention to this correspondence. Should you have any queries, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Lovell', with a stylized flourish extending to the left.

Ashley Lovell

**Director**

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