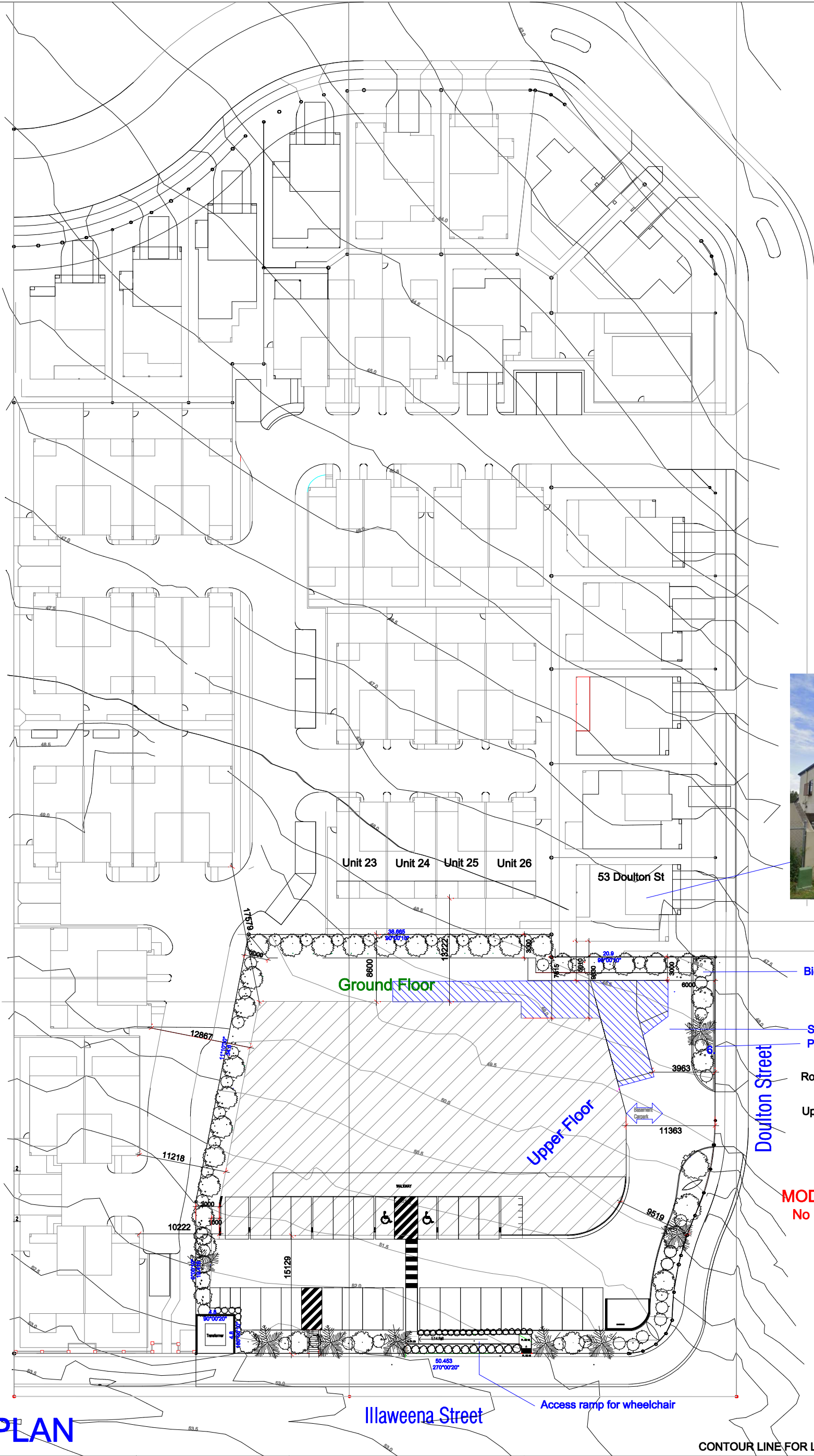


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RETAINING WALL ON TOWNHOUSE SIDE
AND SET BACKED FROM C.C BOUNDARY
ACOUSTIC WALL ON BOUNDARY

Biodetention Basin changes
to Cartridge filter (3m landscape)

Service Vehicle Bay
Provision for fire pump

Rooftop Communal area

Upper Floor

MODIFICATION NOTE
No Change

ACOUSTIC AND RETAINING
WALLS ON C.C BOUNDARY

SITE AREA:
3276.0m2

SITE
COVER:
1737.31m2
(53.0%)

SITE PLAN

CONTOUR LINE FOR LOT 2 SP22193: BITMAP 2002 NGL



GOLDFIELD PROJECTS PTY.LTD. A.C.N 081760830
Building Designers Association of Queensland Inc.
MBA, HIA Member, QBSA Reg. No. 81445

Unit 6, 121 Kerry Road
Archerfield Q 4108
P O Box 3132 Sunnybank South
Sunnybank Hills Q 4109
Tel: 06 3216 6628
Fax: 06 3216 6626

Client :
JOYFULLAND PTY. LTD.
Site Address :
82-88 Illaweena Street, Drewvale Proposed Lot 4 on
SP 242218 Brisbane City Council
On cancellation of Lot 2 SP 224183 and Lot 3 SP 224184
61 Doulton Street, Calamvale (Brisbane City Council)
Lot 2 SP224193

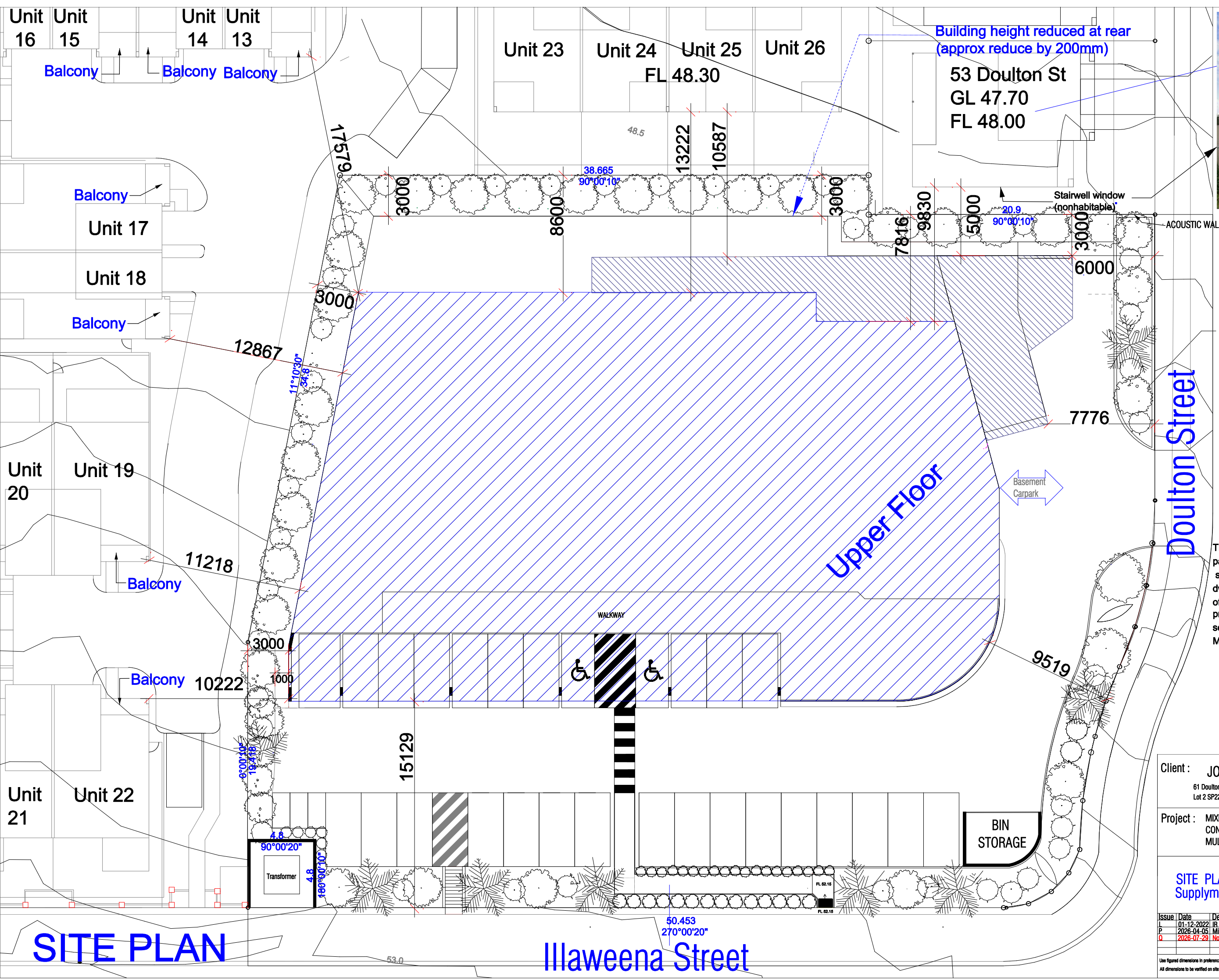
Project :
CONVENIENCE CENTRE
MIXED USE
CONVENIENCE CENTRE &
MULTI UNIT DWELLINGS
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SITE PLAN

Issue	Date	Description
H	23-04-2012	MODIFICATIONS FOR IR
K	06-08-2022	MODIFICATIONS FOR MIX USE
L	01-12-2022	IR AMENDMENT
P	2026-04-05	Minor Change
Q	2026-07-29	No Change

Use figured dimensions in preference to scale.
All dimensions to be verified on site.

Wind Cat. N3	Scale 1:500 (in A3)
	Date MAY 2010
	Job No. BC 05101
	Drawing DA-A3-CC 00
	Issue Q



MODIFICATION NOTE
No Change

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Rooftop Communal area
Upper Floor

The approved center was designed as part of the development of the adjoining single unit dwelling and multi-unit dwelling. The addition storey is further offset from the boundaries and providing abundance building separations excess requirement of Multiple Dwelling Code.

Client : **JOYFULLAND PTY. LTD.**
61 Doulton Street, Calamvale (Brisbane City Council)
Lot 2 SP224193

Project : **MIXED USE**
CONVENIENCE CENTRE &
MULTI UNIT DWELLINGS

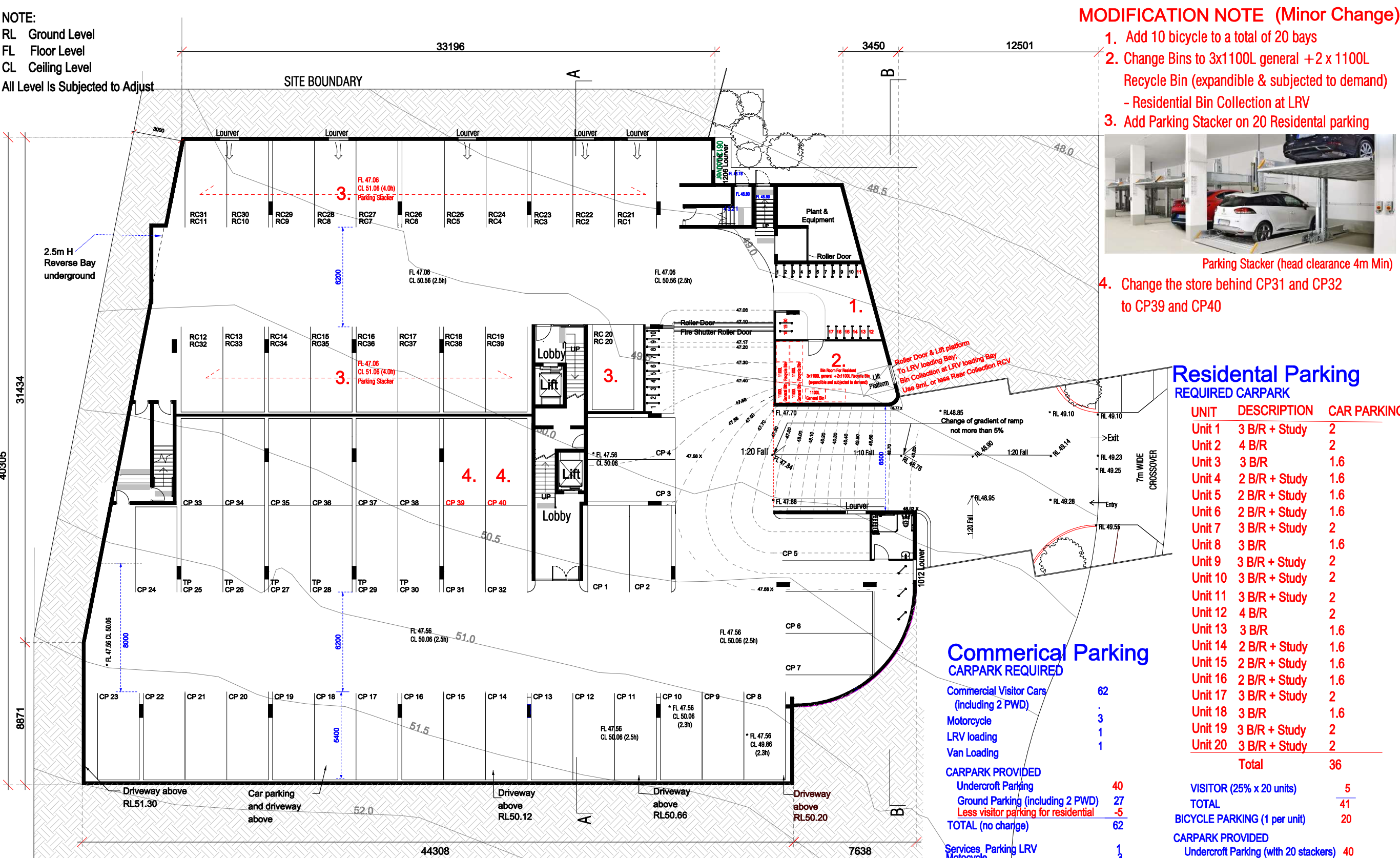
SITE PLAN
Supplymentary

Issue	Date	Description
P	01-12-2022	IR AMENDMENT
Q	2026-04-05	Minor Change
Q	2026-07-29	No Change

Use figured dimensions in preference to scale.
All dimensions to be verified on site.

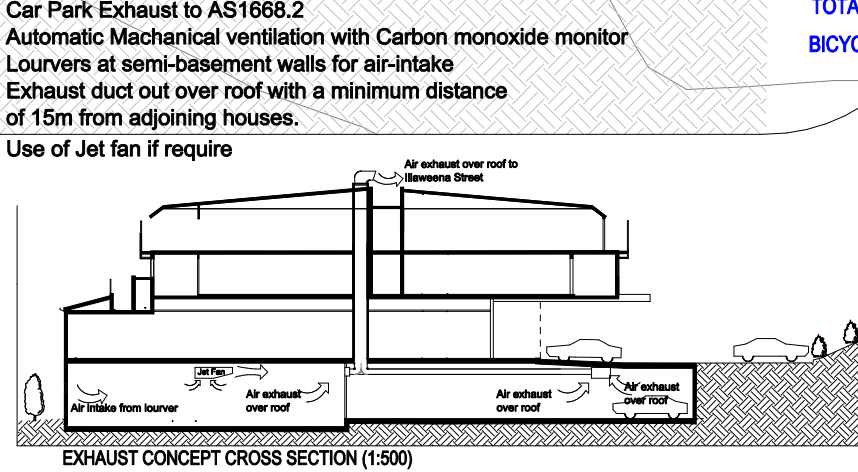
Wind Cat.	Scale
N3	1:250 (In A3)
	Date
	MAY 2010
	Job No.
	BC 05101
	Drawing
	DA-A3-CC 09
	Issue
	Q

NOTE:
RL Ground Level
FL Floor Level
CL Ceiling Level
All Level Is Subjected to Adjust



31434
40305
8871

NOTE:
VEHICULAR ACCOMMODATION
CP Customer Parking - 2.6x5.4m
MP Motorcycle Parking - 1.3x2.6m
PWD PWD People with Disability Parking - 2.4x5.4m with 2.4x5.4 space adjoining
Van Van Service Bay - 3.0x5.4m
LRV Long Ridge Vehnicle Service Bay - 3.5x11m
TP Tandem Parking - 2.6x10.8m
RP Resident Parking (for Dwelling Unit) - 2.6x5.4m
VP Visitor Parking (for Dwelling Unit) - 2.6x5.4m
Bicycle Bicycle Parking



MODIFICATION NOTE (Minor Change)

1. Add 10 bicycle to a total of 20 bays
2. Change Bins to 3x1100L general + 2 x 1100L Recycle Bin (expandible & subjected to demand)
- Residential Bin Collection at LRV
3. Add Parking Stacker on 20 Residential parking



4. Change the store behind CP31 and CP32 to CP39 and CP40

Residential Parking
REQUIRED CARPARK

UNIT	DESCRIPTION	CAR PARKING
Unit 1	3 B/R + Study	2
Unit 2	4 B/R	2
Unit 3	3 B/R	1.6
Unit 4	2 B/R + Study	1.6
Unit 5	2 B/R + Study	1.6
Unit 6	2 B/R + Study	1.6
Unit 7	3 B/R + Study	2
Unit 8	3 B/R	1.6
Unit 9	3 B/R + Study	2
Unit 10	3 B/R + Study	2
Unit 11	3 B/R + Study	2
Unit 12	4 B/R	2
Unit 13	3 B/R	1.6
Unit 14	2 B/R + Study	1.6
Unit 15	2 B/R + Study	1.6
Unit 16	2 B/R + Study	1.6
Unit 17	3 B/R + Study	2
Unit 18	3 B/R	1.6
Unit 19	3 B/R + Study	2
Unit 20	3 B/R + Study	2
Total		36

Commerical Parking
CARPARK REQUIRED

Commercial Visitor Cars (including 2 PWD)	62
Motorcycle	3
LRV loading	1
Van Loading	1
CARPARK PROVIDED	
Undercroft Parking	40
Ground Parking (including 2 PWD)	27
Less visitor parking for residential	-5
TOTAL (no change)	62
Services Parking LRV	1
Motorcycle	3
Service parking VAN	1
TOTAL	67
BICYCLE PARKING	10

VISITOR (25% x 20 units)	5
TOTAL	41
BICYCLE PARKING (1 per unit)	20
CARPARK PROVIDED	
Undercroft Parking (with 20 stackers)	40
Visitor parking at G/F	5
TOTAL	45
BICYCLE PARKING	20

Approval in
A007025433:

Resident Parking	20
Residential Visitor Parking (1 for 4 units)	3
Commercial Visitor Cars (including 2 PWD)	62
Motorcycle	3
LRV loading	1
Van Loading	1
TOTAL	90

Total Parking
Now

Resident Parking	40
Residential Visitor Parking (1 for 4 units)	5
Commercial Visitor Cars (including 2 PWD)	62
Motorcycle	3
LRV loading	1
Van Loading	1
TOTAL	112



Unit 6, 121 Kerry Road
Archerfield Q 4108
P O Box 3132 Sunnybank South
Sunnybank Hills Q 4109

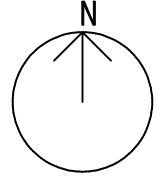
Tel: 3216 6628 Fax: 3216 6626

Client :
JOYFULLAND PTY. LTD

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Site Address :
92-96 Illawarra Street, Drewvale
Lot 2 RP86394
Brisbane City Council
61Doulton St., Calamvale
Lot 2 SP 224193
Brisbane City Council



Project :
CONVENIENCE CENTRE
PLUS RESDENTIAL UNITS

Issue	Date	Description
N	2023-05-18	Minor adjustment for access
O	2023-08-18	Bath and CP minor change
P	2026-04-05	Minor Change
Q	2026-07-29	Extension of 1 storey (10 units)

Use figured dimensions in preference to scale.
All dimensions to be verified on site.

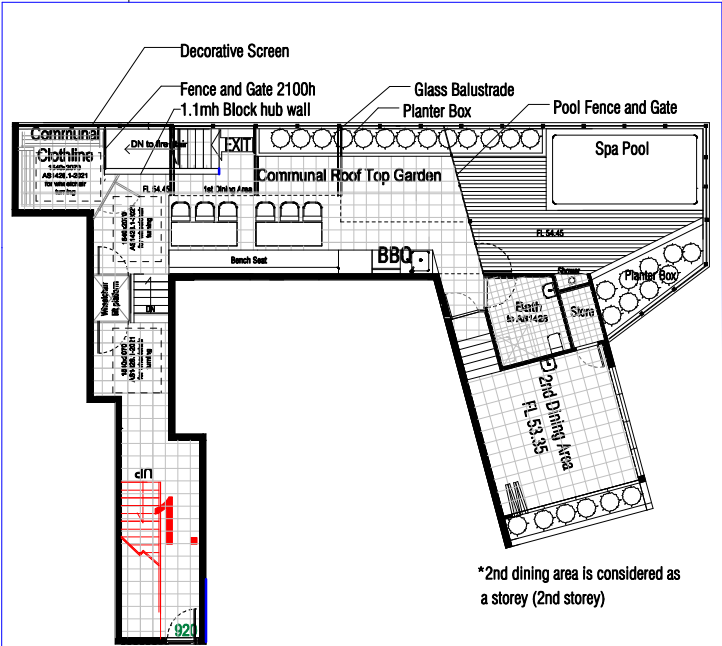
Scale : 1:250 (in A3)	Wind Category : W33
Date: MAY2011	Job Number : BC 05101
Drawing: DA-A3-CC-02	Issue: Q

Lower Level (Parking)

NOTE:
RL Ground Level
FL Floor Level
CL Ceiling Level
All Level Is Subjected to Adjustment



MODIFICATION NOTE
1. Add stair to 2/F



Communal area (1:250)
COMMUNAL OPEN SPACE FOR MUD: 170.76m2
Roof area: 81.01m2 (47.49%)
Indoor area (WC, Shower & 2nd Dining): 31.94m2 (18.72%)
Landscape area: 25.42m2 (15.09%)

UNIT	DESCRIPTION	BALCONY	GFA
Unit 1	3 B/R + Study	35.30m2	128.10m2
Unit 2	4 B/R	12.16m2	124.25m2
Unit 3	3 B/R	12.33m2	116.68m2
Unit 4	2 B/R + Study	15.00m2	102.08m2
Unit 5	2 B/R + Study	15.00m2	102.05m2
Unit 6	2 B/R + Study	15.00m2	102.05m2
Unit 7	3 B/R + Study	15.00m2	102.05m2
Unit 8	3 B/R	12.00m2	114.60m2
Unit 9	3 B/R + Study	12.00m2	118.25m2
Unit 10	3 B/R + Study	23.75m2	133.80m2
		167.54m2	1143.91m2

UPPER LEVEL (10 Multi-unit Dwellings and Roof top Communal Area)

Contour Plan: Bitmap 2002 NGL

INDOOR PUBLIC AREA: 136.02m2



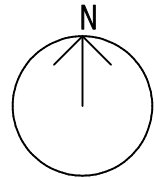
Unit 6, 121 Kerry Road
Archerfield Q 4108
P O Box 3132 Sunnybank South
Sunnybank Hills Q 4109

Tel: 3216 6628 Fax: 3216 6626

Client :
JOYFULLAND PTY. LTD

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Lot 2 RP86394
Brisbane City Council
61Doulton St., Calamvale
Lot 2 SP 224193
Brisbane City Council



Project :
CONVENIENCE CENTRE
PLUS RESDENTIAL UNITS

Issue	Date	Description
N	2023-05-18	Minor adjustment for access
P	2026-04-05	Minor Change
Q	2026-07-29	Extension of 1 storey (10 units)

Use figured dimensions in preference to scale.
All dimensions to be verified on site.

Scale : 1:250 (in A3)	Wind Category : W33
Date: MAY2011	Job Number : BC 05101
Drawing: DA-A3-CC-01B	Issue: Q

NOTE:
RL Ground Level
FL Floor Level
CL Ceiling Level
All Level Is Subjected to Adjustment



MODIFICATION NOTE
Additional of 2/F (10 units):

- 1. Adding 10 residential units basically by repeating unit 1-10 of 1/F on top the roof slab, with minor change and modification.
- 2. Using the parapet wall, façade wall, mansard roof and Metal cladding as external wall to reduce the visual impact and make the add-on second floor hardly noticeable from the street front.
- 3. The open courtyards of 12-18 provide amenities to those Units.
- 4. Unit 13 has redesigned to recess further from the parapet wall.
- 5. The parapet wall further provides acoustic shield and fall protection.

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Building Height by Number of Storey
Plant room, Lift & Stair and roof top terrace are not considered as storey
1/F is considered as a storey (2nd storey)
2/F is considered as a storey (3rd storey)

Hence Building is 3 Storey in height

UNIT	DESCRIPTION	BALCONY	GFA
Unit 11	3 B/R + Study	14.50m2	133.05m2
Unit 12	4 B/R	19.75m2	132.40m2
Unit 13	3 B/R	33.60m2	93.10m2
Unit 14	2 B/R + Study	20.80m2	98.71m2
Unit 15	2 B/R + Study	18.00m2	102.05m2
Unit 16	2 B/R + Study	18.00m2	102.05m2
Unit 17	2 B/R + Study	20.80m2	102.05m2
Unit 18	3 B/R	12.00m2	102.05m2
Unit 19	3 B/R + Study	13.80m2	118.25m2
Unit 20	3 B/R + Study	18.00m2	133.80m2
		189.25m2	1117.51m2

UPPER LEVEL (10 Multi-unit Dwellings and Roof top Communal Area)

Contour Plan: Bitmap 2002 NGL INDOOR PUBLIC AREA: 89.35m2



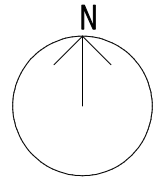
Unit 6, 121 Kerry Road
Archerfield Q 4108
P O Box 3132 Sunnybank South
Sunnybank Hills Q 4109

Tel: 3216 6628 Fax: 3216 6626

Client :
JOYFULLAND PTY. LTD

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Brisbane City Council
61Doulton St., Calamvale
Lot 2 SP 224193
Brisbane City Council



Project :
CONVENIENCE CENTRE
PLUS RESDENTIAL UNITS

Issue	Date	Description
N	2023-05-18	Minor adjustment for access
P	2026-04-05	Minor Change
Q	2026-07-29	Extension of 1 storey (10 units)

Use figured dimensions in preference to scale.
All dimensions to be verified on site.

Scale : 1:250	Wind Category : (in A3) W33
Date: MAY2011	Job Number : BC 05101
Drawing: DA-A3-CC-04A	Issue: Q



Unit 6, 121 Kerry Road
Archerfield Q 4108
P O Box 3132 Sunnybank South
Sunnybank Hills Q 4109

Tel: 3216 6628 Fax: 3216 6626

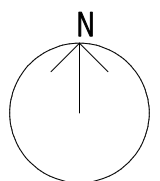
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Brisbane City Council

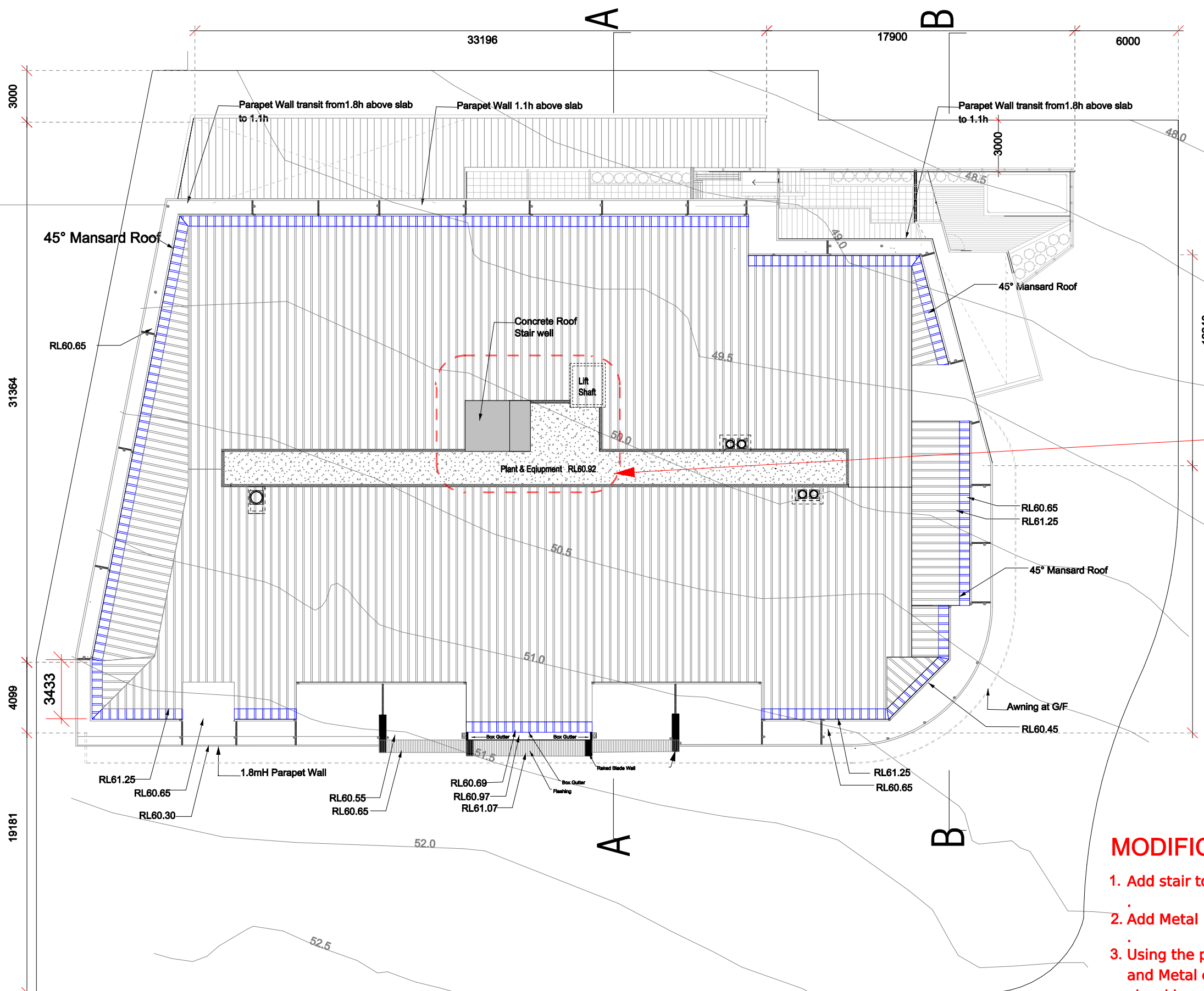


Project :
CONVENIENCE CENTRE
PLUS RESIDENTIAL UNITS

Issue	Date	Description
N	2023-05-18	Minor adjustment for access
P	2026-04-05	Minor Change
Q	2026-07-29	Extension of 1 storey (10 units)

Use figured dimensions in preference to scale.
All dimensions to be verified on site.

Scale : 1:250	(in A3)	Wind Category : W33
Date: MAY2011	Job Number : BC 05101	
Drawing: DA-A3-CC-05A	Issue: Q	



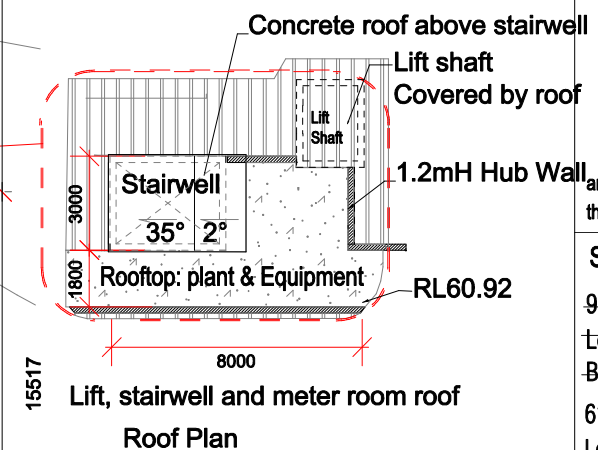
Contour Plan: Bitmap 2002 NGL
RL level of the roof is indicative
Position of Exhausts & window is indicative only

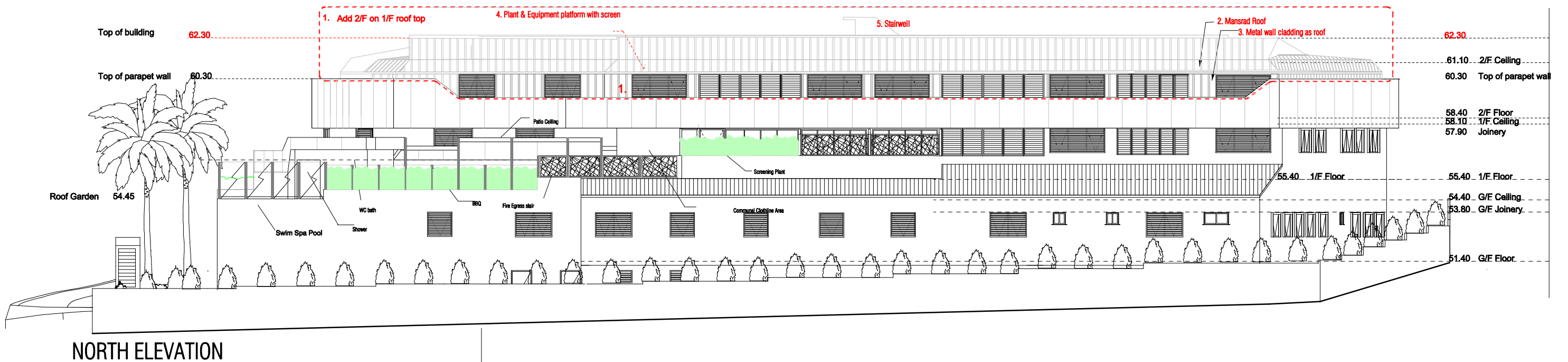
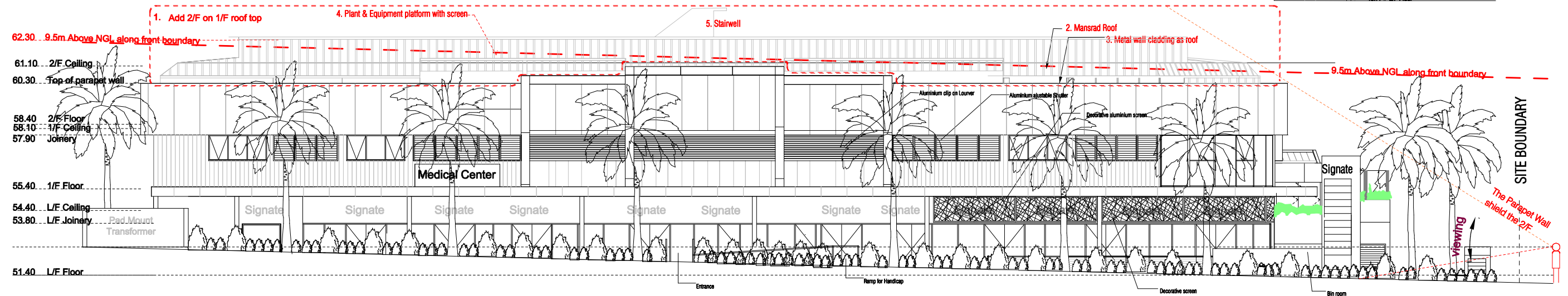
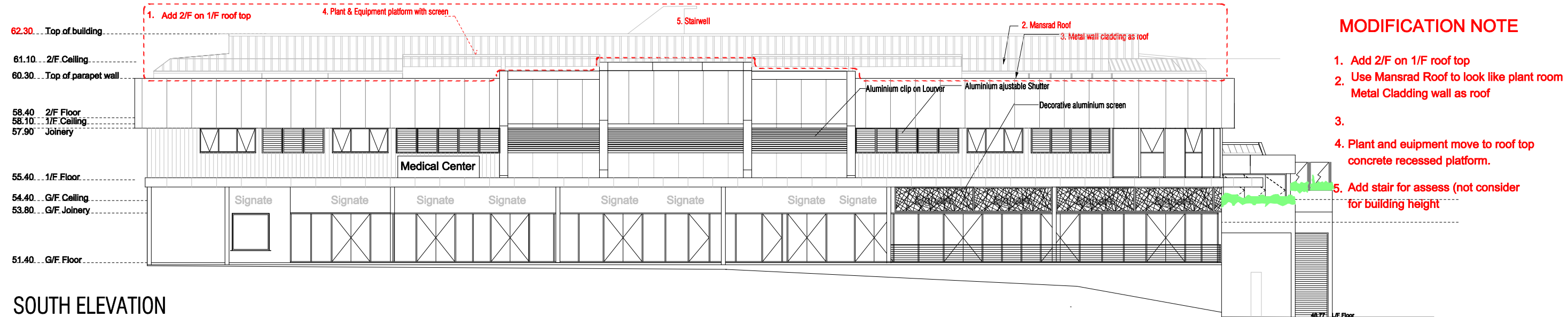
ROOF PLAN

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MODIFICATION NOTE

1. Add stair to roof top plant platform
2. Add Metal Roof
3. Using the parapet wall, façade wall, mansard roof and Metal cladding as external wall to reduce the visual impact and make the add-on second floor hardly noticeable from the street front.
4. The open courtyards of 12-18 provide amenities to those Units.
5. Screen for exposed plant and equipment when require





MODIFICATION NOTE

1. Add 2/F on 1/F roof top
2. Use Mansrad Roof to look like plant room
Metal Cladding wall as roof
- 3.
4. Plant and equipment move to roof top
concrete recessed platform.
5. Add stair for access (not consider
for building height)

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Sunnybank Hills Q 4109

Tel: 3216 6628

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2. HIGH ACCUSTICS FENCING

JOYFULLAND PTY. LTD

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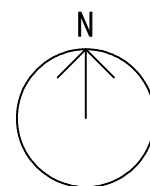
Site Address :	
-----------------------	--

92-96 Illawenna Street, Drewvale
Lot 2 RP86394
Brisbane City Council
61 Doulton Street, Calamvale
Lot 2 SP224193

Project :	CONVENIENCE CENTRE + MUD
-----------	--------------------------

Issue	Date	Description
N	2023-05-18	Minor adjustment for access
P	2026-04-05	Change Flat roof with parapet wall as edge protection and screen
Q	2026-04-05	Extension of 1 storey (10 units)

Use figured dimensions in preference to scale. All dimensions to be verified on site.



Scale :
1:250 (in A3)

Date:
MAY 2011

Drawing:
DA-A3-06

Wind Category :
W33

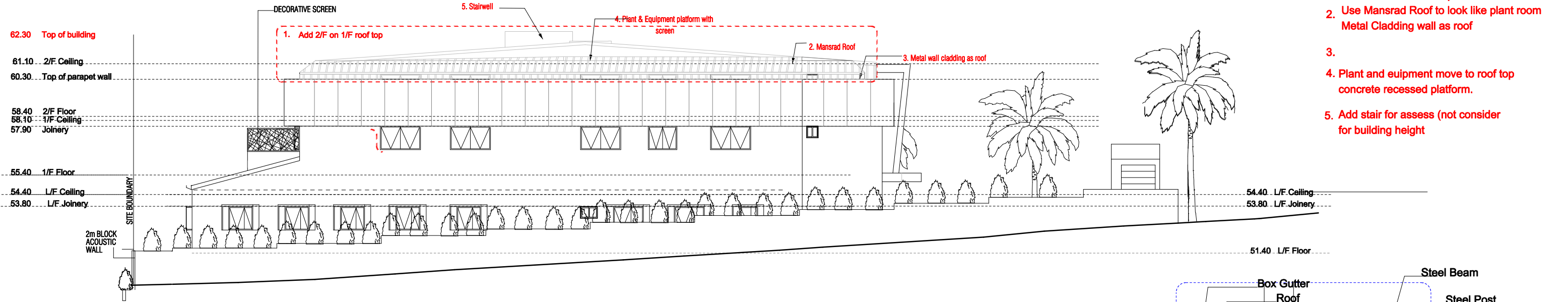
Job Number :
BC 05101

Issue:

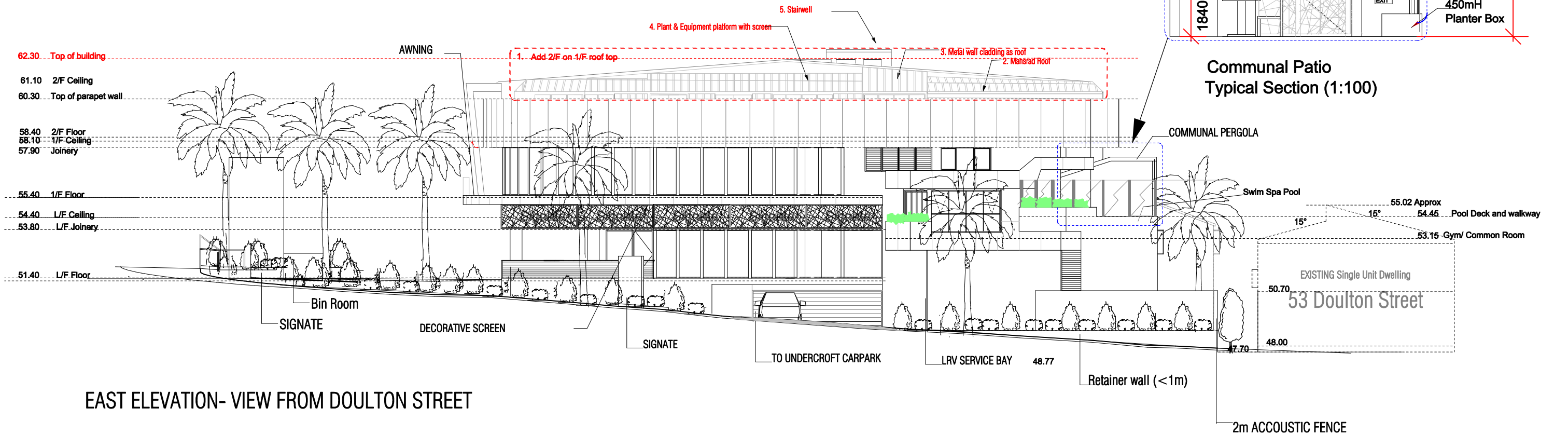
Q

MODIFICATION NOTE

- 1. Add 2/F on 1/F roof top
- 2. Use Mansrad Roof to look like plant room Metal Cladding wall as roof
- 3.
- 4. Plant and euipment move to roof top concrete recessed platform.
- 5. Add stair for assess (not consider for building height



WEST ELEVATION



EAST ELEVATION- VIEW FROM DOULTON STREET

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Build

MB

C.N 081760830

Queensland Inc.

o. 81445

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P O Box 3132 Sunnybank South
Sunnybank Hills Q 4109
Tel: 3216 6628 Fax: 3216 6626

Client :
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Lot 2 SP224193

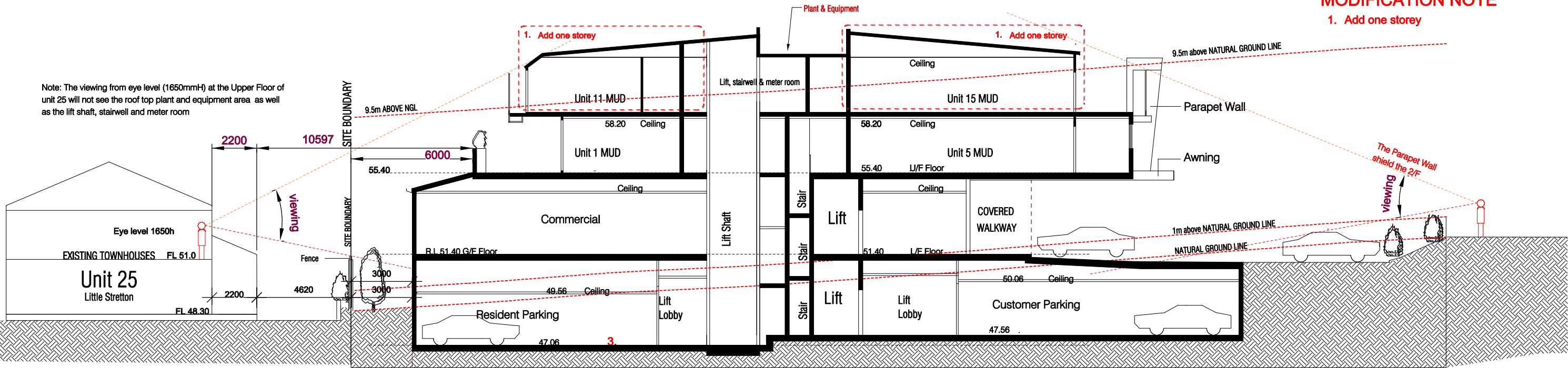
Project : CONVENIENCE CENTRE + MUD		
Issue	Date	Description
N	2023-05-18	Minor adjustment for access
P	2026-04-05	Change Flat roof with parapet wall as edge protection and screen
Q	2026-04-05	Extension of 1 storey (10 units)
Use figured dimensions in preference to scale. All dimensions to be verified on site.		

Scale :
1:250 (in A3)
Date:
MAY2011
Drawing:
DA-A3-07

Wind Category :
W33
Job Number :
BC 05101
Issue:
Q

MODIFICATION NOTE

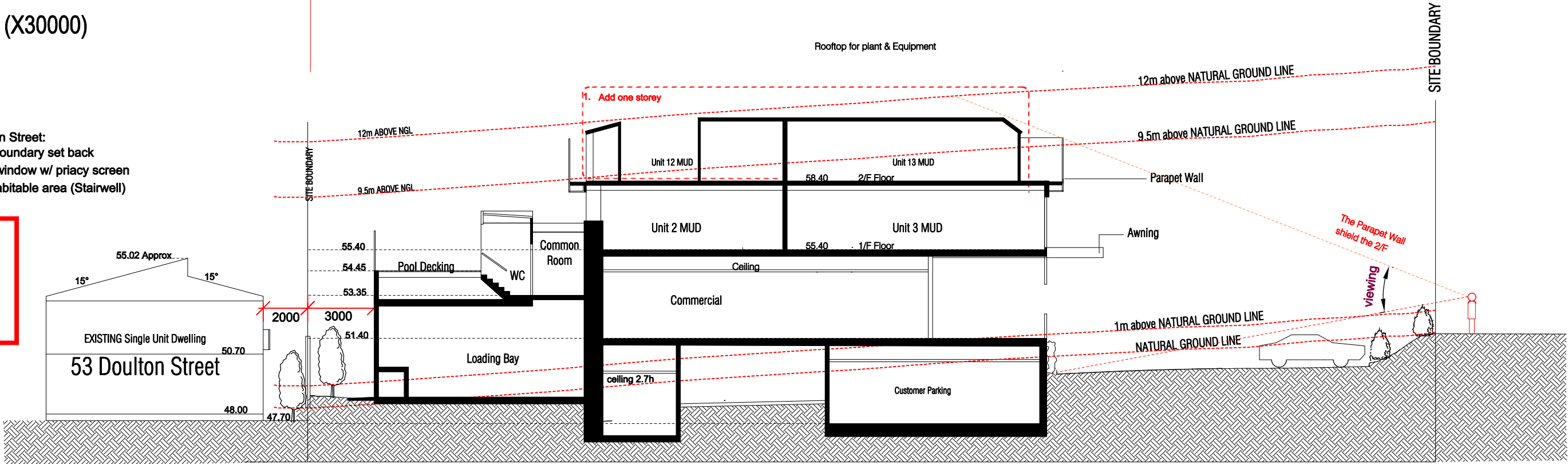
1. Add one storey



SECTION A-A (X30000)

53 Doulton Street:
2m side boundary set back
with one window w/ privacy screen
for non-habitable area (Stairwell)

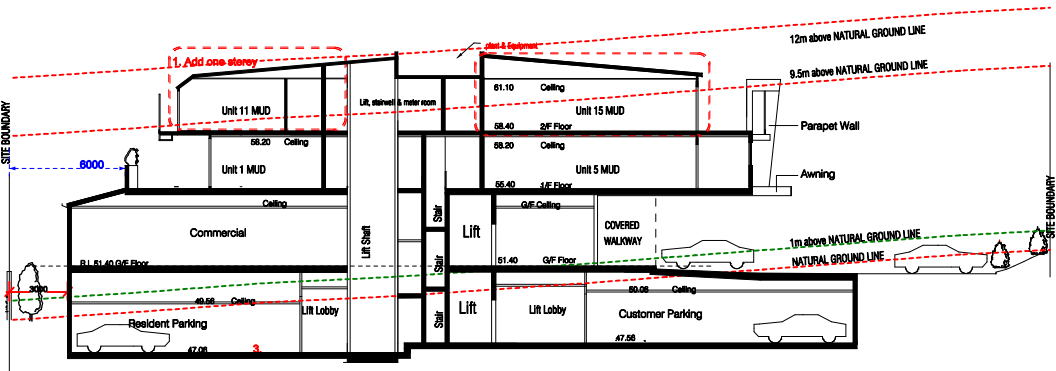
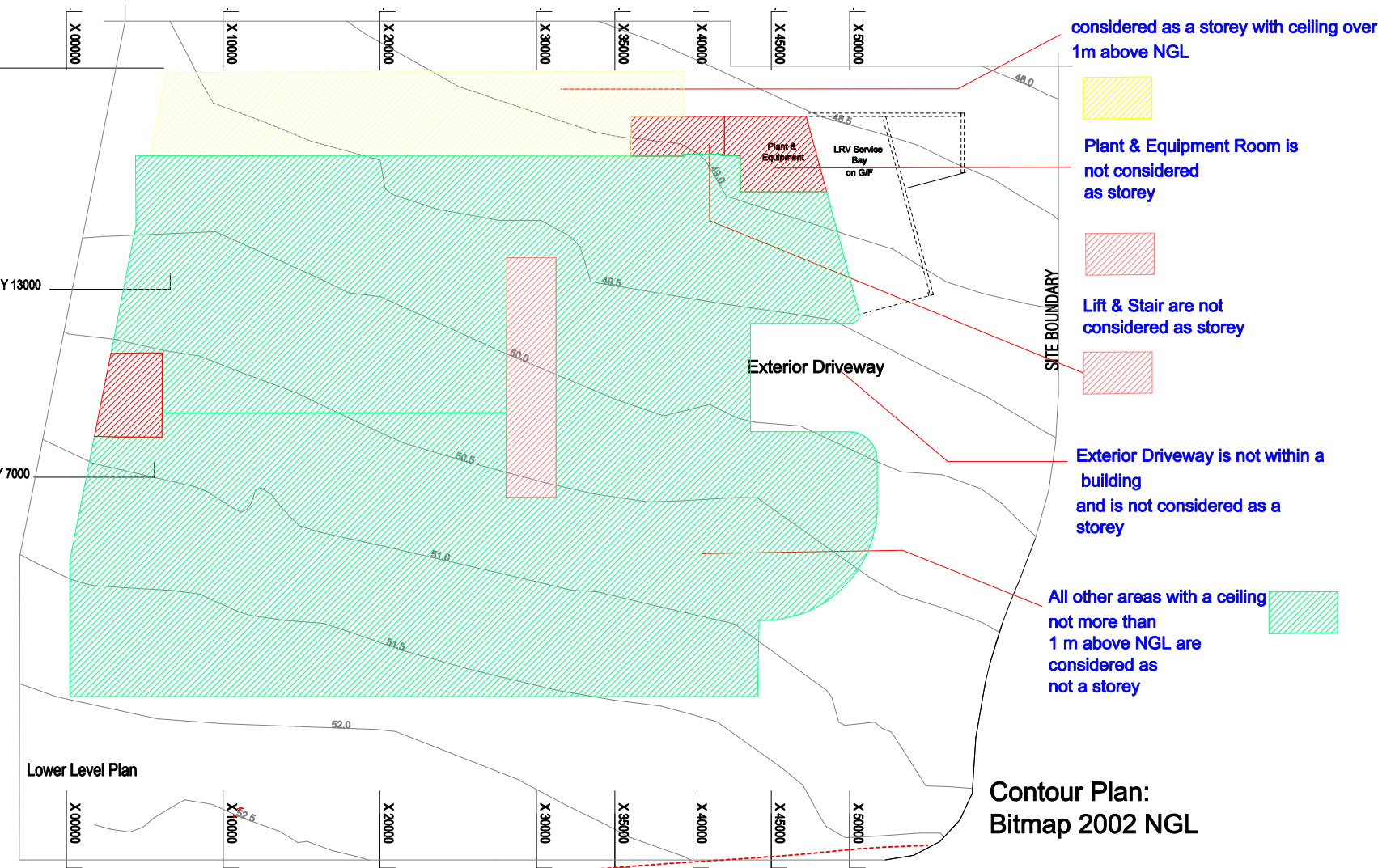
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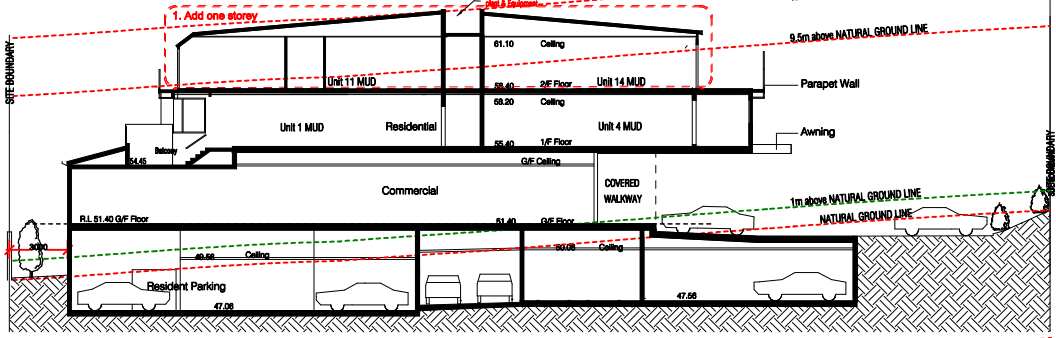
SECTION B-B (X50000)

Building Height by Number of Storey

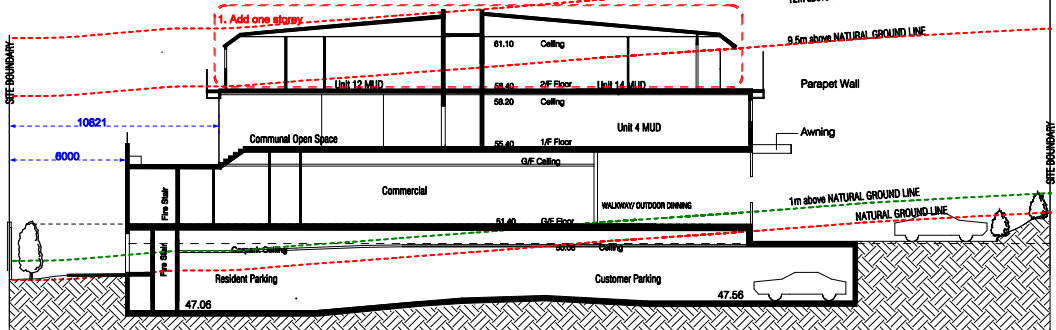
(2 Storey by defination in City Plan)



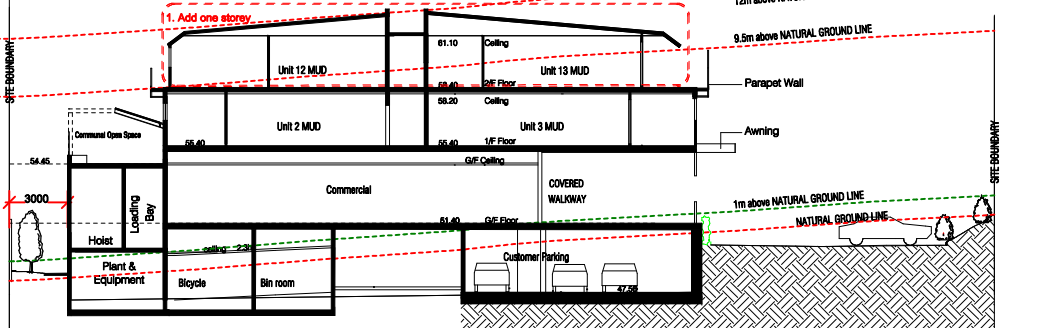
SECTION X 30000



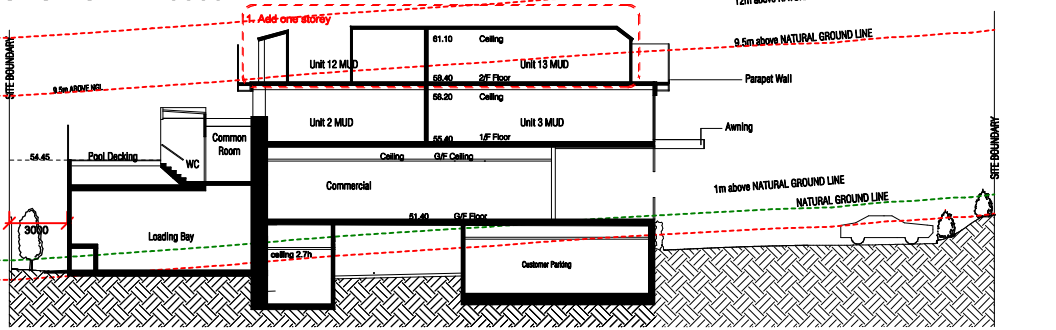
SECTION X 35000



SECTION X 40000



SECTION X 45000



SECTION X 50000

MODIFICATION NOTE

- 1. Add one storey

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Building Designers Association of Queensland Inc.
MBA, HIA Member, QBSA Reg. No. 81445

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Tel: 3216 6628 Fax: 3216 6626

Client :

JOYFULLAND PTY. LTD

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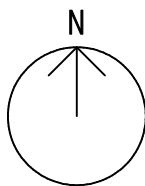
Site Address :

92-96 Illawarra Street, Drewvale
Lot 2 RP86394
Brisbane City Council
61 Doulton Street, Calamvale
Lot 2 SP224193

Project : CONVENIENCE CENTRE +
MUD

Issue	Date	Description
N	2023-05-18	Minor adjustment for access
P	2026-04-05	Change Flat roof with parapet wall as edge protection and screen
Q	2026-04-05	Extension of 1 storey (10 units)

Use figured dimensions in preference to scale. All dimensions to be verified on site.



Scale :
1:500 (in A3)

Date:
MAY2011

Drawing:
DA-A3-09

Wind Category :
W33

Job Number :
BC 05101

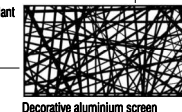
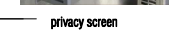
Issue:
Q

62.30 Top of building
61.10 2/F Ceiling
60.30 Top of parapet wall
58.40 2/F Floor
58.10 1/F Ceiling
57.90 Joinery

55.40 U/F Floor
54.40 L/F Ceiling
53.80 L/F Joinery

51.40 L/F Floor

SOUTH ELEVATION



Mansrad Roof

Trimdeck Wall Cladding

Louvre Shutter Screen

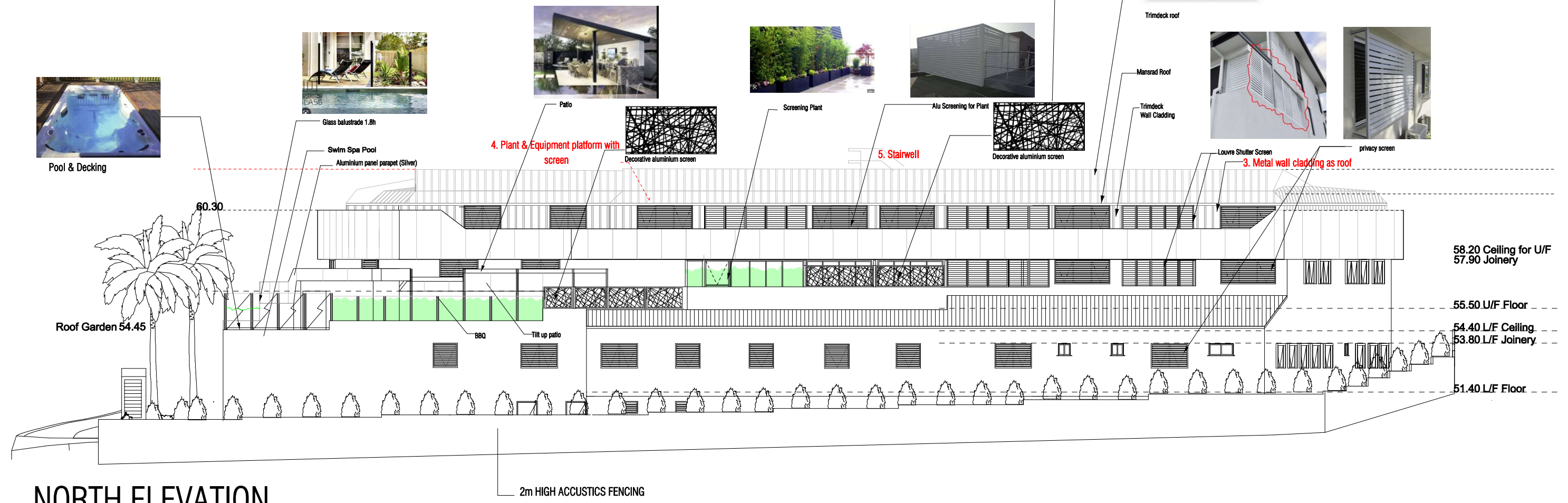
3. Metal wall cladding as roof

privacy screen

BCC DS
RECEIVED
02-OCT-2026
APPLICATION REF
A007125268

MODIFICATION NOTE

No Change of Material
Add on roof top 2/F with
Metal Roof
Metal mansrad roof
Metal wall cladding



NORTH ELEVATION



GOLDFIELD PROJECTS PTY.LTD. A.C.N 081760830
Building Designers Association of Queensland Inc.
MBA, HIA Member, QBSA Reg. No. 81445

Unit 6, 121 Kerry Road
Archerfield Q 4108
P O Box 3132 Sunnybank South
Sunnybank Hills Q 4109

Tel: 3216 6628 Fax: 3216 6626

Client :
JOYFULLAND PTY. LTD

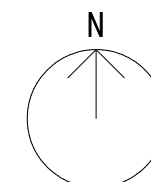
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Site Address :
92-96 Illawarra Street, Drewvale
Lot 2 RP86394
Brisbane City Council
61 Doulton Street, Calamvale
Lot 2 SP224193

Project : CONVENIENCE CENTRE +
MUD

Issue	Date	Description
N	2023-05-18	Minor adjustment for access
P	2026-04-05	Minor Change
Q	2026-07-29	Extension of 1 storey (10 units)

Use figured dimensions in preference to scale. All dimensions to be verified on site.



Scale :
1:250 (in A3)

Date:
MAY 2011

Drawing:
DA-A3-12

Wind Category :
W33

Job Number :
BC 05101

Issue:
Q