

**SITE CUT NOTE:**

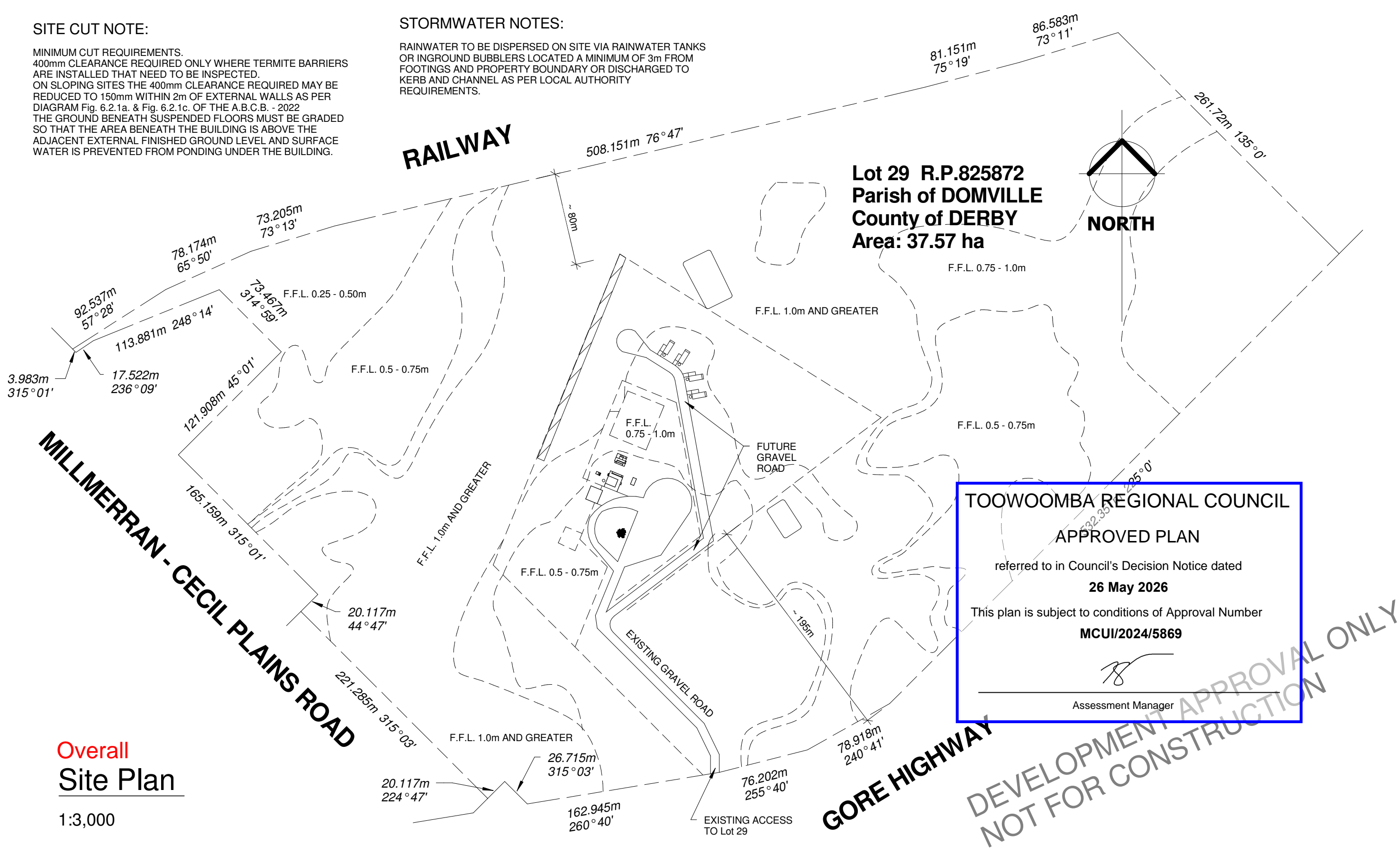
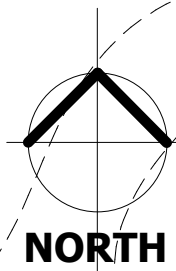
MINIMUM CUT REQUIREMENTS.  
 400mm CLEARANCE REQUIRED ONLY WHERE TERMITE BARRIERS ARE INSTALLED THAT NEED TO BE INSPECTED.  
 ON SLOPING SITES THE 400mm CLEARANCE REQUIRED MAY BE REDUCED TO 150mm WITHIN 2m OF EXTERNAL WALLS AS PER DIAGRAM Fig. 6.2.1a. & Fig. 6.2.1c. OF THE A.B.C.B. - 2022  
 THE GROUND BENEATH SUSPENDED FLOORS MUST BE GRADED SO THAT THE AREA BENEATH THE BUILDING IS ABOVE THE ADJACENT EXTERNAL FINISHED GROUND LEVEL AND SURFACE WATER IS PREVENTED FROM PONDING UNDER THE BUILDING.

**STORMWATER NOTES:**

RAINWATER TO BE DISPERSED ON SITE VIA RAINWATER TANKS OR INGROUND BUBBLERS LOCATED A MINIMUM OF 3m FROM FOOTINGS AND PROPERTY BOUNDARY OR DISCHARGED TO KERB AND CHANNEL AS PER LOCAL AUTHORITY REQUIREMENTS.

**RAILWAY**

**Lot 29 R.P.825872  
 Parish of DOMVILLE  
 County of DERBY  
 Area: 37.57 ha**

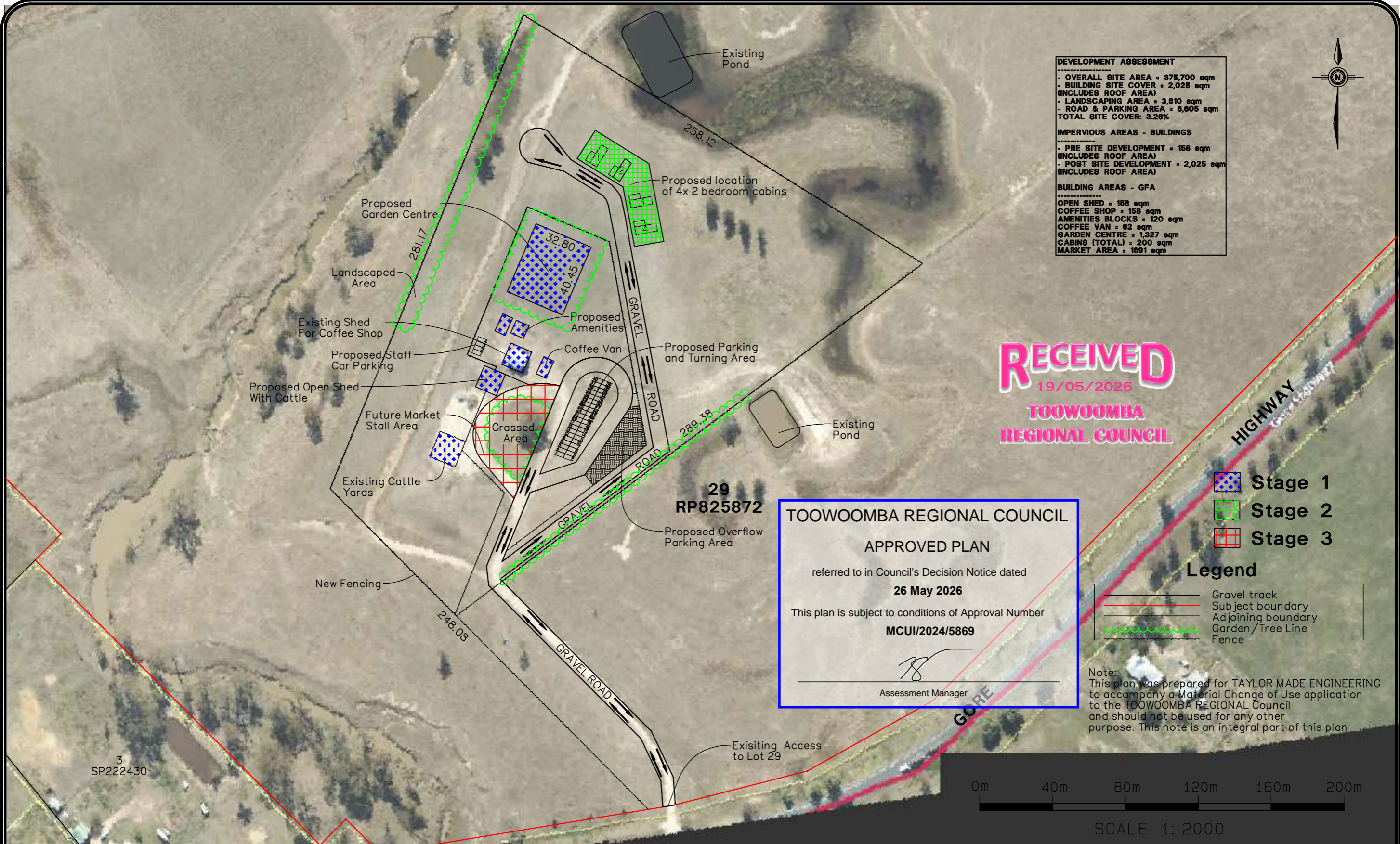


**TOOWOOMBA REGIONAL COUNCIL**  
**APPROVED PLAN**  
 referred to in Council's Decision Notice dated  
**26 May 2026**  
 This plan is subject to conditions of Approval Number  
**MCUI/2024/5869**  
  
 Assessment Manager

**Overall  
 Site Plan**  
 1:3,000

DEVELOPMENT APPROVAL ONLY  
 NOT FOR CONSTRUCTION

<p><b>BILL ROBINSON DRAFTING SERVICES PTY LTD</b>                  30 SMYTHE DRIVE, HIGHFIELDS 4352                  Mobile: 0448 178 101 Phone: (07) 4613 9210                  mail: 30 Smythe Drive, Highfields 4352                  E-mail: brdrafting@bigpond.com                  website: www.brdrafting.com.au                  A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806</p>				<p>ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS.                  NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.                  THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.</p>		<p>PROJECT  <b>SHARNIE HENDERSON</b>                  7852 GORE HIGHWAY                  MILLMERRAN</p>		<p>TITLE  <b>PROPOSED MCU                  STRUCTURAL DRAWINGS                  SITE PLAN</b></p>		<p>DRAWING No:  <b>SD-00</b></p>	
DA1	10/07/25	DEVELOPMENT APPROVAL	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION			
REV	DATE	COMMENTS	CHK	<b>Feb '25</b>	<b>WJR</b>	<b>1 : 3000</b>	<b>25-0206</b>	<b>DA1</b>			



**DEVELOPMENT ASSESSMENT**

- OVERALL SITE AREA = 375,700 sqm
- BUILDING SITE COVER = 2,025 sqm (INCLUDES ROOF AREA)
- LANDSCAPING AREA = 3,610 sqm
- ROAD & PARKING AREA = 8,605 sqm
- TOTAL SITE COVER: 3.26%

**IMPERVIOUS AREAS - BUILDINGS**

- PRE SITE DEVELOPMENT = 158 sqm (INCLUDES ROOF AREA)
- POST SITE DEVELOPMENT = 2,025 sqm (INCLUDES ROOF AREA)

**BUILDING AREAS - GFA**

- OPEN SHED = 158 sqm
- COFFEE SHOP = 158 sqm
- AMENITIES BLOCKS = 120 sqm
- COFFEE VAN = 82 sqm
- GARDEN CENTRE = 1,327 sqm
- CABINS (TOTAL) = 200 sqm
- MARKET AREA = 1691 sqm

**RECEIVED**  
19/05/2026  
**TOOWOOMBA REGIONAL COUNCIL**

- Stage 1
- Stage 2
- Stage 3

**Legend**

- Gravel track
- Subject boundary
- Adjoining boundary
- Garden/Tree Line
- Fence

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Assessment Manager

Note:  
This plan was prepared for TAYLOR MADE ENGINEERING to accompany a Material Change of Use application to the TOOWOOMBA REGIONAL Council and should not be used for any other purpose. This note is an integral part of this plan

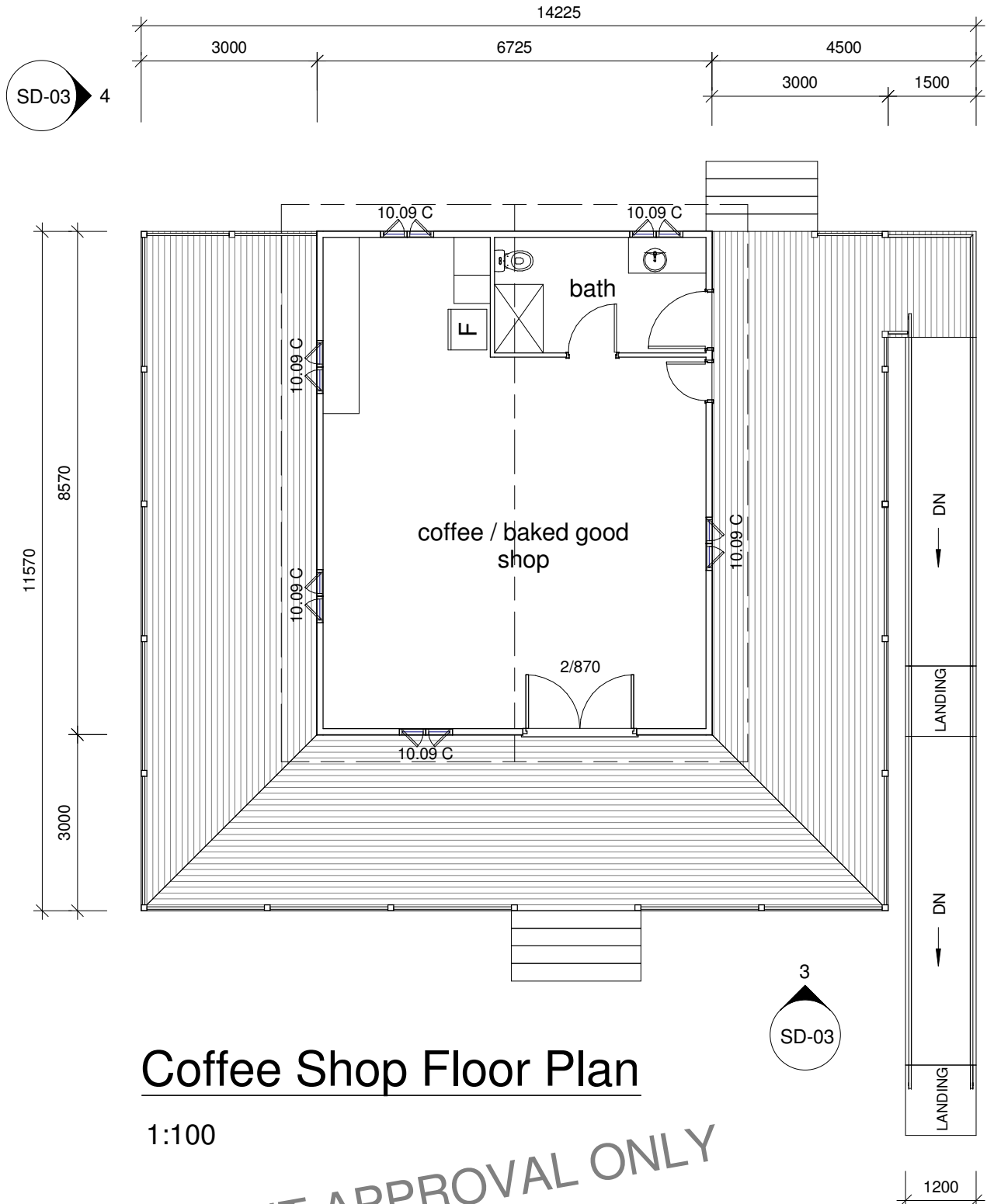


SCALE 1: 2000

**TAYLOR MADE ENGINEERING**  
**SMK QLD**  
Goondiwindi · Brisbane · Gold Coast · Toowoomba · Gatton  
Phone: (07) 4671 2445 Email: admin@smkqld.com.au

Proposal location of Coffee Shop to  
Accompany MCU Application  
Lot 29 on RP825872

24082 **A3** 24082-2  
SCALE Horiz 1:2000 Ver 1:100



# Coffee Shop Floor Plan

1:100

**DEVELOPMENT APPROVAL ONLY  
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## RAINWATER CALCULATIONS

TOTAL ROOF AREA	?? m <sup>2</sup>
NUMBER OF DOWNPIPES	?
AVERAGE ROOF AREA PER DOWNPIPE	?? m <sup>2</sup>
RAINFALL INTENSITY - MILLMERRAN	??mm/hr
MINIMUM AREA OF GUTTER	?? mm <sup>2</sup>
EMLINE (SLOTTED)	6723 mm <sup>2</sup>
EMLINE (NOT SLOTTED)	9540 mm <sup>2</sup>
QUAD 115 HI-FRONT (SLOTTED)	5285 mm <sup>2</sup>
QUAD 115 HI-FRONT (NOT SLOTTED)	5809 mm <sup>2</sup>
SHEERLINE (SLOTTED)	7600 mm <sup>2</sup>
SHEERLINE (NOT SLOTTED)	8370 mm <sup>2</sup>
TRIMLINE (SLOTTED)	6244 mm <sup>2</sup>
TRIMLINE (NOT SLOTTED)	7800 mm <sup>2</sup>
QUAD 150 (NOT SLOTTED)	8910 mm <sup>2</sup>
MINIMUM AREA OF DOWNPIPE	?? mm <sup>2</sup>
75 ø DOWNPIPE	4415 mm <sup>2</sup>
90 ø DOWNPIPE	6360 mm <sup>2</sup>

GUTTERS AND DOWNPIPES TO BE INSTALLED IN ACCORDANCE WITH PART 7.4 OF THE A.B.C.B.

## FLOOR AREAS

Enclosed Floor Area	57.6 m <sup>2</sup>
Covered Floor Area	92.3 m <sup>2</sup>
Total Floor Area	149.9 m <sup>2</sup>

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 [Signature]  
 Assessment Manager

### NOTE:

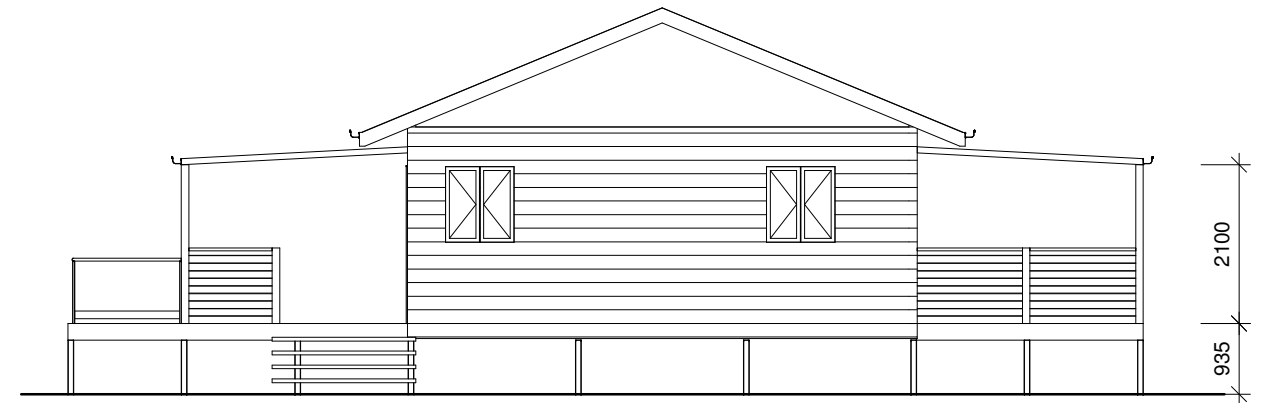
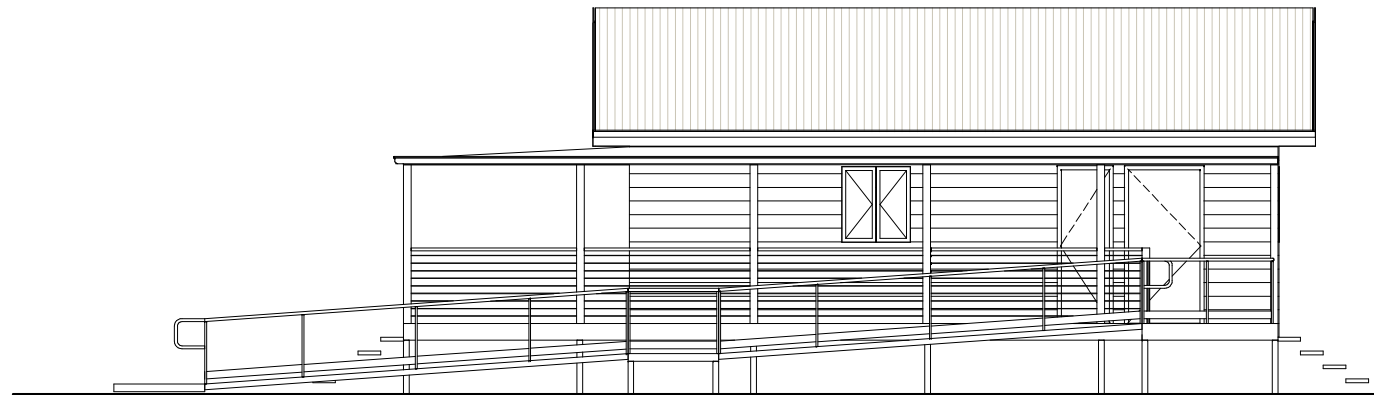
ALL OPENINGS TO WINDOWS LOWER THAN 1000mm A.F.F.L. WITH ADJACENT GROUND LEVEL GREATER THAN 1000mm BELOW FLOOR LEVEL ARE TO BE ADEQUATELY SCREENED TO PREVENT ACCIDENTAL FALLS. OPTIONALLY, DOUBLE HUNG WINDOWS MAY HAVE THE LOWER PORTION SECURELY FIXED IN AN APPROVED MANNER.

THIS DRAWING IS CERTIFIED ON THE BASIS THAT THE OWNER ACCEPTS RESPONSIBILITY FOR THE ONGOING ADJUSTMENT OF THE STUMP LEVELLING THREADS TO MAINTAIN A REASONABLY CONSISTANT FLOOR LEVEL.

<b>BILL ROBINSON DRAFTING SERVICES PTY LTD</b> 30 SMYTHE DRIVE, HIGHFIELDS 4352 Mobile: 0448 178 101 Phone: (07) 4613 9210 mail: 30 Smythe Drive, Highfields 4352 E-mail: brdrafting@bigpond.com website: www.brdrafting.com.au A.B.N. 63 145 131 782 Q.B.C.C. Lic. No. 1191806				ALL DIMENSIONS MUST BE CHECKED ON SITE BY CONTRACTOR PRIOR TO COMMENCING ANY WORKS. WORK TO FIGURED DIMENSIONS.  NOTIFY THE DESIGNER IMMEDIATELY OF ANY PERCEIVED ERRORS OR DISCREPANCIES. IN THE EVENT OF THE PLANS BEING FOUND TO BE IN ERROR, LIABILITY OF THE DESIGNER IS LIMITED TO THE COST OF ALTERATION OF THE PLANS.  THIS DRAWING HAS COPYRIGHT AND MUST NOT BE USED WITHOUT FURTHER AUTHORITY FROM BILL ROBINSON.		PROJECT <b>SHARNIE HENDERSON</b> <b>7852 GORE HIGHWAY</b> <b>MILLMERRAN</b>			TITLE <b>PROPOSED MCU</b> <b>STRUCTURAL DRAWINGS</b> <b>COFFEE SHOP FLOOR PLAN</b>		DRAWING No: <b>SD-02</b>	
DA1	10/07/25	DEVELOPMENT APPROVAL	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION				
REV	DATE	COMMENTS	CHK	Feb '25	WJR	1 : 100	25-0206	DA1				

**NOTE:**

BALUSTRADING TO BE INSTALLED IN ACCORDANCE WITH A.B.C.B. REQUIREMENTS IF DECK LEVEL IS GREATER THAN 1000mm ABOVE FINISHED ADJACENT GROUND LEVEL

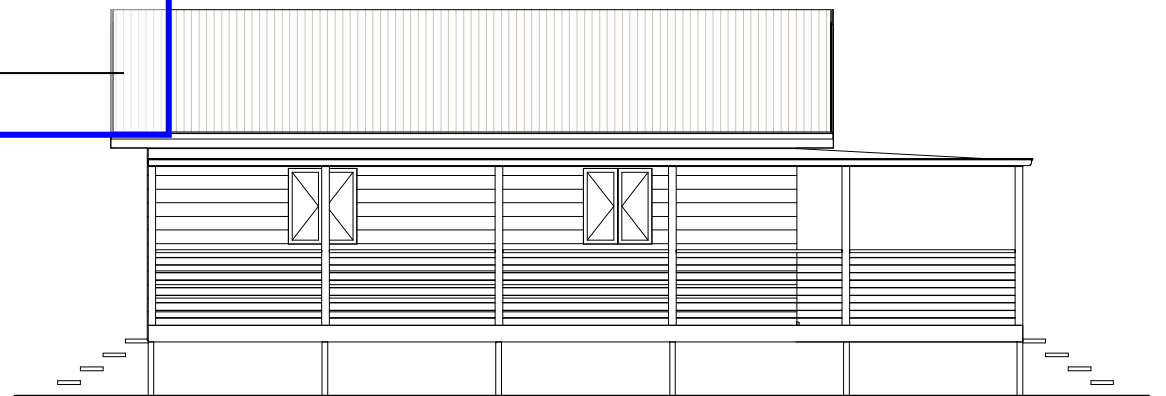
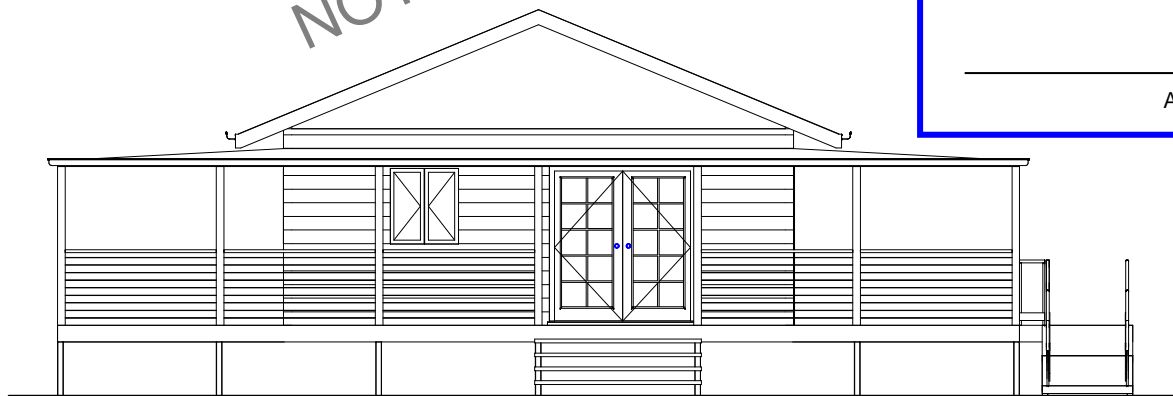


1 North/East Elevation  
1 : 100

2 North/West Elevation  
1 : 100

DEVELOPMENT APPROVAL ONLY  
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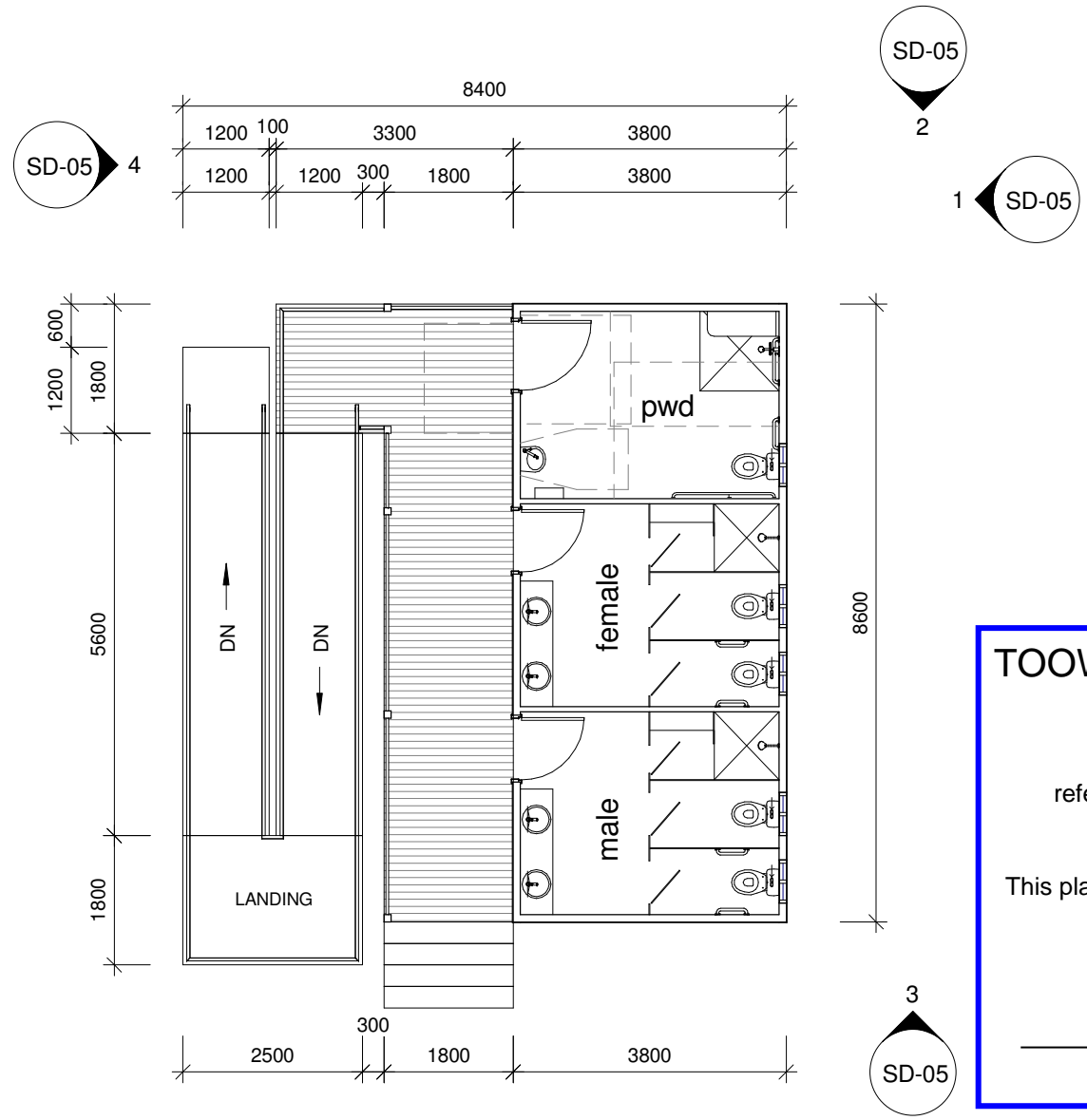
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3 South/East Elevation  
1 : 100

4 South/West Elevation  
1 : 100

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DA1	10/07/25	DEVELOPMENT APPROVAL	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION			
REV	DATE	COMMENTS	CHK	<b>Feb '25</b>	<b>WJR</b>	<b>1 : 100</b>	<b>25-0206</b>	<b>DA1</b>			



## Amenities Floor Plan

1:100

## RAINWATER CALCULATIONS

TOTAL ROOF AREA	?? m <sup>2</sup>
NUMBER OF DOWNPIPES	?
AVERAGE ROOF AREA PER DOWNPIPE	?? m <sup>2</sup>
RAINFALL INTENSITY - MILLMERRAN	??mm/hr
MINIMUM AREA OF GUTTER	?? mm <sup>2</sup>
EMLINE (SLOTTED)	6723 mm <sup>2</sup>
EMLINE (NOT SLOTTED)	9540 mm <sup>2</sup>
QUAD 115 HI-FRONT (SLOTTED)	5285 mm <sup>2</sup>
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QUAD 150 (NOT SLOTTED)	8910 mm <sup>2</sup>
MINIMUM AREA OF DOWNPIPE	?? mm <sup>2</sup>
75 ø DOWNPIPE	4415 mm <sup>2</sup>
90 ø DOWNPIPE	6360 mm <sup>2</sup>

GUTTERS AND DOWNPIPES TO BE INSTALLED IN ACCORDANCE WITH PART 7.4 OF THE A.B.C.B.

## FLOOR AREAS

Enclosed Floor Area	32.7 m <sup>2</sup>
Covered Floor Area	18.2 m <sup>2</sup>
Total Floor Area	50.9 m <sup>2</sup>

**TOOWOOMBA REGIONAL COUNCIL**

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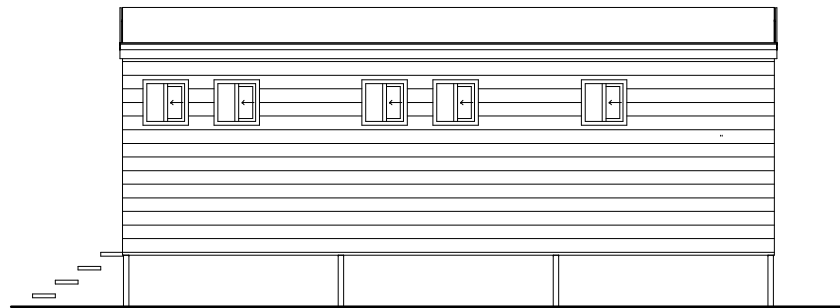
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Assessment Manager

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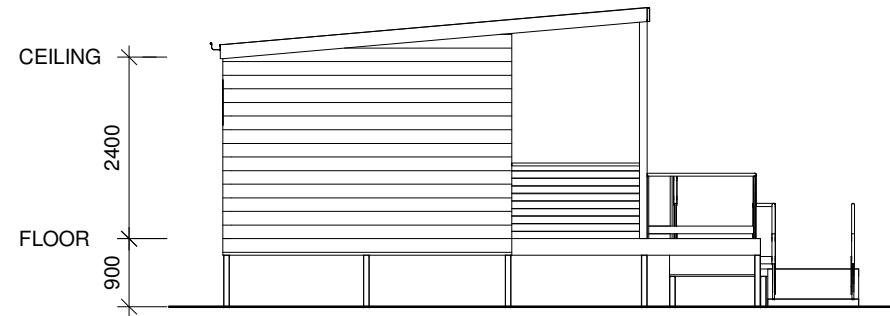
### NOTE:

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DA1	10/07/25	DEVELOPMENT APPROVAL	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION				
REV	DATE	COMMENTS	CHK	Feb '25	WJR	1 : 100 @ A3	25-0206	DA1				

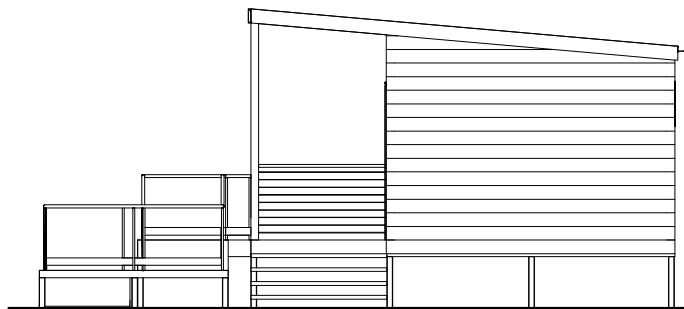


1 Amenities N/E Elevation  
1 : 100



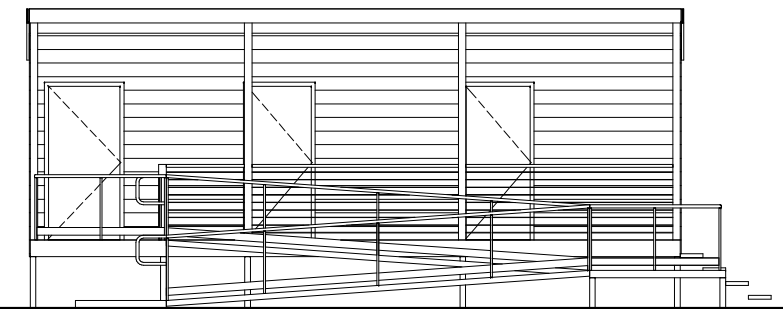
2 Amenities N/W Elevation  
1 : 100

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3 Amenities S/E Elevation  
1 : 100

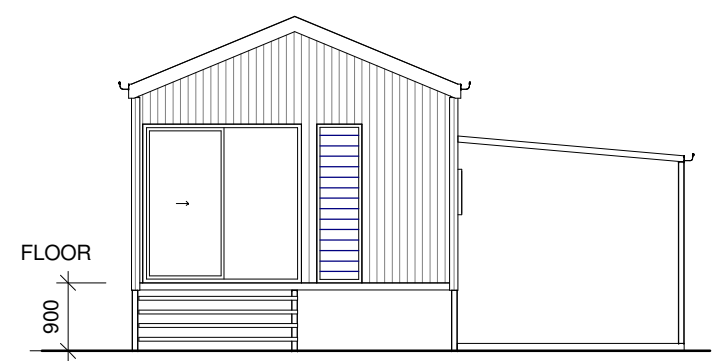
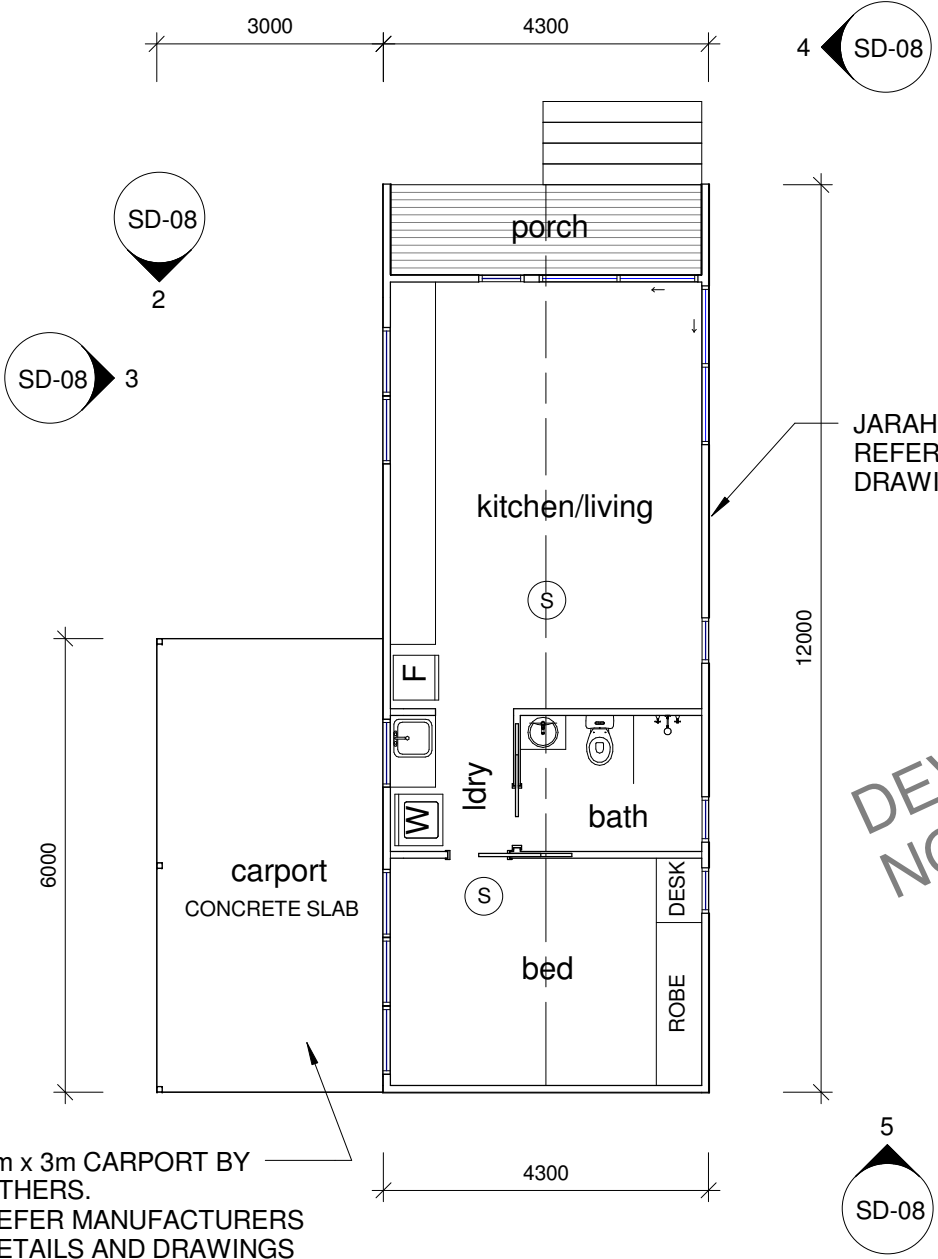
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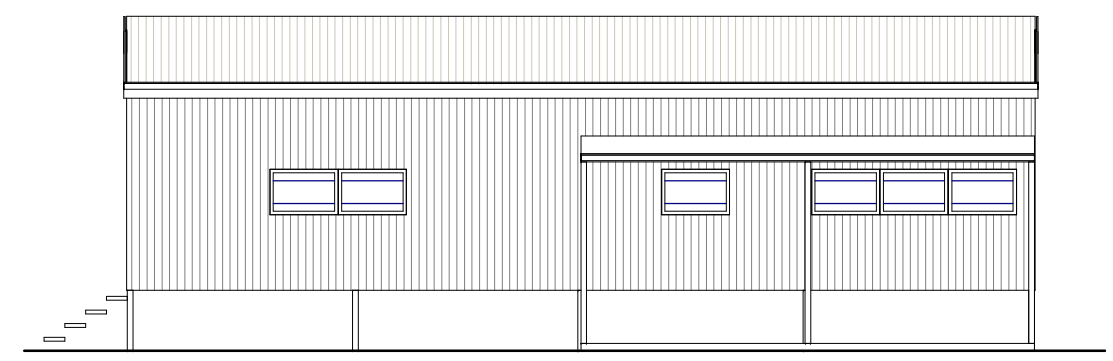
4 Amenities S/W Elevation  
1 : 100

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DA1	10/07/25	DEVELOPMENT APPROVAL	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION			
REV	DATE	COMMENTS	CHK	<b>Feb '25</b>	<b>WJR</b>	<b>1 : 100</b>	<b>25-0206</b>	<b>DA1</b>			

(S) DENOTES LOCATION OF HARDWIRED SMOKE ALARM INSTALLED IN ACCORDANCE WITH PART 3A OF THE QBR 2006 AND PART 9.5 OF THE A.B.C.B..



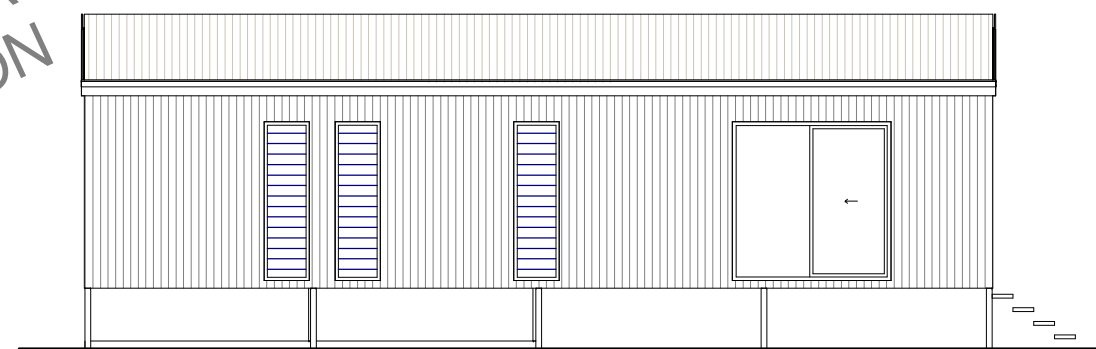
**North/East Elevation**  
1:100



**North/West Elevation**  
1:100

JARAH CABIN BY GOODWOOD CABIN Co.  
REFER MANUFACTURERS DETAILS AND DRAWINGS

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**South/East Elevation**  
1:100

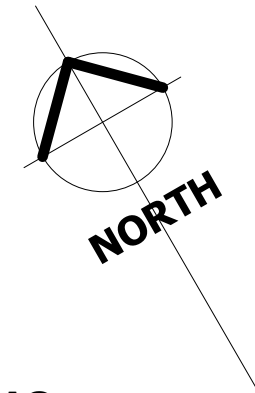
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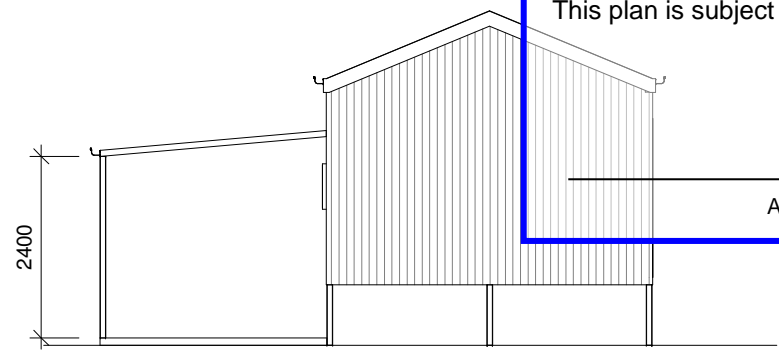
*[Signature]*  
Assessment Manager



**Cabin Floor Plan**  
1:100

**FLOOR AREAS**

Enclosed Floor Area	46.5 m <sup>2</sup>
Covered Floor Area	5.1 m <sup>2</sup>
Carport Floor Area	18.0 m <sup>2</sup>
Total Floor Area	69.6 m <sup>2</sup>



**South/West Elevation**  
1:100

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DA1	10/07/25	DEVELOPMENT APPROVAL	WJR	DATE	DRAWN	SCALE	PROJECT No:	REVISION				
REV	DATE	COMMENTS	CHK	<b>Feb '25</b>	<b>WJR</b>	<b>1 : 100</b>	<b>25-0206</b>	<b>DA1</b>				

C:\01 Projects\2025\02 February 2025\25-0206 - Henderson\Drawings\25-0206-CABIN.rvt