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02/04/2026  
**TOOWOOMBA  
REGIONAL COUNCIL**



## **APPENDIX A – AMENDED DEVELOPMENT PLANS**

*VHD Studio*

PROJECT: **EARLY LEARNING CENTRE**

CLIENT: **DAVID YU**

ADDRESS: **172 GLENVALE ROAD,  
TOOWOOMBA**

DRAWING LIST	
NAME	SHEET NO.
COVER SHEET	1000
SITE PLAN	1005
AREA PLAN	1006
FLOOR PLANS	1100
ROOF PLAN	1250
ELEVATIONS	1300
ILLUSTRATIONS	1900



NOTE: IMAGES ARE FOR DIAGRAMMATICAL PURPOSES ONLY AND ARE NOT TO BE RELIED UPON FOR CONSTRUCTION PURPOSES



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JOB ADDRESS:  
**172 GLENVALE ROAD,  
TOOWOOMBA**

CLIENT:  
**DAVID YU**  
PROJECT:  
**EARLY LEARNING CENTRE**

REV	DATE	DESCRIPTION
A	20/08/2024	REV PRELIMINARY ISSUE

PROJECT NUMBER	PHASE	DWG NO.	ISSUE	SHEET NAME
25081	SD	1000	A	COVER SHEET

DRAWN	CHECKED	STATUS	SCALE
HB	CVH	PRELIMINARY	@ A1

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<b>RP DESCRIPTION</b>	LOT 94 D1040, LOT 1 RP55910
LOT DES:	2460m <sup>2</sup>
SITE AREA:	
<b>TOWN PLANNING REQ</b>	TOOWOOMBA REGIONAL COUNCIL
LOCAL AUTHORITY:	LOW DENSITY RESIDENTIAL
ZONE:	GENERAL PRECINCT
PRECINCT:	GLENVALE LOCAL PLAN AREA
DEFINED USE:	9b - CHILDCARE CENTRE
OVERLAYS:	BUSHFIRE HAZARD - MEDIUM FIRE RISK LOW - EXTREME FLOOD RISK VULNERABLE USES RESTRICTION AREA

<b>GFA</b>	PRO - 645.1m <sup>2</sup>
<b>SITE COVER</b>	REQ - MAX 50% = 1230m <sup>2</sup>
	PRO - 726.2m <sup>2</sup>
<b>IMPERVIOUS SITE COVER</b>	REQ - MAX 70% = 1722m <sup>2</sup>
	PRO - 1744m <sup>2</sup>
<b>PROPOSED FACILITY</b>	CLASS 9 (EARLY LEARNING CENTRE)
BUILDING CLASSIFICATION:	TYPE C
CONSTRUCTION TYPE:	REFER TABLE
GROSS FLOOR AREA:	
STOREYS:	2 (CLASS 5 USES ONLY ON UPPER FLOOR)

<b>CARPARKING</b>	
<b>CARPARKING:</b>	CHILDCARE - 1 SPACE PER 7 CHILDREN, ONE PARK PER FTE (MAX 14 FTE AND 86 CHILDREN)
TOTAL NUMBER REQUIRED:	13 VISITOR SPACES 14 STAFF SPACES
PROVIDED:	27 SPACES

<b>BUILDING CODE COMPLIANCE</b>
BUILDING CLASSIFICATION: CHILDCARE CLASS 9b CONSTRUCTION
TYPE: TYPE C
FLOOR AREA (TOTAL): MAX 1200m <sup>2</sup>
FIRE COMPARTMENTS: 1
STOREYS: 1
<b>TYPE C FIRE RESISTING CONSTRUCTION:</b>
EXTERNAL WALL - 3m OR MORE FROM BOUNDARY = FRL +/- REQ
<b>E102 FIRE HYDRANTS:</b>
(1) A FIRE HYDRANT SYSTEM MUST BE PROVIDED TO SERVE A BUILDING-(a) HAVING A TOTAL FLOOR AREA GREATER THAN 500m <sup>2</sup>
<b>E103 FIRE HOSE REELS:</b>
(2) A FIRE HOSE REEL SYSTEM MUST BE PROVIDED: (b) WHERE INTERNAL FIRE HYDRANTS ARE NOT INSTALLED, TO SERVE ANY FIRE COMPARTMENT WITH A FLOOR AREA GREATER THAN 500m <sup>2</sup> .

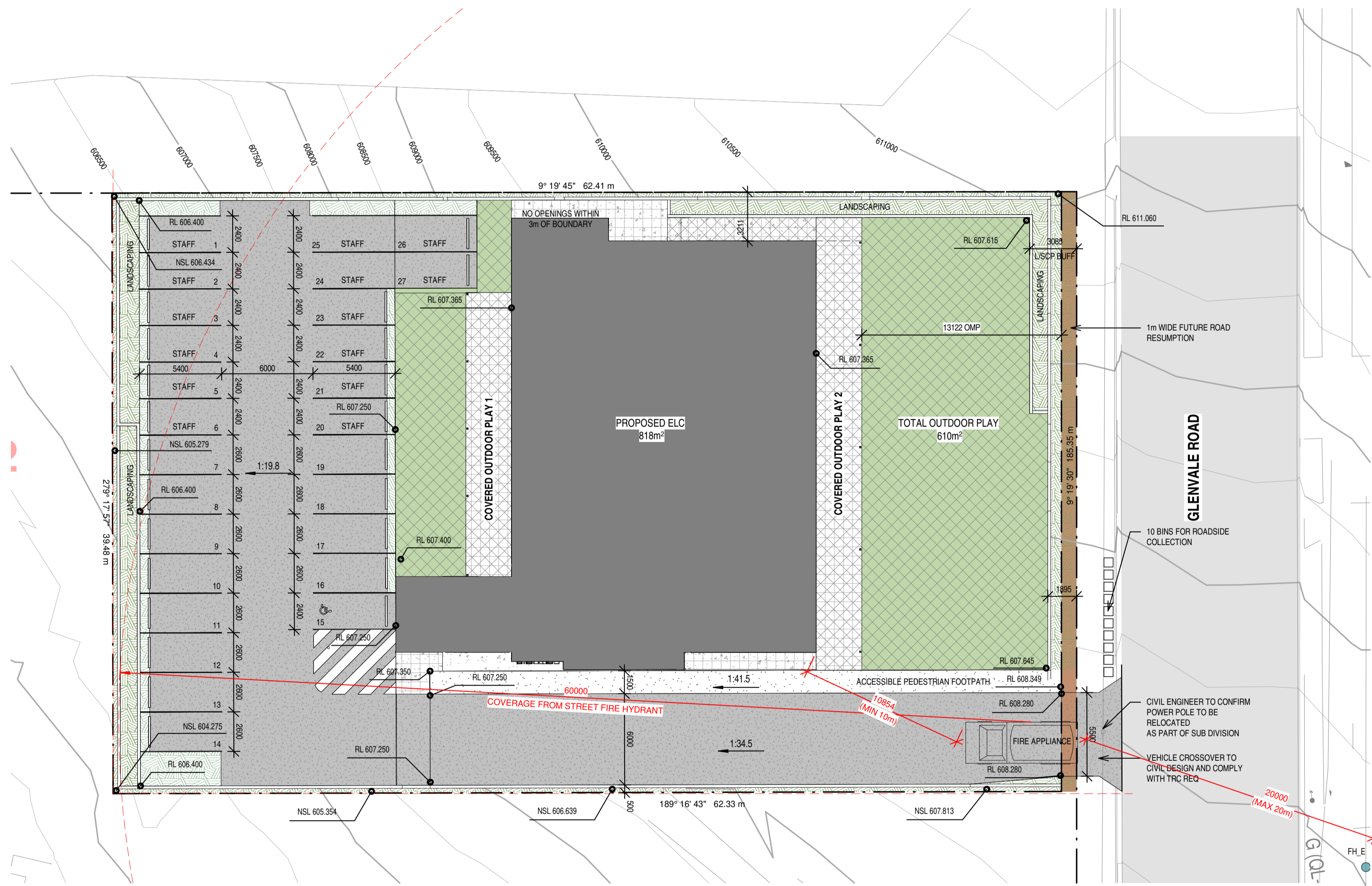
<b>ROOM CAPACITY AND STAFF REQUIREMENTS</b>
NURSERY - 11 - STAFF 1:4 = 3 STAFF
NURSERY - 11 - STAFF 1:4 = 3 STAFF
TODDLER 1 - 10 - STAFF 1:5 = 2 STAFF
TODDLER 2 - 10 - STAFF 1:5 = 2 STAFF
SENIOR KINDY 1 - 22 - STAFF 1:11 = 2 STAFF
SENIOR KINDY 2 - 22 - STAFF 1:11 = 2 STAFF
TOTAL - 14 EDUCATORS

<b>AREA SCHEDULE - BUILDING AREAS</b>	
NAME	AREA
BN STORE	21.4 m <sup>2</sup>
COVERED AREA	22.9 m <sup>2</sup>
COVERED OUTDOOR PLAY 1	56.0 m <sup>2</sup>
COVERED OUTDOOR PLAY 2	81.1 m <sup>2</sup>
GROUND FLOOR AREA	560.6 m <sup>2</sup>
PORTICO	17.1 m <sup>2</sup>
UPPER FLOOR AREA	84.5 m <sup>2</sup>
GRAND TOTAL	843.7 m <sup>2</sup>

<b>AREA SCHEDULE - BUILDING AREA</b>	
NAME	AREA
EXTERNAL AREA	198.6 m <sup>2</sup>
INTERNAL AREA	645.1 m <sup>2</sup>
GRAND TOTAL	843.7 m <sup>2</sup>

<b>AREA SCHEDULE - GFA</b>	
NAME	AREA
GROUND FLOOR AREA	560.6 m <sup>2</sup>
UPPER FLOOR AREA	84.5 m <sup>2</sup>
GRAND TOTAL	645.1 m <sup>2</sup>

<b>AREA SCHEDULE - SITE COVER</b>	
NAME	AREA
BUILDING	726.21 m <sup>2</sup>
HARDSTAND	1018.07 m <sup>2</sup>
TOTAL IMPERVIOUS	1744.28 m <sup>2</sup>
LANDSCAPE	266.15 m <sup>2</sup>
OUTDOOR PLAY	450.06 m <sup>2</sup>
TOTAL PERVIOUS	716.21 m <sup>2</sup>
GRAND TOTAL	2460.49 m <sup>2</sup>



**SITE PLAN**  
1:200

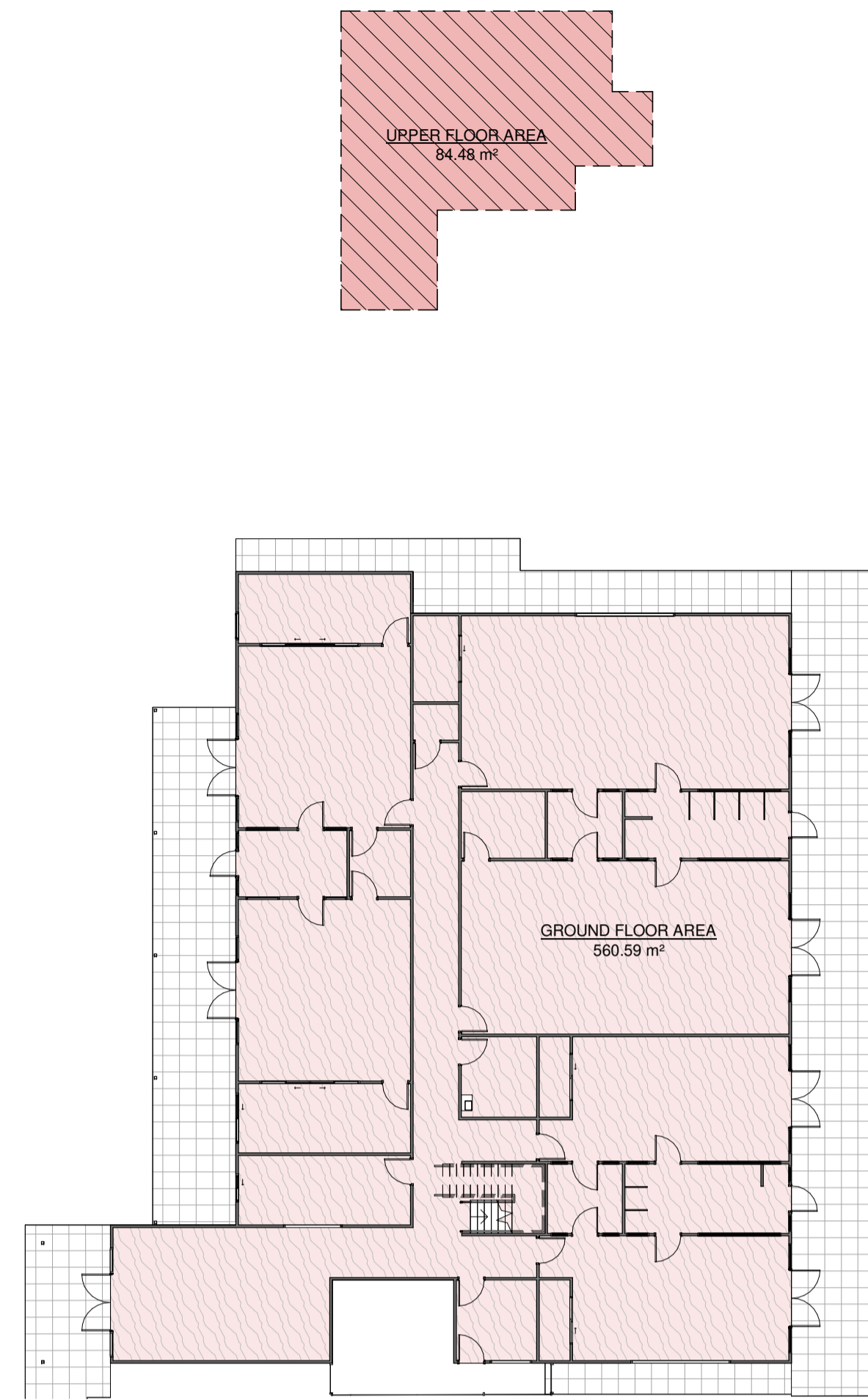
<b>VHD Studio</b>	<b>JOB ADDRESS:</b> 172 GLENVALE ROAD, TOOWOOMBA	<b>CLIENT:</b> DAVID YU	<b>REV</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PROJECT NUMBER:</b> 25081	<b>PHASE:</b> SD	<b>DWG No.:</b> 1005	<b>ISSUE:</b> C	<b>SHEET NAME:</b> SITE PLAN
			A	20/05/2024	PRELIMINARY ISSUE					
			B	20/05/2024	REV PRELIMINARY ISSUE					
			C	20/05/2024	REV PRELIMINARY ISSUE					
						<b>DRAWN:</b> HB	<b>CHECKED:</b> CVH	<b>STATUS:</b> PRELIMINARY	<b>SCALE:</b> As indicated @ A1	

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AREA SCHEDULE - GFA		
NAME	AREA	
GROUND FLOOR AREA	560.6 m <sup>2</sup>	
UPPER FLOOR AREA	84.5 m <sup>2</sup>	
	645.1 m <sup>2</sup>	

GFA AREA PLAN LEGEND

- GROUND FLOOR AREA
- UPPER FLOOR AREA

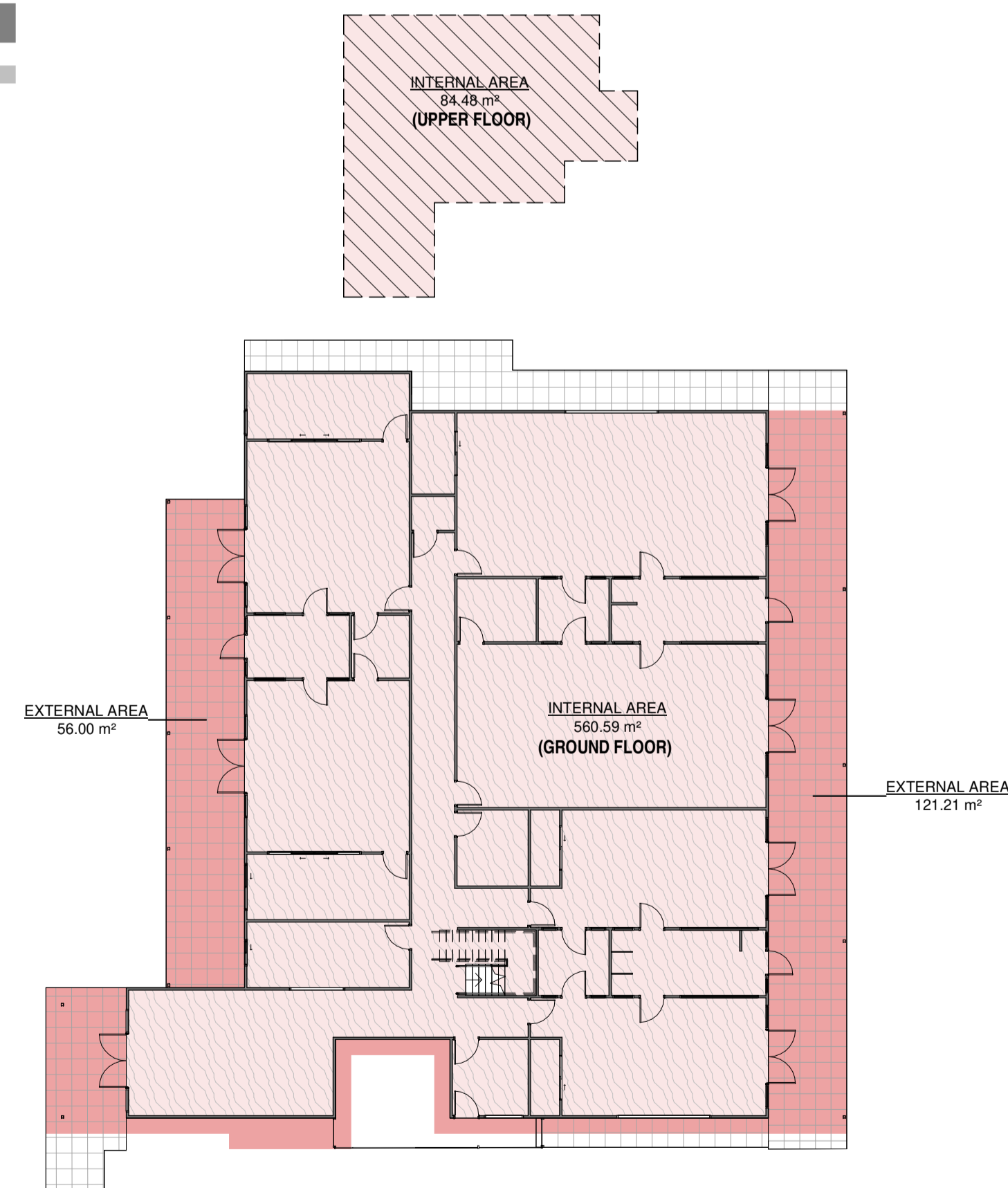


**GFA AREA PLAN**  
1 : 200

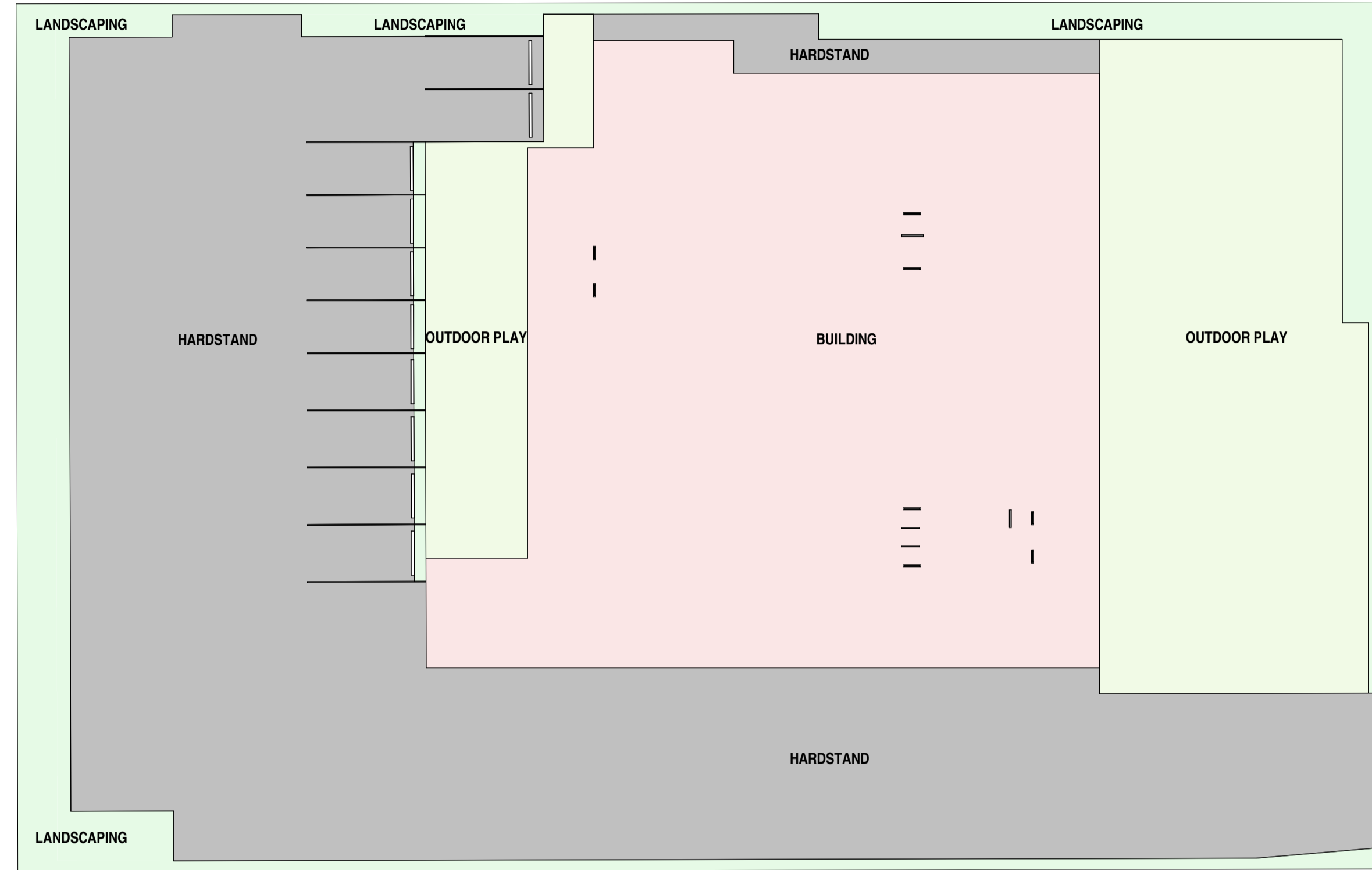
AREA SCHEDULE - BUILDING AREA		
NAME	AREA	
EXTERNAL AREA	198.6 m <sup>2</sup>	
INTERNAL AREA	645.1 m <sup>2</sup>	
GRAND TOTAL	843.7 m <sup>2</sup>	

AREA PLAN LEGEND

- EXTERNAL AREA
- INTERNAL AREA



**BUILDING AREA PLAN**  
1 : 200

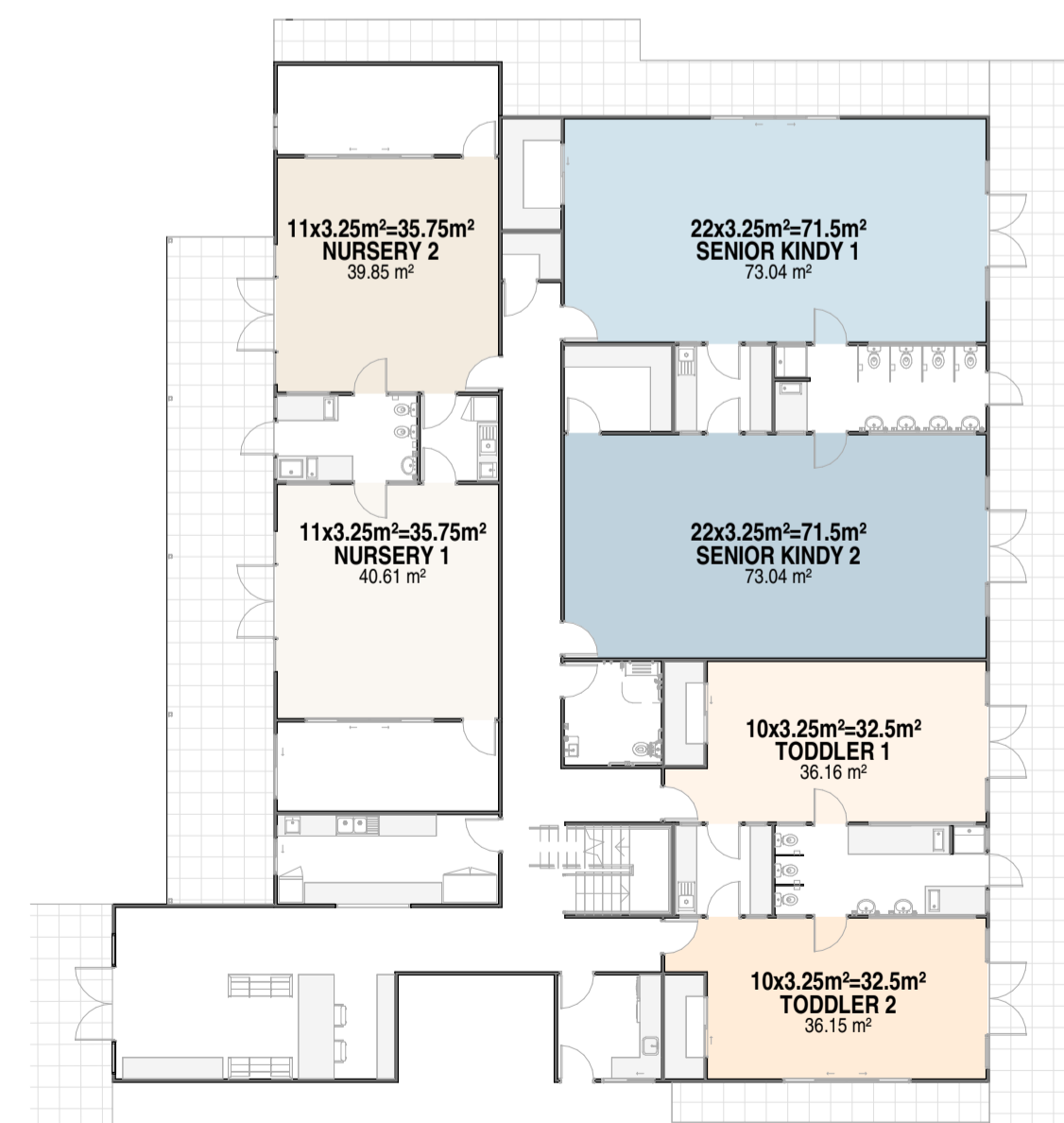


**SITE USAGE AREA PLAN**  
1 : 200

AREA SCHEDULE - SITE USAGE		
NAME	AREA	
BUILDING	726.21 m <sup>2</sup>	
HARDSTAND	1018.07 m <sup>2</sup>	
TOTAL IMPERVIOUS	1744.28 m <sup>2</sup>	
LANDSCAPE	266.15 m <sup>2</sup>	
OUTDOOR PLAY	450.06 m <sup>2</sup>	
TOTAL PERVIOUS	716.21 m <sup>2</sup>	
GRAND TOTAL	2460.49 m <sup>2</sup>	

SITE USAGE AREA PLAN LEGEND

- BUILDING
- HARDSTAND
- LANDSCAPE
- OUTDOOR PLAY



LEGEND

- NURSERY 1
- NURSERY 2
- SENIOR KINDY 1
- SENIOR KINDY 2
- TODDLER 1
- TODDLER 2

**UNENCUMBERED PLAN**  
1 : 200



172 GLENVALE ROAD,  
TOOWOOMBA

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EARLY LEARNING CENTRE

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PROJECT NUMBER	PHASE	DWG No.	ISSUE	SHEET NAME
25081	SD	1006	A	AREA PLAN

DRAWN	CHECKED	STATUS	SCALE
HB	CVH	PRELIMINARY	1 : 200 @ A1

AREA SCHEDULE - BUILDING AREA		
NAME	AREA	
EXTERNAL AREA	198.6 m <sup>2</sup>	
INTERNAL AREA	645.1 m <sup>2</sup>	
GRAND TOTAL	843.7 m <sup>2</sup>	

KEYNOTE LEGEND		
KEY VALUE	KEYNOTE TEXT	
AMB_HB	AS1428.1 AMBULANT COMPLIANT HAND BASIN	
AMB_WC	AS1428.1 AMBULANT COMPLIANT WC	
B_BTH	BABY BATH	
COL	STRUCTURAL COLUMN TO ENGINEERS DETAILS	
DRY	CLOTHES DRYER	
FR	FRIDGES- BY CLIENT	
FRZ	FREEZER- BY CLIENT	
HB	HAND BASIN	
HB_J	HAND BASIN JUNIOR	
PWD_SHR	AS1428.1 PWD COMPLIANT SHOWER	
PWD_VAN	AS1428.1 PWD COMPLIANT VANITY	
PWD_WC	AS1428.1 PWD COMPLIANT WC	
SK	SINK	
TUB	LAUNDRY TUB	
WC_J	WATER CLOSET JUNIOR	
WM	WASHING MACHINE	

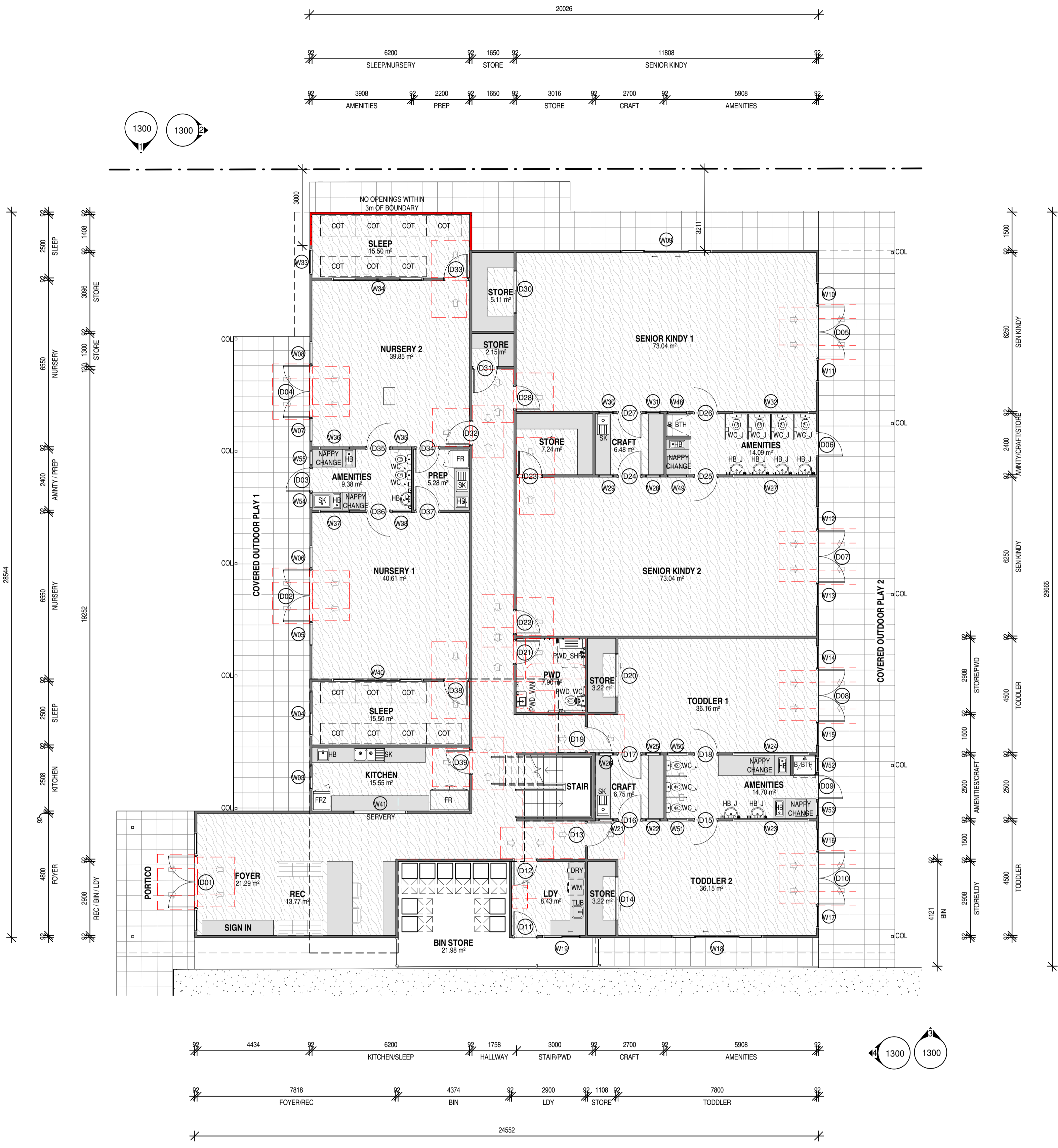
CHILD CARE OPERATIONAL AREAS INTERNAL ACTIVITY				
SPACE	No OF CHILDREN	ROD m <sup>2</sup>	PVD m <sup>2</sup>	
NURSERY 1	11	35.75	40.6	
NURSERY 2	11	35.75	39.95	
TODDLER 1	10	32.5	36.15	
TODDLER 2	10	32.5	36.15	
SENIOR KINDY 1	22	71.5	73	
SENIOR KINDY 2	22	71.5	73	
<b>TOTAL</b>	<b>86</b>	<b>279.5</b>	<b>298.75</b>	

AREAS EXCLUDE CIRCULATION SPACE AT DOORWAYS, WALL LININGS AND SKIRTING

CHILD CARE OPERATIONAL AREAS EXTERNAL ACTIVITY				
SPACE	No OF CHILDREN	ROD m <sup>2</sup>	PVD m <sup>2</sup>	
NURSERY	22	154	156	
JUNIOR SENIOR	64	448	452	
<b>TOTAL</b>	<b>86</b>	<b>602</b>	<b>608</b>	

AREAS EXCLUDE CIRCULATION SPACE AT DOORWAYS & ACCESS TO ROOMS.

ALL FENCING AND GATES SURROUNDING OUTDOOR PLAY AREAS AND RESTRICTING ACCESS ARE TO PREVENT ACCESS BY CHILDREN THROUGH, OVER OR UNDER. FENCES ARE GENERALLY TO BE A MINIMUM OF 1200 HIGH AND BE A POOL SAFETY FENCE. GATES TO BE SELF CLOSING AND SELF LATCHING WITH THE OPENING MECHANISM AT LEAST 1500 ABOVE THE FINISHED SURFACE. FENCES AND GATES TO BE CONSTRUCTED IN ACCORDANCE WITH AS 1926.1 SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS.



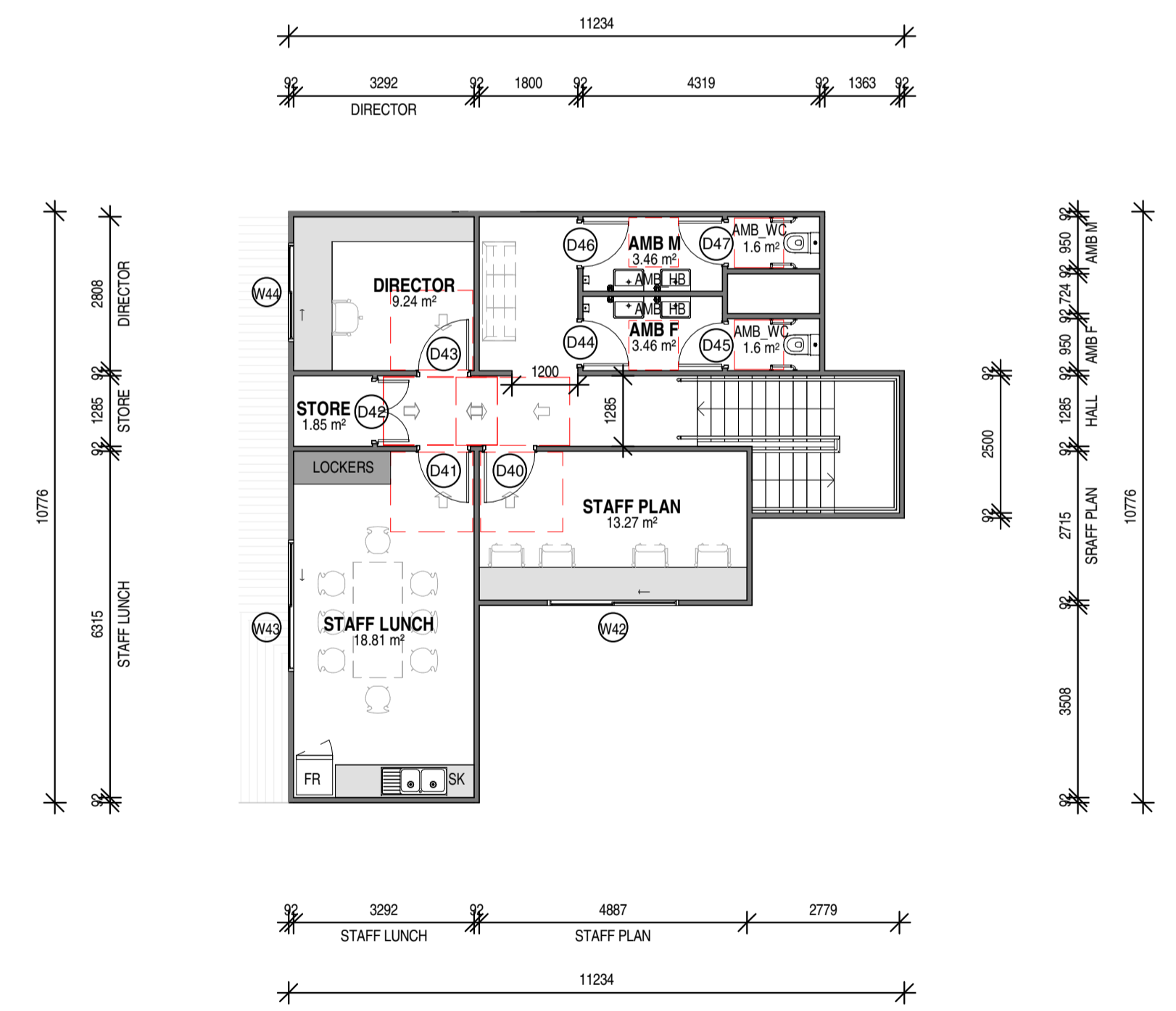
**GROUND FLOOR PLAN**  
1:100

DOOR SCHEDULE				
NUMBER	HEIGHT	WIDTH (A)	WIDTH (B)	DESCRIPTION
D01	2340	1020	1020	HINGED DOUBLE SWING DOOR
D02	2340	1020	1020	HINGED DOUBLE SWING DOOR
D03	2340	920	920	HINGED SINGLE SWING DOOR
D04	2340	1020	1020	HINGED DOUBLE SWING DOOR
D05	2340	1020	1020	HINGED DOUBLE SWING DOOR
D06	2340	920	920	HINGED SINGLE SWING DOOR
D07	2340	1020	1020	HINGED DOUBLE SWING DOOR
D08	2340	1020	1020	HINGED DOUBLE SWING DOOR
D09	2340	920	920	HINGED SINGLE SWING DOOR
D10	2340	1020	1020	HINGED DOUBLE SWING DOOR
D11	2340	920	920	HINGED SINGLE SWING DOOR
D12	2340	920	920	HINGED SINGLE SWING DOOR
D13	2340	920	920	HINGED SINGLE SWING DOOR
D14	2340	868	868	SLIDING DOOR
D15	2340	920	920	HINGED SINGLE SWING DOOR
D16	2340	920	920	HINGED SINGLE SWING DOOR
D17	2340	920	920	HINGED SINGLE SWING DOOR
D18	2340	920	920	HINGED SINGLE SWING DOOR
D19	2340	920	920	HINGED SINGLE SWING DOOR
D20	2340	868	868	SLIDING DOOR
D21	2340	920	920	HINGED SINGLE SWING DOOR
D22	2340	920	920	HINGED SINGLE SWING DOOR
D23	2340	920	920	HINGED SINGLE SWING DOOR

WINDOW SCHEDULE				
NUMBER	HEIGHT	WIDTH	HEAD HEIGHT	DESCRIPTION
W03	1500	1000	2400	SLIDING WINDOW
W04	1500	1800	2400	SLIDING WINDOW
W05	2400	900	2400	FIXED WINDOW
W06	2400	900	2400	FIXED WINDOW
W07	2400	900	2400	FIXED WINDOW
W08	2400	900	2400	FIXED WINDOW
W09	600	3600	2400	SLIDING WINDOW
W10	2400	900	2400	FIXED WINDOW
W11	2400	900	2400	FIXED WINDOW
W12	2400	900	2400	FIXED WINDOW
W13	2400	900	2400	FIXED WINDOW
W14	2400	900	2400	FIXED WINDOW
W15	2400	900	2400	FIXED WINDOW
W16	2400	900	2400	FIXED WINDOW
W17	2400	900	2400	FIXED WINDOW
W18	600	3600	2400	SLIDING WINDOW
W19	900	1500	2400	SLIDING WINDOW
W20	1200	600	2400	FIXED WINDOW
W21	1200	600	2400	FIXED WINDOW
W22	1200	600	2400	FIXED WINDOW
W23	1200	3000	2400	FIXED WINDOW
W24	1200	3000	2400	FIXED WINDOW
W25	1200	600	2400	FIXED WINDOW
W26	1200	600	2400	FIXED WINDOW
W27	1200	3000	2400	FIXED WINDOW
W28	1200	600	2400	FIXED WINDOW
W29	1200	600	2400	FIXED WINDOW

DOOR SCHEDULE				
NUMBER	HEIGHT	WIDTH (A)	WIDTH (B)	DESCRIPTION
D24	2340	920	920	HINGED SINGLE SWING DOOR
D25	2340	920	920	HINGED SINGLE SWING DOOR
D26	2340	920	920	HINGED SINGLE SWING DOOR
D27	2340	920	920	HINGED SINGLE SWING DOOR
D28	2340	920	920	HINGED SINGLE SWING DOOR
D29	2340	920	920	SLIDING DOOR
D30	2340	920	920	HINGED SINGLE SWING DOOR
D31	2340	920	920	HINGED SINGLE SWING DOOR
D32	2340	920	920	HINGED SINGLE SWING DOOR
D33	2340	920	920	HINGED SINGLE SWING DOOR
D34	2340	920	920	HINGED SINGLE SWING DOOR
D35	2340	920	920	HINGED SINGLE SWING DOOR
D36	2340	920	920	HINGED SINGLE SWING DOOR
D37	2340	920	920	HINGED SINGLE SWING DOOR
D38	2340	920	920	HINGED SINGLE SWING DOOR
D39	2340	920	920	HINGED SINGLE SWING DOOR
D40	2340	920	920	HINGED SINGLE SWING DOOR
D41	2340	920	920	HINGED SINGLE SWING DOOR
D42	2340	560	560	HINGED DOUBLE SWING DOOR
D43	2340	920	920	HINGED SINGLE SWING DOOR
D44	2340	600	600	HINGED DOUBLE SWING DOOR
D45	2340	790	790	HINGED DOUBLE SWING DOOR
D46	2340	820	820	HINGED SINGLE SWING DOOR
D47	2340	790	790	HINGED DOUBLE SWING DOOR

WINDOW SCHEDULE				
NUMBER	HEIGHT	WIDTH	HEAD HEIGHT	DESCRIPTION
W30	1200	600	2400	FIXED WINDOW
W31	1200	600	2400	FIXED WINDOW
W32	1200	3000	2400	FIXED WINDOW
W33	1800	1000	2400	AWNING WINDOW
W34	1800	3600	2400	SLIDING WINDOW
W35	1200	800	2400	FIXED WINDOW
W36	1200	1200	2400	FIXED WINDOW
W37	1200	1200	2400	FIXED WINDOW
W38	1200	800	2400	FIXED WINDOW
W39	1800	3600	2400	SLIDING WINDOW
W40	1800	3600	2400	SLIDING WINDOW
W41	1500	2100	2400	OPENING
W42	1500	2400	2400	SLIDING WINDOW
W43	1500	2400	2400	SLIDING WINDOW
W44	1500	1800	2400	SLIDING WINDOW
W45	600	3600	3000	FIXED HIGH LEVEL WINDOW
W46	600	3600	3000	FIXED HIGH LEVEL WINDOW
W47	600	3600	3000	FIXED HIGH LEVEL WINDOW
W48	1200	800	2400	FIXED WINDOW
W49	1200	800	2400	FIXED WINDOW
W50	1200	800	2400	FIXED WINDOW
W51	1200	800	2400	FIXED WINDOW
W52	1200	600	2400	FIXED WINDOW
W53	1200	600	2400	FIXED WINDOW
W54	1200	600	2400	FIXED WINDOW
W55	1200	600	2400	FIXED WINDOW



**UPPER FLOOR PLAN**  
1:100

VHD Studio

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**EARLY LEARNING CENTRE**

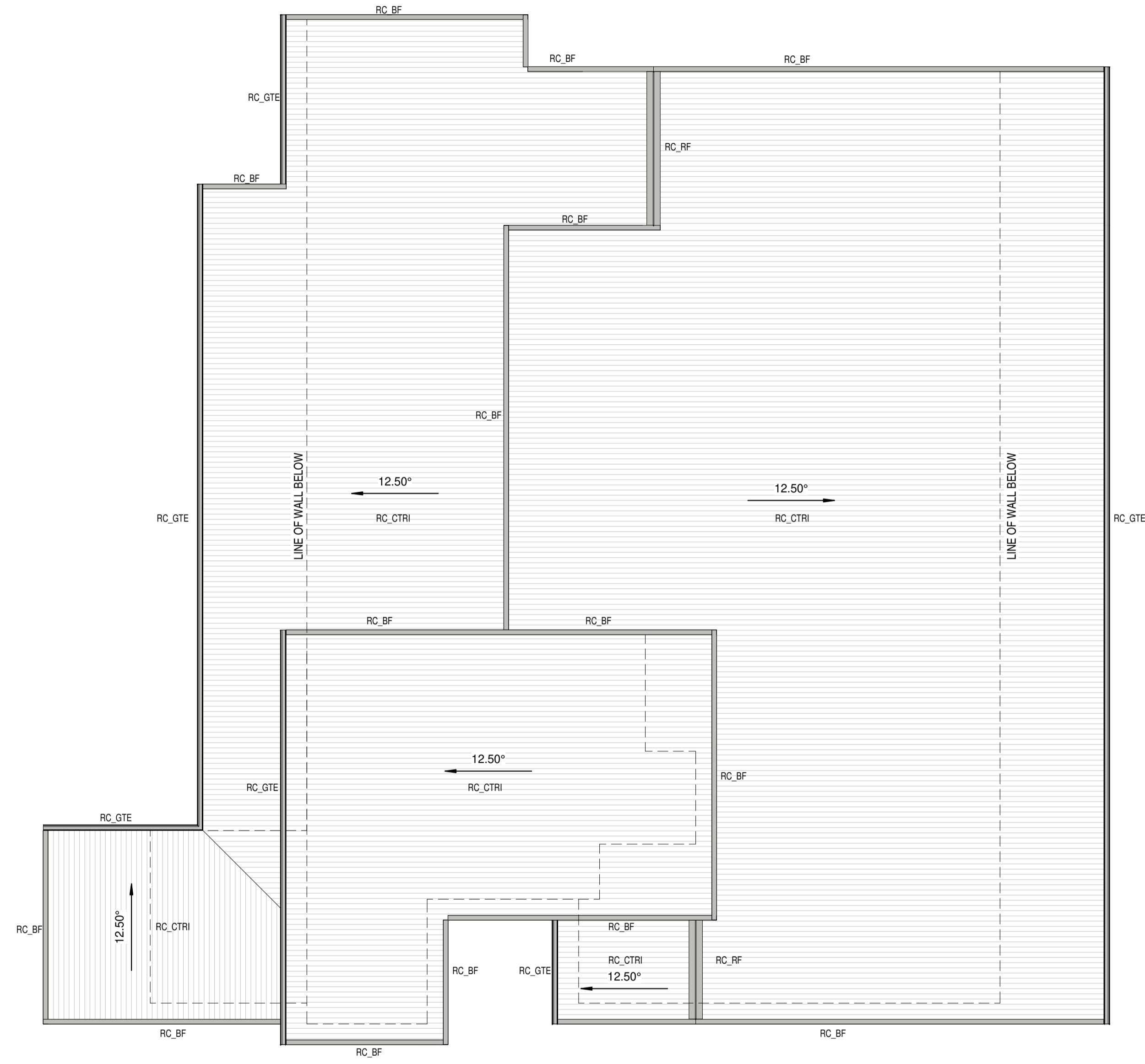
REV	DATE	DESCRIPTION
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KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
RC_BF	COLORBOND BARGE FLASHING
RC_CTRI	TOPDEK 700 ROOF SHEETING, ZINCLIME - INSTALLED TO MANUFACTURERS SPECIFICATIONS, BUILDER TO ENSURE ROOF FINISH IS APPROPRIATE FOR BUILDING LOCATION
RC_GTE	COLORBOND GUTTER TO ENGINEERS DETAILS
RC_RF	COLORBOND RIDGE FLASHING



**ROOF PLAN**  
1 : 100



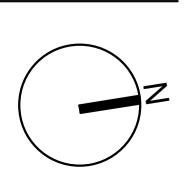
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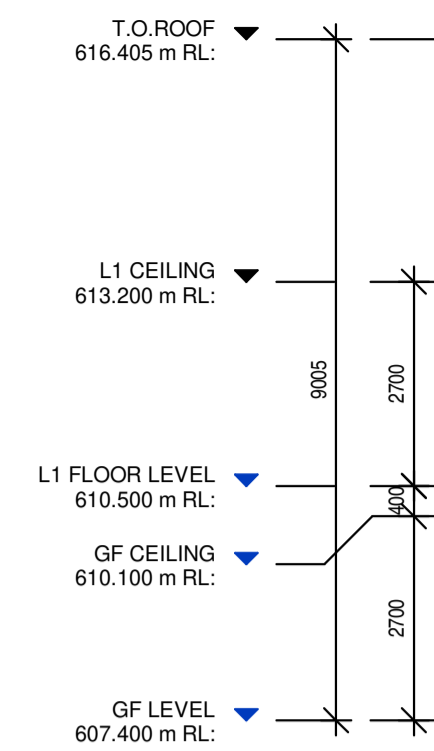
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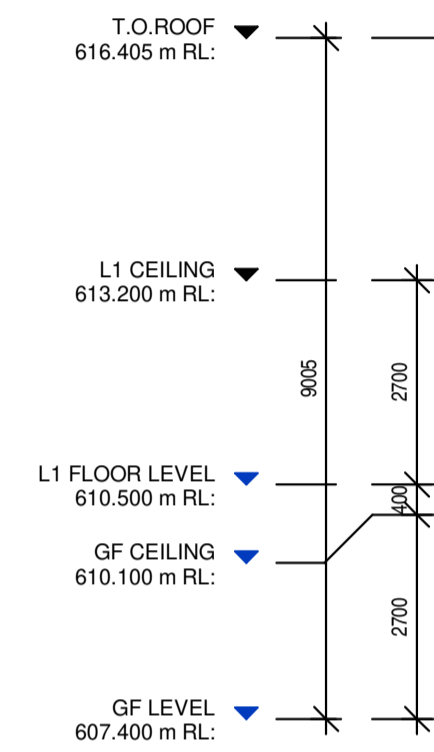
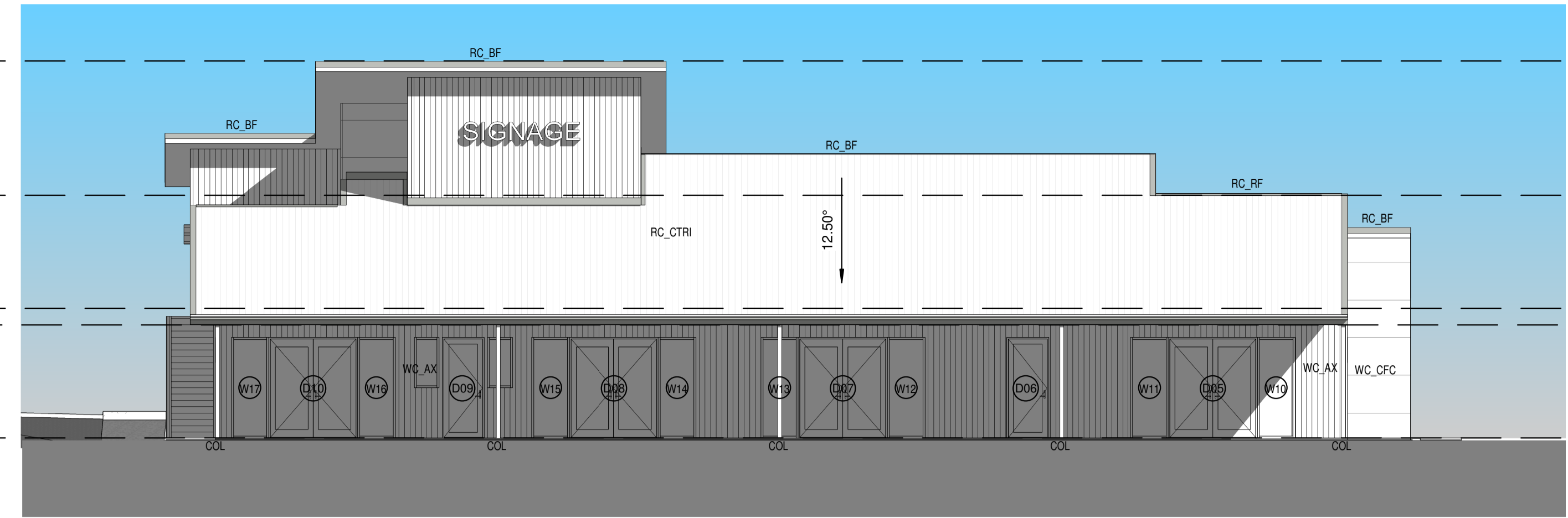
PROJECT NUMBER	PHASE	DWG No.	ISSUE	SHEET NAME
25081	SD	1250	A	ROOF PLAN
DRAWN:		CHECKED:	STATUS:	
HB		CVH	PRELIMINARY	
SCALE:			1 : 100 @ A1	



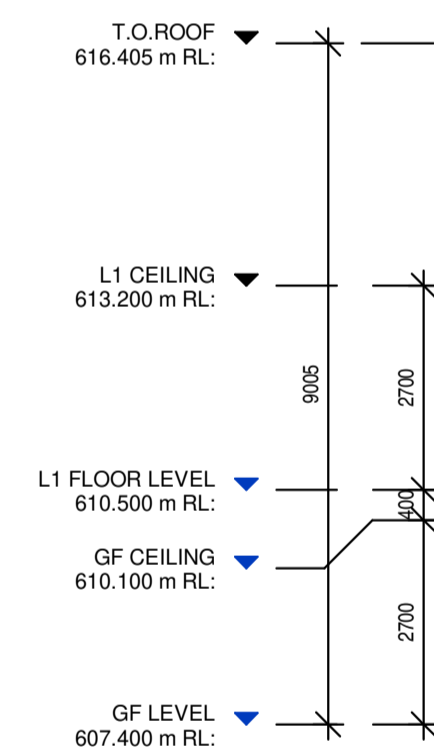
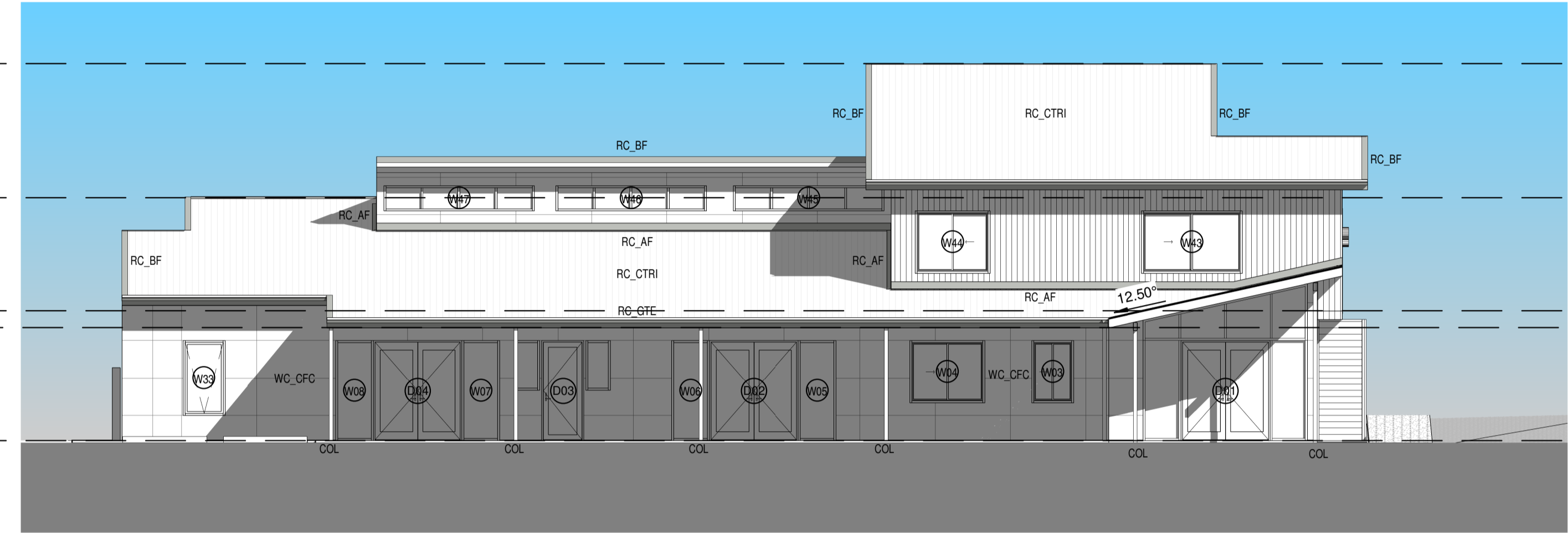
KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT
COL	STRUCTURAL COLUMN TO ENGINEERS DETAILS
RC_AF	COLORBOND APRON FLASHING
RC_BF	COLORBOND BARGE FLASHING
RC_CTRI	TOPDEK 700 ROOF SHEETING, ZINCALUME - INSTALLED TO MANUFACTURERS SPECIFICATIONS. BUILDER TO ENSURE ROOF FINISH IS APPROPRIATE FOR BUILDING LOCATION
RC_GTE	COLORBOND GUTTER TO ENGINEERS DETAILS
RC_RF	COLORBOND RIDGE FLASHING
WC_AX	HARDIES AXON EXTERNAL CLADDING - PAINT FINISH
WC_CFC	SELECT COMPRESSED FIBRE CEMENT CLADDING WITH EXPRESSED JOINTS AND SELECT PAINT FINISH



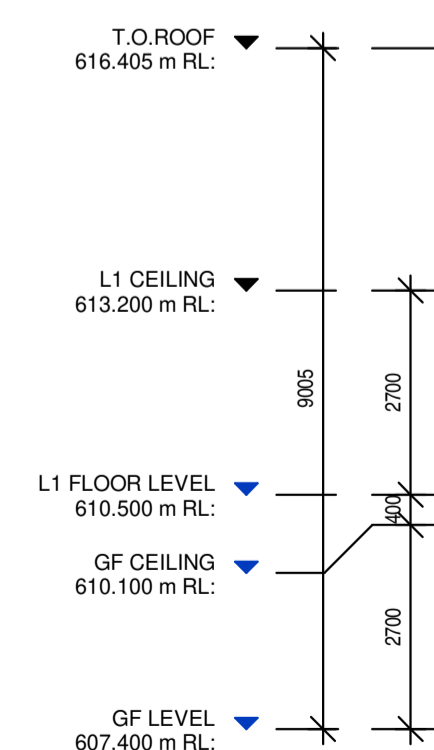
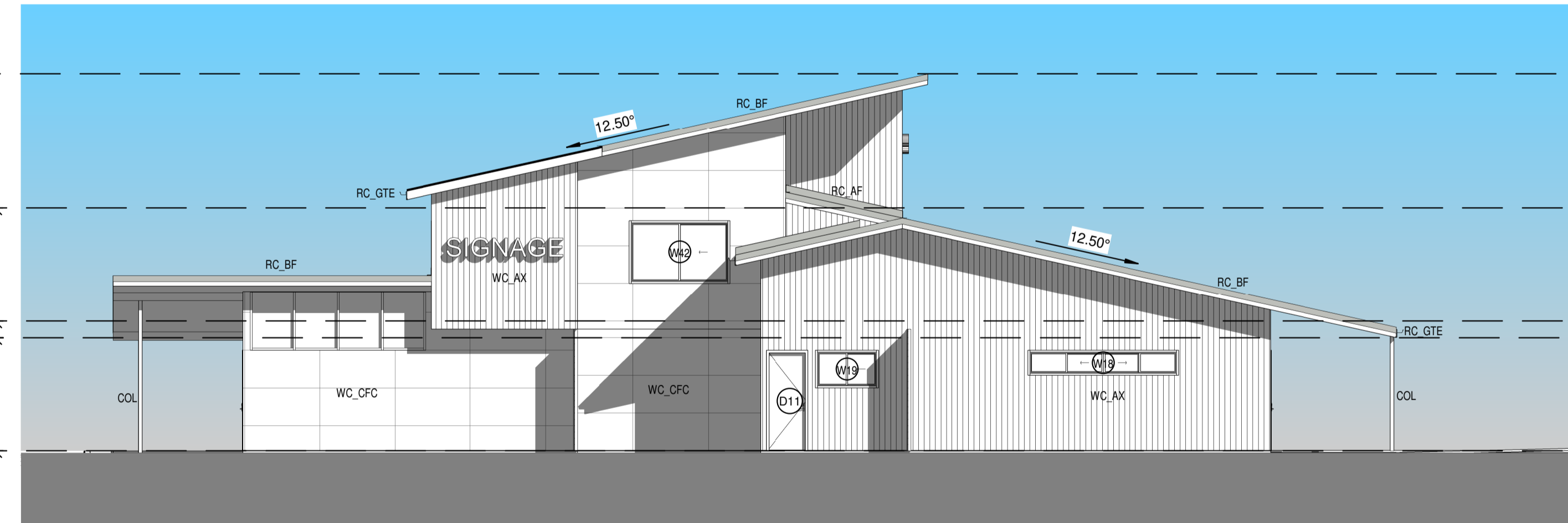
**NORTH ELEVATION**  
1 : 100



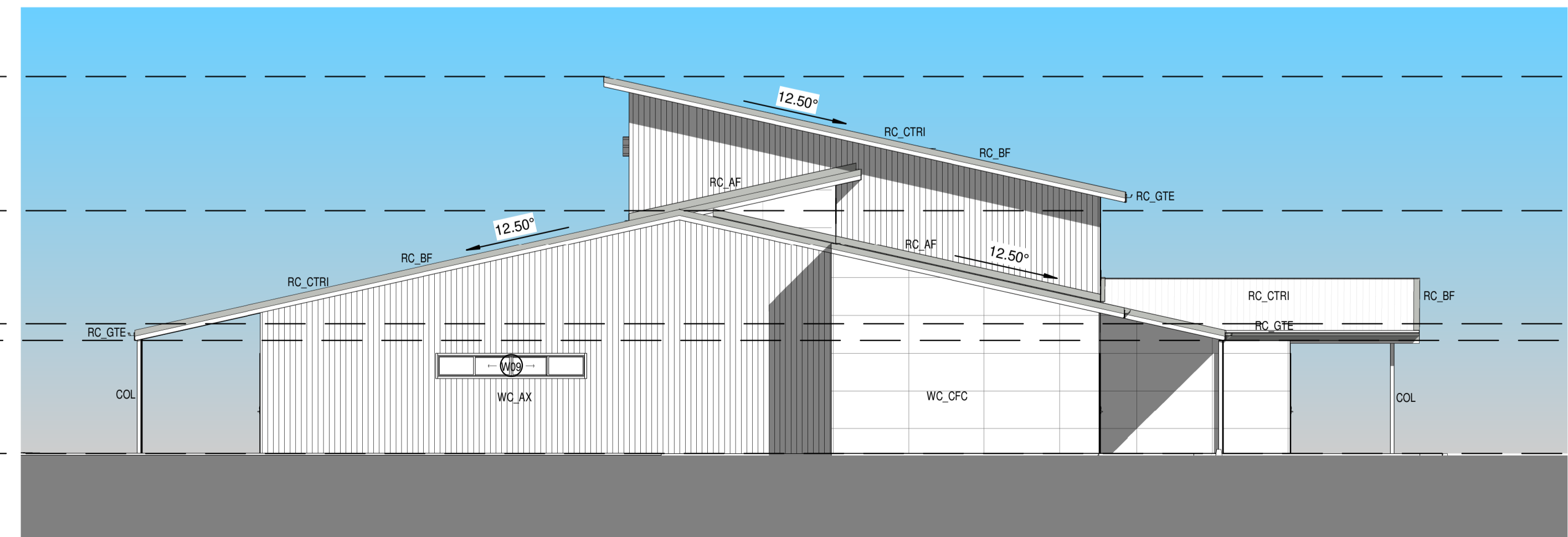
**SOUTH ELEVATION**  
1 : 100



**EAST ELEVATION**  
1 : 100



**WEST ELEVATION**  
1 : 100



**172 GLENVALE ROAD, TOOWOOMBA**

**CLIENT: DAVID YU**

**PROJECT: EARLY LEARNING CENTRE**

REV	DATE	DESCRIPTION
A	24/05/2024	REV PRELIMINARY ISSUE

PROJECT NUMBER	PHASE	DWG NO.	ISSUE	SHEET NAME
25081	SD	1300	A	ELEVATIONS
DRAWN	CHECKED	STATUS		SCALE
HB	CVH	PRELIMINARY		1 : 100 @ A1

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JOB ADDRESS:  
**172 GLENVALE ROAD,  
 TOOWOOMBA**

CLIENT:  
**DAVID YU**  
 PROJECT:  
**EARLY LEARNING CENTRE**

REV	DATE	DESCRIPTION
A	20/05/2018	REV PRELIMINARY ISSUE

PROJECT NUMBER	PHASE	DWG NO.	ISSUE	SHEET NAME
25081	SD	1900	A	ILLUSTRATIONS
DRAWN:	CHECKED:	STATUS:		SCALE:
HB	CVH	PRELIMINARY		@ A1

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