

RECEIVED
24/08/2026
TOOWOOMBA
REGIONAL COUNCIL



APPENDIX A – AMENDED DEVELOPMENT PLANS

Struxi Design

SITE DETAILS:	
STREET ADDRESS	136 SOUTH STREET, CENTENARY HEIGHTS QLD 4350
SITE DESCRIPTION	LOT 1 ON RP44881
SITE AREA	1006m ²
LOCAL AUTHORITY	TOOWOOMBA REGIONAL COUNCIL

PLANNING SCHEME DETAILS:	
ZONING	LOW MEDIUM DENSITY RESIDENTIAL
PRECINCT	URBAN RESIDENTIAL PRECINCT
DEFINED USE	COMMERCIAL
APPLICABLE CODES	AIRPORT ENVIRONS OVERLAY
GFA	330m ²
SITE COVER	32.4%
LANDSCAPING	130.3m ²
IMPERVIOUS AREA	875.7m ²
IMPERVIOUS COVER	87%
CARPARKS REQUIRED	14
CARPARKS PROVIDED	15

BUILDING CODE DETAILS:	
BUILDING CLASS	5 & 6
CONSTRUCTION TYPE	C
TOTAL FLOOR AREA	330m ²
FIRE COMPARTMENTS	N/A
STOREYS	1
POPULATION	8
WIND CATEGORY	BY ENGINEER
CLIMATE ZONE	5

BUILDING USE:	
NUMBER OF EMPLOYEES	10
DAYS OF OPERATION	6/WEEK
NUMBER OF CUSTOMERS	11

GFA AREA SCHEDULE		
NAME	AREA	
GFA		280 m ²
COMMON AREA (GFA)		49 m ²
GRAND TOTAL		329 m ²

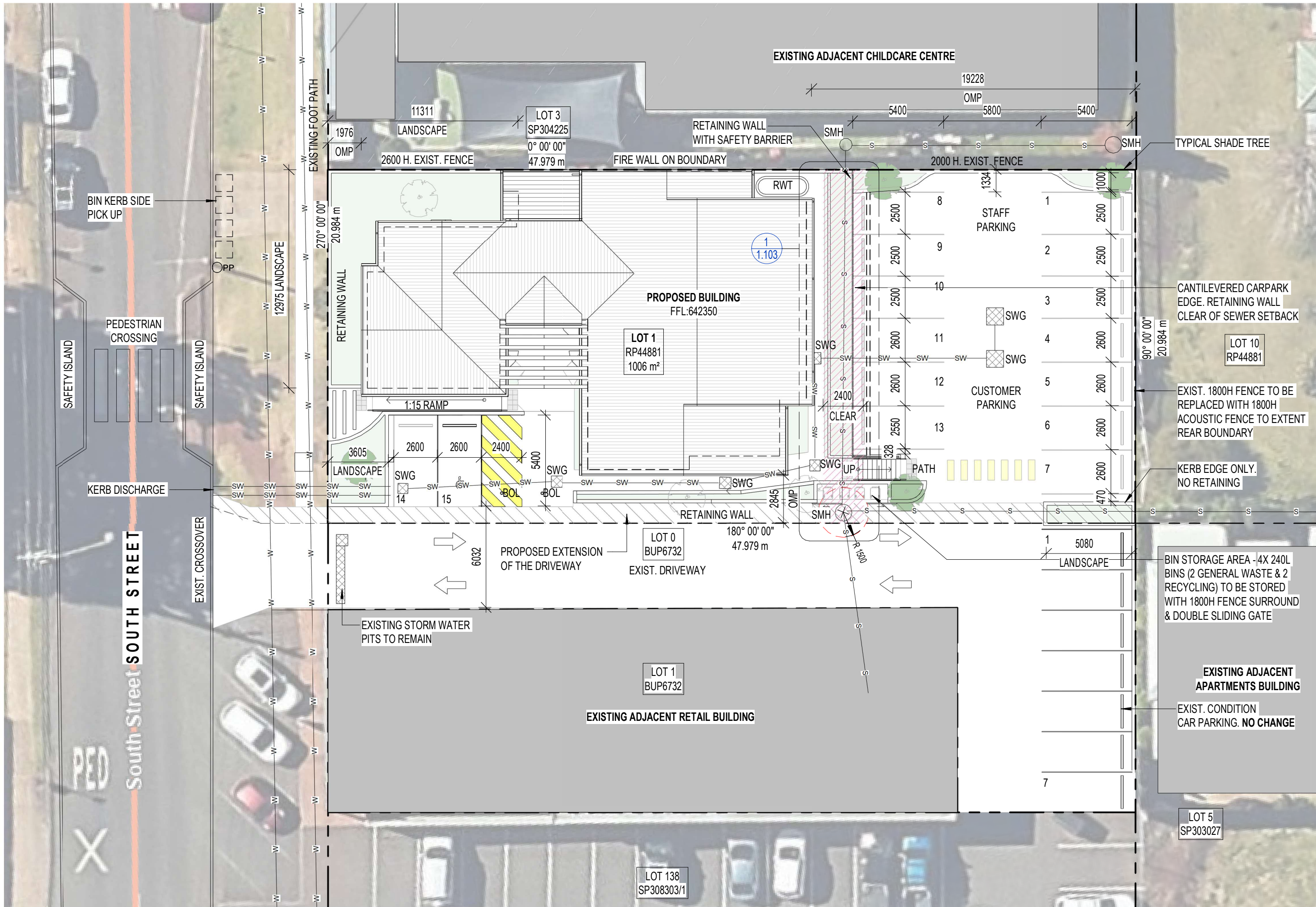
COMMERCIAL SITE PLAN NOTES:

- BUILDER IS TO CONFIRM THE LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF WORK
- EARTHWORKS & SEDIMENT CONTROL ARE TO COMPLY WITH THE CIVIL ENGINEER'S DESIGN DOCUMENTS
- FINISHED LEVELS & SURFACES ARE TO COMPLY WITH THE ENGINEER'S STORMWATER MANAGEMENT REPORT & DESIGN DOCUMENTS & WITH NCC FP1.1, FP1.2 & FP1.3
- REFER TO ENGINEER'S DRAWINGS FOR LOCATION & DESIGN OF RETAINING WALLS
- ALL STORMWATER DISCHARGE FROM ROOF IS TO COMPLY WITH THE HYDRAULIC ENGINEER'S DESIGN DOCUMENTS & AS 3500.3
- ONLY THE VEGETATION WITHIN THE AREA REQUIRED TO CONSTRUCT THE PAD PLATFORM IS TO BE REMOVED
- BUILDER IS TO REMOVE FOREIGN & LEFT-OVER MATERIAL ON OR ABOVE THE SITE SURFACE, INCLUDING RUBBISH, SCRAP, GRASS, VEGETABLE MATTER AND ORGANIC DEBRIS, SCRUB, TIMBER, STUMPS, BOULDERS AND RUBBLE.
- REMOVE THE TOPSOIL LAYER OF THE NATURAL GROUND WHICH CONTAINS SUBSTANTIAL ORGANIC MATTER OVER THE AREAS TO BE OCCUPIED BY CONSTRUCTION AND PAVING.
- STOCKPILE SITE TOPSOIL REQUIRED FOR RE-USE. PROTECT STOCKPILES FROM CONTAMINATION BY OTHER EXCAVATED MATERIAL, WEEDS AND BUILDING DEBRIS
- BUILDER IS TO PROVIDE APPROPRIATE TEMPORARY & PERMANENT FENCING TO THE SITE IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- BUILDER TO ENSURE SITE ACCESS, TRAFFIC MANAGEMENT, & WATER STORAGE AREA COMPLY WITH THE NCC, ALL RELEVANT AUSTRALIAN STANDARDS & LOCAL AUTHORITY REQUIREMENTS
- CROSSOVER TO COMPLY WITH COUNCIL REGULATIONS
- RAMP, WALKWAYS & FOOTPATHS ARE TO COMPLY WITH DESIGN DOCUMENTS (INCLUSIVE OF ALL PROJECT CONSULTANTS) & AS 1428.1.10. DISCREPANCIES BETWEEN CONSULTANTS' DESIGNS, & BETWEEN DESIGN DOCUMENTS & THE STANDARD ARE TO BE REFERRED TO THE DESIGNER
- CAR PARKING LAYOUTS ARE TO COMPLY WITH DESIGN DOCUMENTS (INCLUSIVE OF ALL PROJECT CONSULTANTS) & AS 2890. DISCREPANCIES BETWEEN CONSULTANTS' DESIGNS, & BETWEEN DESIGN DOCUMENTS & THE STANDARD ARE TO BE REFERRED TO THE DESIGNER

KEY SITE PROPOSED

SYMBOL	DESCRIPTION
	SURFACE GRADIENT LINE (APPROX)
	EXISTING SEWER LINE
	EXISTING WATER MAIN
	EXISTING POWERPOLE
	EXISTING SEWER MAN HOLE
	PROPOSED STORMWATER LINE

ABBREVIATION LEGEND	
ABBREV.	TEXT
BOL	BOLLARD
RWT	RAINWATER TANK
SWG	STORM WATER GRATE



PROPOSED SITE PLAN

1 : 200

0 1m 2m 4m 6m 8m 10m

1:200



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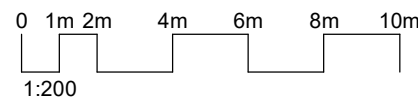
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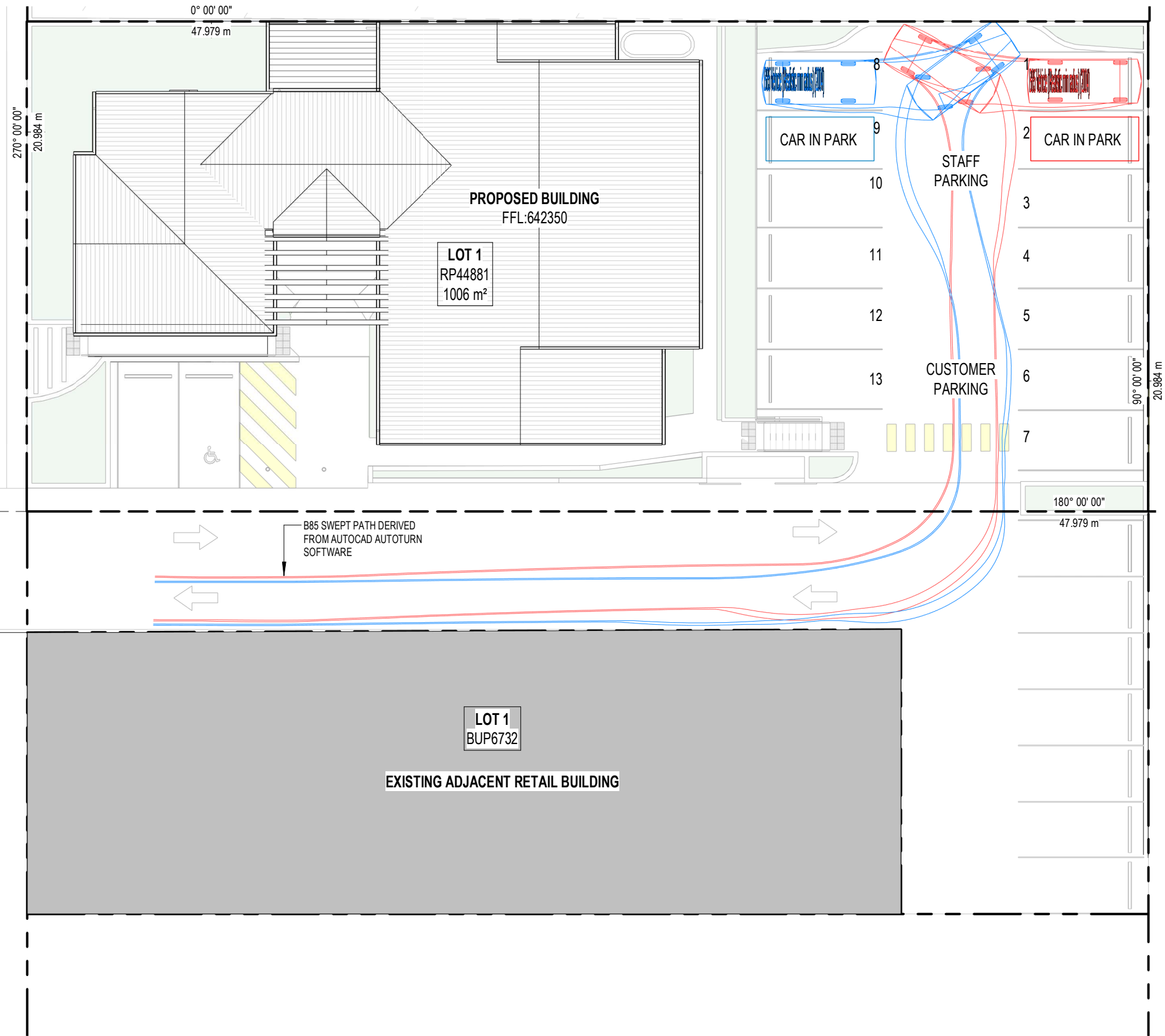
PROJECT NAME		
BEAUTY SALON (MCU)		
STREET ADDRESS		
136 SOUTH STREET, CENTENARY HEIGHTS 4350 QLD		
REAL PROPERTY DESCRIPTION		
LOT 1 OF 44881		
CLIENT		
136A SOUTH STREET PROPERTY TRUST		
PROPOSED SITE PLAN		
AUTHOR		
JMC		
DESIGNER		
OCK		
ORIGINAL SIZE		
420 x 594 - A2		
PRINT DATE		
21/08/2020 3:44:19 PM		
SCALE		
As indicated		
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PROJECT NO.	PHASE	SHEET NO.
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SWEPT PATH - B85

1:200



SOUTH STREET



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A FOR APPROVAL: 21.08.2026
ISSUE DESCRIPTION DATE

PROJECT NAME
BEAUTY SALON (MCU)
STREET ADDRESS
138 SOUTH STREET, CENTENARY HEIGHTS 4350 QLD
REAL PROPERTY DESCRIPTION
LOT 1 OF 44881
CLIENT
138A SOUTH STREET PROPERTY TRUST

PROPOSED SITE PLAN
TURNING CIRCLE

AUTHOR JMC
DESIGNER OCK
ORIGINAL SIZE 420 x 594 - A2
PRINT DATE 21/08/2026 3:27:50 PM
SCALE 1:200

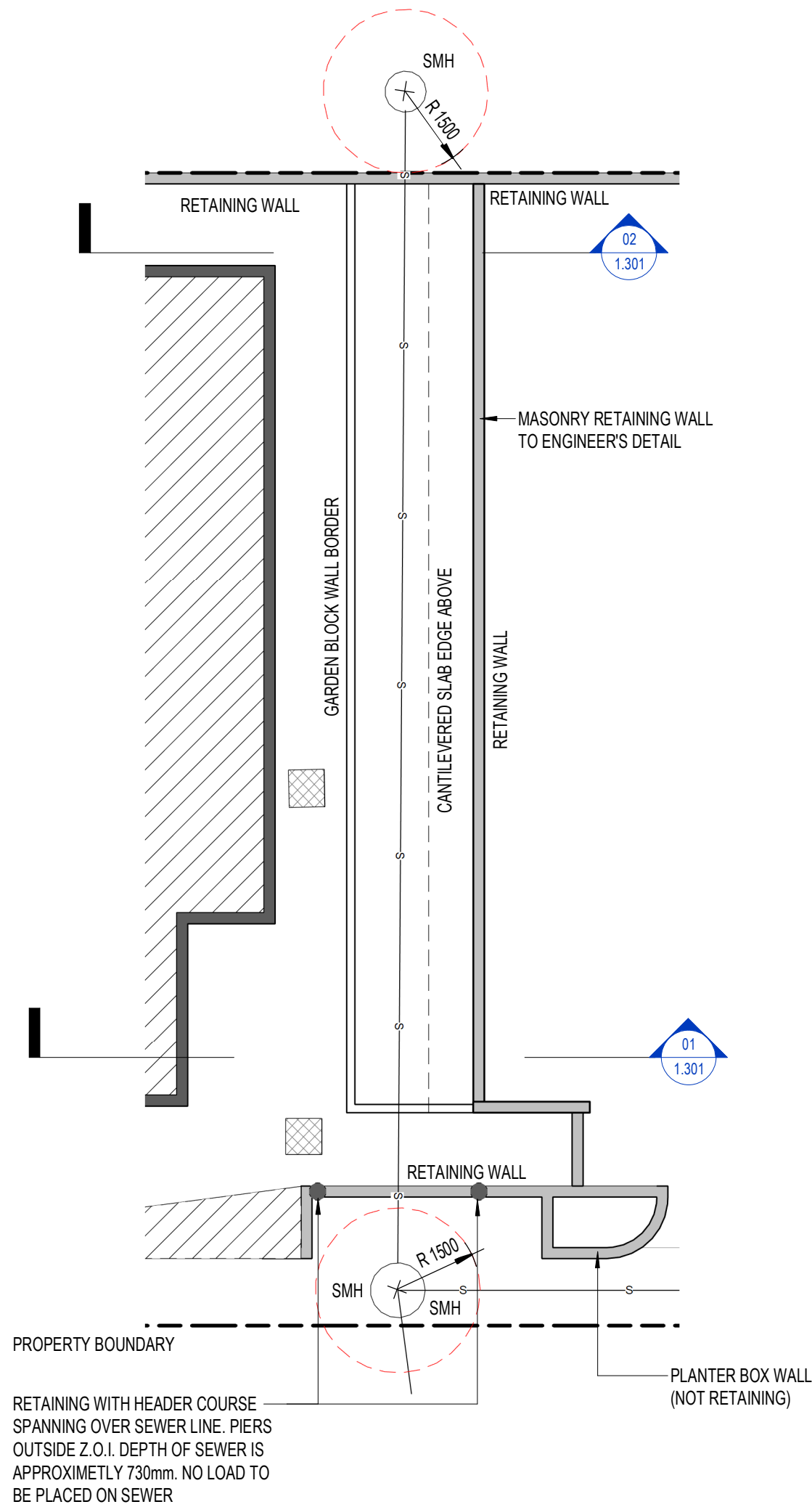
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PROJECT NO. 252212 **PHASE** DA **SHEET NO.** 007 **(BSL#)** [A]

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1
1.301

SEWER LINE RETAINING DETAIL PLAN

1 : 100



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ISSUE	FOR APPROVAL	DATE
A	FOR APPROVAL	14.08.2026

PROJECT NAME
BEAUTY SALON (MCU)

STREET ADDRESS
138 SOUTH STREET, CENTENARY
HEIGHTS 4350 QLD

REAL PROPERTY DESCRIPTION
LOT 1 OF 44881

CLIENT
138A SOUTH STREET PROPERTY TRUST

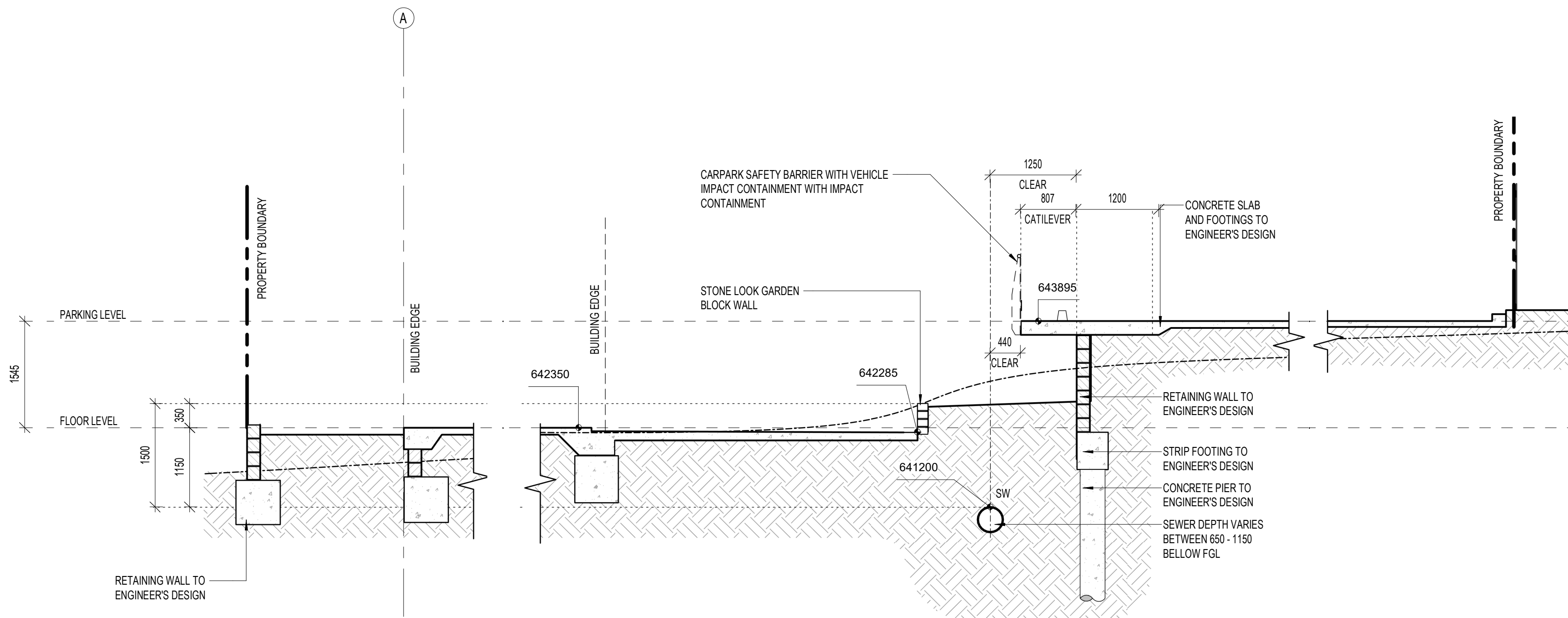
SEWER LINE RETAINING DETAIL PLAN

AUTHOR JWP
DESIGNER OCK
ORIGINAL SIZE 420 x 594 - A2
PRINT DATE 14/08/2026 5:04:03 PM
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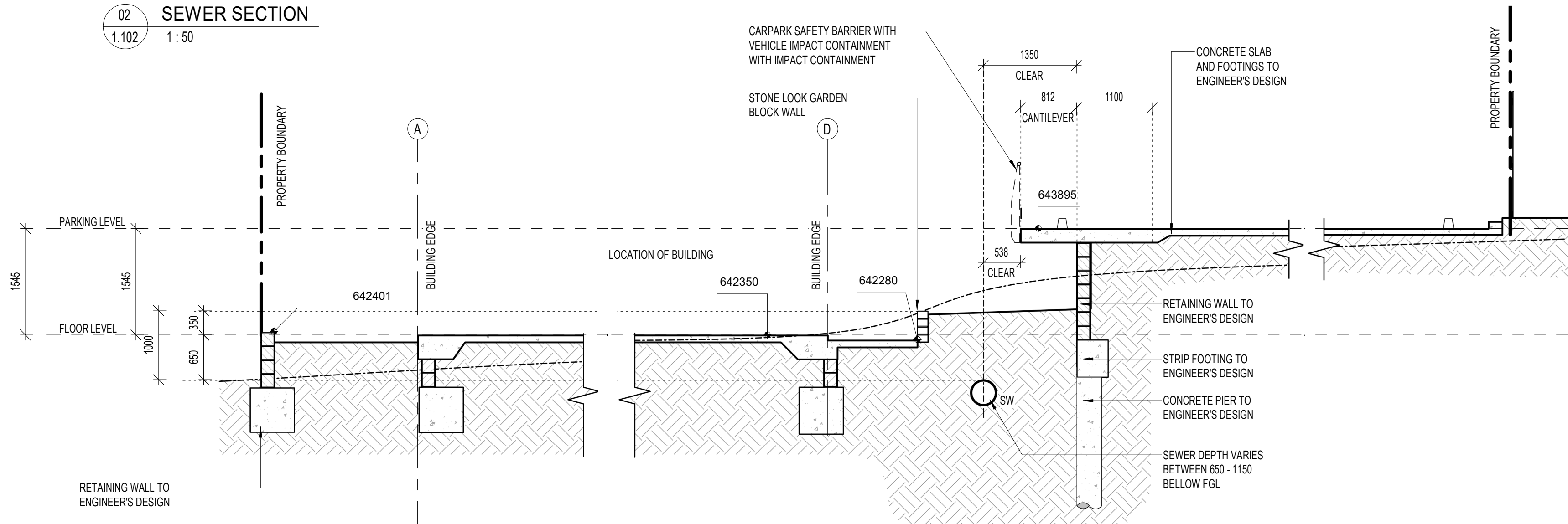
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PROJECT NO. 252212
PHASE DA
SHEET NO. 1.103
BSL# [A]

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02 SEWER SECTION
1.102 1 : 50



01 SEWER SECTION
1.102 1 : 50

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B3
PROUD MEMBER OF BUILDING DESIGN QUEENSLAND SINCE 2005
MEMBER NUMBER: 735

A DA APPLICATION
13.08.2026
DATE

PROJECT NAME
BEAUTY SALON (MCU)

STREET ADDRESS
138 SOUTH STREET, CENTENARY
HEIGHTS 4350 QLD

REAL PROPERTY DESCRIPTION
LOT 1 OF 44881

CLIENT
138A SOUTH STREET PROPERTY TRUST

BUILDING SECTIONS

AUTHOR
DESIGNER
ORIGINAL SIZE
PRINT DATE
SCALE

MDJ
OCK
420 x 594 - A2
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1 : 50

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PHASE DA
SHEET NO. 1.301
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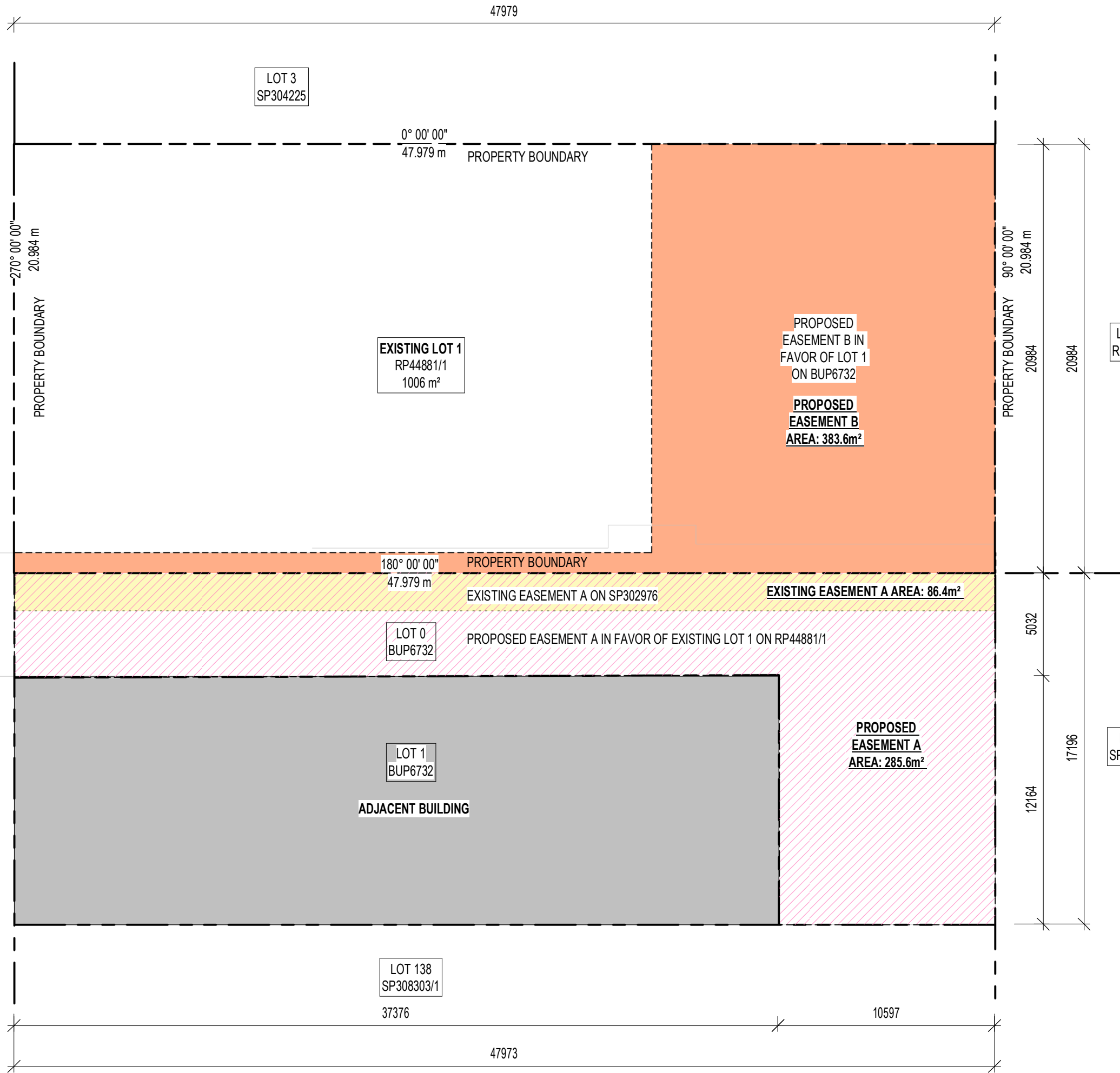
KEY		EASEMENT
SYMBOL		DESCRIPTION
		PROPERTY BOUNDARY
		EXIST. EASEMENT
		PROPOSED EASEMENT
		PROPOSED EASEMENT

COMBINED EASEMENT
AREA = 535.9m²

SOUTH STREET

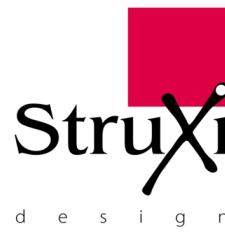
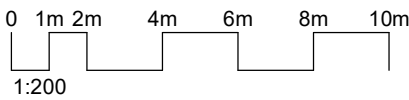
EXIST. DRIVEWAY

FOOT PATH



PROPOSED EASEMENT PLAN

1 : 200



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REAL PROPERTY DESCRIPTION		LOT 1 OF 44881
CLIENT		138A SOUTH STREET PROPERTY TRUST
PROJECT NAME		PROPOSED EASEMENT PLAN
AUTHOR		JWT
DESIGNER		OCK
ORIGINAL SIZE		420 x 594 - A2
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PROJECT NO.		252212
PHASE		DA
SHEET NO.		005
SBL		[D]

PROJECT NAME
BEAUTY SALON (MCU)

STREET ADDRESS
138 SOUTH STREET, CENTENARY HEIGHTS 4350 QLD

REAL PROPERTY DESCRIPTION
LOT 1 OF 44881

CLIENT
138A SOUTH STREET PROPERTY TRUST

PROJECT NAME
PROPOSED EASEMENT PLAN

AUTHOR
JWT

DESIGNER
OCK

ORIGINAL SIZE
420 x 594 - A2

PRINT DATE
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SCALE
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