

**Real Property Description**

Lot. 1 SP 225607  
 Toowoomba Regional Council  
 Parish of Drayton  
 County of Aubigny

TOTAL SITE AREA - 601m<sup>2</sup>



**Notes!**

- Site Area - 601m<sup>2</sup>
- Unit Footprint Area - 300.5m<sup>2</sup>  
 (Incl. Garages, O/Living & Porches)  
 Site Coverage - 50% (50% Max.)  
 (Incl. Garages, O/Living & Porches)
- Impervious Area - 361.5m<sup>2</sup>  
 (Incl. Building Footprint, Paths, Driveways & O/Living)  
 Site Coverage - 60.1% (70% Max.)  
 (Incl. Building Footprint, Paths, Driveways & O/Living)
- Landscape Area - 239.5m<sup>2</sup>  
 Site Coverage - 39.9% (15% Min.)  
 (>80% of Front Setback)
- Private Open Space - 66.3m<sup>2</sup> Unit 1  
 74.6m<sup>2</sup> Unit 2  
 (16m<sup>2</sup> Min. Required/Unit, 4m Min. Width)
- Carparking - 2 Covered Spaces Per Unit  
 - 4 Total Provided

**Colour Plan Note!**

This Plan Includes Colour Lines, Hatches, and Shading and **MUST** be Printed in Full Colour.

**TOOWOOMBA REGIONAL COUNCIL**

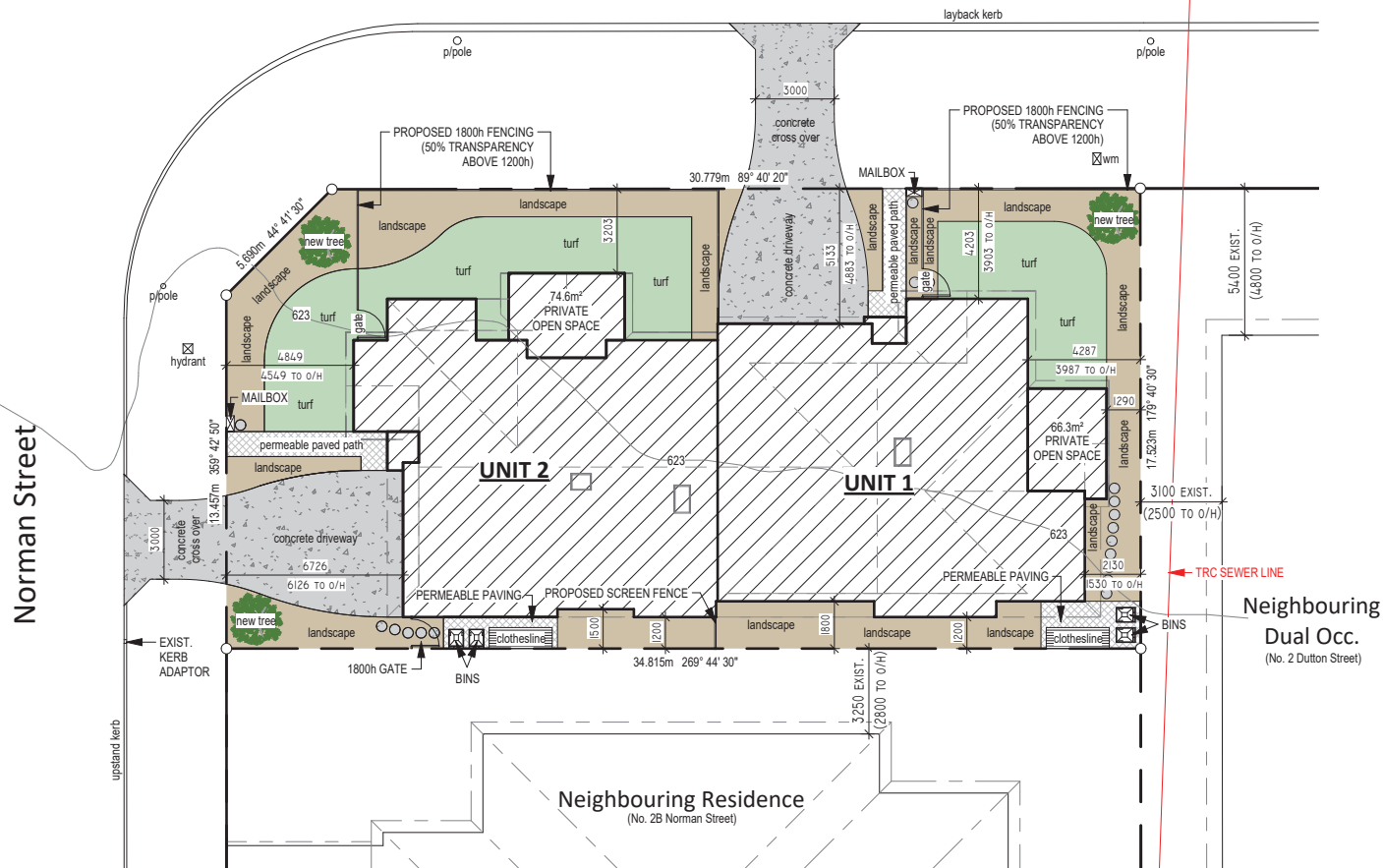
**APPROVED PLAN**

referred to in Council's Decision Notice dated  
**13 March 2026**

This plan is subject to conditions of Approval Number  
**MCUI/2025/7862**

*E. Keane*  
 Assessment Manager

**Dutton Street**



**Preliminary Plans Only!  
 Not for Construction**

**Site Plan**



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CLIENT Samuel & Nicole Marsden	PROJECT Proposed Dual Occupancy	ADDRESS 4 Dutton Street, South Toowoomba	PROJECT No. 250401 .01	REVISION 7	DATE 19/11/2025	BY S.R.B
DRAWING TITLE Site Plan	SCALE 1 : 200 @ A3	DRAWN S.R.Bonell	DESIGNED S.I.Keane	CHECKED S. I. Keane	REVISION DESCRIPTION Issue for Comment	



# TOOWOOMBA REGIONAL COUNCIL

## APPROVED PLAN

referred to in Council's Decision Notice dated

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*E. Kunchige*  
Assessment Manager

### Unit 1 Floor Area

Living Area	139.9m <sup>2</sup>
Outdoor Area	12.0m <sup>2</sup>
Porch Area	1.4m <sup>2</sup>
Total Floor Area	153.3m <sup>2</sup>

### Unit 2 Floor Area

Living Area	134m <sup>2</sup>
Outdoor Area	12.0m <sup>2</sup>
Porch Area	1.2m <sup>2</sup>
Total Floor Area	147.2m <sup>2</sup>

### Legend

- Denotes Location of Exhaust Fan(s) to be Discharged to Outside Air in Accordance with Clause 3.8.8. of the NCC - to be Confirmed on Site
- Denotes Location of Ceiling Fan(s). 1200mm Ø Min. Internally 900mm Ø Min. Externally - to be Confirmed on Site
- Denotes Location of Electrical Distribution Board(s) - to be Confirmed on Site
- Denotes Location of Gas Hot Water System(s) - to be Confirmed Prior to Construction
- Denotes Location of Towel Rack(s) - to be Confirmed on Site
- Denotes Location of Toilet Roll Holder(s) - to be Confirmed on Site

### Wall Legend

- 240mm 'Siniat Shaftliner' Fire Rated Wall System:
  - 70mm Timber Stud
  - 25mm Cavity
  - 50mm Siniat Shaftliner Fire Wall Panel
  - 25mm Cavity
  - 70mm Timber Stud
 Refer to Manufacturers Details
- 70mm Timber Frame:
  - 70mm Timber Stud
- 90mm Timber Frame:
  - 90mm Timber Stud

Note!  
Wall Sheeting Not Shown on Plans

### Wet Area Notes!

Waterproofing to Part H4D2 of the NCC 2022.

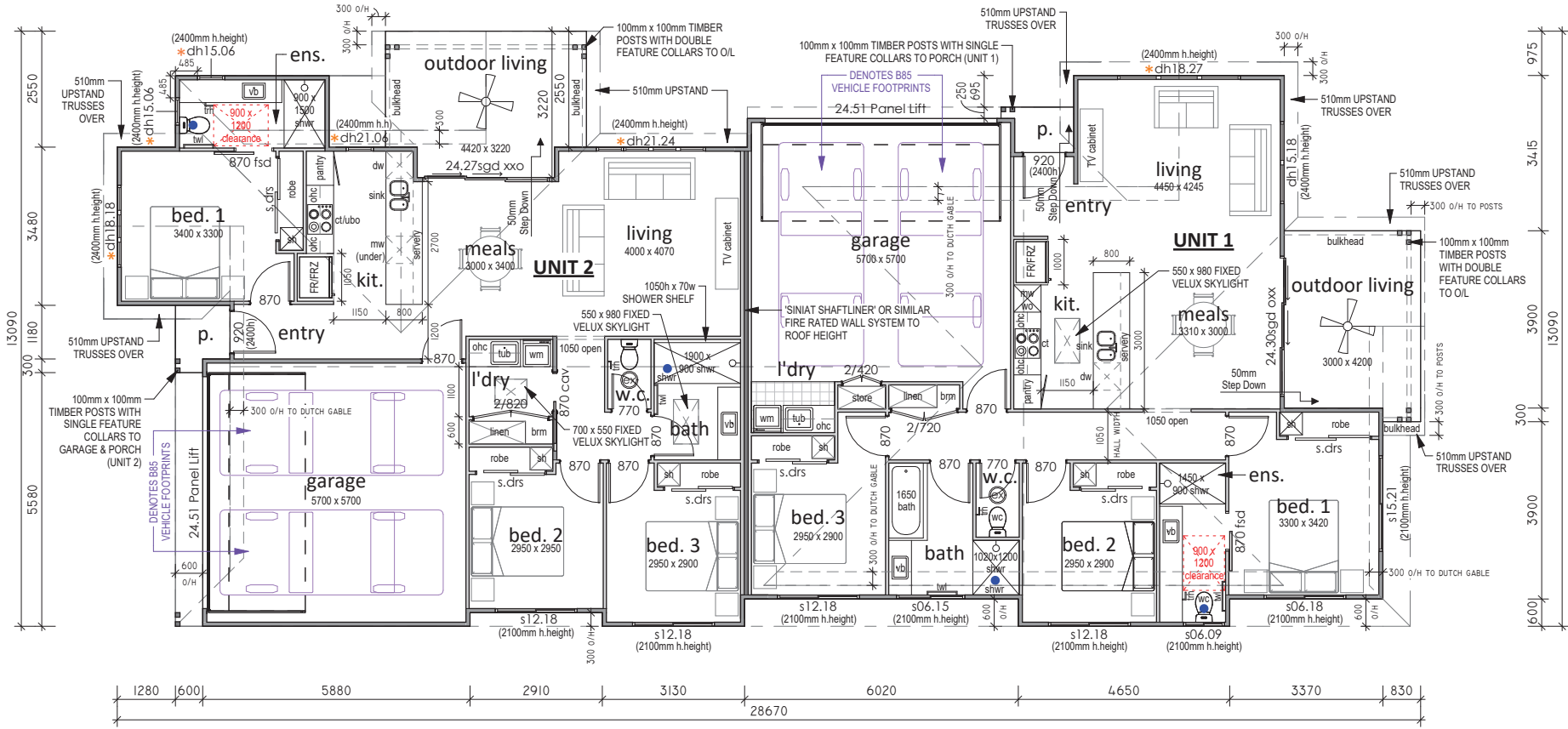
- Floor Waste to be Installed to Bathroom Floor is to be Graded Between 1:80 to 1:100 to the Waste.
- Provide Flood Stop Safety Valves to All Flexible Hose Assemblies & All Vessels to Have In-built Overflow Protection for Ensure.
- Falls, Step Downs, Materials, Penetrations & Drainage to Wet Areas to Either AS3740-21 & Clause 10.2.12 of the ABCB Housing Provisions, or To Part 10.2.7 to 10.2.32 of the ABCB Housing Provisions.

### Livable Housing Design Note!

- Denotes Sanitary Compartment to Comply with Part 4 & Part 6 of the ABCB Standard for Livable Housing Design.
- Denotes Shower to Comply with Part 5 & Part 6 of the ABCB Standard for Livable Housing Design.

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# Floor Plan



### Note!

\* Denotes Windows With Glazing Treatments - Refer to Elevations for Style and Location.

### Colour Plan Note!

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### Firewall Note!

Under No Circumstances Shall any Penetrations be Made to the Firewalls Either During or After Construction

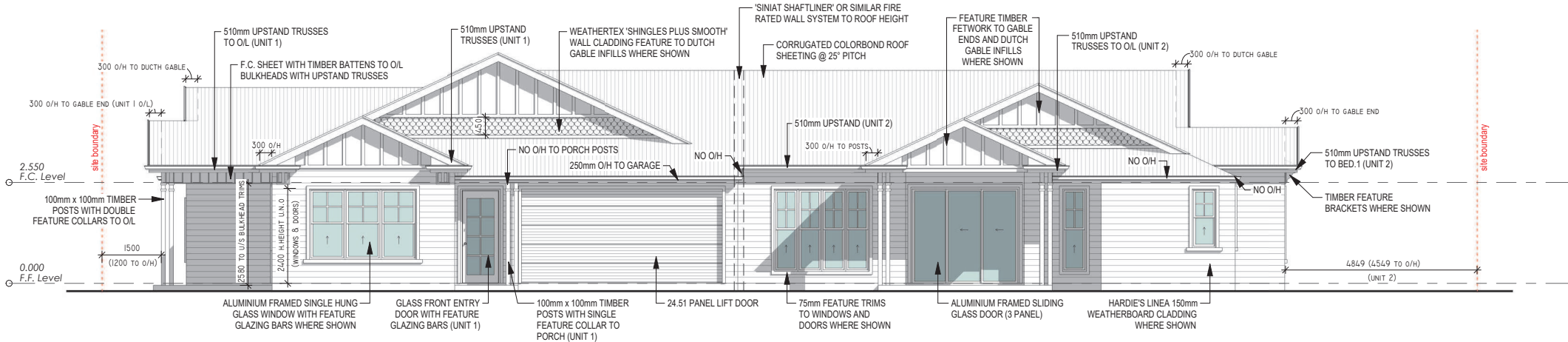
### Slip-Resistance Note!

Slip-Resistance Treatments to all Stair Treads, Ramps, & Landings are to Comply with Clause 3.9.1.4 of the NCC



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CLIENT <b>Samuel &amp; Nicole Marsden</b>	PROJECT <b>Proposed Dual Occupancy</b>	ADDRESS <b>4 Dutton Street, South Toowoomba</b>	PROJECT No. <b>250401 .03</b>	REVISION <b>7</b>	DATE <b>19/11/2025</b>	BY <b>S.R.B</b>
DRAWING TITLE <b>Floor Plan</b>	SCALE <b>1 : 100 @ A3</b>	DRAWN <b>S.R.Bonell</b>	DESIGNED <b>S.I.Keane</b>	CHECKED <b>S. I. Keane</b>	REVISION DESCRIPTION <b>Issue for Comment</b>	



North (Front) U1 & U2 Elevation - Dutton Street

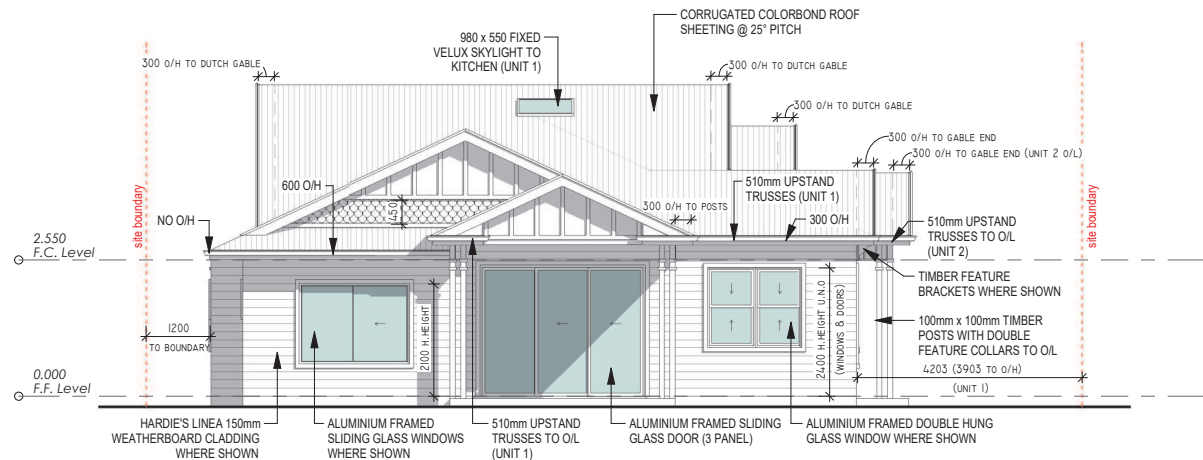
**TOOWOOMBA REGIONAL COUNCIL**

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*E. Hutchinson*  
 Assessment Manager



East Elevation

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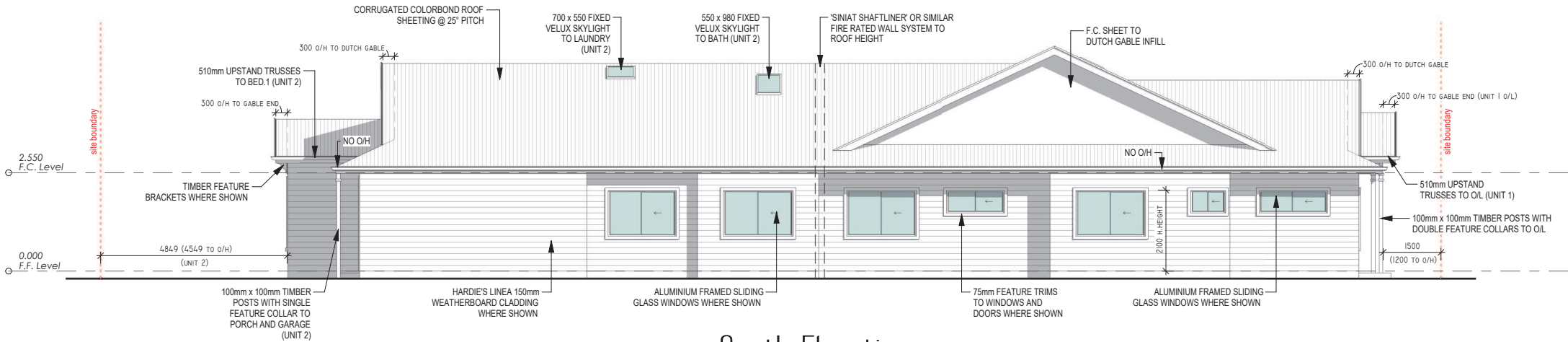
**Firewall Note!**

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**Slip-Resistance Note!**

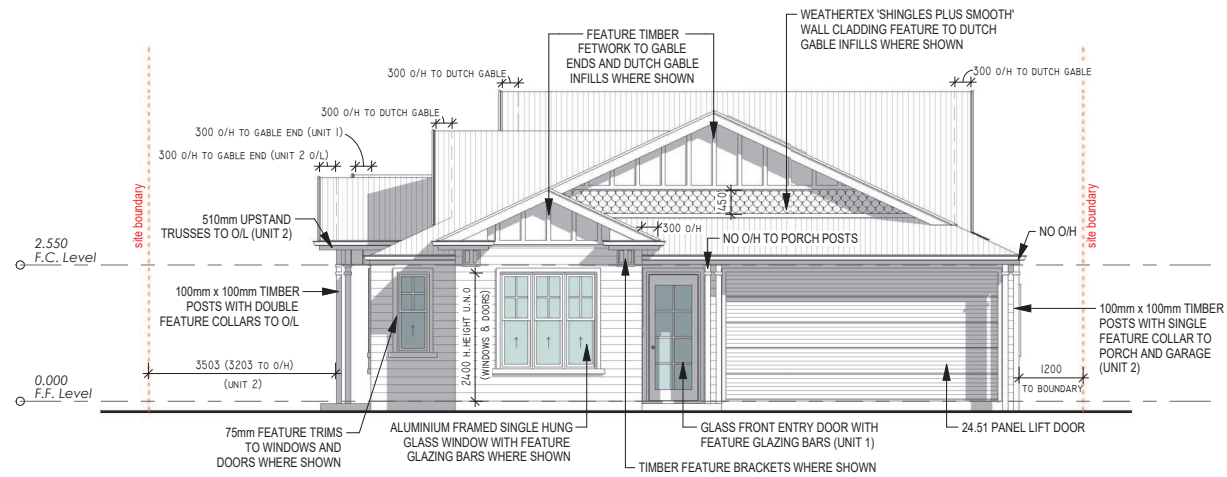
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CLIENT <b>Samuel &amp; Nicole Marsden</b>	PROJECT <b>Proposed Dual Occupancy</b>	ADDRESS <b>4 Dutton Street, South Toowoomba</b>	PROJECT No. <b>250401 .04</b>	REVISION <b>7</b>	DATE <b>19/11/2025</b>	BY <b>S.R.B</b>
DRAWING TITLE <b>Elevations</b>	SCALE <b>1 : 100 @ A3</b>	DRAWN <b>S.R.Bonell</b>	DESIGNED <b>S.I.Keane</b>	CHECKED <b>S. I. Keane</b>	REVISION DESCRIPTION <b>Issue for Comment</b>	



South Elevation

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 Assessment Manager



West (Front) U2 Elevation - Norman Street

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**Firewall Note!**

Under No Circumstances Shall any Penetrations be Made to the Firewalls Either During or After Construction

**Slip-Resistance Note!**

Slip-Resistance Treatments to all Stair Treads, Ramps, & Landings are to Comply with Clause 3.9.1.4 of the NCC

CLIENT <b>Samuel &amp; Nicole Marsden</b>	PROJECT <b>Proposed Dual Occupancy</b>	ADDRESS <b>4 Dutton Street, South Toowoomba</b>	PROJECT No. <b>250401 .05</b>	REVISION <b>7</b>	DATE <b>19/11/2025</b>	BY <b>S.R.B</b>
DRAWING TITLE <b>Elevations</b>	SCALE <b>1 : 100 @ A3</b>	DRAWN <b>S.R.Bonell</b>	DESIGNED <b>S.I.Keane</b>	CHECKED <b>S. I. Keane</b>	REVISION DESCRIPTION <b>Issue for Comment</b>	

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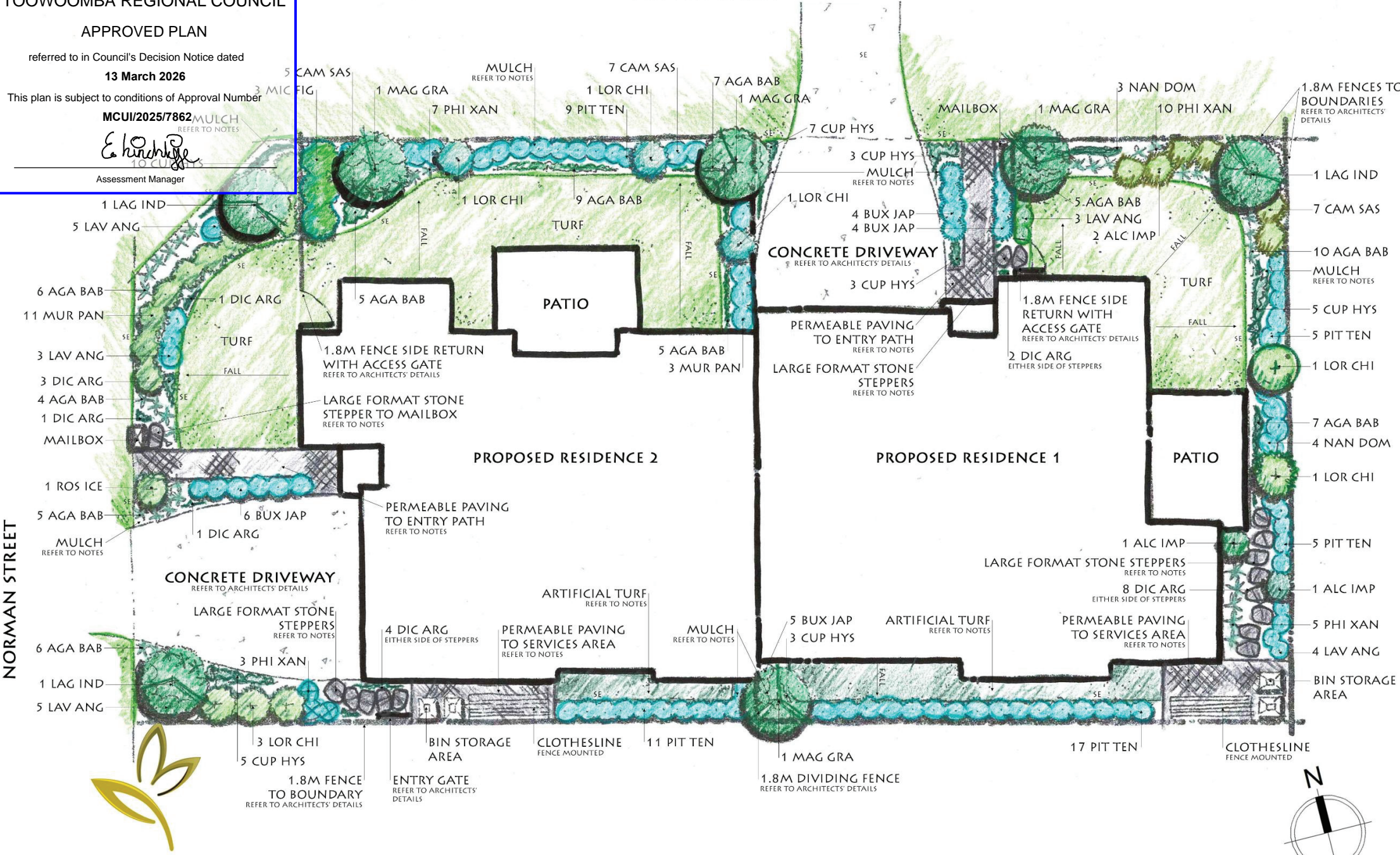
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MCUI/2025/7862

*E. Kurchij*  
Assessment Manager

DUTTON STREET

NORMAN STREET




  
 ● SUPER NATURAL LANDSCAPES ●  
 DRAWN BY - BARRY SWEET  
 GRADDIPL'SCAPEARCH  
 MOB: 0439726638  
 EMAIL - SNLANDSCAPES@OUTLOOK.COM

**SAMUEL & NICOLE MARSDEN**  
 PROPOSED 2 DWELLING DEVELOPMENT  
 4 DUTTON STREET  
 SOUTH TOOWOOMBA, QLD

**LANDSCAPE PLAN - LP-001**  
 FOR - DEVELOPMENT APPROVAL  
 ISSUE - A  
 27TH OCTOBER 2025



## Plant Schedule

Type	Botanical Name	Code	Common Name	Native	Pot Size	Quantity
Trees	Lagerstroemia indica	Lag ind	Crepe Myrtle	N	45L - min 2m high	3
	Magnolia grandiflora	Mag gra	Little Gem	N	45L - min 2m high	4
Shrubs	Alcantarea imperialis 'Rubra'	Alc imp	Imperial Bromeliad	N	300mm	4
	Buxus japonica	Bux jap	Japanese Box	N	200mm	19
	Camellia sasanqua spp.	Cam sas	Camellia	N	200mm	19
	Loropetalum chinense rubrum	Lor chi	China Pink	N	125mm	8
	Michelia figo	Mic fig	Port Wine Magnolia	N	300mm	3
	Murraya paniculata 'min-a-min'	Mur pan	Dwarf Mock Orange	N	140mm	14
	Nandina domestica	Nan dom	Lemon Lime	N	140mm	7
	Philodendron xanadu	Phi xan	Xanadu	N	140mm	25
	Pittosporum tenuifolium 'silver sheen'	Pit ten	Silver Pittosporum	N	140mm	47
	Rosa hybrida cv. 'Iceberg'	Ros Ice	Iceberg Standard Rose	N	200mm	1
Groundcovers, Bulbs & Grasses	Agapanthus 'Baby Pete'	Aga bab	Dwarf Agapanthus	N	140mm	69
	Cuphes hyssopifolia 'white'	Cup hys	White Cuphea	N	140mm	36
	Dichondra argentea	Dic arg	Silver falls	N	140mm	20
	Lavandula angustifolia	Lav ang	Lavender	N	140mm	20

### NOTES

- Use a non-residual glyphosate to manufactures' specification to eradicate all weeds prior to commencement of Landscape works
- Establish a work exclusion area around trees to be retained prior to commencement of construction to avoid damage and soil compaction from plant and machinery
- If a street tree/s are to be relocated due to driveway locations - refer to development approval for requirements regarding such works
- Use site topsoil to establish desired heights in turf and garden areas where possible
- All Planting areas must be friable, organic topsoil, cultivated to minimum 100mm depth and be clear of any rubbish, rocks or building rubble
- All garden areas to be irrigated
- All garden areas are to be mulched with 25mm Slash Pine Bark mulch @ min 75mm thick - unless noted - Refer to details 1 & 2. Ensure mulch is clear of trunk as detailed.
- All steel edging "SE" to be 75mm mild steel flat bar pinned with 12mm round bar - min 300mm long - and welded @ max 800mm centers - Refer to Detail 2
- Stone Steppers to be min 500mm in diameter and to be laid on concrete pad - Refer to Detail 3. Colour and material TBC with client prior to install.
- All 'turf' areas to fall to yard pits or to the street where possible and be prepared with suitable 'turf mix' soil. Refer to Detail 2. Water immediately after laying and keep moist
- Species - Wintergreen Couch
- All 'Artificial Turf' areas to fall to yard pits, driveway or to the street where possible and be prepared with a suitable compacted base in accordance with manufactures' specification. Product TBC with client/building contractor prior to install.
- For yard gully/pit locations - refer to engineer's plans
- Fences - Refer to Architects' Details/Specs.
- If plant species/sizes are not practically available when time comes to install, the landscape contractor shall notify the designer and a list of acceptable substitutes shall be supplied
- Planting - Stake mature specimens if necessary - Refer to Detail 1.
- All concrete areas - driveways/Walkways/etc - Refer to Architects' Details/Specs.

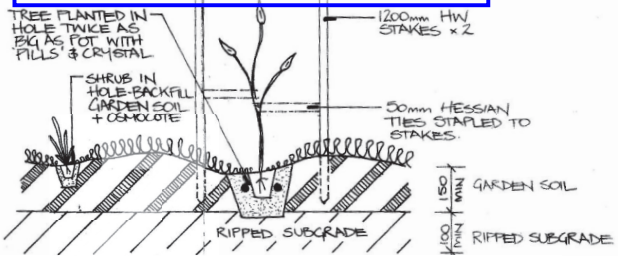
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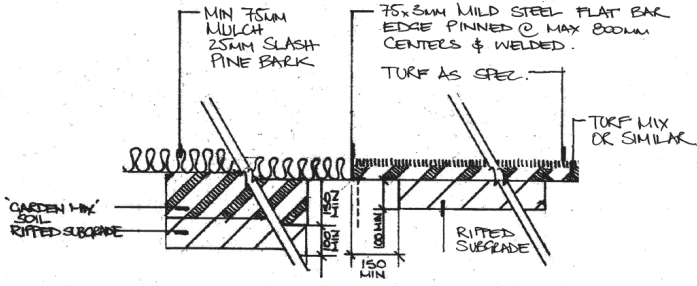
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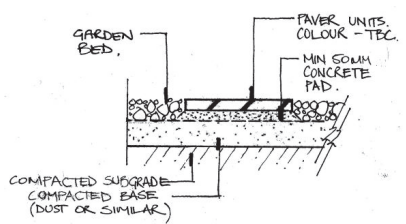
*E. Hinchey*  
Assessment Manager



1. Typical Planting Detail



2. Garden Bed/Steel Edge/Turf - Typical Detail



3. Stepper - Typical Detail