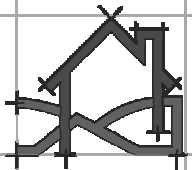


RECEIVED
20/08/2026
TOOWOOMBA
REGIONAL COUNCIL

DRAWING SHEET LIST	
01	SITE PLAN
02	EXISTING FLOOR PLAN
03	ELEVATIONS

PROJECT IDENTIFICATION		SHEET CONTROL			DESIGNED BY DRAFTIT PTY LTD	
PROJECT	EXISTING RESIDENCE	STATUS	AS-BUILT ISSUE			DRAFTIT BUILDING DESIGN RESIDENTIAL ARCHITECTURAL
CLIENT		ISSUE DATE	04.08.26	ISSUE N°		
ADDRESS	31 GLENVALE ROAD, NEWTOWN	PROJECT N°	26.038	SHEET A3		

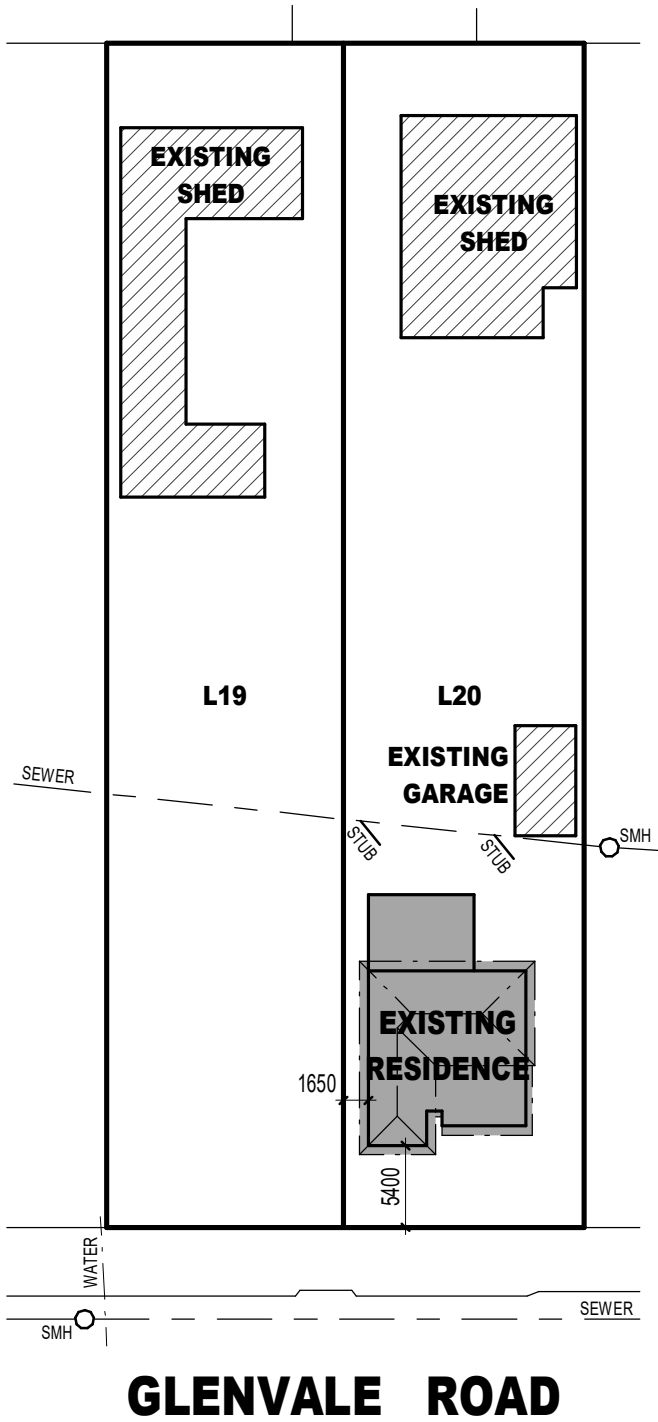
QBCC Lic N° 1145093
ABC 1145093
M: 0407 657 235
W: draftit.com.au
E: brett@draftit.com.au

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1

SITE PLAN

SCALE 1 : 500



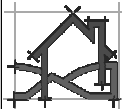
REAL PROPERTY DESCRIPTION		
LOCAL AUTHORITY	TOOWOOMBA REGIONAL COUNCIL	
LOT / PLAN N°	19 & 20	/ RP63458
SITE AREA	2470m² APPROX	

SIGNATURES

1

04.08.26

AS-BUILT EXISTING ISSUE

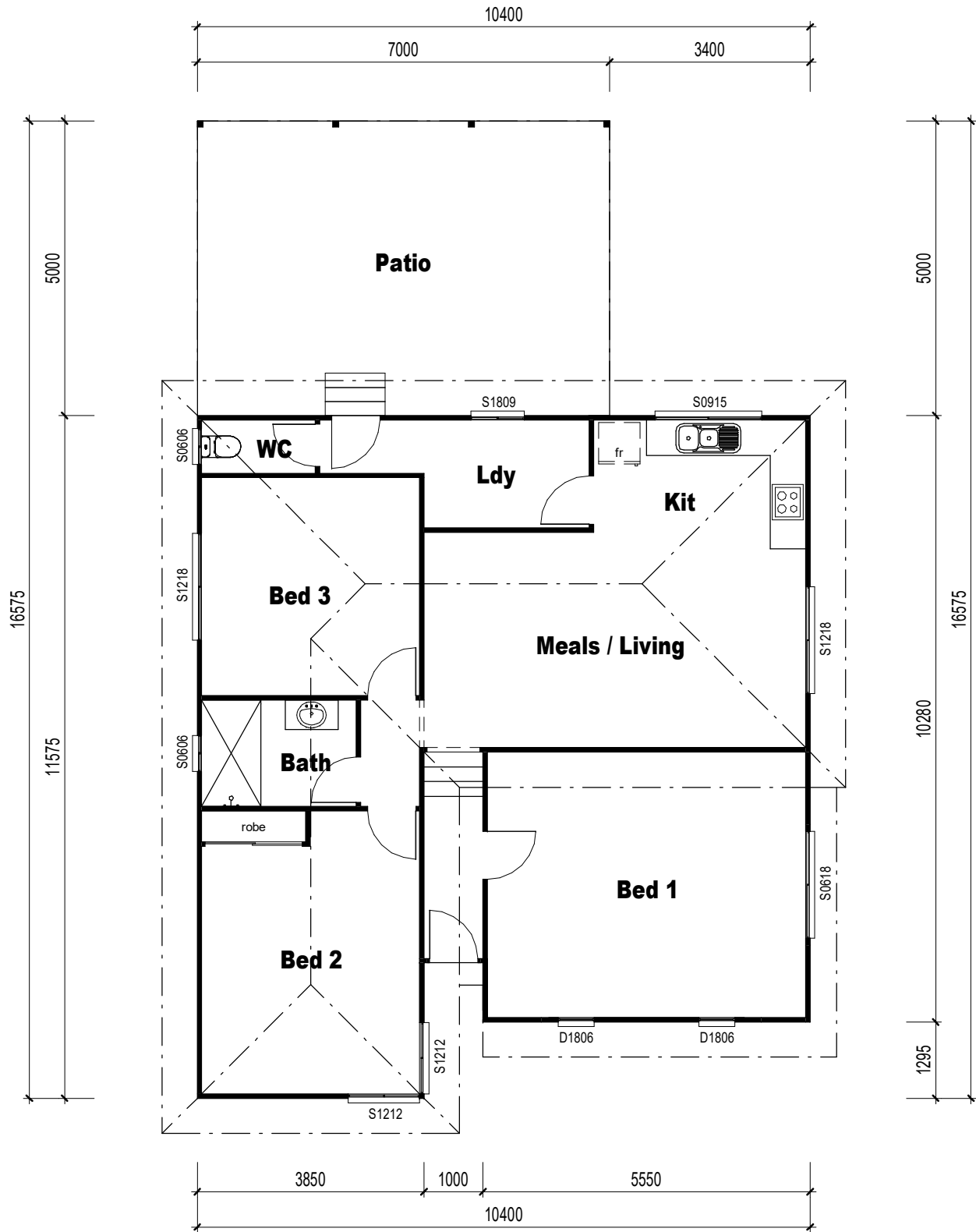
Issue	Date	Description																																
 DRAFTIT BUILDING DESIGN RESIDENTIAL ARCHITECTURAL QBCC Lic N° 1145093 ABC 1145093 M: 0407 657 235 E: brett@draftit.com.au W: draftit.com.au <table><tr><td>WIND CLASSIFICATION</td><td>REGION</td><td>B</td></tr><tr><td>N2</td><td>TERRAIN CATEGORY</td><td>TC2.5</td></tr><tr><td>CLIMATE ZONE</td><td>TOPOGRAPHIC CLASSIFICATION</td><td>T1</td></tr><tr><td>5</td><td>SHIELDING CLASSIFICATION</td><td>FS</td></tr></table> ALL DESIGN & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH: <table><tr><td>National Construction Code (All Housing & Units)</td><td>NCC / BCA</td></tr><tr><td>Liveable Housing Standard (Accessibility / Level Access)</td><td>NCC - LHDS</td></tr><tr><td>QLD Liveable Housing Amending Code (MP4.5 Variations)</td><td>QDC MP4.5</td></tr><tr><td>Queensland Development Code (Siting & Duplexes)</td><td>QDC CODES</td></tr><tr><td>Residential Timber Framing Code (Framing & Decks)</td><td>AS1684.2</td></tr></table> PROJECT TYPE CLASS 1a DETACHED DWELLING PROJECT EXISTING RESIDENCE CLIENTS PROJECT ADDRESS 31 GLENVALE ROAD, NEWTOWN SHEET NAME SITE PLAN <table><tr><td>PROJECT STATUS</td><td>SHEET</td></tr><tr><td>AS-BUILT ISSUE</td><td>A3</td></tr><tr><td>DESIGNED</td><td>DATE</td><td>SCALE</td></tr><tr><td>BDH</td><td>04.08.26</td><td>1 : 500</td></tr></table>  PROJECT N° 26.038 DRAWING N° 01 ISSUE 1			WIND CLASSIFICATION	REGION	B	N2	TERRAIN CATEGORY	TC2.5	CLIMATE ZONE	TOPOGRAPHIC CLASSIFICATION	T1	5	SHIELDING CLASSIFICATION	FS	National Construction Code (All Housing & Units)	NCC / BCA	Liveable Housing Standard (Accessibility / Level Access)	NCC - LHDS	QLD Liveable Housing Amending Code (MP4.5 Variations)	QDC MP4.5	Queensland Development Code (Siting & Duplexes)	QDC CODES	Residential Timber Framing Code (Framing & Decks)	AS1684.2	PROJECT STATUS	SHEET	AS-BUILT ISSUE	A3	DESIGNED	DATE	SCALE	BDH	04.08.26	1 : 500
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1

EXISTING FLOOR PLAN

SCALE 1 : 100



FLOOR PLAN GENERAL NOTES (NCC VOL 2 & QDC COMPLIANT)

CONTRACT & APPLIANCE DISCLAIMER: ALL REFRIGERATORS, FREEZERS, DISHWASHERS, AND WASHING MACHINES SHOWN IN SCHEMATIC LAYOUT OUTLINES ARE FOR SCALING INDICATIONS ONLY. APPLIANCES ARE **NOT INCLUDED** UNDER THE BASE CONSTRUCTION CONTRACT OR STRUCTURAL PROVISIONS.

LIVABLE HOUSING DESIGN MANDATES

THE DETACHED HABITABLE CORE LIVING PATHWAY INCORPORATES THE MANDATORY LIVABLE HOUSING STANDARD REQUISITES. MAIN ENTRY FEATURES A STEP-FREE ACCESS CONDUIT AND MINIMUM 820mm CLEAR DOOR PANELS.

LEGAL DESIGN PRINCIPLE REALITY

ALL DIMENSIONS WORKED ON-SITE ARE TO TAKE UTMOST PRECEDENCE OVER SCALE GEOMETRY DRAWINGS. THE PRINCIPAL CONTRACTOR MUST VERIFY ALL CAVITY, STUD, SETOUT, AND STRUCTURAL FRAME EXTENTS PRIOR TO CONCRETE SETTING.

WET AREA WATERPROOFING (AS 3740)

ALL SANITARY ROOM CORES, SHOWERS, BATHROOM FLOORS, LAUNDRIES, AND WC JUNCTIONS MUST BE SEALED IN STRICT ACCORDANCE WITH AS 3740:2021 AND HOUSING PROVISIONS PART 10.2. ALL CHANNELS TO HAVE FALL TO A FLOOR WASTE.

SANITARY OVERFLOW COMPLIANCE PROVISIONS

WHERE REGULATORY FLOOR WASTES ARE OMITTED FROM BATHROOM OR ENSUITE DESIGNS, ALL VANITY BASINS AND BATHTUBS WITHOUT INTEGRATED BUILT-IN OVERFLOW OUTLETS MUST BE FITTED WITH MANDATORY AUTOMATIC WATER SHUT-OFF VALVES (FLOOD STOP DEVICE SYSTEMS) IN STRICT ACCORDANCE WITH NCC VOL 2 PART H4D2 AND AS 3500.

STAIRWAY & SAFETY BALUSTRADES

BALUSTRADES TO BE MINIMUM 1000mm HIGH ABOVE FINISHED FLOORS OR BALCONY STRUCTURE OUTLETS. PROVIDE CONTINUOUS VERTICAL BARRIER PROTECTION MEETS SYSTEM RULES IN NCC PART H1D9 / HOUSING PROVISIONS PART 11.2.

GLAZING & SAFETY GLASS CORE

ALL EXTERIOR AND INTERNAL REQUISITE GLASS ELEMENTS, SHOWER SCREENS, SLIDING DOORS, AND LOW-LITE GLAZING PANELS TO COMPLY WITH IMPACT SELECTIONS DETAILED IN AS 1288 AND AS 2047 STANDARDS.

TERMITE CAVITY PROTECTION PROVISIONS

PROVIDE A COMPLIANT PHYSICAL OR CHEMICAL TERMITE BARRIER SYSTEM SPECIFIED IN STRICT ACCORDANCE WITH NCC VOL 2 PART H1D3 AND AS 3660.1. THE PRINCIPAL CONTRACTOR MUST PROVIDE SYSTEM BARRIER COMPLIANCE DOCS PRIOR TO DEVELOPMENT APPLICATION SIGN-OFF.

DOOR AND ACCESSIBILITY COMPLIANCE

INTERNAL DOOR FRAME HEIGHTS SPECIFIED AT **2090mm**, EXTERIOR AT **2135mm** MINIMUM. ENTRANCES SERVING ENCLOSED SANITARY COMPARTMENTS MUST FEATURE CONVERTIBLE LIFT-OFF HINGE FLANGES.

FLOOR PLAN ELECTRICAL & SERVICES LEGEND

sa	PHOTOELECTRIC SMOKE ALARM TO AS 3786 & NCC VOL 2 PART H3D8. DEVICE MUST BE CONSUMER-MAINS POWERED AND INTERCONNECTED TO ACTIVATE SIMULTANEOUSLY.
(hws)	CENTRAL HOT WATER STORAGE SYSTEM CYLINDER LOCATION. CONTRACTOR TO CONFIRM PHYSICAL FOOTPRINT CLEARANCES ON-SITE PRIOR TO PIPING PLACEMENT
hc ₊	EXTERNAL BRASS HOSE COCK FITTING INSTALLED TO PRESSURE LIMITING DEVICE REGULATION BOUNDARIES IN STRATEGIC ACCORDANCE WITH AS/NZS 3500.
dp	INTEGRATED ROOF STORMWATER REQUISITE DOWNPIPE CONNECTION. MINIMUM 90mm DIA PVC HOUSING CONDUIT. REFER TO SEPARATE ROOF DRAINAGE PLAN FOR LINE TRACKS.
acu	SPLIT SYSTEM AIR CONDITIONING OUTDOOR CONDENSER UNIT ANCHOR BASE PAD POSITIONING. COMPONENT LOCATIONS TO BE VERIFIED ON-SITE.
SKY	INTEGRATED OVERHEAD ROOF SKYLIGHT CORE CAVITY. UNIT HOUSING SELECTIONS AND HIGH-PERFORMANCE GLAZING VALUES TO CONFORM DIRECTLY TO SEPARATE ENERGY BALANCES.
EF	MECHANICAL EXHAUST VENTILATION FAN CUMULATIVE TO AS 1668.2. SYSTEM DELIVERS MANDATORY DUCTED OUTFLOW DISCHARGE OUTSIDE DIRECTLY TO OPEN ATMOSPHERE.

BUILDING AREA		
EXISTING RESIDENCE	110.898 m ²	
EXISTING PATIO	35.000 m ²	
	145.898 m ²	

SIGNATURES

ct	- cook top
dwp	- dishwasher provision
itub	- insert laundry tub
ohc	- overhead cupboards
pty	- pantry
shr	- shower
tub	- glow tub
ubo	- under bench oven
vs	- vanity sink
wc	- toilet
wm	- washing machine
wo	- wall oven

1	04.08.26	AS-BUILT EXISTING ISSUE
Issue	Date	Description
 DRAFTIT BUILDING DESIGN RESIDENTIAL ARCHITECTURAL		
QBCC Lic N° 1145093 ABC 1145093		
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WIND CLASSIFICATION	REGION	B
N2	TERRAIN CATEGORY	TC2.5
CLIMATE ZONE	TOPOGRAPHIC CLASSIFICATION	T1
5	SHIELDING CLASSIFICATION	FS

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Residential Timber Framing Code (Framing & Decks)	AS1684.2

PROJECT TYPE
CLASS 1a DETACHED DWELLING

PROJECT
EXISTING RESIDENCE

CLIENTS

PROJECT ADDRESS
31 GLENVALE ROAD, NEWTOWN

SHEET NAME
EXISTING FLOOR PLAN

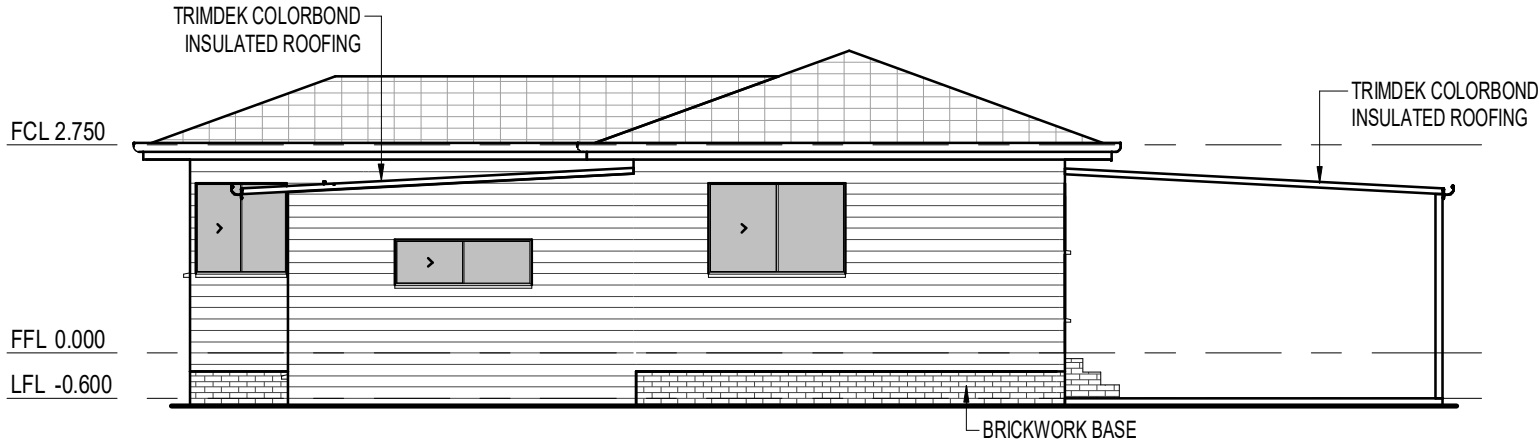
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AS-BUILT ISSUE	A3

DESIGNED	DATE	SCALE
BDH	04.08.26	1 : 100

	PROJECT N°	
	26.038	
	DRAWING N°	ISSUE
	02	1



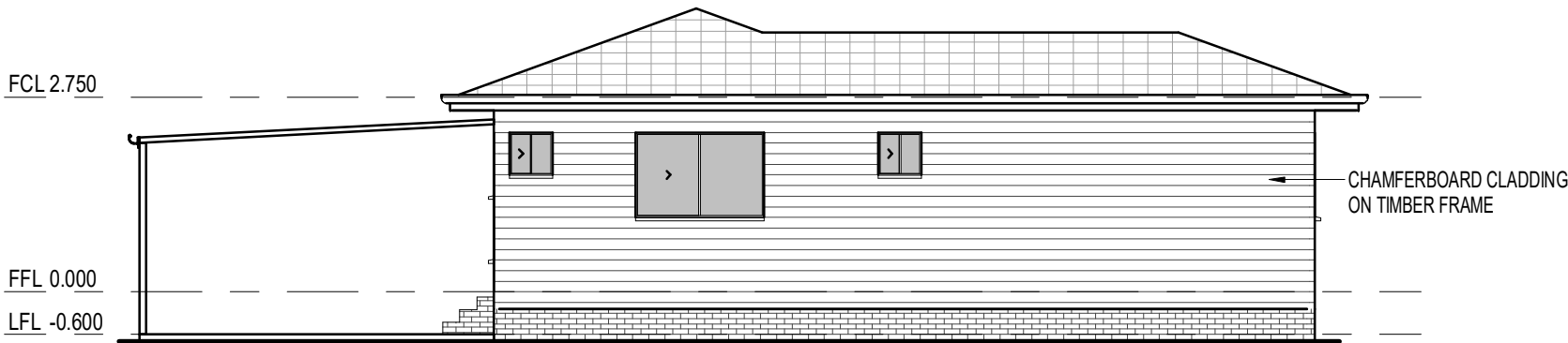
1 ELEVATION SOUTH
SCALE 1 : 100



2 ELEVATION EAST
SCALE 1 : 100



3 ELEVATION NORTH
SCALE 1 : 100



4 ELEVATION WEST
SCALE 1 : 100

NOTES:
FFL - DENOTES FINISHED FLOOR LEVEL
FCL - DENOTES FINISHED CEILING LEVEL

SIGNATURES

1	04.08.26	AS-BUILT EXISTING ISSUE
Issue	Date	Description

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RESIDENTIAL ARCHITECTURAL
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PROJECT TYPE

CLASS 1a DETACHED DWELLING

PROJECT

EXISTING RESIDENCE

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PROJECT ADDRESS

31 GLENVALE ROAD, NEWTOWN

SHEET NAME

ELEVATIONS

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AS-BUILT ISSUE	A3	
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PROJECT N°
26.038
DRAWING N°
03
ISSUE
1

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