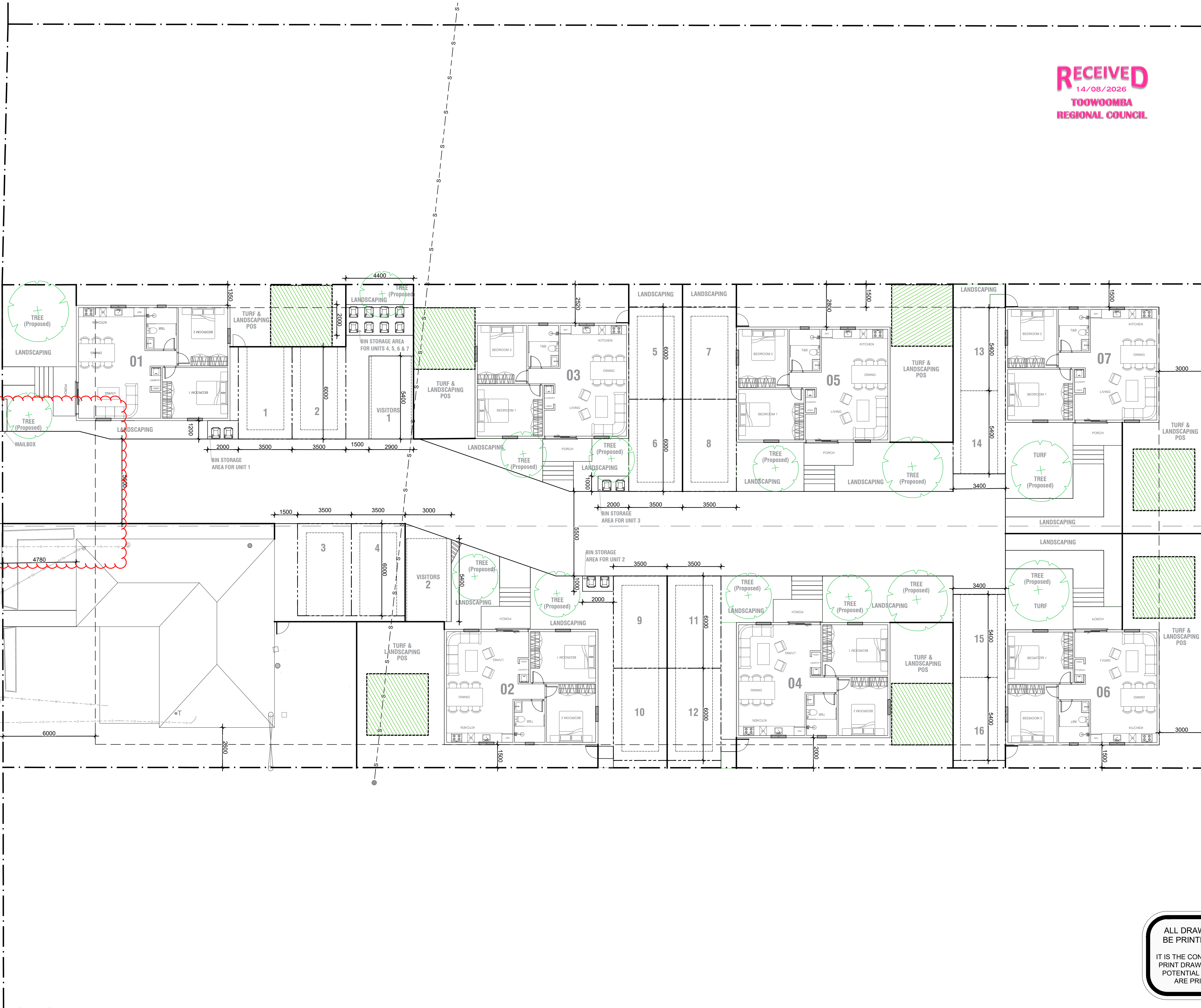


Driveway crossover
provided in
accordance with
Condition 83-84.

GLENVALE ROAD



ALL DRAWINGS ARE DESIGNED TO
BE PRINTED AND READ IN COLOUR

IT IS THE CONTRACTORS' RESPONSIBILITY TO
PRINT DRAWINGS IN COLOUR TO AVOID ANY
POTENTIAL DISCREPANCIES IF DRAWINGS
ARE PRINTED IN BLACK AND WHITE

RECEIVED

16/02/2026

TOOWOOMBA
REGIONAL COUNCIL

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

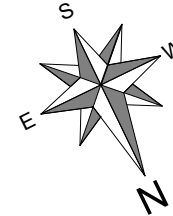
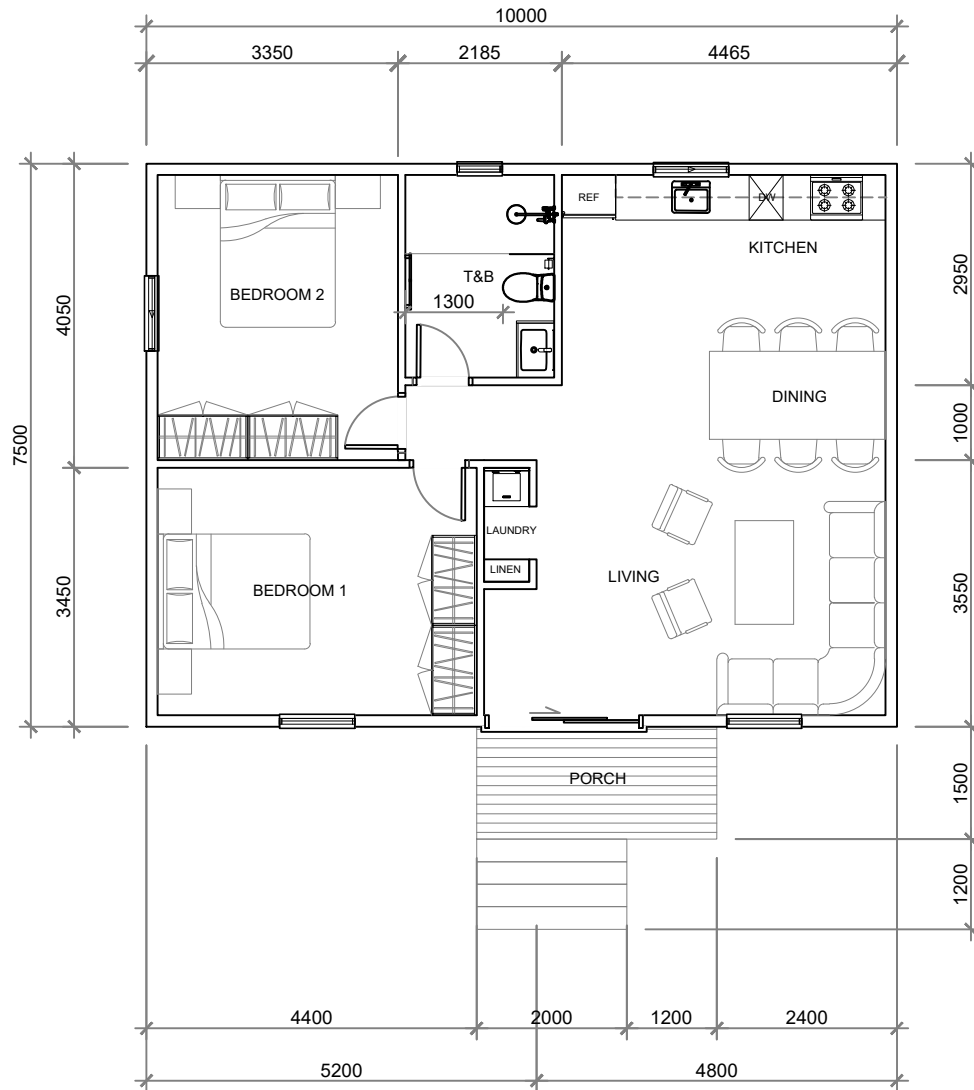
17 September 2026

This plan is subject to conditions of Approval Number

MCUI/2026/1261

E. Hinchey

Assessment Manager



FLOOR PLAN

SCALE:

1:100



CLIENT NAME:

JAI PHILLIPS

PROJECT ADDRESS:

31 GLENVALE RD, NEWTOWN, QLD 4350

DATE:

30/01/2026

REV NO.

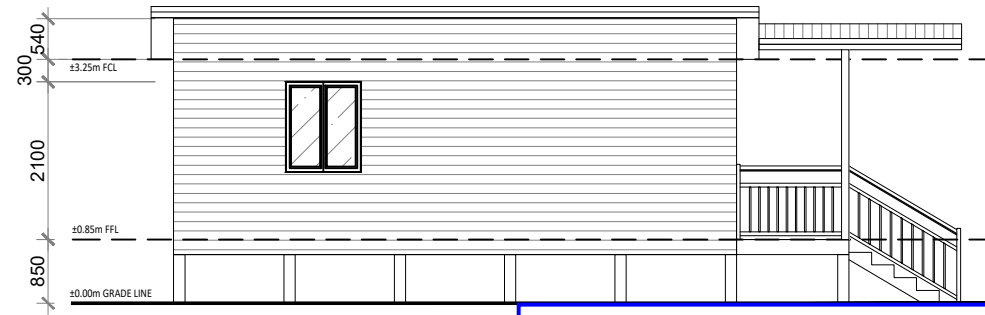
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SHEET NO:

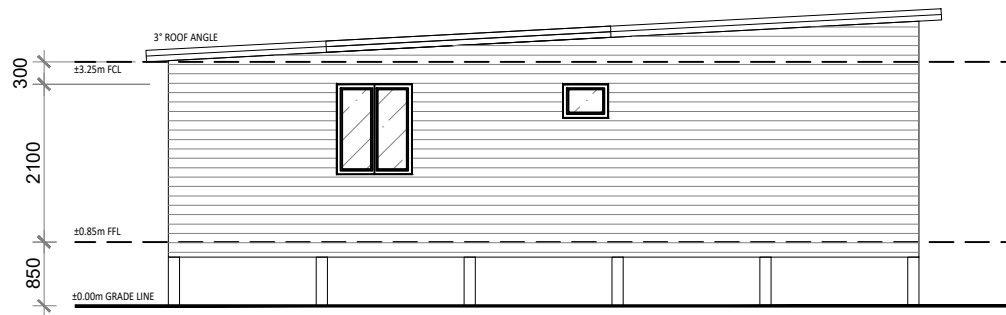
A-1



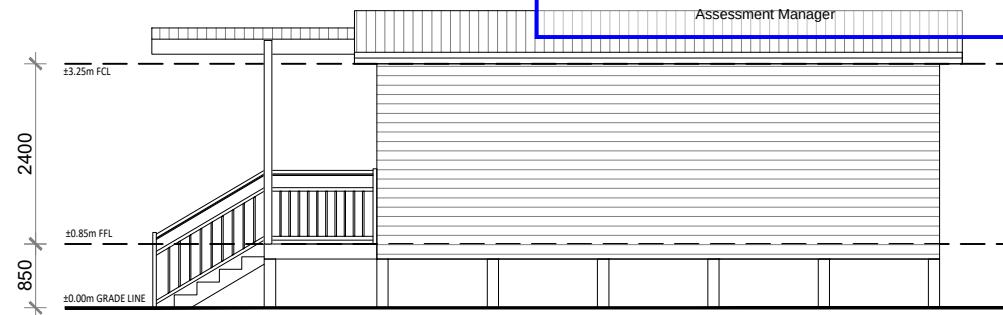
A FRONT ELEVATION
A-3 SCALE: 1:100



B LEFT SIDE ELEVATION
A-3 SCALE: 1:100



C REAR ELEVATION
A-3 SCALE: 1:100



D RIGHT SIDE ELEVATION
A-3 SCALE: 1:100

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

17 September 2026

This plan is subject to conditions of Approval Number

MCUI/2026/1261

E. Kinnear

Assessment Manager



CLIENT NAME:	PROJECT ADDRESS:	DATE:	SHEET NO:
JAI PHILLIPS	31 GLENVALE RD, NEWTOWN, QLD 4350	30/01/2026	A-3
		REV NO. -	

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

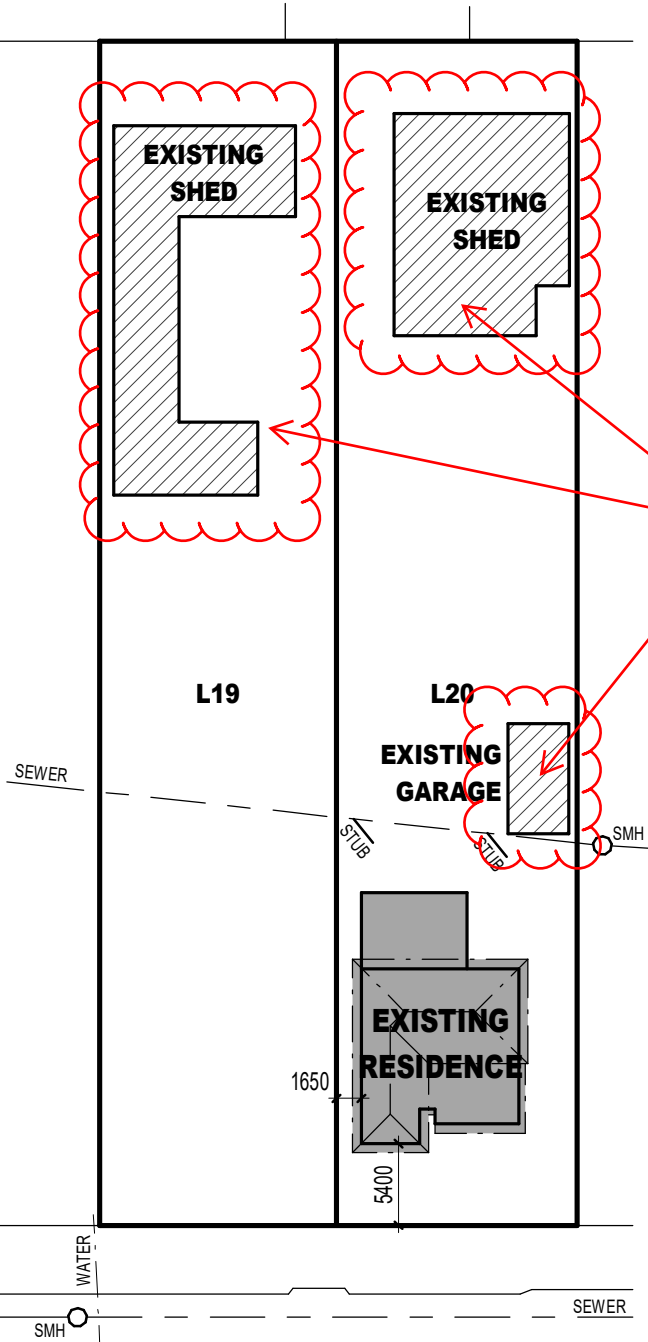
17 September 2026

This plan is subject to conditions of Approval Number

MCUI/2026/1261

E. Kunchige

Assessment Manager



Structures to be removed in accordance with Condition 12.

GLENVALE ROAD

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

Issue	Date	Description
-------	------	-------------



DRAFTIT
BUILDING DESIGN
RESIDENTIAL ARCHITECTURAL

QBCC Lic N° 1145093
Mt: 0407 657 235

ABC 1145093
E: brett@draitit.com.au
W: draitit.com.au

WIND CLASSIFICATION	REGION	B
N2	TERRAIN CATEGORY	TC2.5
CLIMATE ZONE	TOPOGRAPHIC CLASSIFICATION	T1
5	SHIELDING CLASSIFICATION	FS

ALL DESIGN & CONSTRUCTION METHODS TO BE IN ACCORDANCE WITH:

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 TYPE

CLASS 1a DETACHED DWELLING

PROJECT

EXISTING RESIDENCE

CLIENTS

PROJECT ADDRESS

31 GLENVALE ROAD, NEWTOWN

SHEET NAME

SITE PLAN

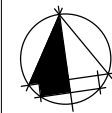
PROJECT STATUS

AS-BUILT ISSUE

DESIGNED	DATE	SCALE
----------	------	-------

BDH	04.08.26	1 : 500
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PROJECT N°	26.038
DRAWING N°	01
ISSUE	1



TOOWOOMBA REGIONAL COUNCIL

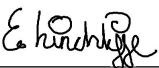
APPROVED PLAN

referred to in Council's Decision Notice dated

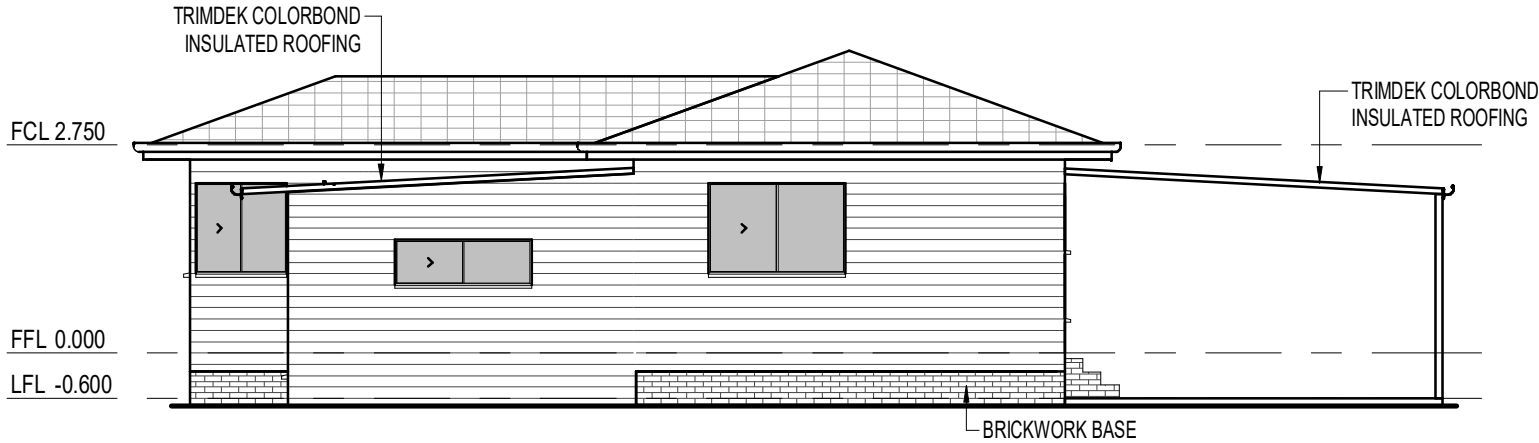
17 September 2026

This plan is subject to conditions of Approval Number

MCUI/2026/1261



Assessment Manager



2

ELEVATION EAST

SCALE 1 : 100



1

ELEVATION SOUTH

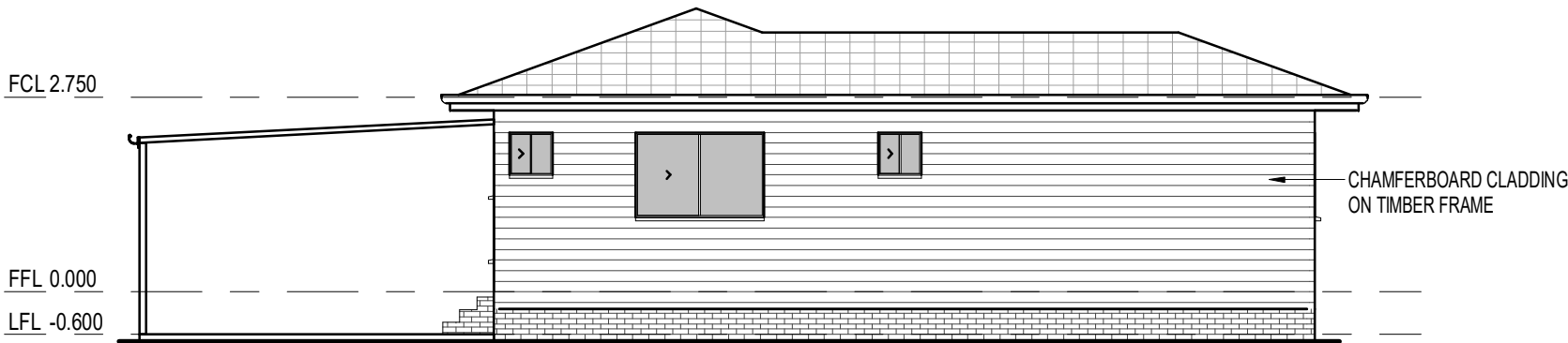
SCALE 1 : 100



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



DRAFTIT
BUILDING DESIGN
RESIDENTIAL ARCHITECTURAL

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

WIND CLASSIFICATION	REGION	B
N2	TERRAIN CATEGORY	TC2.5
CLIMATE ZONE	TOPOGRAPHIC CLASSIFICATION	T1
5	SHIELDING CLASSIFICATION	FS

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Livable Housing Standard (Accessibility / Level Access)	NCC - LHDS
QLD Livable 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 TYPE

CLASS 1a DETACHED DWELLING

PROJECT

EXISTING RESIDENCE

CLIENTS

PROJECT ADDRESS

31 GLENVALE ROAD, NEWTOWN

SHEET NAME

ELEVATIONS

PROJECT STATUS	SHEET		
AS-BUILT ISSUE	A3		
DESIGNED	DATE	SCALE	
BDH	04.08.26	1 : 100	
PROJECT N°	26.038		
DRAWING N°	03	ISSUE	1

