

PROPERTY DESCRIPTION

LOT No	Lot 14-17 & 46-49
STREET No	49
STREET NAME	Wallace Street
LOCALITY	Newtown Qld 4305
PARISH	Drayton
COUNTY	Aubigny
RP	RP16967
AREA	4364m ²

NOTES

USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS FROM PLANS

BUILDING ZONE IS TO BE CLEARED OF ANY VEGETATION AND TREES TO SUIT - CHECK ON SITE.

ALL SURVEY DATA TAKEN FROM DWG/PDF COPY BY OTHERS. CYBER DRAFTING & DESIGN TAKE NO RESPONSIBILITY OF THE PROPOSED SLAB & PAD LEVELS DUE TO THE POSSIBILITY OF IN-ACCURACY OF THE DISCLOSURE PLAN.

VERIFY ALL BEARINGS AND DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ALL MISSING PEGS TO BE RE-INSTATED PRIOR TO ANY CONSTRUCTION. NOTIFY HEAD CONTRACTOR IMMEDIATELY OF ANY DESCREPENCIES IN SETOUT DIMENSIONS. DO NOT START CONSTRUCTION UNTIL ALL BOUNDARIES ARE CONFIRMED.

ENSURE ALL DRAWINGS AND ACCOMPANYING DETAILS AND/OR SPECIFICATIONS HAVE BEEN STAMPED AS 'APPROVED' BY THE RELEVANT LOCAL AUTHORITIES PRIOR TO USE.

ALL SITE DRAINAGE TO BE CHARGED TO STREET D TO LEGAL POINT OF DISCHARGE IN COMPLIANCE WITH AS/NZ 3500 &/OR NCC 2019 VOL. 2. PARTS 3.1.2 & 3.5.2

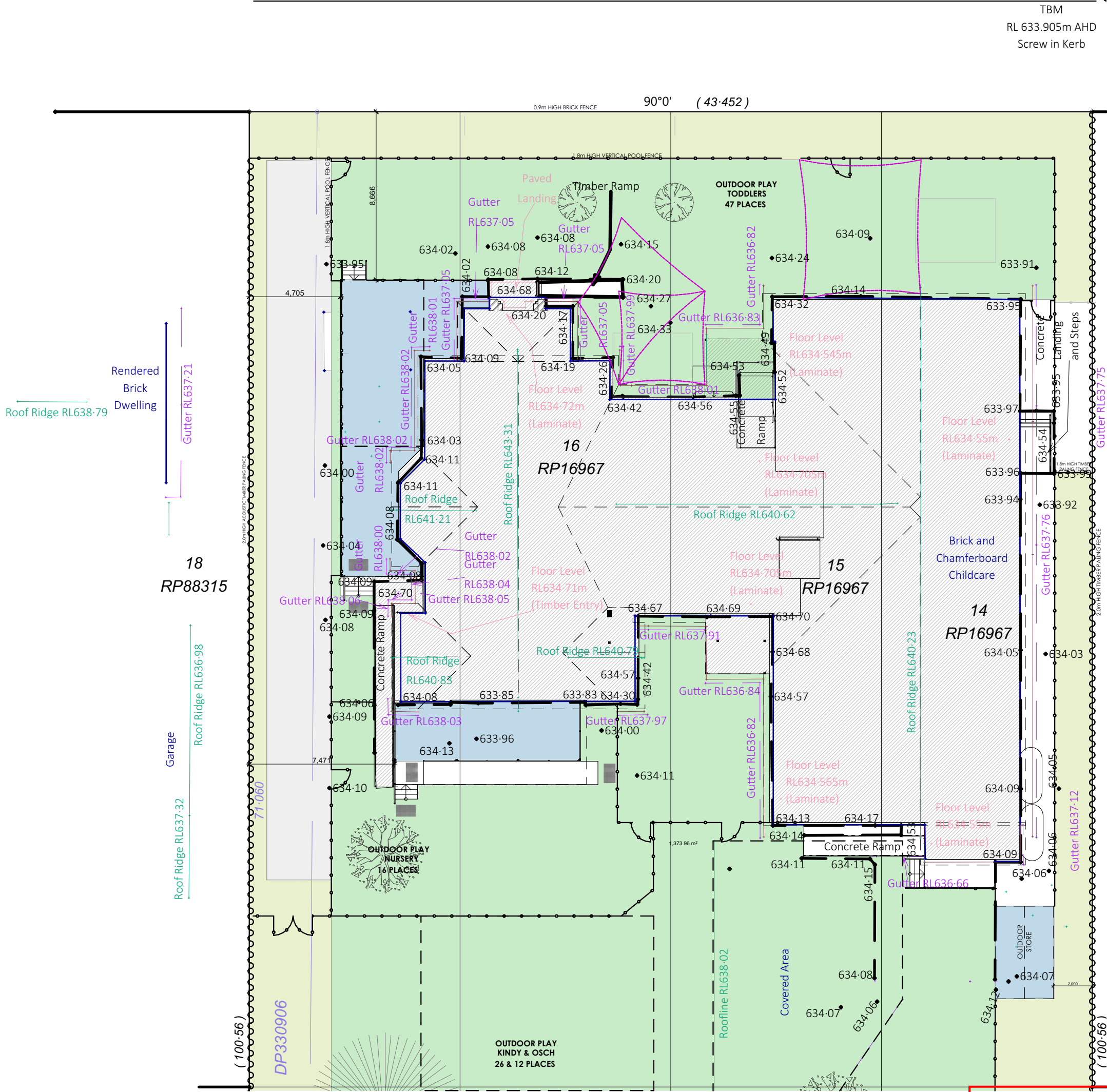
AREA ANALYSIS

TOTAL SITE AREA	4368m ²
BUILT AREA	
EXISTING	
EXISTING CHILD CARE	889m ²
RESIDENTIAL HOUSE	180m ²
TOTAL BUILDING AREA	1069m ²
PROPOSED	
EXISTING CHILD CARE	889m ²
PROPOSED CHILD CARE	153m ²
NEW DECKS	148m ²
TOTAL BUILDING AREA	1190m ²
GFA	
EXISTING	647m ²
PROPOSED	800m ²
HARDSTAND (driveway/path)	
EXISTING	
CHILD CARE	885m ²
RESIDENTIAL HOUSE	25m ²
TOTAL HARDSTAND	910m ²
PROPOSED	
TOTAL HARDSTAND	1156m ²
TOTAL USABLE	
OUTDOOR PLAY AREA	
EXISTING	1300m ² (min 672m ² required for 96 places)
PROPOSED	1689m ² (min 833m ² required for 119 places)

PARKING SCHEDULE	
EXISTING	
STAFF/VISITOR PARKING	21 SPACES
ACCESSIBLE PARKING	1 SPACE
TOTAL	22 SPACES
PROPOSED	
STAFF/VISITOR PARKING	30 SPACES
ACCESSIBLE PARKING	1 SPACE
TOTAL	31 SPACES

	EXISTING FOOTPRINT
	BUILDING FOOTPRINT
	OUTDOOR PLAYSCAPE
	LANDSCAPING
	DRIVEWAY
	PATH - BFC
	BOLLARD AT MAXIMUM 1800mm SPACING

RUSSELL STREET

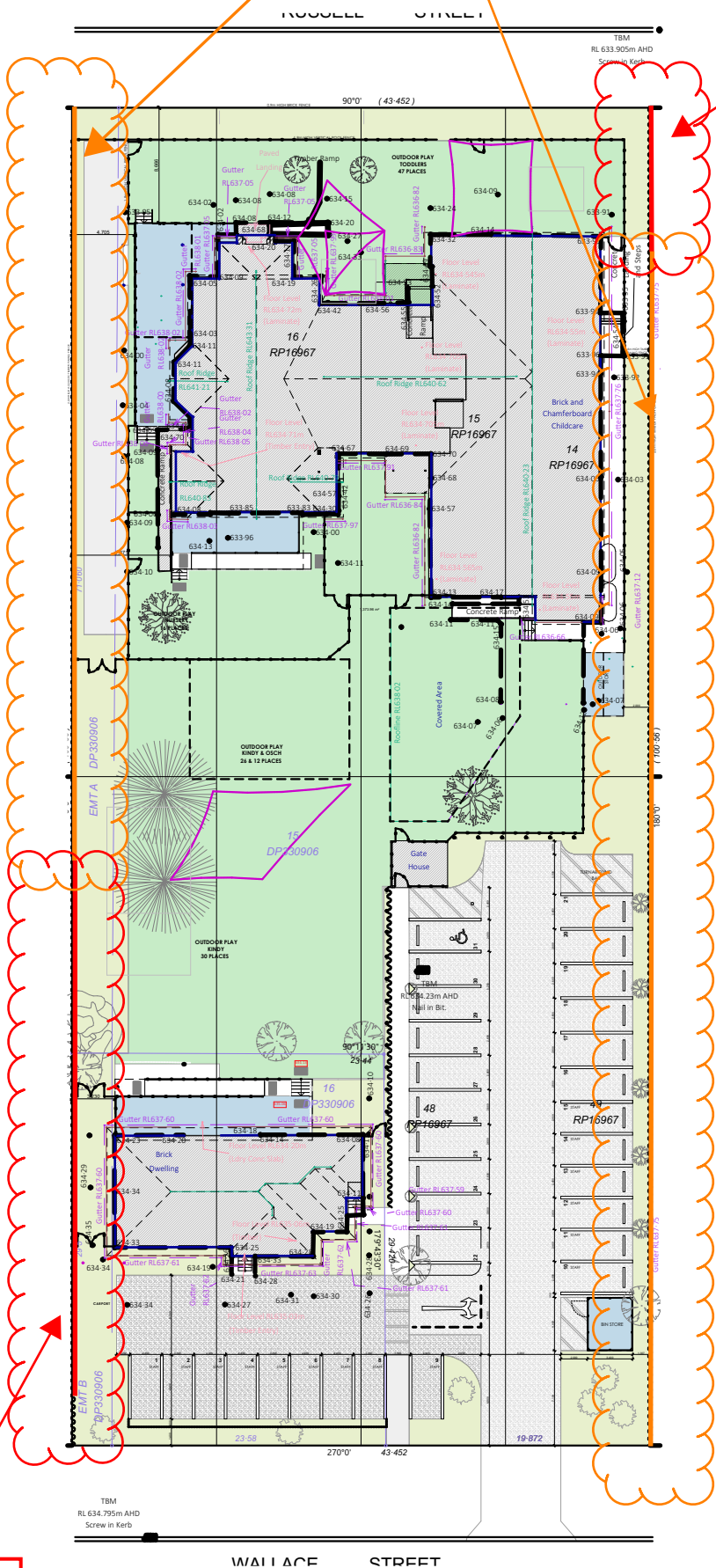


PROPOSED SITE PLAN - BUILDING A
Scale: 1:200

Extent of Acoustic Barrier to have minimum height of 2m and minimum surface density of 12.5kg/m2 in accordance with Condition 91

Extent of Acoustic Barrier to have minimum height of 2.1m and minimum surface density of 11kg/m2 in accordance with Condition 91

Extent of Acoustic Barrier to have minimum height of 2.1m and minimum surface density of 12.5kg/m2 in accordance with Condition 91



OVERALL SITE PLAN
Scale: 1:500

TOOWOOMBA REGIONAL COUNCIL
APPROVED PLAN
referred to in Council's Decision Notice dated
11 August 2026
This plan is subject to conditions of Approval Number
MCUI/2014/4094/D

Assessment Manager

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REAL PROPERTY DESCRIPTION

LOT No:	14-17 & 46-49
AREA:	4364m ²
RP No:	RP16967
PARISH:	Drayton
COUNTY:	Aubigny
AUTHORITY:	Toowoomba RC

REVISION HISTORY

ISSUE	DATE	DESCRIPTION
A	11/11/22	Preliminary Issue_1
T	21/10/25	Bollards added
U	09/02/26	Updated Dimensions
V	18/02/26	Updated Dimensions
W	04/05/26	Updated Carpark
Y	15/05/26	Updated Bath 4 Landing
Z	19/05/26	Updated Area Calcs
AA	20/07/26	Shade trees added

JODIE MARK
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07 3393 9159



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ACN: 620 422 166
6/1631 WYNNUM ROAD, TINGALPA
QUEENSLAND 4173
PH: (07) 3393 9159
cyberservicesgroup.com.au

DRAWING TITLE

PROPOSED SITE PLAN - BUILDING A

CLIENT
Learning Pathways
49 Wallace Street
Newtown Qld 4305

SCALE
AS SHOWN @ A2

19229
JOB No.



SHEET

12

ISSUE FOR CONSTRUCTION.

PROPERTY DESCRIPTION

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EXISTING	
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RESIDENTIAL HOUSE	25m²
TOTAL HARDSTAND	910m²

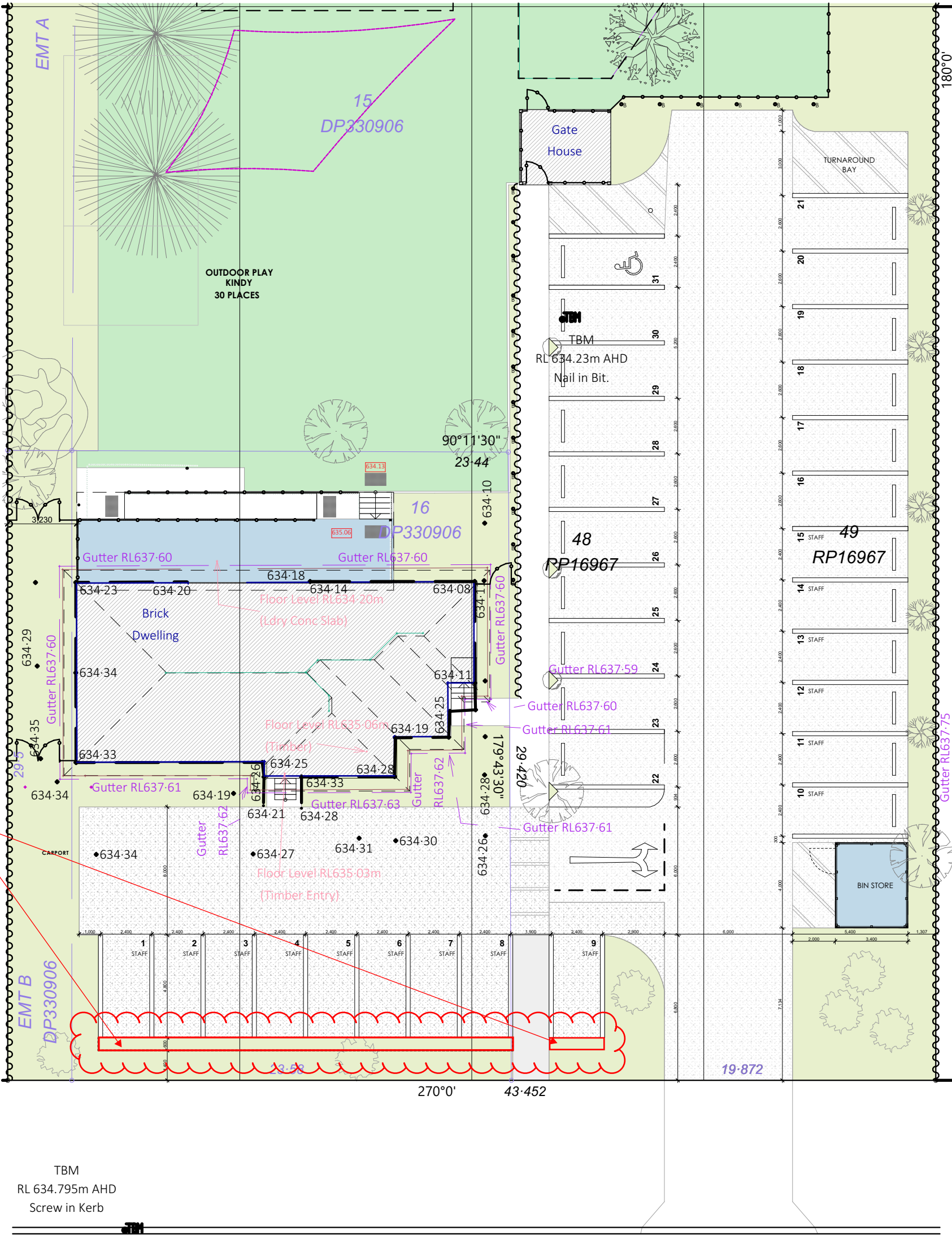
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TOTAL USABLE	
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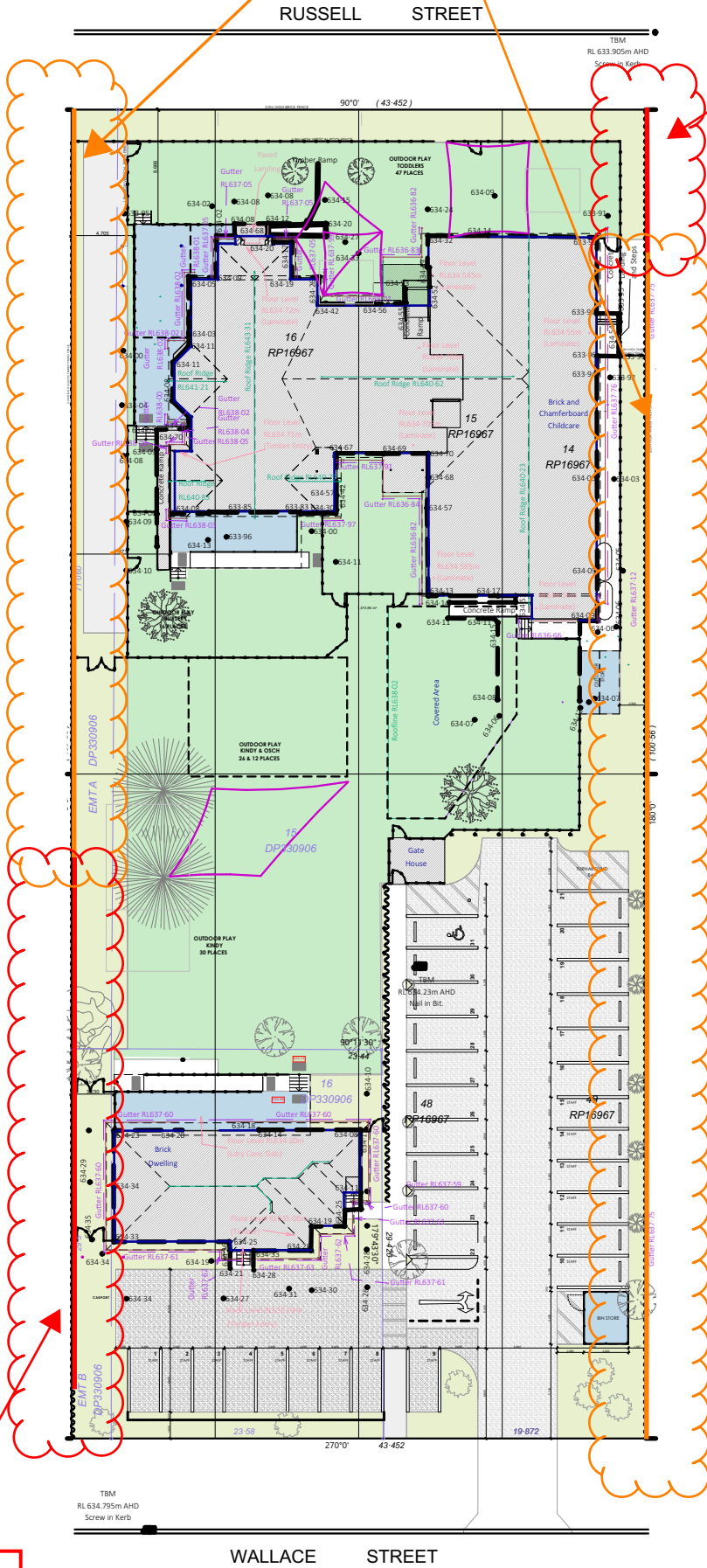
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	EXISTING FOOTPRINT
	BUILDING FOOTPRINT
	OUTDOOR PLAYSCAPE
	LANDSCAPING
	DRIVEWAY



PROPOSED SITE PLAN
Scale: 1:200



OVERALL SITE PLAN
Scale: 1:500

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

referred to in Council's Decision Notice dated

11 August 2026

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Assessment Manager

ISSUE FOR CONSTRUCTION.

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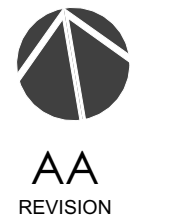
DRAWING TITLE

PROPOSED SITE PLAN -
BUILDING B

CLIENT
Learning Pathways
49 Wallace Street
Newtown Qld 4305

SCALE
AS SHOWN @ A2

19229
JOB No.

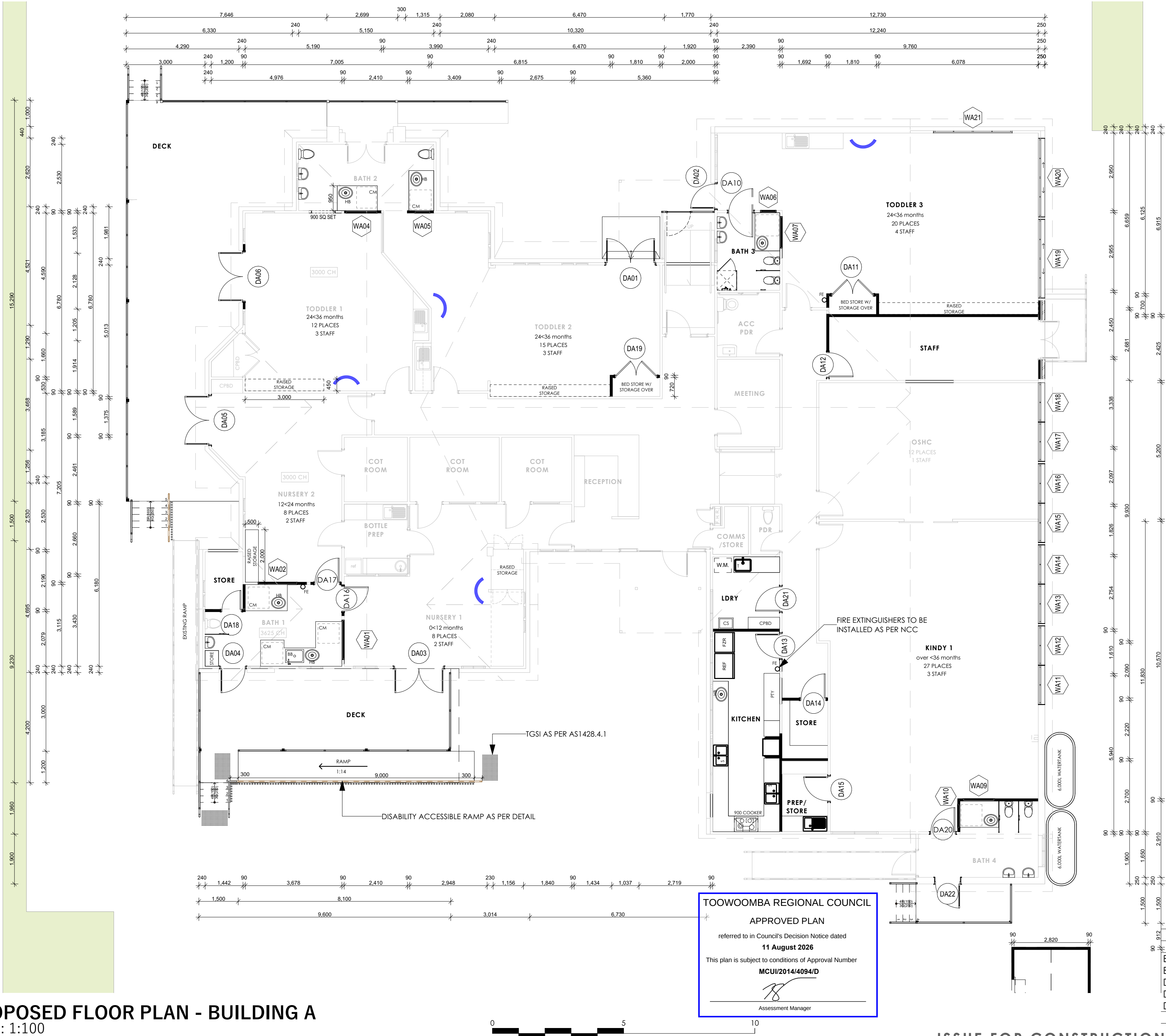


SHEET

13

PROPOSED FLOOR PLAN - BUILDING A

Scale: 1:100



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APPROVED PLAN
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11 August 2026
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Assessment Manager

GENERAL NOTES

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- ALL DIMENSIONS ARE TO WALL STRUCTURAL FRAMES.
- ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO CABINERY CONSTRUCTION.
- REFER TO CABINET MAKER PLANS FOR JOINERY DETAILS.
- REFER TO SETOUT PLAN FOR ADDITIONAL DIMENSIONS.
- EXISTING STRUCTURE AND FIXTURES ARE SHOWN AS INDICATIVE AND MAY AFFECT SURROUNDING ELEMENTS. ADJACENT WALLS, DOORS, AND WINDOWS MUST BE SITE MEASURED.
- ALL FENCING TO BE COMPLIANT WITH AS 1926.1.
- TACTILE GROUND SURFACE INDICATORS AS PER AS/NZS 1428.4.1.
- EXISTING LOAD BEARING MEMBERS HAVE NOT BEEN IDENTIFIED. BUILDER TO BE CONFIRMED ON SITE PRIOR TO ANY DEMOLITION.

CONVEX MIRROR

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DRAWING TITLE

PROPOSED FLOOR PLAN - BUILDING A

CLIENT
Learning Pathways
49 Wallace Street
Newtown Qld 4305

SCALE
AS SHOWN @ A2

19229
JOB No.



AA
REVISION

SHEET

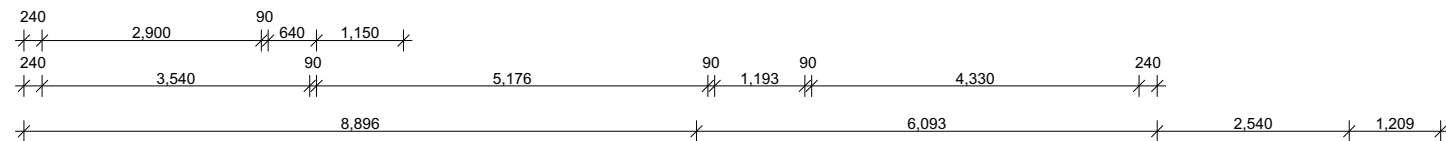
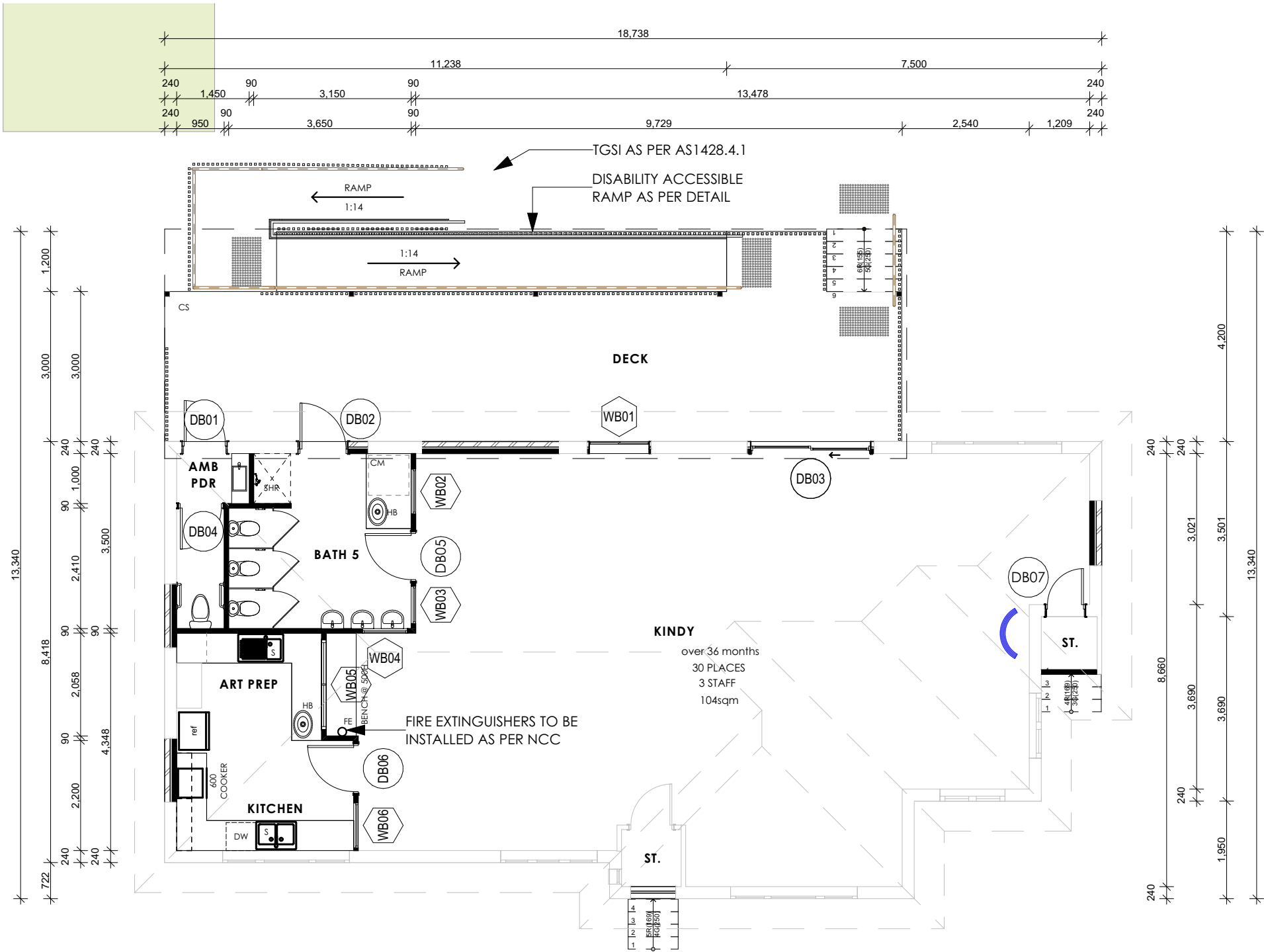
14

ISSUE FOR CONSTRUCTION.

AREA - NEW	
ID	AREA
Building A	651.7
Building B	153.1
Deck 1	69.6
Deck 3	46.6
Deck 2	31.6
952.6 m ²	

PROPOSED FLOOR PLAN - BUILDING B

Scale: 1:100



ISSUE FOR CONSTRUCTION.

TOOWOOMBA REGIONAL COUNCIL

APPROVED PLAN

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[Signature]
Assessment Manager

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Deck 1	69.6
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Deck 2	31.6
952.6 m²	

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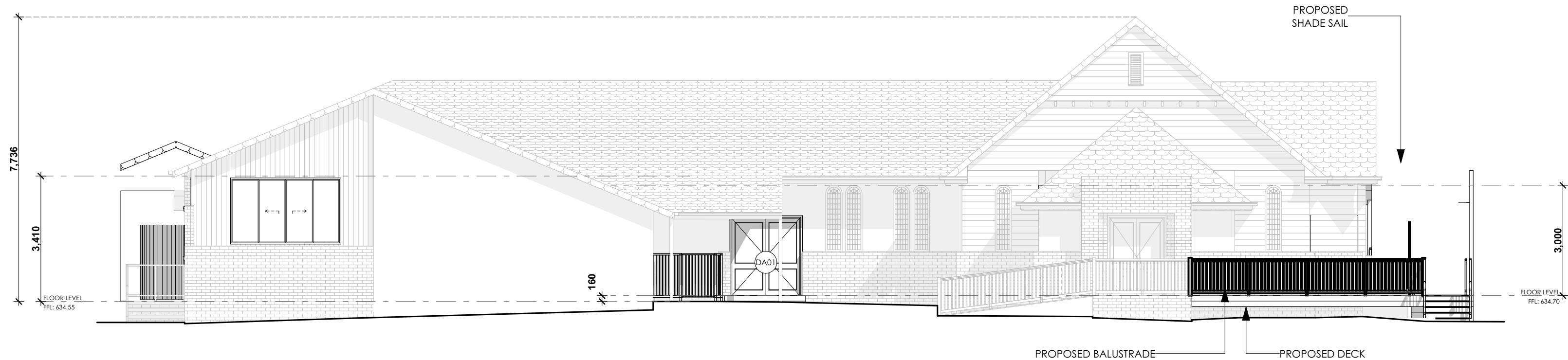
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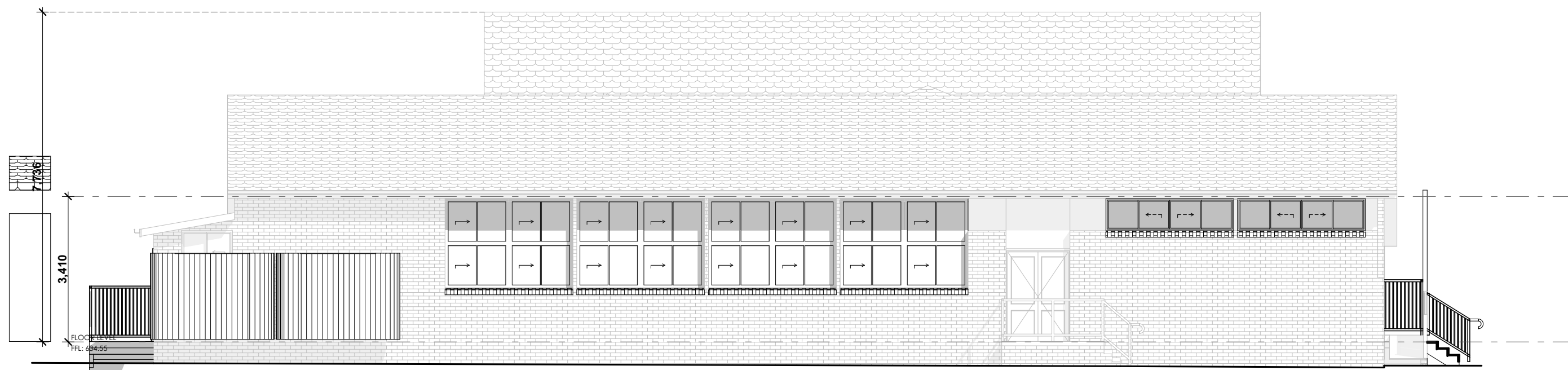
AA
REVISION

SHEET

15



NORTH ELEVATION - BUILDING A
Scale: 1:100



EAST ELEVATION - BUILDING A
Scale: 1:100

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ISSUE FOR CONSTRUCTION.



SOUTH ELEVATION - BUILDING A
Scale: 1:100



WEST ELEVATION - BUILDING A
Scale: 1:100

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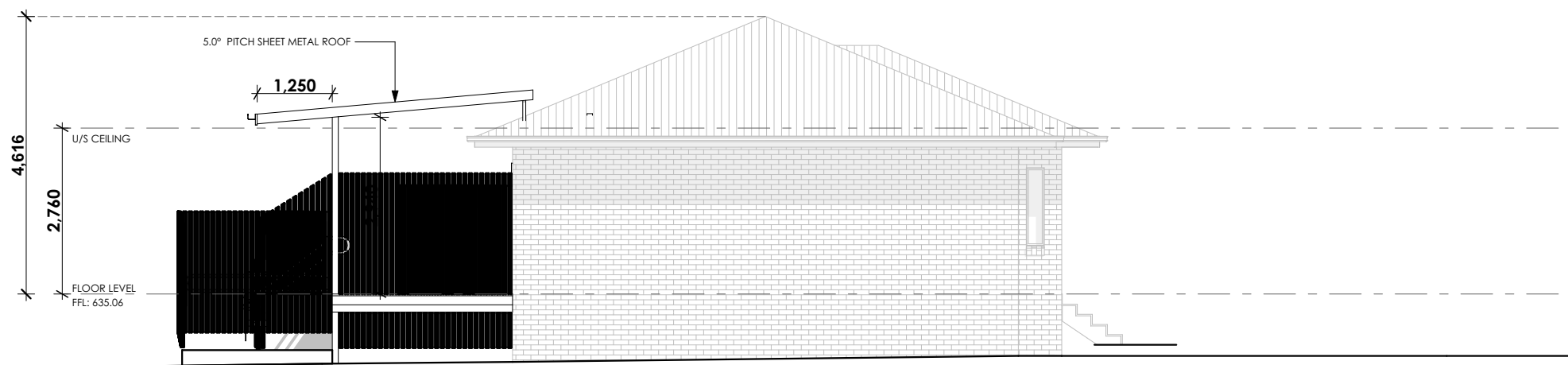
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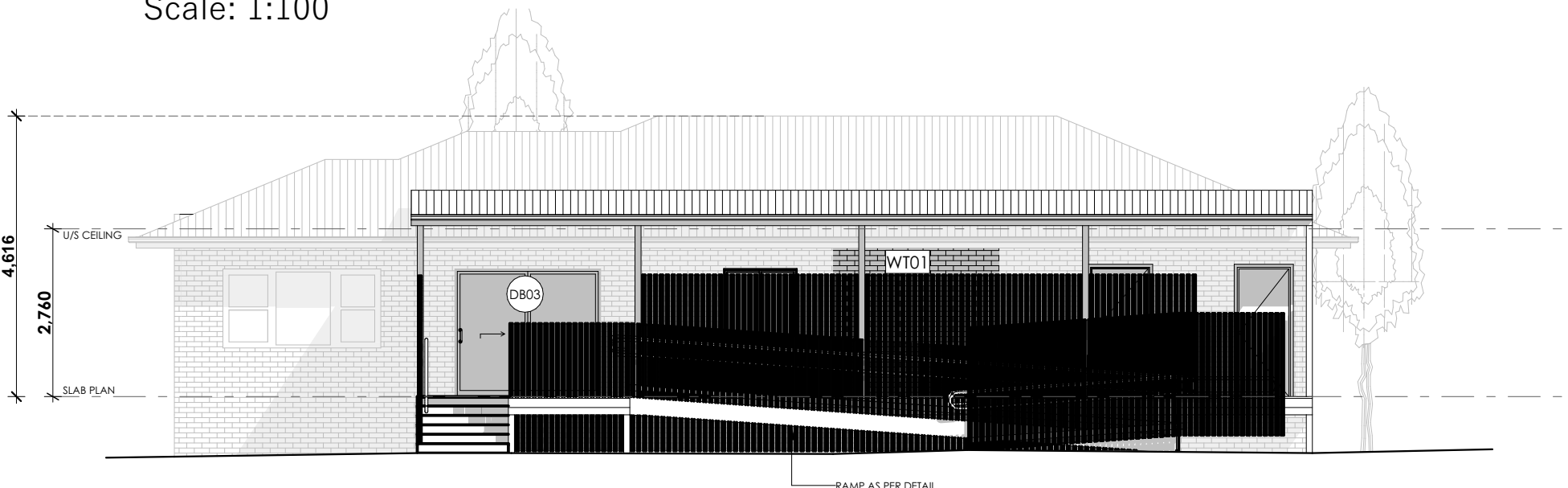
ISSUE FOR CONSTRUCTION.



SOUTH ELEVATION - BUILDING B
Scale: 1:100



WEST ELEVATION - BUILDING B
Scale: 1:100



NORTH ELEVATION - BUILDING B
Scale: 1:100



EAST ELEVATION - BUILDING B
Scale: 1:100

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