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25/06/2026

**TOOWOOMBA  
REGIONAL COUNCIL**

11 WARREN STREET,  
EAST TOOWOOMBA



H4

11 WARREN STREET,  
EAST TOOWOOMBA

**Client:**

RONALD HILL & CHARLOTTE PETTIGREW

**Builder:**

TBC

**Job No:**

H4N011WARR

**Build Type:**

PASSIVHAUS - RETROFIT

JR Concept Design

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Revisions

Issue	Date	Description	Drawn by
3	16.06.2026	DA Issue	SH

## Drawing Register - DA

Drawing No.	Drawing title
DA 0.00	COVER SHEET
DA 0.01	PROJECT CONTENTS
DA 0.02	EXISTING SITE PLAN
DA 0.03	PROPOSED SITE PLAN
DA 1.00	GROUND FLOOR PLAN
DA 1.10	DEMO FLOOR PLAN
DA 3.00	ELEVATIONS
DA 3.10	ELEVATIONS
DA 3.12	ELEVATIONS
DA 3.13	ELEVATIONS
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PASSIVHAUS  
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## AREA SCHEDULE

VERANDAH	10.06 m <sup>2</sup>
GROUND FLOOR	167.57 m <sup>2</sup>
GARAGE / ENTERTAINMENT	42.44 m <sup>2</sup>
PAVILLION	29.74 m <sup>2</sup>
Grand total	249.81 m <sup>2</sup>

## LOCATION

SITE ADDRESS	11 WARREN STREET, EAST TOOWOOMBA
LOT	4 on RP17803
LOCAL AUTHORITY	SCENIC RIM REGIONAL COUNCIL
SITE AREA	505.3

## SITE NOTES:

### 1. GENERAL

Do not scale off plan, figured dimensions take preference.  
 Builder to verify all dimensions and levels on plan prior to commencement of construction, and no responsibility is taken after commencement.  
 All services and manholes must be located and identified prior to construction.  
 Contours and levels shown on the plan are indicative only and are supplied by contour surveyor. No responsibility is taken for accuracy of levels.

### 2. SITE SETOUT

Location of boundaries to be confirmed by surveyor/builder prior to setout. It is recommended that a licenced surveyor be engaged to setout the building.  
 All boundary clearances shown to be verified by builder prior to commencement of construction. Any variation to setout dimensions must remain with Council requirements.

### 3. EARTHWORKS

Cut and fill indicated on plan may vary at construction stage and builder shall verify and adjust as required.  
 All earthworks shall comply with Building Code of Australia (BCA) Part 3.1 and relevant Council legislation.

### 4. SEWERAGE AND STORMWATER

All sewerage and stormwater drainage shall comply with BCA Part 3.1.2, AS 3500 and relevant Council legislation.  
 Stormwater to be discharged to Council approved discharge point.  
 All roof stormwater drainage, including downpipes/drainage pipes shall be in accordance with BCA Part3.5.2.

### 5. DRIVEWAY

Driveway to comply with Council legislation. Max. 1:5 gradient to comply with Queensland Development Code. Driveway application must be approved by Council prior to construction.

### 6. RETAINING WALLS

All retaining walls and embankments are to comply with BCA, relevant Australian Standards and Council legislation. Retaining walls shall have 65 Ø ag. pipe (to discharge to stormwater line) and granular backfill behind.  
 All retaining walls over one metre high must be designed by a registered engineer.

### 7. LANDSCAPING

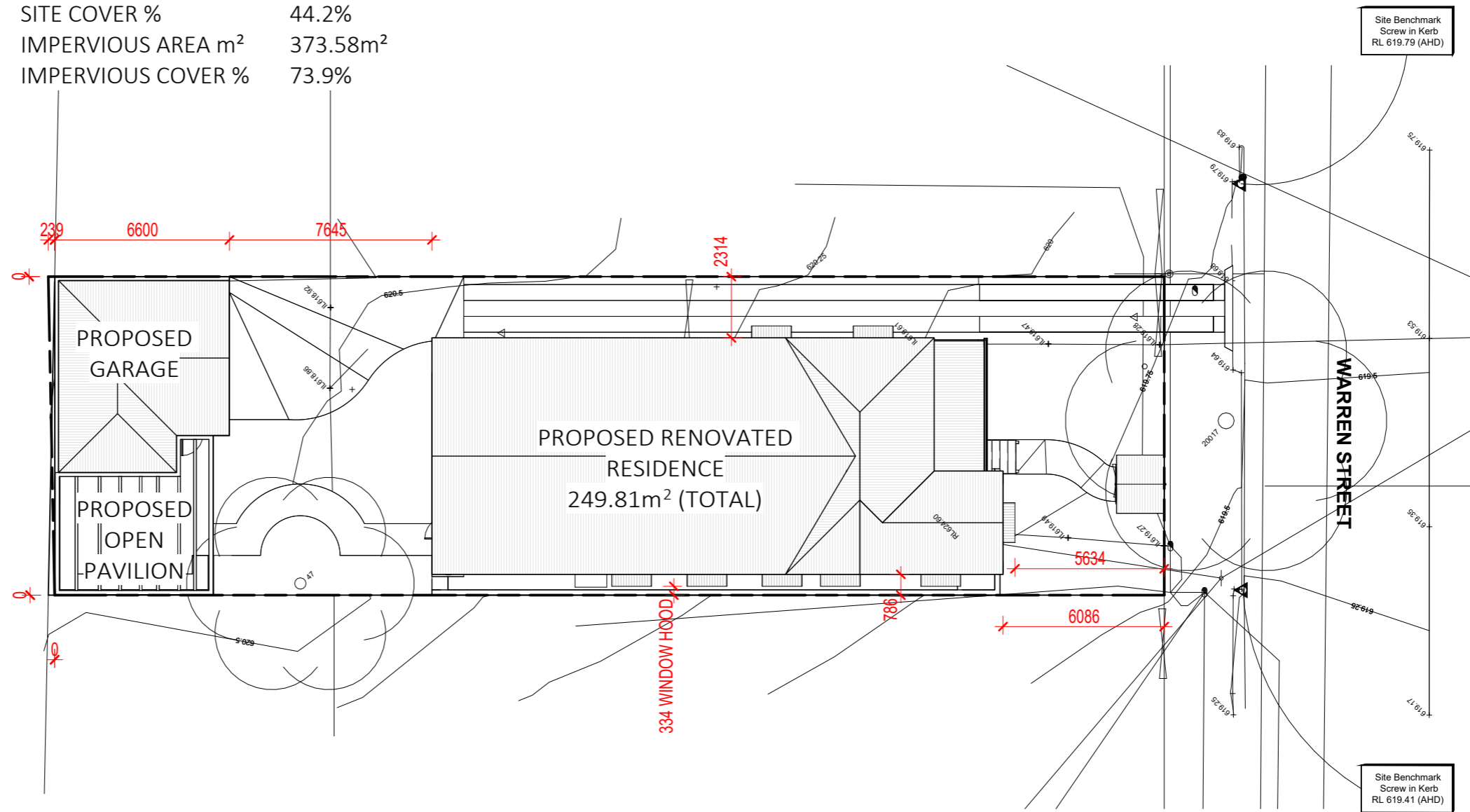
Site works indicated on this plan are for construction purposes only. It is the client's responsibility to carry out all landscaping.  
 The finished ground immediately surrounding the residence shall fall away from the residence at a slope of not less than 50mm over the first 1m.  
 Landscaping must not cover any weep holes within the brickwork and must not allow termites to bridge any visual, physical or chemical termite barrier.

## SITE COVER

LOT SIZE	505.3m <sup>2</sup>
SITE COVER m <sup>2</sup>	244.2m <sup>2</sup>
(ROOF EXTENTS)	
SITE COVER ROOF %	48.3%
SITE COVER m <sup>2</sup>	223.6m <sup>2</sup>
(FOOTPRINT EXTENTS)	
SITE COVER %	44.2%
IMPERVIOUS AREA m <sup>2</sup>	373.58m <sup>2</sup>
IMPERVIOUS COVER %	73.9%

## PATH COVER

PAVILION m <sup>2</sup>	29.56m <sup>2</sup>
PATH & DRIVEWAY m <sup>2</sup>	99.82m <sup>2</sup>
TOTAL	129.38m <sup>2</sup>



## 1 SITE PLAN - PROPOSED

1 : 200

## PASSIVHAUS - RETROFIT

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION



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 QBCC: 150 14 144

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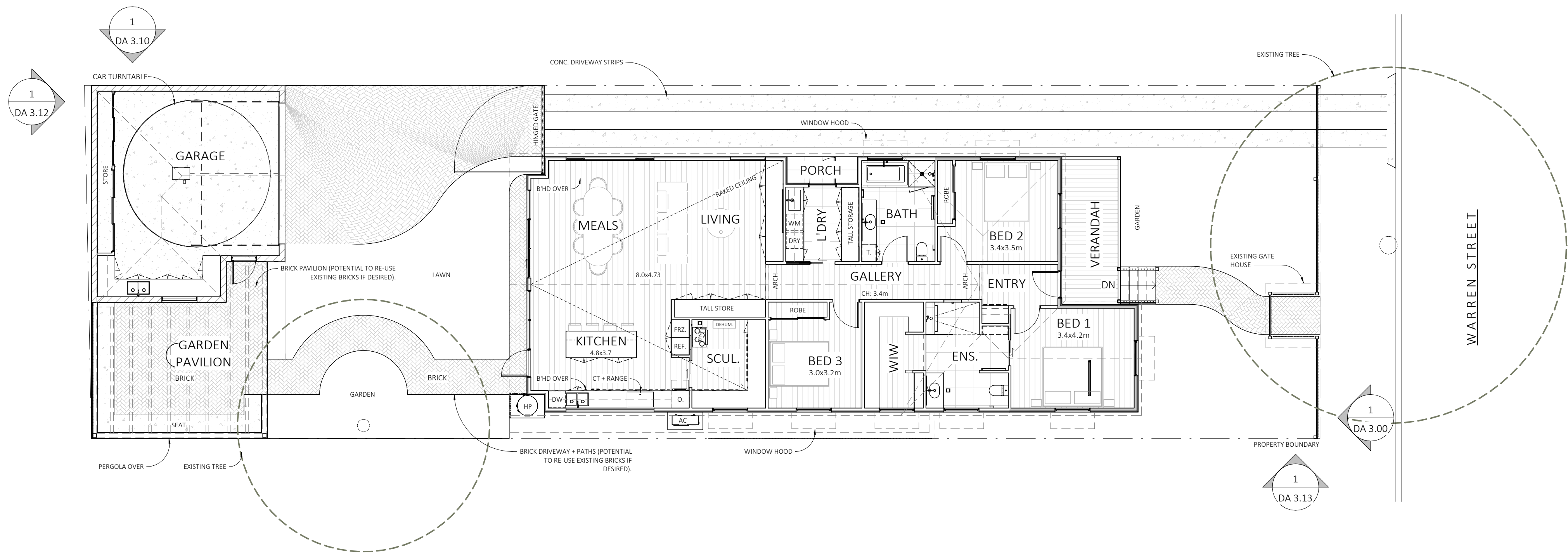
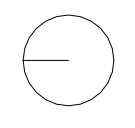
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11 WARREN STREET,  
 EAST TOOWOOMBA

RONALD HILL & CHARLOTTE PETTIGREW

Project Status:  
 DEVELOPMENT APPROVAL  
 Drawing title:  
 PROPOSED SITE PLAN

Job No:  
 H4N011WARR  
 Date:  
 22.04.2026  
 Drawing No:  
 DA 0.03  
 Revision:  
 02



**1** LOWER FLOOR PLAN - PROPOSED  
1 : 100

**PASSIVHAUS - RETROFIT**  
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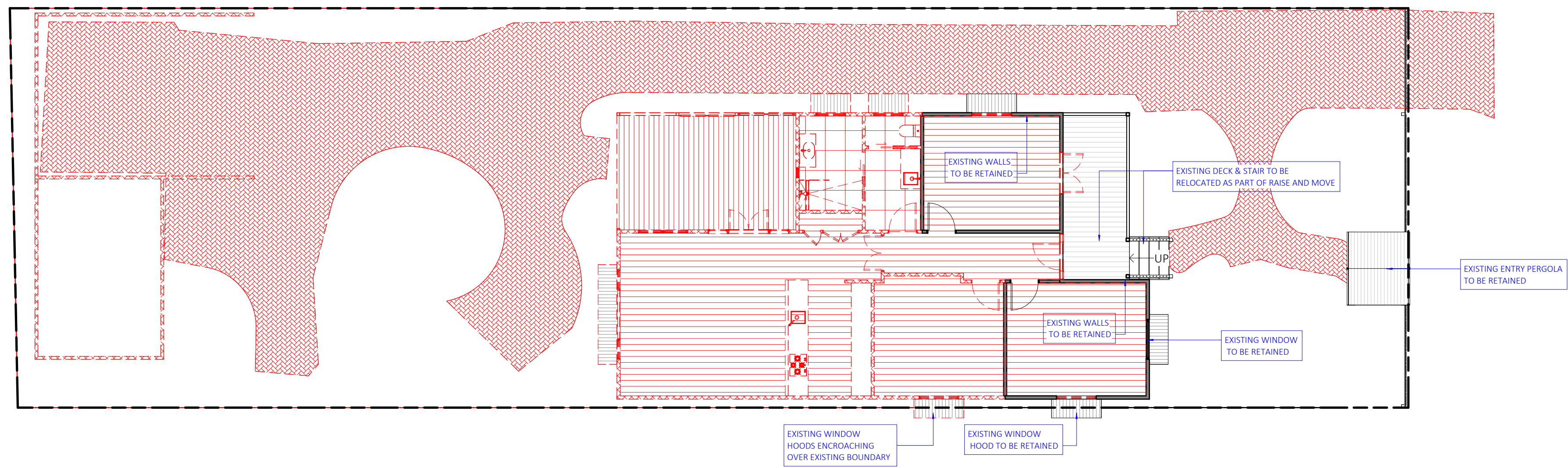
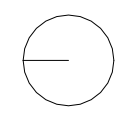
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EAST TOOWOOMBA**  
RONALD HILL & CHARLOTTE PETTIGREW

Project Status:  
DEVELOPMENT APPROVAL  
Drawing title:  
GROUND FLOOR PLAN

Job No:  
H4N011WARR  
Date:  
22.04.2026  
Drawing No.  
DA 1.00  
Revision:  
02



**1** LOWER FLOOR PLAN - DEMO  
1 : 100

**PASSIVHAUS - RETROFIT**  
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

**LEGEND**

FC-WB JAMES HARDIE FIBRE CEMENT WEATHERBOARD  
PAINT FINISH



**1** SOUTH ELEVATION  
1 : 100

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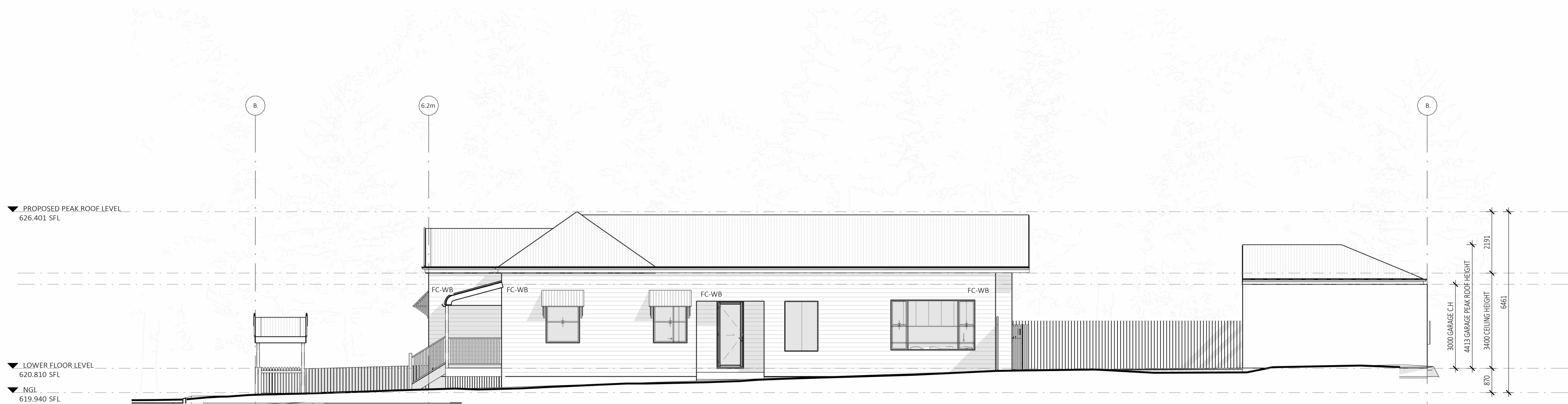
RONALD HILL & CHARLOTTE PETTIGREW

Project Status:  
DEVELOPMENT APPROVAL  
Drawing title:  
ELEVATIONS

Job No:  
H4N011WARR  
Date:  
22.04.2026  
Drawing No.  
DA 3.00  
Revision:  
02

LEGEND

FC-WB JAMES HARDIE FIBRE CEMENT WEATHERBOARD  
PAINT FINISH



**1** EAST ELEVATION  
1 : 100

**PASSIVHAUS - RETROFIT**  
PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION



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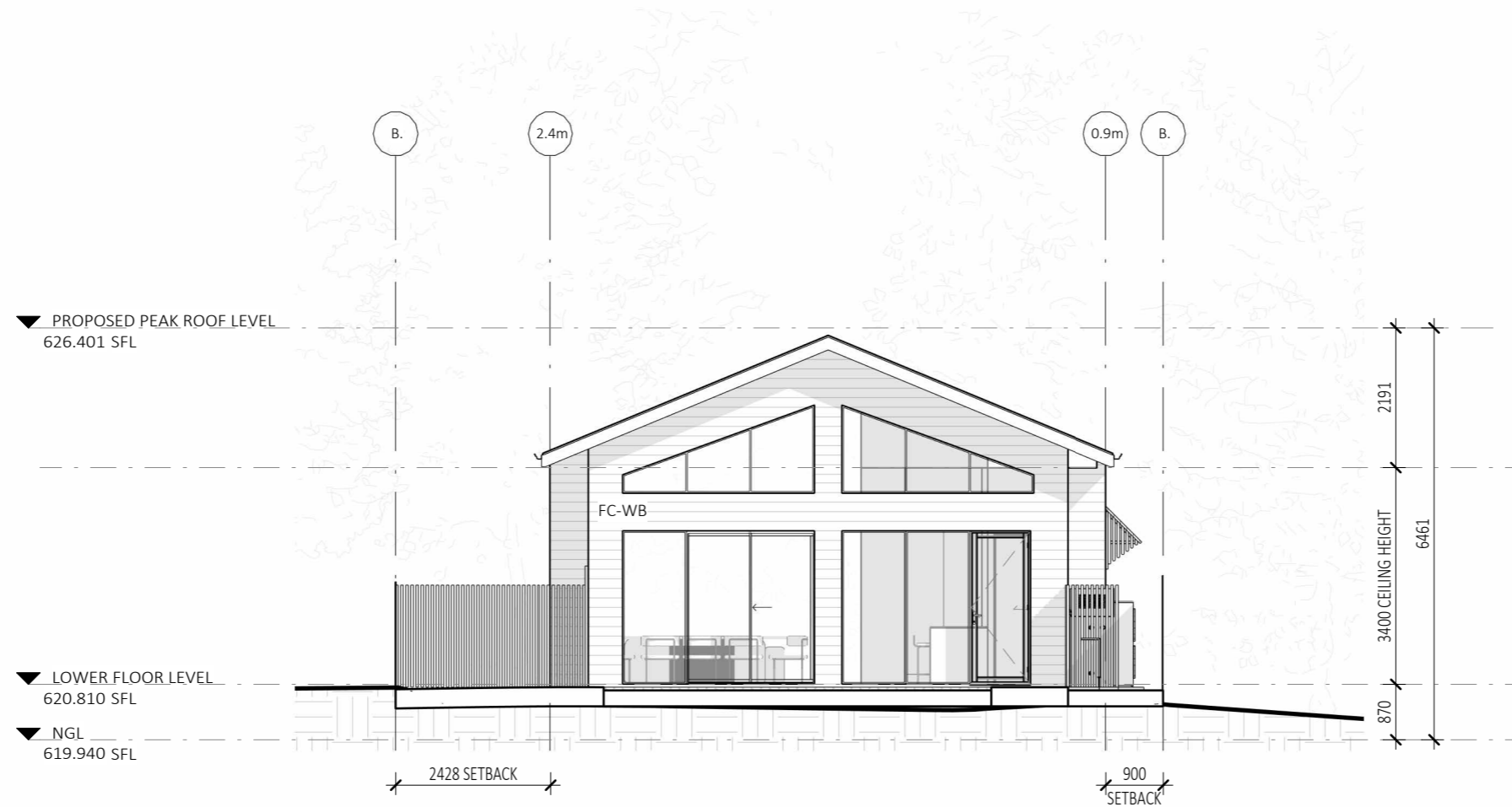
RONALD HILL & CHARLOTTE PETTIGREW

Project Status:  
DEVELOPMENT APPROVAL  
Drawing title:  
ELEVATIONS

Job No:  
H4N011WARR  
Date:  
22.04.2026  
Drawing No:  
DA 3.10  
Revision:  
02

LEGEND

FC-WB JAMES HARDIE FIBRE CEMENT WEATHERBOARD  
PAINT FINISH



**1** NORTH ELEVATION  
1 : 100

**PASSIVHAUS - RETROFIT**  
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Project Status:  
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Drawing title:  
ELEVATIONS

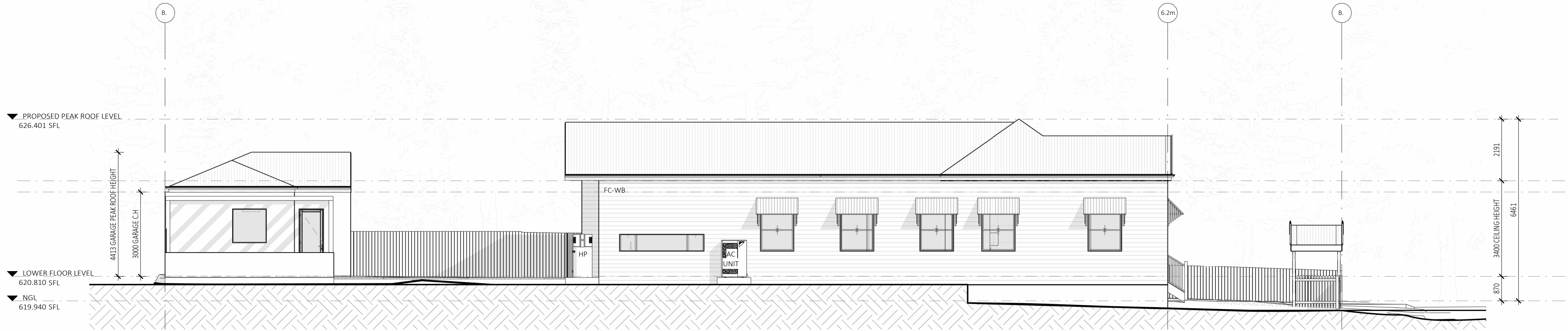
Job No:  
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Date:  
22.04.2026  
Drawing No.  
DA 3.12  
Revision:  
02



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1 WEST ELEVATION  
1 : 100

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Drawing title:  
ELEVATIONS

Job No:  
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Drawing No:  
DA 3.13  
Revision:  
02



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