



01 SITE LOCATION
1:1000

PROJECT SUMMARY

LOT 6 ON SP 333154
LOCAL AUTHORITY : TOWNSVILLE CITY COUNCIL
LOCATION : BUSHLAND BEACH
SITE AREA 2433m²

PROPOSED DEVELOPMENT

GROSS FLOOR AREA

GROUND FLOOR LEVEL

RETAIL T1 & T2 = 153m²

MEDICAL CENTRE = 480m²

OUTDOOR DINING = 50m²
(NOT GFA)

LEVEL 2

DUAL OCCUPANCY UNITS = 249m²

TOTAL = 932m²

SITE COVER = 996m² (40.9%)

LANDSCAPING REQUIRED = 243m² (10%)

LANDSCAPING PROVIDED = 351m² (14%)

CAR PARKING		REQUIRED	PROVIDED
HEALTH CARE SERVICES	480m ²	28 + 1 AMBULANCE	19 + 1 AMBULANCE
FOOD & DRINK OUTLET / SHOP	153m ²	10	10
DUAL OCCUPANCY RES UNITS x2	249m ²	4	4
TOTAL:		40	33
SERVICE VEHICLES		1 VAN	1 VAN + 1 AMBULANCE

NOTES :

- ALL CARPARKING IN ACCORDANCE WITH AS2890.1
- ALL BICYCLE PARKS IN ACCORDANCE WITH AS 2890.3
- BICYCLE STORAGE AS SHOWN
- MINIMUM TYPICAL DIMENSIONS: ALL AISLES : 6.2m WIDE
SINGLE CAR : 5.4m x 2.6m

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

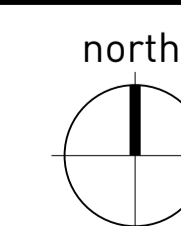
POOLE WAY 2 PTY LTD

LOCATION PLAN & NOTES

DEVELOPMENT APPROVAL

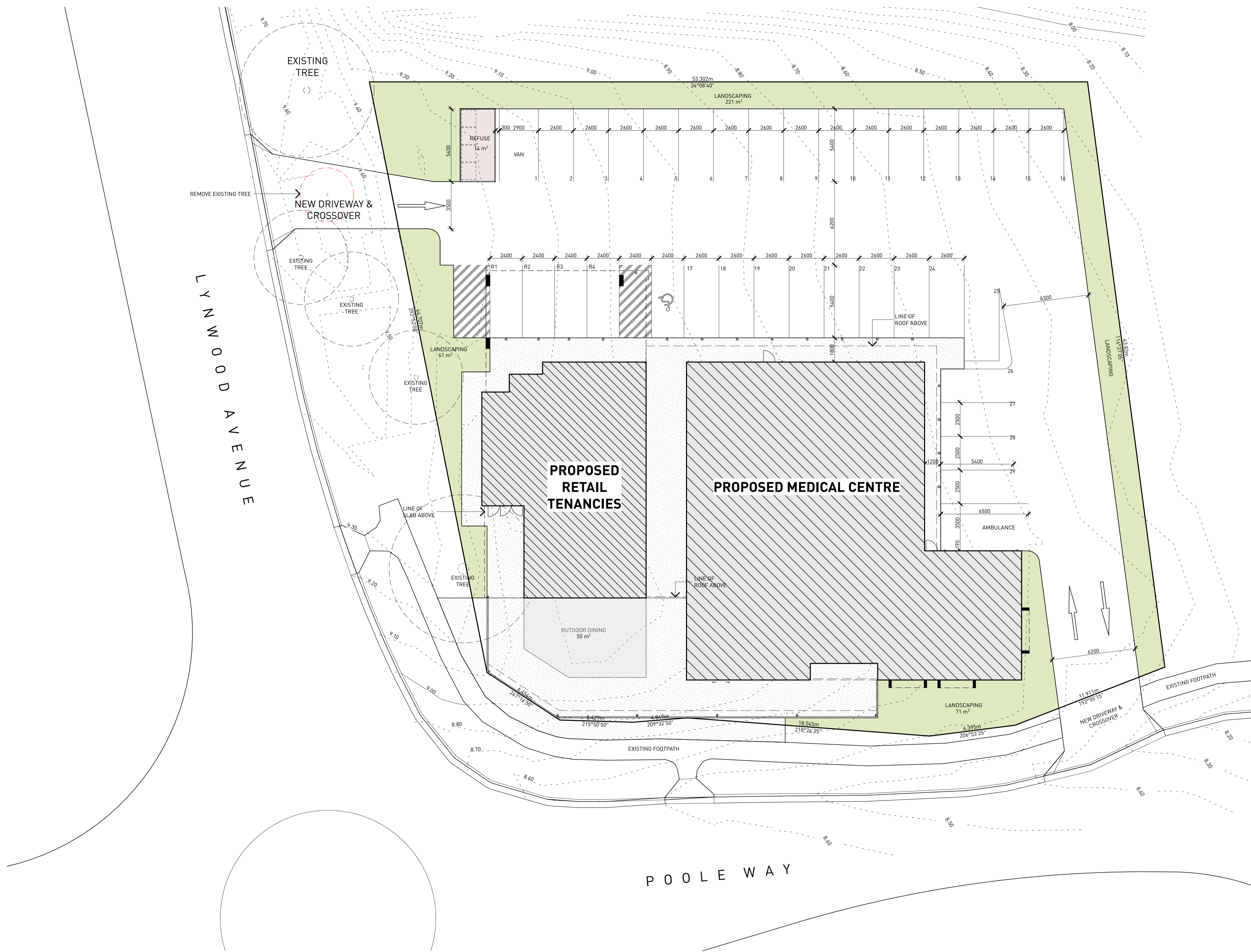
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issue : 04 date : 13-04-26

5819-DA01



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01 SITE PLAN
1:150

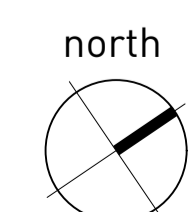
PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

SITE PLAN

DEVELOPMENT APPROVAL
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issue : 07 date : 13-04-26

5819-DA02



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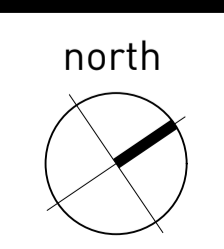


01 FLOOR PLAN LEVEL 1
1:100

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD
FLOOR PLAN - LEVEL 1

DEVELOPMENT APPROVAL
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issue : 08 date : 18-03-26
5819-DA03



5819-28-14 Poole Way.pptx Wednesday, 18 March 2026 8:21 am
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01

FLOOR PLAN LEVEL 2
1:100

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

FLOOR PLAN - LEVEL 2

DEVELOPMENT APPROVAL

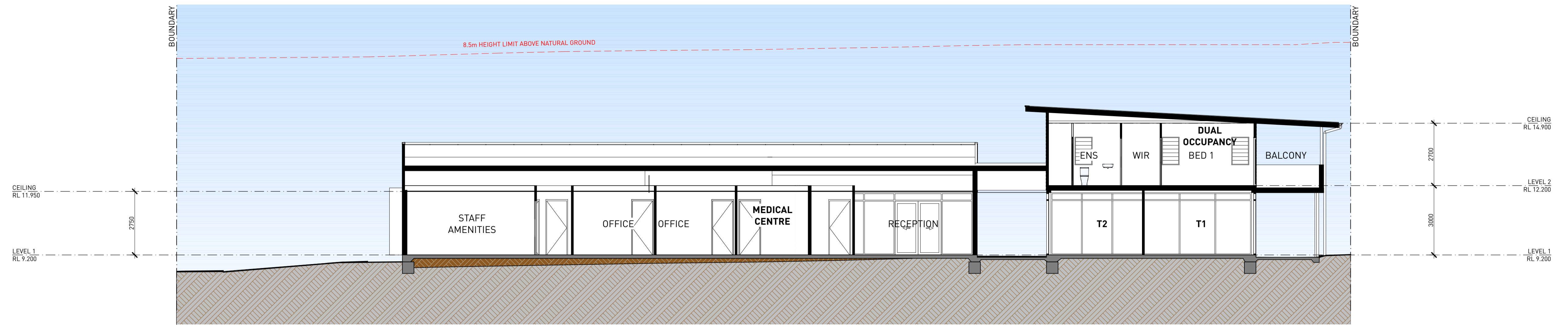
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issue : 03 date : 15-01-26

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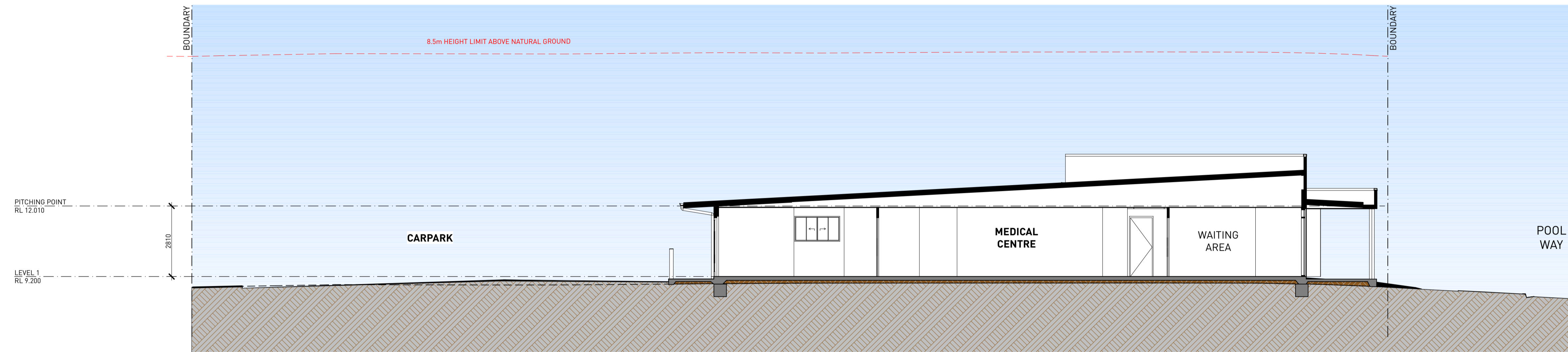


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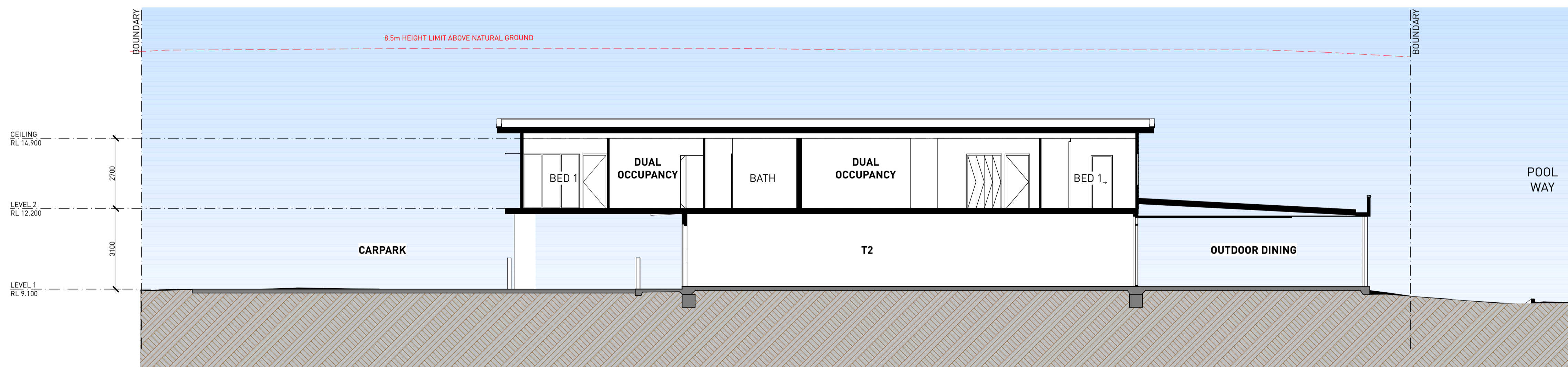
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A [DA] SECTION
1:100



B [DA] SECTION
1:100



C [DA] SECTION
1:100

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

SECTION

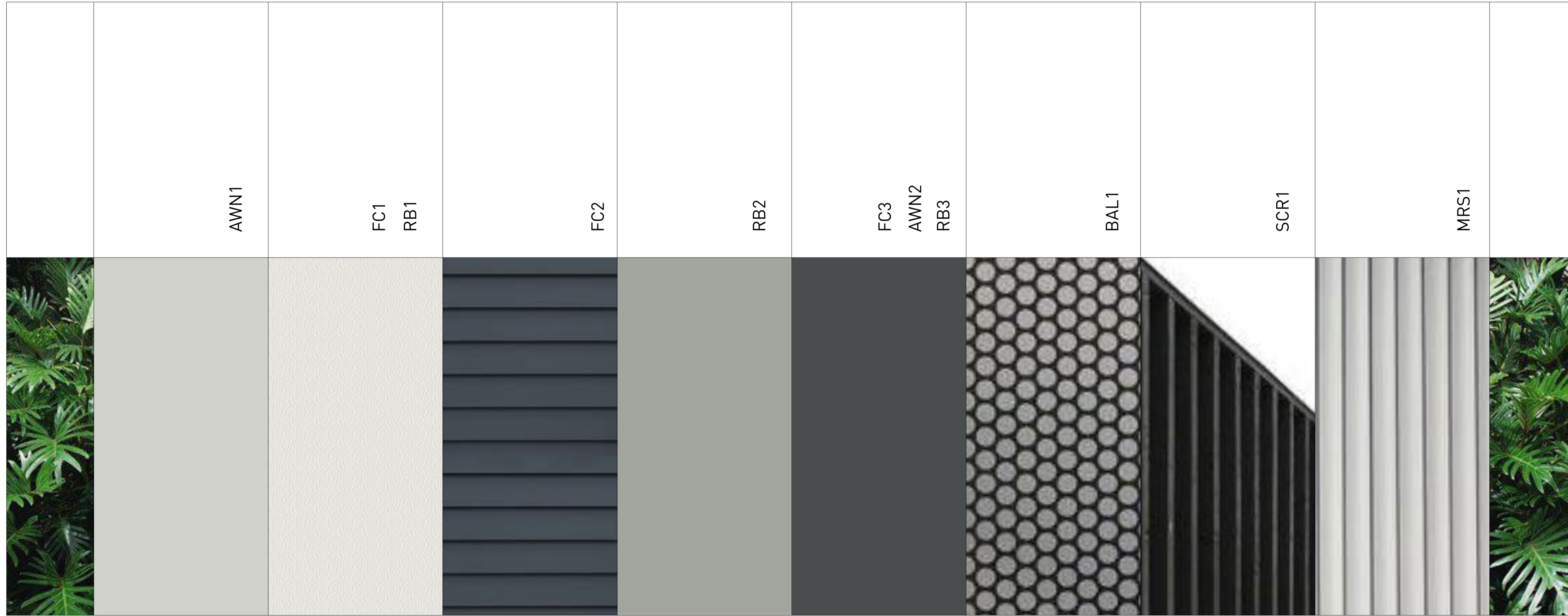
DEVELOPMENT APPROVAL

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MATERIALS AND FINISHES PALETTE

CODE	ITEM	DESCRIPTION	MATERIAL	FINISH
AW01	SUNSHADE	600mm WIDE SELF SUPPORTING AWNING	POWDERCOATED ALUMINIUM	DULUX COLORBOND - SURFMIST
AW02	SUNSHADE	600mm WIDE SELF SUPPORTING AWNING	POWDERCOATED ALUMINIUM	DULUX COLORBOND - BASALT
BAL1	BALUSTRADE	P'C ALUM BALUSTRADE WITH PERFORATED MESH INFILL - LOCKER R04883 OR EQUIVALENT 33% OPEN	POWDERCOATED ALUMINIUM	DULUX CITI SILVER PEARL
CC1	COLUMN	REINFORCED CONCRETE COLUMN	DULUX WEATHERSHEILD	DULUX - BASALT
FC1	FIBRE CEMENT CLADDING	FIBRE CEMENT PANEL CLADDING SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	DULUX - MANORBURN
FC2	FIBRE CEMENT CLADDING	FIBRE CEMENT WEATHERBOARDS - HARDIES LINEA OR EQUAL	PAINT FINISH	DULUX - BASALT
FC3	FIBRE CEMENT CLADDING	FIBRE CEMENT PANEL CLADDING SYSTEM WITH EXPRESSED JOINTS	PAINT FINISH	DULUX - BASALT
GF01	GLAZING FRAME	COMMERCIAL SHOPFRONT ALUMINIUM GLAZING SYSTEM	POWDERCOATED ALUMINIUM	DULUX CITI SILVER PEARL
MRS	METAL ROOF SHEET	LYSAGHT 0.42bmt TRIMDEK PROFILE	COLORBOND	COLORBOND SHALE GREY
RB1	RENDERED BLOCK WORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHEILD	DULUX - MANORBURN
RB2	RENDERED BLOCK WORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHEILD	DULUX - SHALE GREY
RB3	RENDERED BLOCK WORK	CORE FILLED BLOCKWORK WITH APPLIED RENDER FINISH	DULUX WEATHERSHEILD	DULUX - BASALT
SCR1	VERTICAL SCREEN	NOM 100x50 RHS SECTIONS AT 100 cts	POWDERCOATED ALUMINIUM	DULUX COLORBOND - MONUMENT

MATERIALS AND FINISHES LEGEND

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

FINISHES

DEVELOPMENT APPROVAL

scale : not to scale NOT TO SCALE

issue : 01 date : 16-10-25

5819-DA07

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PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2

PROPOSED MIXED USE DEVELOPMENT,
16 POOLE WAY, BUSHLAND BEACH

POOLE WAY 2 PTY LTD

PERSPECTIVE VIEWS

DEVELOPMENT APPROVAL

scale : NTS
issue : 03 date : 19-01-26

5819-DA08

north

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