

PROPOSED MEDICAL CENTRE

PRAKASH PATTNAIK

79 NATHAN STREET, HEATLEY

SHEET LIST						
SHEET No.	SHEET NAME	Project Issue DATE	Project Revision	Current Revision	Revision Date	Current Revision Description
01	COVER PAGE	21.04.26	12	12	21.04.26	PLANNING
02	SITE PLAN	21.04.26	12	12	21.04.26	PLANNING
03	FLOOR PLAN - G.L.	21.04.26	12	12	21.04.26	PLANNING
04	FLOOR PLAN - F.L.	21.04.26	12	12	21.04.26	PLANNING
05	ELEVATIONS	21.04.26	12	12	21.04.26	PLANNING
06	ELEVATIONS	21.04.26	12	12	21.04.26	PLANNING

GENERAL:

1. IF IN DOUBT, JUST ASK.
2. USE FIGURED DIMENSIONS, DO NOT SCALE FROM DRAWINGS.
3. CONFIRM ALL RELEVANT DIMENSIONS, LEVELS AND DETAILS ON SITE PRIOR TO COMMENCEMENT OF ALL WORK. CONFIRM SETBACKS TO ALL ALIGNMENTS.
4. THESE ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL ENGINEERING AND OTHER CONSULTANT'S DRAWINGS AND SPECIFICATIONS. ANY DISCREPANCIES SHALL BE REFERRED TO THE BUILDING DESIGNERFOR DISCUSSION BEFORE PROCEEDING WITH THE WORK.
5. DESIGN AND CONSTRUCTION TO COMPLY WITH CURRENT STANDARD BUILDING BY-LAWS, BUILDING ACT, BUILDING AMENDMENT ACT, BUILDING AND OTHER LEGISLATION AMENDMENT ACT, QUENSLAND DDEVELOPMENT CODE, BUILDING CONDE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS, STATUTORY REQUIREMENTS, ORDINACES, LOCAL GOVERNMENT REQUIREMENTS, RELEVANT BUILDING AUTHORITIES AND ALL CONTRACT DOCUMENTATION.
6. CARRY OUT ALL WORK IN A SAFE MANNER IN ACCORDANCE WITH APPLICABLE STATUTORY REGULATIONS, BY-LAWS OR RULES. COMPLY WITH RELEVANT STATE OCCUPATIONAL HEALTH AND SAFETY ACTS INCLUDING ASSOCIATED REGULATIONS AND CODES OF PRACTISE. CONTRACTOR IS RESPONSIBLE FOR OCCUPATIONAL HEALTH AND SAFETY OF SITE PERSONNEL AND GENERAL PUBLIC IN ACCRODANCE WITH LEGISLATIVE REQUIREMENTS, INDUSTRIAL AGREEMENTS AND ACCEPTED INDUSTRY PRACTISE.
7. TIMBER CONSTRUCTION TO COMPLY WITH AS1720. DOMESTIC TIMBER CONSTRUCTION IN NON-CYCLONIC LOCATIONS SHALL BE IN ACCORDANCE WITH AS1684.
8. ALL BRICKWORK AND BLOCKWORK SHALL BE IN ACCORDANCE WITH AS3700.
9. ALL PROPRIETARY PRODUCTS AND SYSTEMS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION AND INSTRUCTIONS.
10. GARAGE DOORS TO COMPLY WITH THE ABCB HOUSING PROVISION PART 2.2. - GARAGE DOORS AND OTHER LARGE ACCESS DOORS IN OPENINGS NOT MORE THAN 3M IN HEIGHT IN EXTERNAL WALLS OF BUILDINGS DETERMINED AS BEING LOCATED IN WIND REGION C OR D IN ACCORDANCE WITH FIGURE 2.2.3 : AS/NZS 4505.
11. WHEN BUILDING IN A CORROSIVE ENVIROMENT, CORROSION PROTECTION IS TO COMPLY WITH SECTION 6.3.9 OF THE ABCB HOUSING PROVIONS
12. THESE DRAWINGS ARE THE COPYRIGHT OF THE DESIGN HOUSE NQ AND MAY NOT BE USED, RETAINED OR REPRODUCED WITHOUT WRITTEN AUTHORITY.
13. THESE DRAWINGS ARE FOR THE PURPOSE OF GAINING A BUILDING APPROVAL ONLY.

CLASS 1 & 2 BUILDINGS OR ASSESSABLE AND SELF-ASSESSABLE RENOVATIONS

LIGHTING - ENERGY EFFICIENT LIGHTING - WHICH IS A GLOBE WITH A MINIMUM OUTPUT OF 30 LUMENS/WATT INSTALLED TO A MINIMUM OF 80% OF THE TOTAL FIXED INTERNAL LIGHTING. EXCLUDING LAMPS RADIATING HEAT IN BATHROOMS.

NEW AND REPLACEMENT AIR-CONDITIONING TO HAVE ENERGY EFFICIENCY RATING TO MINIMUM 2.9

IN AREAS SERVICED BY A WATER SERVICE PROVIDER:-

- * SHOWER ROSES IN A AREA WITH A RETICULATED WATER SERVICE MUST BE MIN 3 STAR WELS RATED.
- * ALL TOILET CISTERNS MUST HAVE A DUAL FLUSH FUNCTION AND HAVE A MIN. OF 4 STAR WELS RATING WHICH MUST BE COMPATABLE WITH THE SIZE OF THE TOILET BOWL.
- * ALL TAPS SERVING LAUNDRY TUBS, KITCHEN SINKS AND BATHROOM BASINS MUST HAVE A 3 STARWELS RATING.

(WELS - 'WATER EFFICIENCY LABELLING AND STANDARDS')
(QDC - QUEENSLAND DEVEOPEMENT CODE)
(MP - MANDATORY PART)

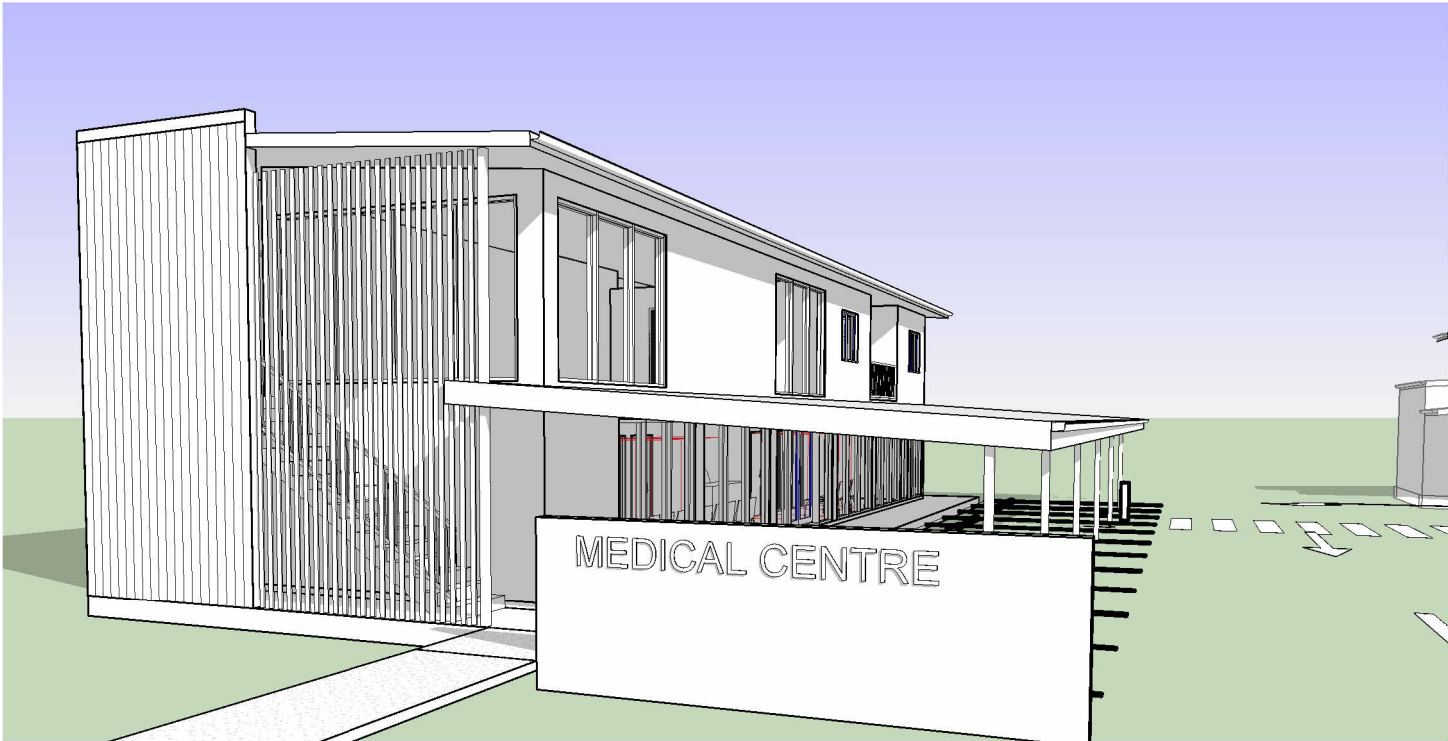
SUSTAINABLE BUILDING REQUIREMENTS @ 1 MARCH 2009 - CLASS 1 BUILDINGS

NEW WORK - HOT WATER SYSTEMS MUST BE SUPPLIED BY A:-

- SOLAR HOT WATER SYSTEM, OR HEAT PUMP HOT WATER SYSTEM OR GAS HOT WATER SYSTEM.

TANKS IF REQUIRED BY LOCAL AUTHORITY:

- 5000LTR FOR DETACHED CLASS 1, 3000LTR FOR OTHER THAN CLASS 1 DETACHED AS PER QDC MP 4.2 WATER SAVINGS TARGETS:-
- TO RECIEVE A MINIMUM ROOF AREA AT LEAST 100SQM OR ONE HALF OF THE TOTAL ROOF AREA WHICHEVER IS THE LESSER.
- BE CONNECTED TO TOILET CISTERNS, WASHING MACHINE COLD WATER TAPS (OTHER THAN GREY WATER CONNS.) AND EXTERNAL USE TAPS, REFER QDC MP 4.2 FOR VARIATIONS. PLUMBER TO REFER TO QDC MP 4.2 FOR COMPLETE TANIREQUIREMENTS



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NOTE:
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2. PLANS NOT TO BE SCALED, ALL FIGURED DIMENSIONS TO TAKE PRECEDENCE
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW & ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT

Project: PROPOSED MEDICAL CENTRE
Client: PRAKASH PATTNAIK
Location: 79 NATHAN STREET, HEATLEY

Title : COVER PAGE

Date: 21.04.26 Drawn: N.H
Scale: 1 : 1 Designed: N.H

Job No:
2025-165-C
Drawing No: DD 01
Rev. 12

DEMOLISH EXISTING
- CROSSOVER AND MAKE
GOOD

DEMOLISH EXISTING
—CROSSOVER AND MAKE
GOOD

— APPROX. LOCATION OF
COUNCIL WATER MAIN

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APPROX. LOCATION
OF COUNCIL WASTE
WATER MAIN

EXISTING REFUSE STORAGE

LAUFER STREET

1 SITE PLAN
1 : 250

GFA SCHEDULE		
Description	Area	Comments
GROUND FLOOR	161.53 m²	PROPOSED
COVERED WALKWAY	56.37 m²	PROPOSED
FIRST FLOOR	163.11 m²	PROPOSED
PATHOLOGY LANDING	9.93 m²	EXISTING MEDICAL CENTRE PROPOSED EXTENSION
PATHOLOGY SLAB	23.61 m²	EXISTING MEDICAL CENTRE PROPOSED EXTENSION
OFFICE SLAB	18.46 m²	EXISTING MEDICAL CENTRE PROPOSED EXTENSION
GROUND FLOOR	120.94 m²	EXISTING
GROUND FLOOR	155.78 m²	EXISTING
FIRST FLOOR	30.11 m²	EXISTING
FIRST FLOOR	140.65 m²	EXISTING
880.48 m²		

REAL PROPERTY DESCRIPTION

LOT 261 ON SP319042

AREA OF LAND: 1197m²

LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

REAL PROPERTY DESCRIPTION

LOT 57 ON RP721044

AREA OF LAND: 607m²

LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

SHADING TREE

BUILD TO BOUNDARY

PROPOSED NEW CARPARK
APPROX. 342m²
→ **LOT 57**
— AWNING - 2300 MIN HEAD

PROPOSED NEW MEDICAL CENTRE
APPROX. 180m²

DEMOLISH
EXISTING
CROSSOVER
AND MAKE GOOD

12	21.04.26	PLANNING
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8	20.03.26	PLANNING
7	29.01.26	CAR PARKING / GFA
6	23.01.26	PLANNING
5	11.12.25	PRELIMINARY
REV	ISSUE	DATE
		DESCRIPTION

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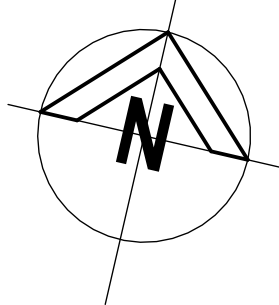
Title : SITE PLAN

Date: 21.04.26 Drawn: D.A.

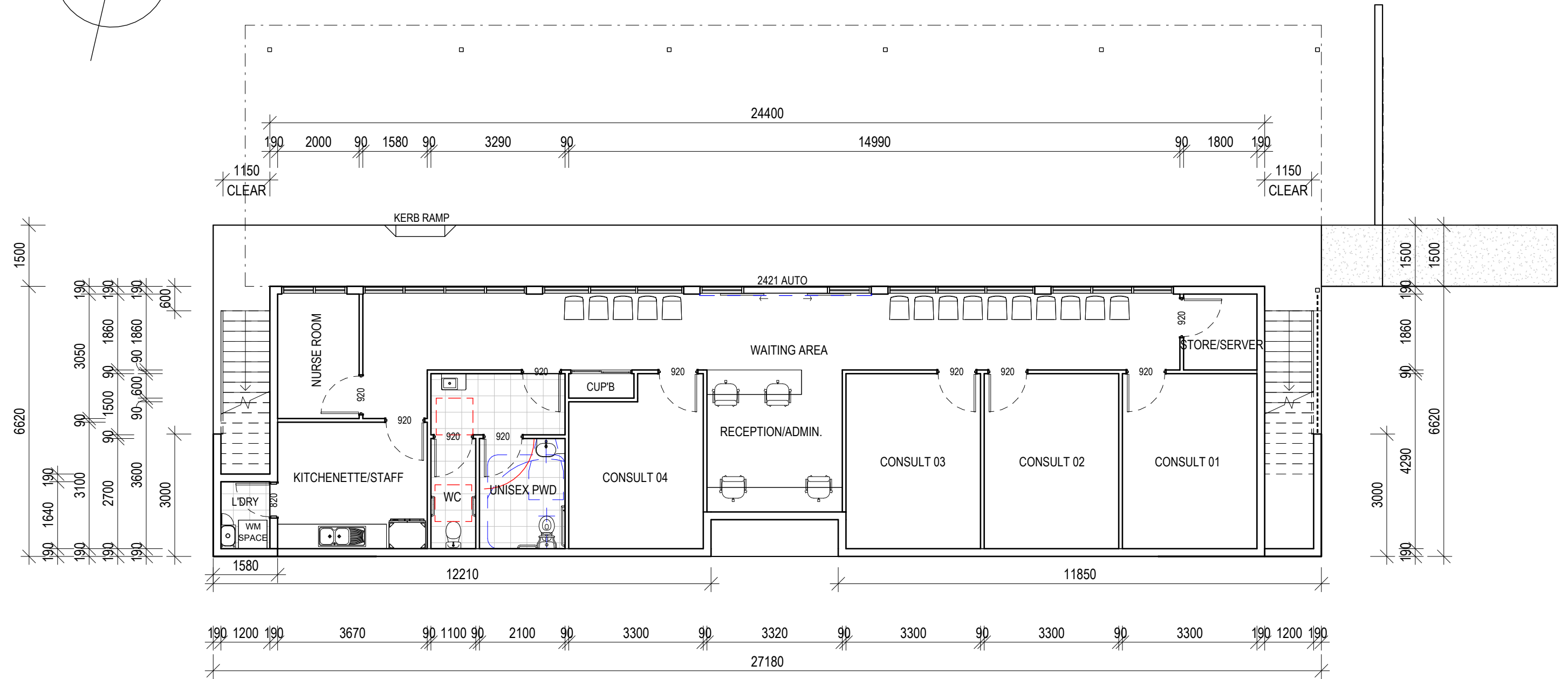
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Job No:	2025-165-C
Drawing No:	Rev.
DD 02	12

WIND CATEGORY C2



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1 FLOOR PLAN
1 : 100

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3	02.12.25	PRELIMINARY
REV	ISSUE	DATE
DESCRIPTION		



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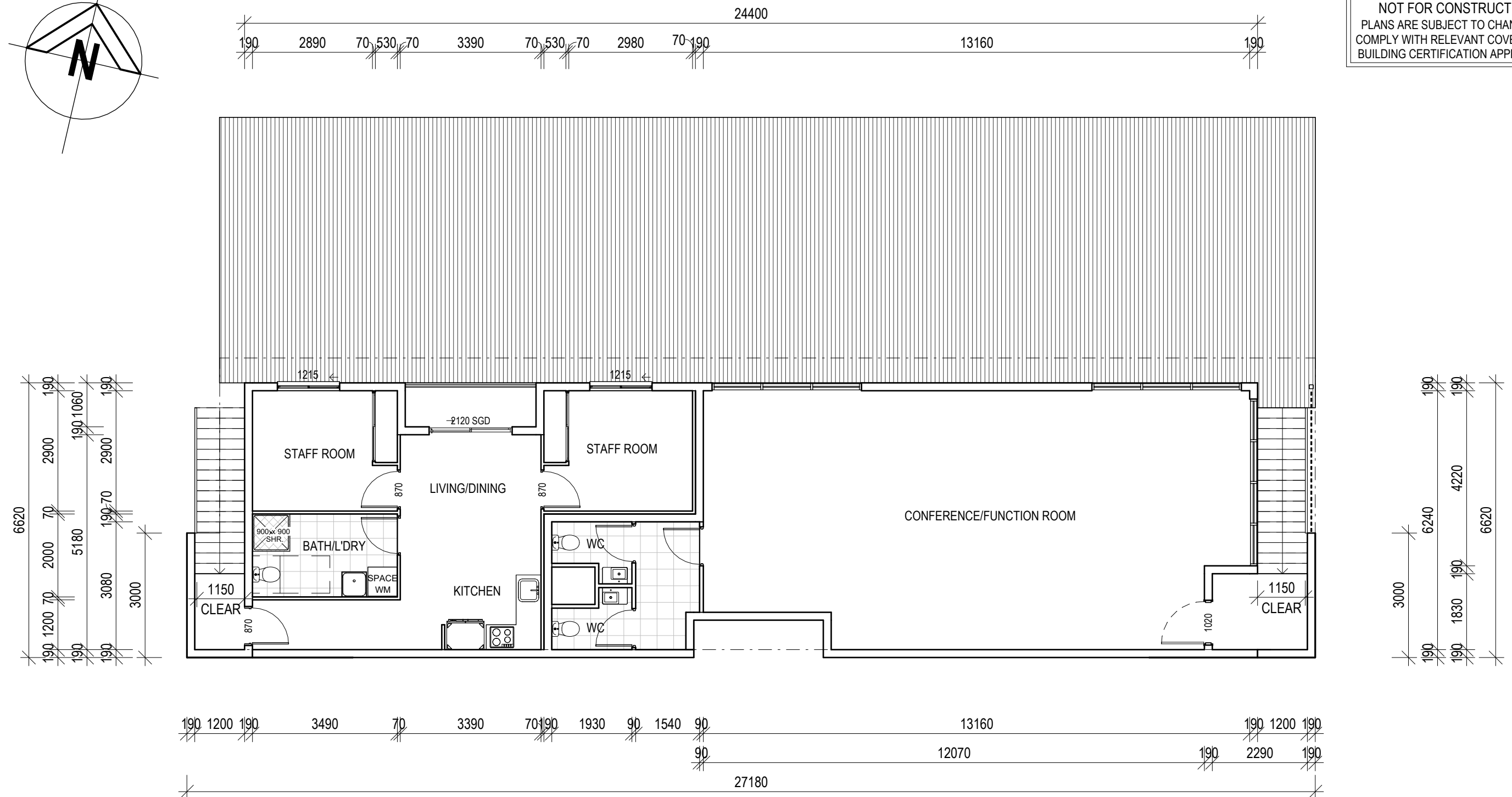
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Title : FLOOR PLAN - G.I.L.
Date: 21.04.26 Drawn: D.A.
Scale: 1 : 100 Designed: N.H.

Job No:
2025-165-C
Drawing No: DD 03
Rev. 12

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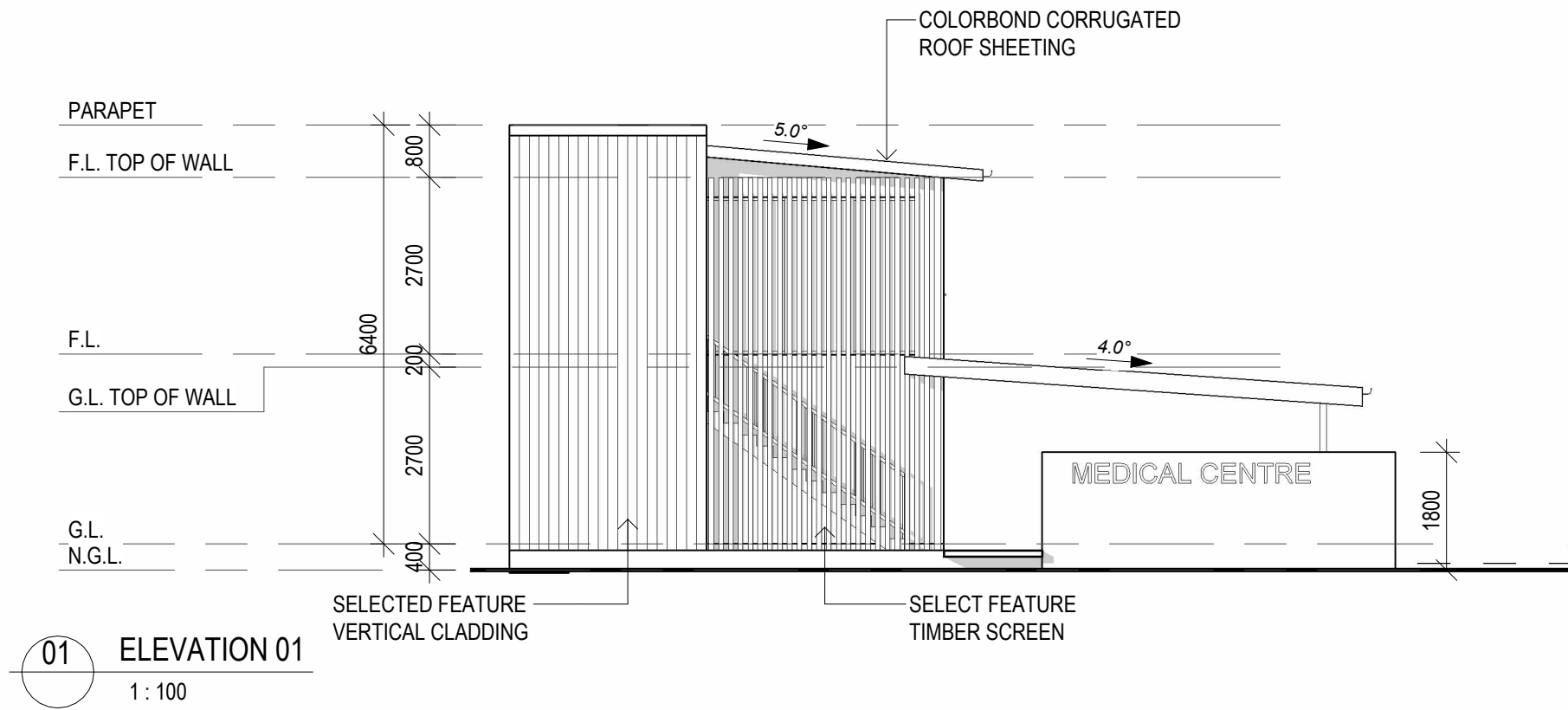
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3	02.12.25	PRELIMINARY
REV ISSUE	DATE	DESCRIPTION

Drawing No:	Rev.
DD 04	12

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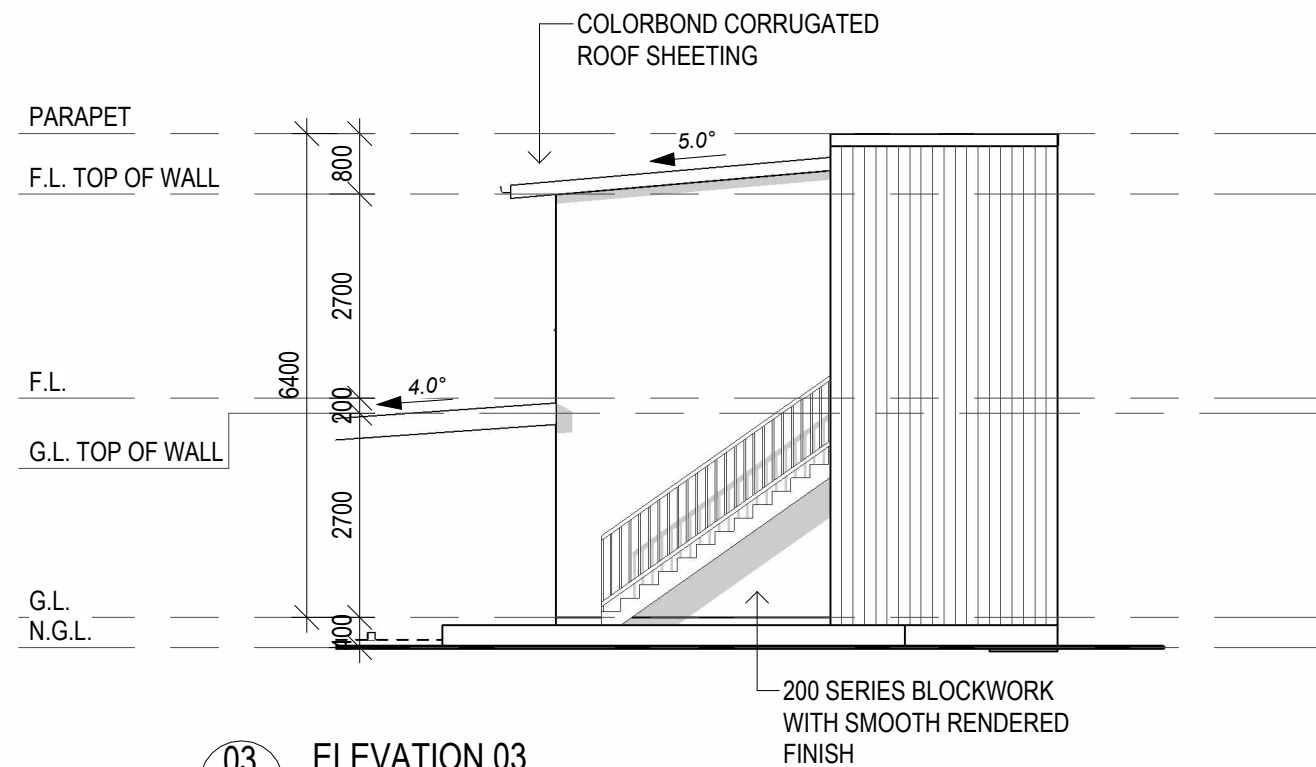
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Title : ELEVATIONS

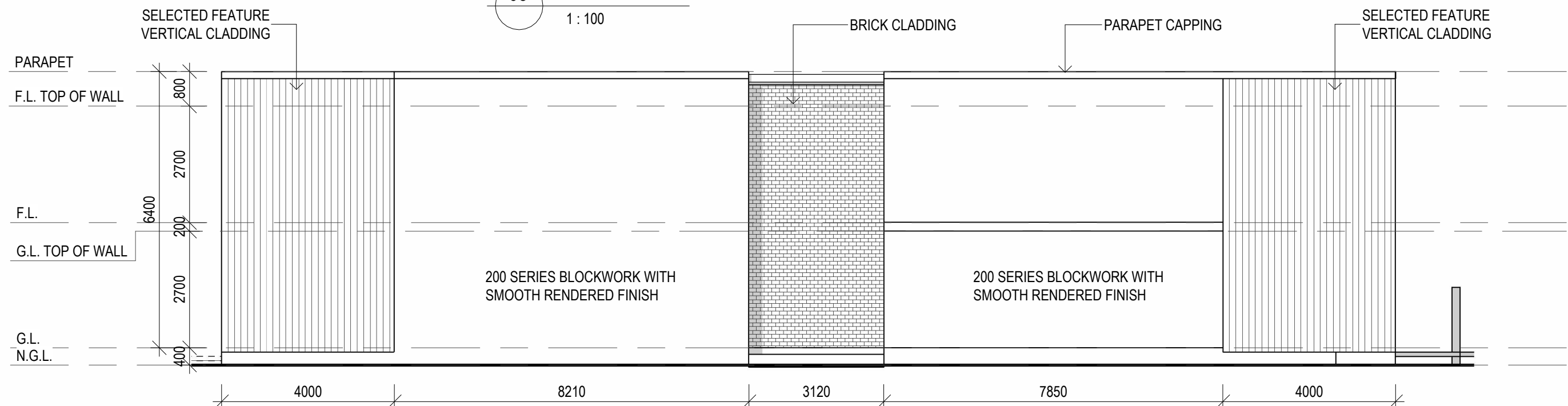
Date: 21.04.26 Drawn: D.A.
Scale: 1:100 Designed: N.H.

Job No:
2025-165-C
Drawing No: Rev.
DD 05 12

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03 ELEVATION 03
1 : 100



04 ELEVATION 04
1 : 100

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