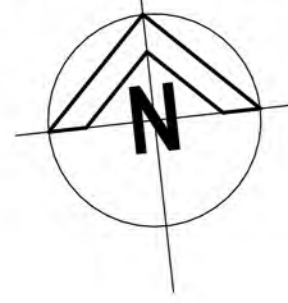


WIND CATEGORY C2



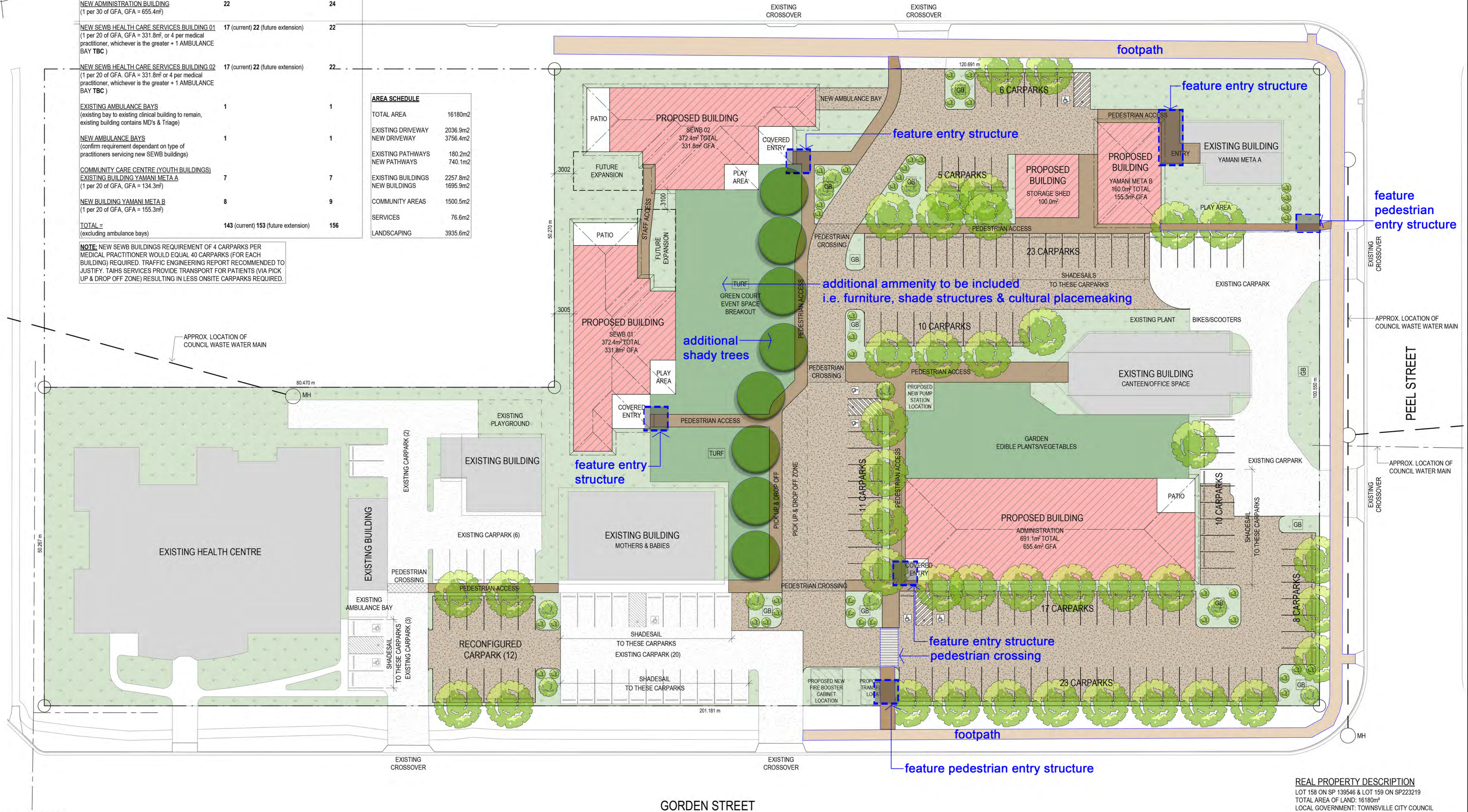
PRELIMINARY
NOT FOR CONSTRUCTION
PLANS ARE SUBJECT TO CHANGE TO
COMPLY WITH RELEVANT COVENANT &
BUILDING CERTIFICATION APPROVALS

CAR PARK SCHEDULE	REQUIRED	PROVIDED
EXISTING CLINICAL BUILDINGS (from previous approval)	61	61
EX. STAFF CANTEEN / OFFICE BUILDING (1 per 30 of GFA, GFA = 311.5m ²)	11	11
NEW ADMINISTRATION BUILDING (1 per 30 of GFA, GFA = 655.4m ²)	22	24
NEW SEWB HEALTH CARE SERVICES BUILDING 01 (1 per 20 of GFA, GFA = 331.8m ² or 4 per medical practitioner, whichever is the greater + 1 AMBULANCE BAY TBC)	17 (current) 22 (future extension)	22
NEW SEWB HEALTH CARE SERVICES BUILDING 02 (1 per 20 of GFA, GFA = 331.8m ² or 4 per medical practitioner, whichever is the greater + 1 AMBULANCE BAY TBC)	17 (current) 22 (future extension)	22
EXISTING AMBULANCE BAYS (existing bay to existing clinical building to remain, existing building contains MD's & Triage)	1	1
NEW AMBULANCE BAYS (confirm requirement dependant on type of practitioners servicing new SEWB buildings)	1	1
COMMUNITY CARE CENTRE (YOUTH BUILDINGS) EXISTING BUILDING YAMANI META A (1 per 20 of GFA, GFA = 134.3m ²)	7	7
NEW BUILDING YAMANI META B (1 per 20 of GFA, GFA = 155.3m ²)	8	9
TOTAL = (excluding ambulance bays)	143 (current) 153 (future extension)	156

AREA SCHEDULE	
TOTAL AREA	16180m ²
EXISTING DRIVEWAY	2036.9m ²
NEW DRIVEWAY	3756.4m ²
EXISTING PATHWAYS	180.2m ²
NEW PATHWAYS	740.1m ²
EXISTING BUILDINGS	2257.8m ²
NEW BUILDINGS	1695.9m ²
COMMUNITY AREAS	1500.5m ²
SERVICES	76.6m ²
LANDSCAPING	3935.6m ²

NOTE: NEW SEWB BUILDINGS REQUIREMENT OF 4 CARPARKS PER MEDICAL PRACTITIONER WOULD EQUAL 40 CARPARKS (FOR EACH BUILDING) REQUIRED. TRAFFIC ENGINEERING REPORT RECOMMENDED TO JUSTIFY. TAIHS SERVICES PROVIDE TRANSPORT FOR PATIENTS (VIA PICK UP & DROP OFF ZONE) RESULTING IN LESS ONSITE CARPARKS REQUIRED.

LONERGANNE STREET



1 SITE PLAN - PROPOSED
1:300

REAL PROPERTY DESCRIPTION
LOT 158 ON SP 139546 & LOT 159 ON SP223219
TOTAL AREA OF LAND: 16180m²
LOCAL GOVERNMENT: TOWNSVILLE CITY COUNCIL

NOTES:
1. VERIFY ALL LEVELS & DIMENSIONS BEFORE COMMENCING ANY FABRICATION
2. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED
3. COMPLY WITH LOCAL AUTHORITY, STANDARD BUILDING LAW AND ALL RELEVANT AUSTRALIAN STANDARDS & LEGISLATION
4. THIS DRAWING IS ONLY INTENDED TO OBTAIN A LOCAL AUTHORITY BUILDING PERMIT
5. THIS DRAWING IS COPYRIGHT TO THE DESIGN HOUSE NQ pty ltd & IS NOT TO BE COPIED OR DUPLICATED IN PART OR FULL WITH OUT THE PERMISSION OF THE DESIGN HOUSE NQ pty ltd

REV	ISSUE	DATE	DESCRIPTION
3		08.12.25	INDICATIVE LANDSCAPING ADDED
2		11.11.25	PRELIMINARY
1		07.11.25	PRELIMINARY

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QBCC LICENCE NO. 15046263
BUILDING DESIGN OPEN RISE



Project: TAIHS GORDON STREET
PRECINCT MASTERPLANNING
Client: TAIHS (ABORIGINAL &
ISLANDER HEALTH SERVICE)
Location: CORNER OF GORDEN & PEEL
STREET, GARBUTT

TITLE: SITE PLAN - PROPOSED
Date: 06.11.25 Drawn: D.A.
Scale: As indicated Designed: N.H.
Job No.: 2025-329-C Drawing No.: WD 102 Rev. 3