ORANGE HEALTH CARE

NEW OFFICE BUILDING

719 ROSS RIVER ROAD, KIRWAN QLD 4817

PROJECT NUMBER - 26-8351-OHC

PROJECT REVISION - D

Drawing List	
Sheet Number	**Sheet Name**
1	COVER
2	3D PERSPECTIVE
3	3D PERSPECTIVE
4	3D PERSPECTIVE
5	3D PERSPECTIVE
6	3D PERSPECTIVE
7	3D PERSPECTIVE
8	3D PERSPECTIVE
9	3D PERSPECTIVE
10	3D PERSPECTIVE
11	3D PERSPECTIVE
12	3D PERSPECTIVE
13	3D PERSPECTIVE
14	3D PERSPECTIVE
15	SITE LAYOUT PLAN
16	EXISTING GROUND FLOOR LAYOUT PLAN
17	EXISTING FIRST FLOOR LAYOUT PLAN
18	PROPOSED GROUND FLOOR LAYOUT PLAN
19	PROPOSED FIRST FLOOR LAYOUT PLAN
20	ROOF SHEETING LAYOUT PLAN
21	ELEVATIONS



PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY - B.J SWITZER	SHEET NO. 1 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 01 - WESTERN PERSPECTIVE

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

NQCC Nth. Qld. Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY - B.J SWITZER	SHEET NO. 2 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 02 - SOUTHERN PERSPECTIVE

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

Nth. Qld. Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE
PROJECT - NEW OFFICE BUILDING
PROJECT NO. - 26-8351-OHC | REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817 | DATE - JANUARY 2026
DRAWN - | SCALE AS SHOWN
CHECKED BY - B.J SWITZER | SHEET NO. 3 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 03 - EASTERN PERSPECTIVE

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

NQCC Nth Qld Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc Queensland Building and Construction Commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY -B.J SWITZER	SHEET NO. 4 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 04 - NORTHERN PERSPECTIVE

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/
Nth Qld Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY - B.J SWITZER	SHEET NO. 5 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 05 - RECEPTION

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

NQCC Nth. Qld. Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE
PROJECT - NEW OFFICE BUILDING
PROJECT NO. - 26-8351-OHC | REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817 | DATE - JANUARY 2026
DRAWN - | SCALE AS SHOWN
CHECKED BY -B.J SWITZER | SHEET NO. 6 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 06 - LUNCH ROOM

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

NQCC Nth. Qld. Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT © COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE
PROJECT - NEW OFFICE BUILDING
PROJECT NO. - 26-8351-OHC | REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817 | DATE - JANUARY 2026
DRAWN - | SCALE AS SHOWN
CHECKED BY - B.J SWITZER | SHEET NO. 7 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 07 - KITCHENETTE

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

ORANGE HEALTH CARE
Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE
PROJECT - NEW OFFICE BUILDING
PROJECT NO. - 26-8351-OHC
REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817
DATE - JANUARY 2026
DRAWN -
SCALE AS SHOWN
CHECKED BY - B.J SWITZER
SHEET NO. 8 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 08 - TRAINING ROOM 01

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

NQCC Nth. Qld. Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc Queensland Building and Construction Commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY -B.J SWITZER	SHEET NO. 9 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 09 - TRAINING ROOM 02

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

NQCC Nth Qld Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY - B.J SWITZER	SHEET NO. 10 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 10 - TRAINING ROOM 03

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

NQCC Nth. Qld. Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE
PROJECT - NEW OFFICE BUILDING
PROJECT NO. - 26-8351-OHC
REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817
DATE - JANUARY 2026
DRAWN -
SCALE AS SHOWN
CHECKED BY - B.J SWITZER
SHEET NO. 11 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 11 - FIRST FLOOR OFFICES 01

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

Nth Qld Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS		
DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT © COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY - B.J SWITZER	SHEET NO. 12 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 12 - FIRST FLOOR OFFICES 02

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

ORANGE HEALTH CARE
Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY - B.J SWITZER	SHEET NO. 13 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



3D PERSPECTIVE 13 - FIRST FLOOR OFFICES 03

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

Nth Qld Construction Consulting Pty Ltd

ORANGE HEALTH CARE
Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

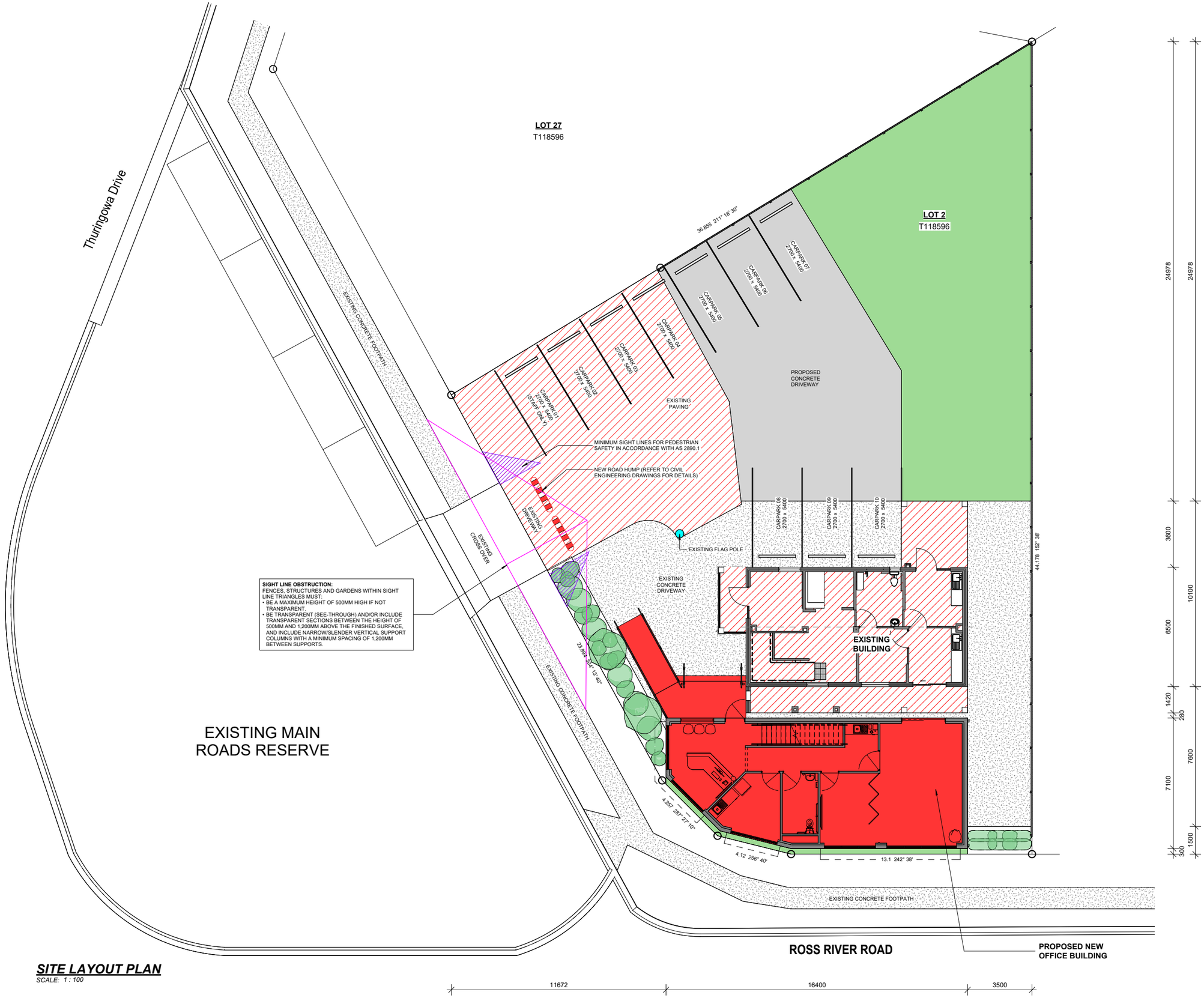
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE
PROJECT - NEW OFFICE BUILDING
PROJECT NO. - 26-8351-OHC
REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817
DATE - JANUARY 2026
DRAWN -
SCALE AS SHOWN
CHECKED BY -B.J SWITZER
SHEET NO. 14 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



SIGHT LINE OBSTRUCTION:
FENCES, STRUCTURES AND GARDENS WITHIN SIGHT LINE TRIANGLES MUST:
- BE A MAXIMUM HEIGHT OF 500MM HIGH IF NOT TRANSPARENT.
- BE TRANSPARENT (SEE-THROUGH) AND/OR INCLUDE TRANSPARENT SECTIONS BETWEEN THE HEIGHT OF 500MM AND 1,200MM ABOVE THE FINISHED SURFACE, AND INCLUDE NARROW/SLENDER VERTICAL SUPPORT COLUMNS WITH A MINIMUM SPACING OF 1,200MM BETWEEN SUPPORTS.

SITE LAYOUT PLAN

SCALE: 1 : 100

PROPERTY DESCRIPTION
LOT 2 ON T118596
AREA OF LAND - 916 m²

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

AMENDMENTS		
DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

ORANGE HEALTH CARE
Enhancing Life

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FORM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

building designers association of queensland inc.

MASTER BUILDERS QUEENSLAND
Proud Member

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY(QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENCTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

VERIFY ALL DIMENSION ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

CLIENT
ORANGE HEALTH CARE
PROJECT
NEW OFFICE BUILDING

LOCATION
719 ROSS RIVER ROAD, KIRWAN QLD 4817

DATE
JANUARY 2026

PROJECT NO	REVISION
26-8351-OHC	D
SCALE: AS SHOWN	DRAWN
CHECKED BY: B. J. SWITZER	SHEET NO: 15 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



EXISTING GROUND FLOOR LAYOUT PLAN

SCALE: 1 : 50

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

ORANGE HEALTH CARE
Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

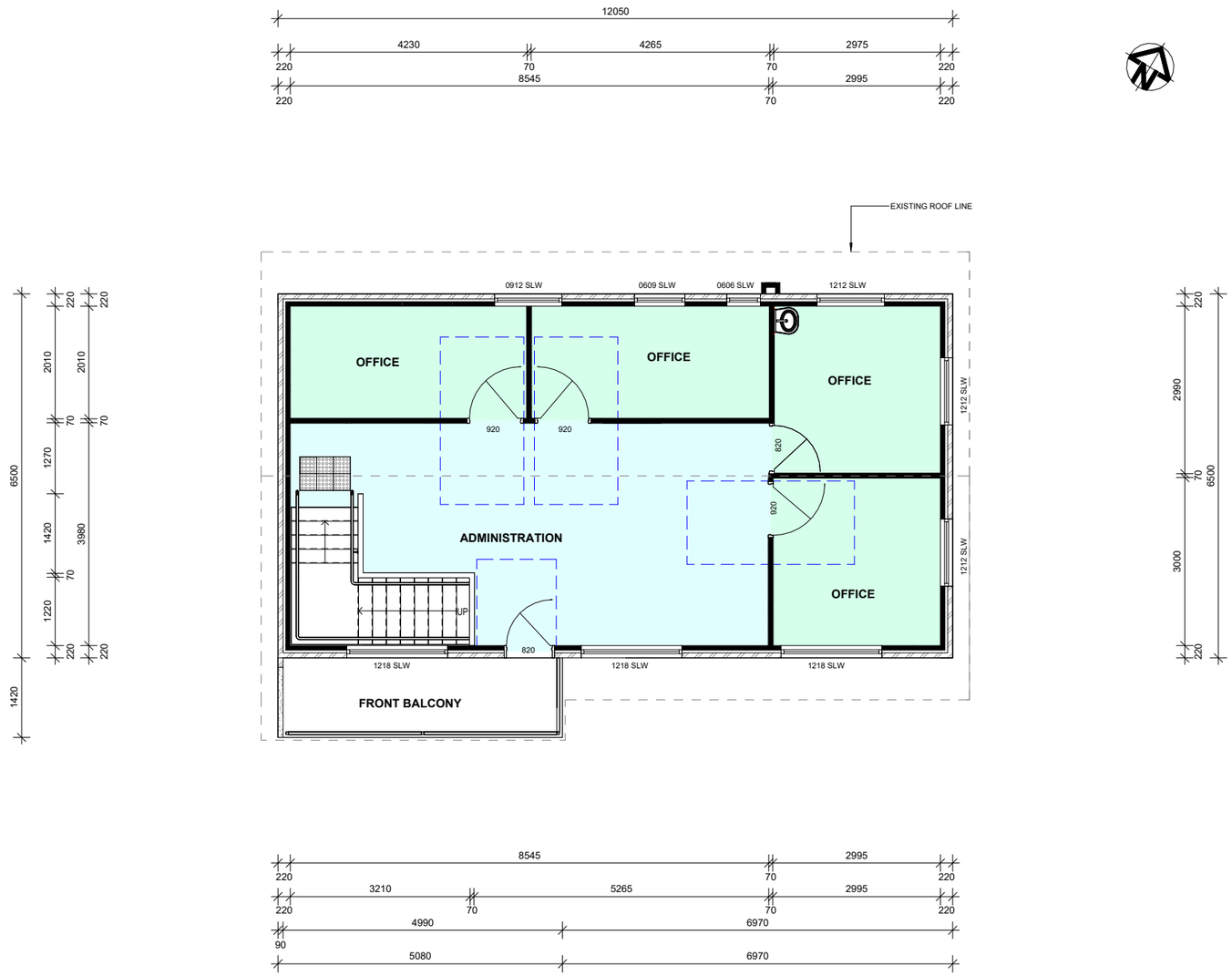
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE	
PROJECT - NEW OFFICE BUILDING	
PROJECT NO. - 26-8351-OHC	REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817	DATE - JANUARY 2026
DRAWN -	SCALE AS SHOWN
CHECKED BY - B.J SWITZER	SHEET NO. 16 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



EXISTING FIRST FLOOR LAYOUT PLAN

SCALE: 1 : 50

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

NQCC Nth. Qld. Construction Consulting Pty Ltd

ORANGE HEALTH CARE Enhancing Life

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

MASTER BUILDERS MEMBER

qbcc queensland building and construction commission

building designers association of queensland inc.

COPYRIGHT © COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FROM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY (QBSA ACT 1991) BUILDING DESIGN DRAFTING
RESIDENTIAL DESIGN DRAFTING CONTRACTOR LICENCE NUMBER - 1117428

ABN & GST - 16 111 343 161

CLIENT - ORANGE HEALTH CARE
PROJECT - NEW OFFICE BUILDING
PROJECT NO. - 26-8351-OHC | REVISION - D
LOCATION - 719 ROSS RIVER ROAD, KIRWAN QLD 4817 | DATE - JANUARY 2026
DRAWN - | SCALE AS SHOWN
CHECKED BY - B.J SWITZER | SHEET NO. 17 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



GROUND FLOOR LAYOUT PLAN

SCALE: 1 : 50

FLOOR AREAS	
DESCRIPTION	AREA
NEW GROUND FLOOR	107.44 m²
NEW FIRST FLOOR	101.66 m²
EXISTING BALCONY	8.64 m²
DRIVEWAY/PATHS	37.28 m²
TOTAL AREA	**255.01 m²**

LEGEND	
MARK	COMPONENT
DT	DISABILITY COMPLIANT TOILET SUITE IN ACCORDANCE WITH AS1428.1
GR	GRABRAILS IN ACCORDANCE WITH AS1428.1
MW	MICROWAVE
OHC	OVERHEAD CUPBOARDS
PT	PAPER TOWEL DISPENSER
REF	REFRIGERATOR
SD	SOAP DISPENSER
SH	AS1428.1 COMPLIANT SHELF
SK	SS SINGLE BOWL KITCHEN SINK WITH MIXER TAP

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

AMENDMENTS		
DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FORM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

Proud Member

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY(QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENCTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

VERIFY ALL DIMENSION ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

CLIENT
ORANGE HEALTH CARE
PROJECT
NEW OFFICE BUILDING

LOCATION
719 ROSS RIVER ROAD, KIRWAN QLD 4817

DATE
JANUARY 2026

PROJECT NO.	REVISION
26-8351-OHC	D
SCALE: AS SHOWN	DRAWN
CHECKED BY: B. J. SWITZER	SHEET NO. 18 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



FIRST FLOOR LAYOUT PLAN

SCALE: 1 : 50

FLOOR AREAS	
DESCRIPTION	AREA
NEW GROUND FLOOR	107.44 m²
NEW FIRST FLOOR	101.66 m²
EXISTING BALCONY	8.64 m²
DRIVEWAY/PATHS	37.28 m²
TOTAL AREA	**255.01 m²**

DU1 - 1800 WIDE x 1800 LONG x 750 DESK WIDTH

DU2 - 1800 WIDE x 2400 LONG x 750 DESK WIDTH

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

AMENDMENTS		
DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

ORANGE HEALTH CARE
Enhancing Life

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FORM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

building designers association of queensland inc.

MASTER BUILDERS QUEENSLAND
Proud Member

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY(QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENCTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

VERIFY ALL DIMENSION ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

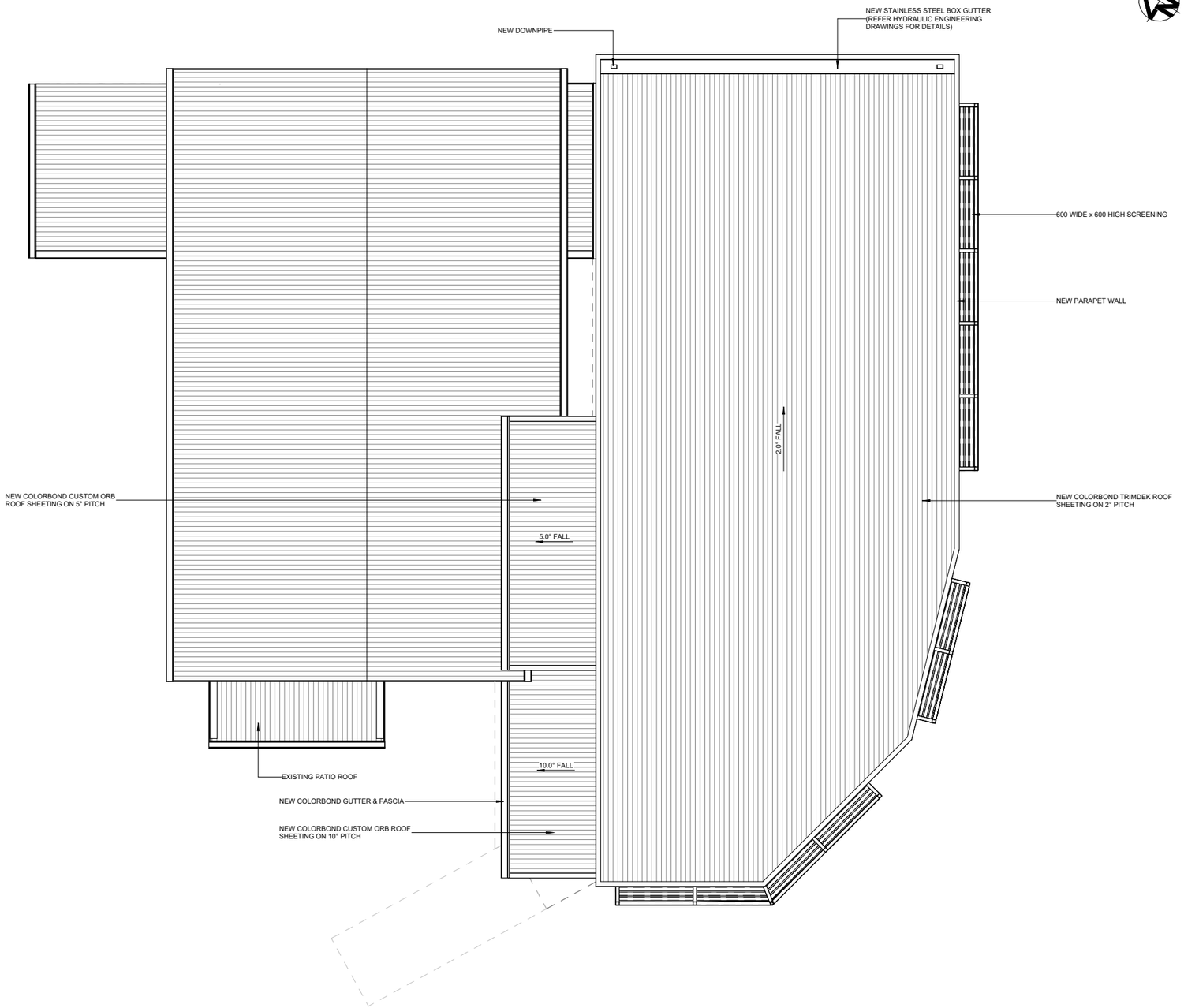
CLIENT
ORANGE HEALTH CARE
PROJECT
NEW OFFICE BUILDING

LOCATION
719 ROSS RIVER ROAD, KIRWAN QLD 4817

DATE
JANUARY 2026

PROJECT NO.	REVISION
26-8351-OHC	D
SCALE: AS SHOWN	DRAWN:
CHECKED BY: B. J. SWITZER	SHEET NO.: 19 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



ROOF SHEETING LAYOUT PLAN

SCALE: 1 : 50

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

AMENDMENTS		
DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

ORANGE HEALTH CARE
Enhancing Life

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FORM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

building designers association of queensland inc.

MASTER BUILDERS QUEENSLAND
Proud Member

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY(QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENCTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

VERIFY ALL DIMENSION ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

CLIENT
ORANGE HEALTH CARE
PROJECT
NEW OFFICE BUILDING

LOCATION
719 ROSS RIVER ROAD, KIRWAN QLD 4817

DATE
JANUARY 2026

PROJECT NO.	REVISION
26-8351-OHC	D
SCALE: AS SHOWN	DRAWN
CHECKED BY: B. J. SWITZER	SHEET NO. 20 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026



LEFT SIDE ELEVATION

SCALE: 1 : 100



FRONT ELEVATION

SCALE: 1 : 100



RIGHT HAND SIDE ELEVATION

SCALE: 1 : 100



REAR ELEVATION

SCALE: 1 : 100

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

AMENDMENTS

DATE	NO.	DESCRIPTION
18.06.2026	A	FOR CLIENT REVIEW
18.06.2026	B	MEETING ROOM 2 REMOVED, LUNCH ROOM RELOCATED, AND TRAINING ROOM MADE LARGER
08.09.2026	C	BUILDING MOVED TO FRONT OF SITE
16.10.2026	D	SIGHT LINES ADDED

ORANGE HEALTH CARE
Enhancing Life

NTH QLD Construction Consulting Pty Ltd
Unit 1, 9 Civil Road, GARBUTT QLD 4814
P.O. Box 21, AITKENVALE QLD 4814
P | (07) 4828 2339 M | 0429 001 726
E | bswitzer@nqcc.biz
W | https://www.nqconstructionconsulting.com.au/

COPYRIGHT ©
COPYRIGHT LAWS PROHIBIT THE USE OF THIS DESIGN IN ANY FORM WITHOUT WRITTEN CONSENT FROM NTH QLD CONSTRUCTION CONSULTING PTY LTD

building designers association of queensland inc.
MASTER BUILDERS QUEENSLAND
Proud Member

LICENSED UNDER THE QUEENSLAND BUILDING SERVICES AUTHORITY(QBSA Act 1991)
BUILDING DESIGN DRAFTING
RESIDENCTIAL DESIGN DRAFTING
CONTRACTOR LICENCE NUMBER - 1117428

VERIFY ALL DIMENSION ON SITE BEFORE COMMENCING ANY BUILDING WORKS.

CLIENT
ORANGE HEALTH CARE
PROJECT
NEW OFFICE BUILDING

LOCATION
719 ROSS RIVER ROAD, KIRWAN QLD 4817

DATE
JANUARY 2026

PROJECT NO.	REVISION
26-8351-OHC	D
SCALE: AS SHOWN	DRAWN
CHECKED BY: B. J. SWITZER	SHEET NO. 21 - A1

Document Set ID: 29007424
Version: 1, Version Date: 29/10/2026