

APPENDIX B

Proposal Plans

Prepared by:

Aspect



1 PERSPECTIVE 1 - GYM / ALLIED HEALTH



2 PERSPECTIVE 2 - GYM / ALLIED HEALTH

NOT FOR CONSTRUCTION



PROPERTY DESCRIPTION

3/535 South Street, Glenvale QLD 4350
Lot 3
SP346114
Locality: Glenvale
LGA: Toowoomba Regional Council
2A Area - 3696.8m²

PROJECT SUMMARY - STAGE 4 (GYM)

PLANNING DETAILS

BUILDING NUMBERS 1 SUBJECT BUILDING
TYPE CONSTRUCTION TYPE C (1 STOREY)
BUILDING CLASS CLASS 9b + 9a (GYM + ALLIED HEALTH)
STAGES (REFER TO MASTER STAGING PLAN) STAGE 4 = GYM BUILDING
STAGE 3 = HEALTH HUB BUILDING
STAGE 2 = UNITS 8-13
STAGE 1 = UNITS 1-7

CARPARKING

24/7 GYM PARKING
- 35 SPACES REQUIRED
- 41 SPACES PROVIDED

ALLIED HEALTH (HEALTH CARE SERVICES)
- ONE SPACE PER FTE STAFF MEMBER = 10 SPACES PROVIDED

ACCESSIBLE PARKING PROVISION
- 1 ACCESSIBLE SPACE FOR EVERY 100 SPACES OR PART THEREOF
TOTAL NUMBER REQUIRED 1 SPACES
TOTAL NUMBER PROVIDED 1 SPACES

TOTAL CARPARK NUMBER PROVIDED 51 SPACES (INCLUDES 1 ACCESSIBLE SPACE) + 1 SERVICES / AMBULANCE BAY

NOTE

ALL INDICATED RLS AND FFLS TO BE CONFIRMED

EXISTING SERVICES LEGEND

SEWER - EXISTING
SEWER INSPECTION OPENING - EXISTING
STORMWATER - EXISTING
STORMWATER DRAIN - EXISTING
WATER VALVE - EXISTING
WATER HYDRANT - EXISTING
STORMWATER DRAINAGE PIPE - EXISTING
DATA PIT - EXISTING
OVERHEAD ELECTRICAL LINE

STAGE 4 SITE COVERAGE - GYM BUILDING (2A LOT 11)

PROPOSED HEALTH HUB BUILDING	1019.7 m ²	27.58%
HARDSTAND - DRIVEWAY	1525.7 m ²	41.27%
HARDSTAND - PATHWAY	194.5 m ²	5.26%
SOFTSTAND - GARDENS	956.9 m ²	25.88%
Grand total	3696.8 m ²	100.00%

LEGEND

RWT RAIN WATER TANK

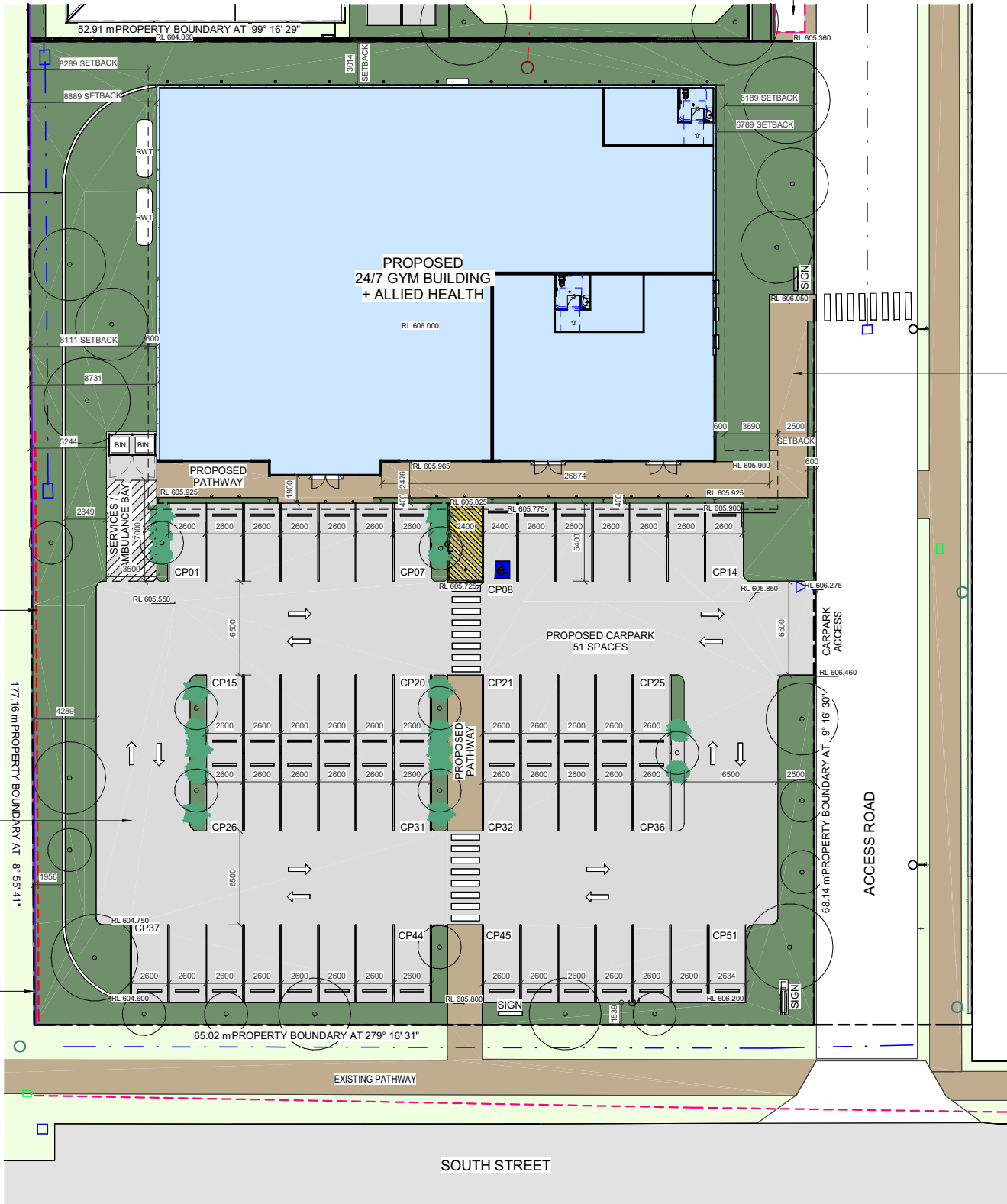
1 METER HIGH
LANDSCAPE
RETAINING WALL.
REFER TO
ENGINEERS DESIGN

RED DASHED LINE
INDICATES EXTENT OF
ACOUSTIC TREATMENT
/ UPGRADE TO THE
EXISTING 1.8M HIGH
FENCE ALONG THE
WESTERN SITE
BOUNDARY. REFER
ACOUSTIC REPORT
FOR DETAILS AND
REQUIREMENTS

ALL PROPOSED LEVELS
& CARPARK DESIGN TO
CIVIL ENGINEERS
DESIGN & DETAIL TO
COMPLY WITH
AS2890.1-2004 &
AS1428.1-2009

PURPLE LINE
INDICATES EXISTING
RETAINING WALL

1 SITE PLAN - GYM / ALLIED HEALTH
1:200

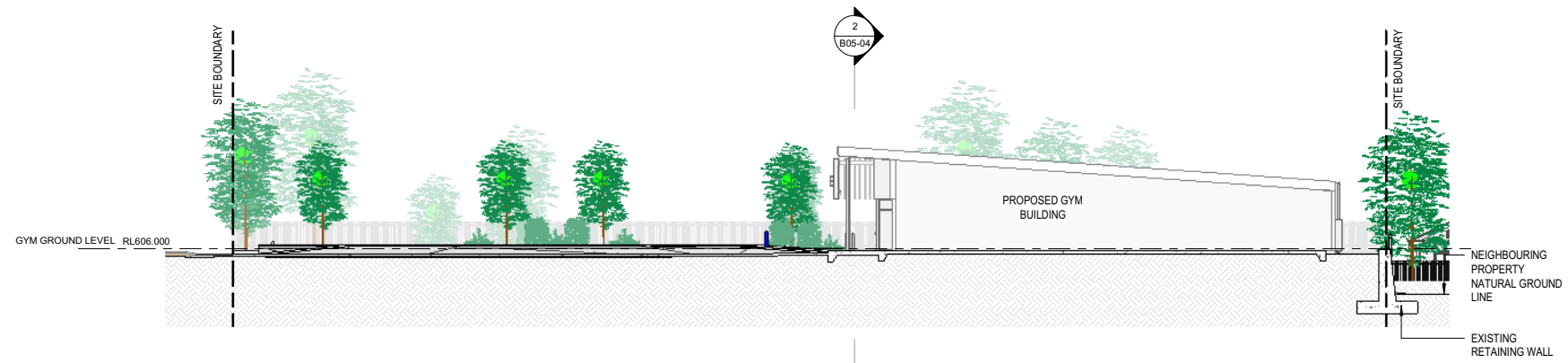


EXISTING ELECTRICAL
SUBSTATION

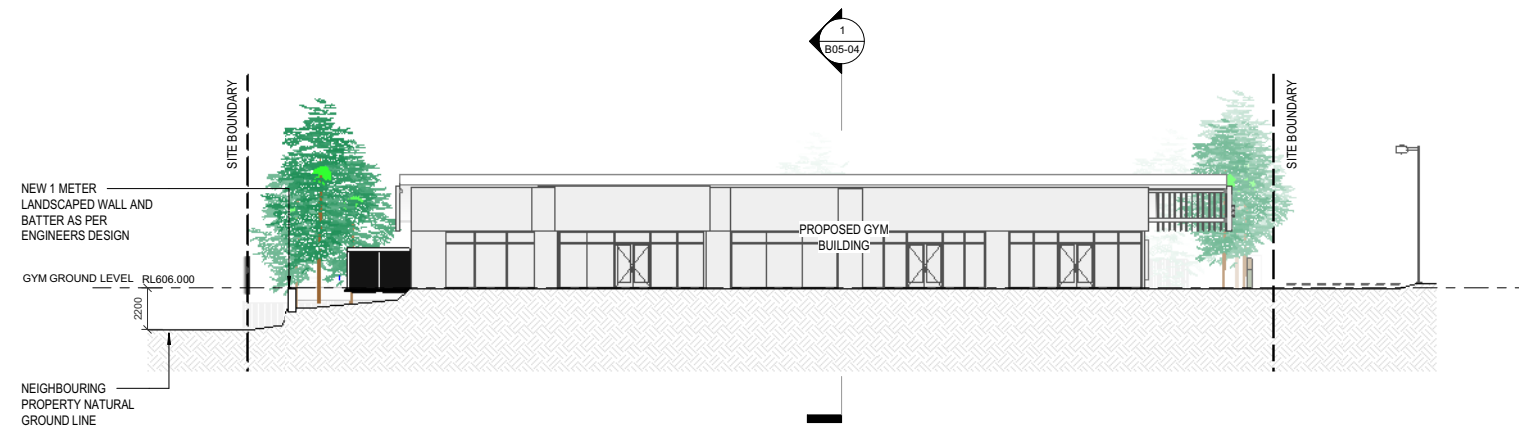
RAMP TO CONNECT
TO EXISTING
PEDESTRIAN
CROSSING

ACCESS ROAD

SOUTH STREET

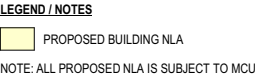


1 SITE SECTION 1 - GYM / ALLIED HEALTH
1 : 200



2 SITE SECTION 2 - GYM / ALLIED HEALTH
1 : 200

NOT FOR CONSTRUCTION



SANITARY PROVISIONS (FOR TENANCY 1 NLA)		
<u>REQUIRED</u>		
CLASS 9b (GYM) :	1 PERSON PER 3m ² = 600m ² /3 = 266 PERSONS	
AS PER TABLE D2D18 OF NCC 2022		
TOTAL PERSONS REQUIRED	266 PERSONS	
<u>REQUIRED SANITARY FACILITIES (AS PER TABLE F4D4i, NCC 2022)</u>		
MALE	-WC -WASHBASIN -URINAL	1 2 3
FEMALE	-WC -WASHBASIN	4 2

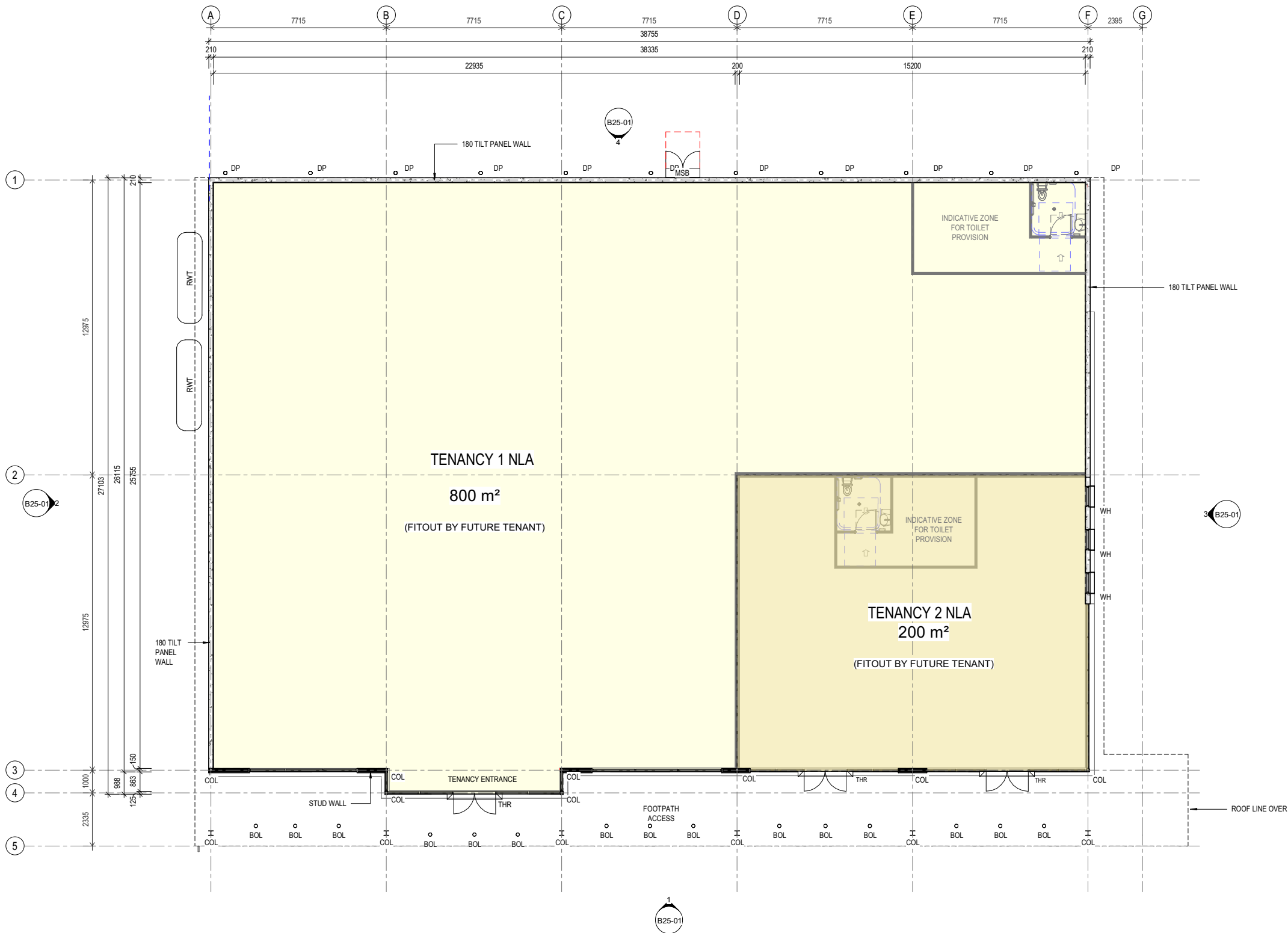
SANITARY PROVISIONS (FOR TENANCY 2 NLA)		
<u>REQUIRED</u>		
CLASS 9a (HEALTH CARE BUILDING) :	1 PERSON PER 10m ² = 200m ² /3 = 20 PERSONS	
AS PER TABLE D2D18 OF NCC 2022		
TOTAL PERSONS REQUIRED	20 PERSONS	
<u>REQUIRED SANITARY FACILITIES (AS PER TABLE F4D4e, NCC 2022)</u>		
MALE	-WC -WASHBASIN	2 1
FEMALE	-WC -WASHBASIN	2 1

NOTE
BOTH TENANCIES TO CONFIRM BATHROOM ALLOCATIONS.

SANITARY FACILITIES
IF NOT MORE THAN 10 PEOPLE ARE EMPLOYED, A UNISEX FACILITY MAY BE PROVIDED INSTEAD OF SEPARATE FACILITIES FOR EACH SEX.(F4D4(3) OF NCC 2022)

ABBREVIATION LEGEND	
BOL	BOLLARD
COL	COLUMN
DP	DOWN PIPE
MSB	MAIN SWITCH BOARD
RWT	RAIN WATER TANK
THR	THRESHOLD RAMP
WH	WINDOW HOOD

INTERNAL GFA	1019.7 m ²
EXTERNAL GFA - COVERED WALKWAY	102.0 m ²
Grand total	1121.7 m ²

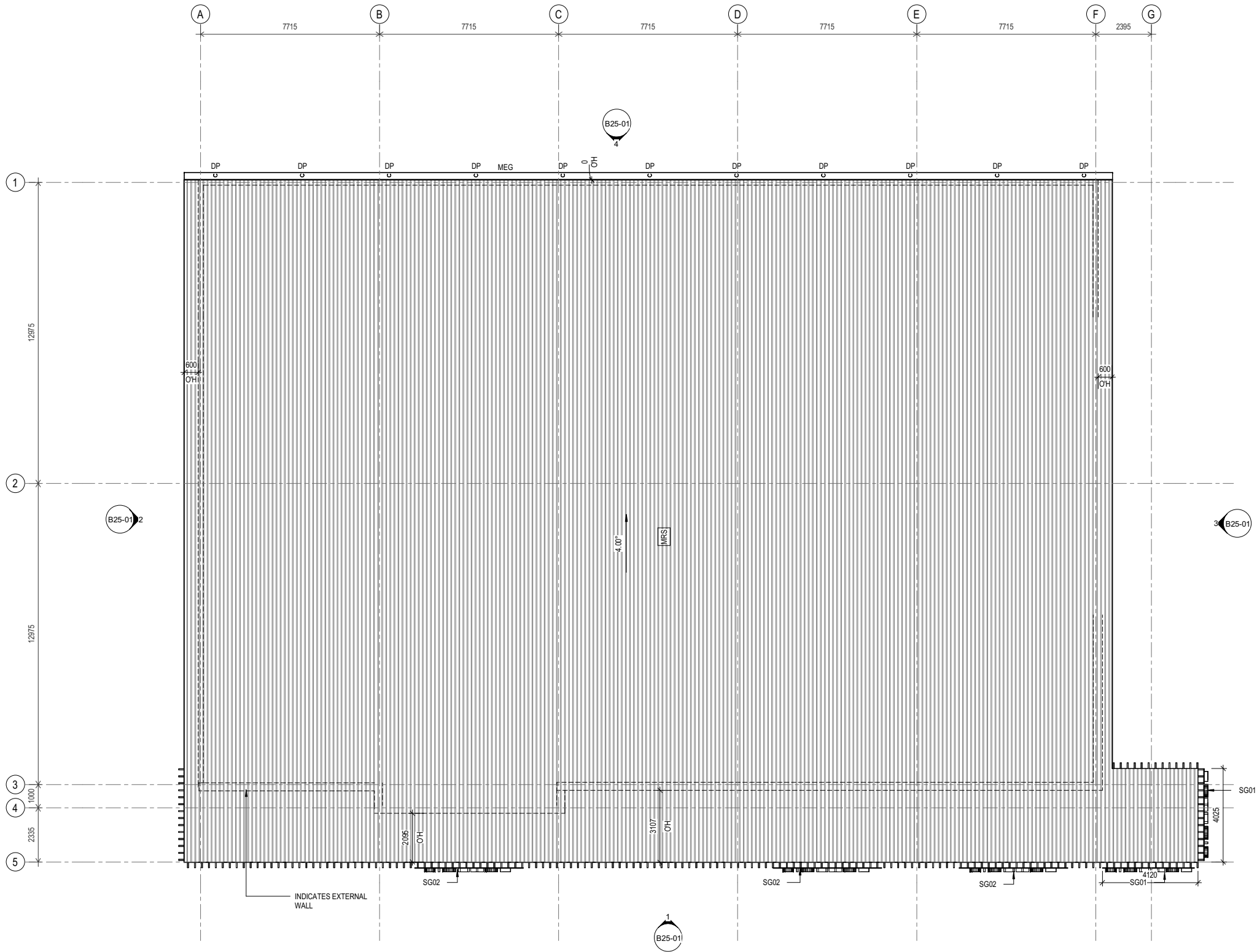


1 FLOOR PLAN - GYM / ALLIED HEALTH
1 : 100



ABBREVIATION LEGEND

DP	DOWN PIPE
MEG	METAL EAVES GUTTER
MRS	METAL ROOF SHEET
SG01	SIGN, TYPE 01
SG02	SIGN, TYPE 02



1 ROOF PLAN - GYM / ALLIED HEALTH
1 : 100

NOT FOR CONSTRUCTION



TOOWOOMBA | SUNSHINE COAST
P. (07) 4632 9962 | WWW.ASPECTAPM.NET
A.B.N 96071786948 | BOAQ 4487

GLENVALE DEVELOPMENT
DA ISSUE

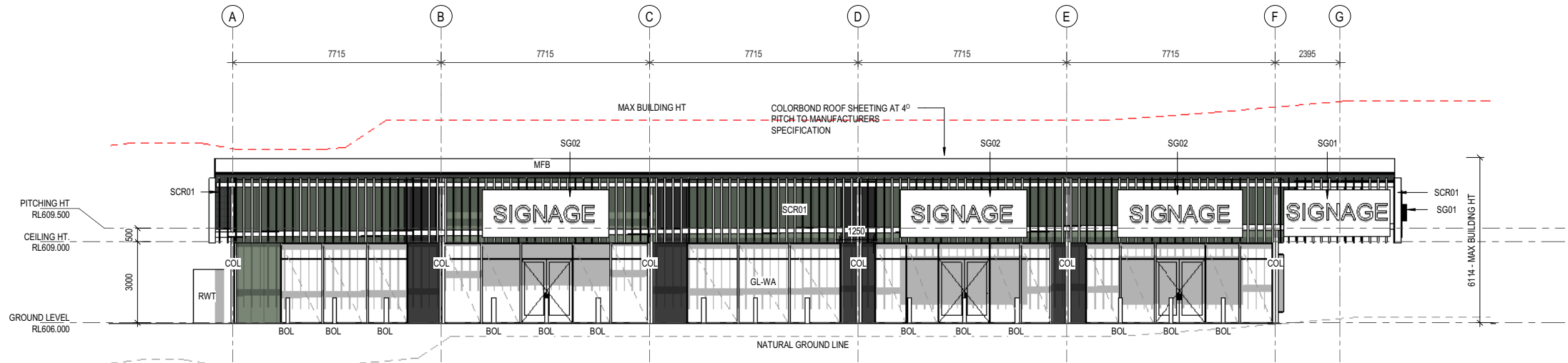
ROOF PLAN - GYM / ALLIED HEALTH
Stage DA Revision H 25/06/26

B20-03
Designer JR

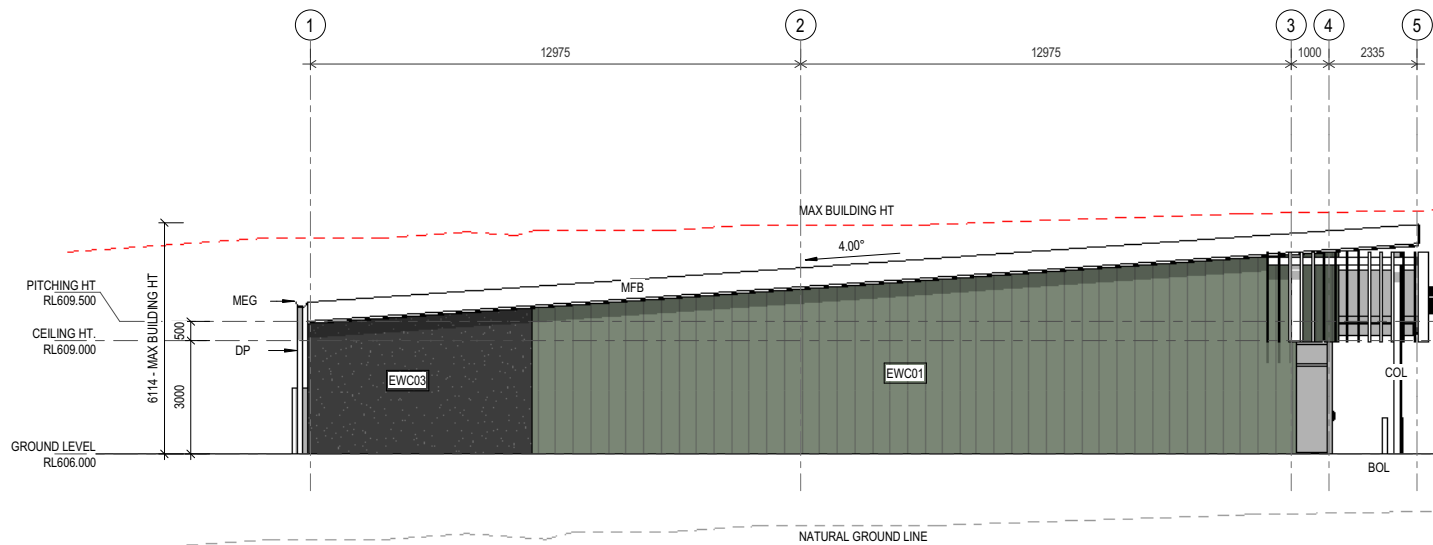
Project No. 250207
View Scale 1 : 100 @ A1
Scale Bar 1:100 @ A1 0m 1 2 3 4 5

ABBREVIATION LEGEND

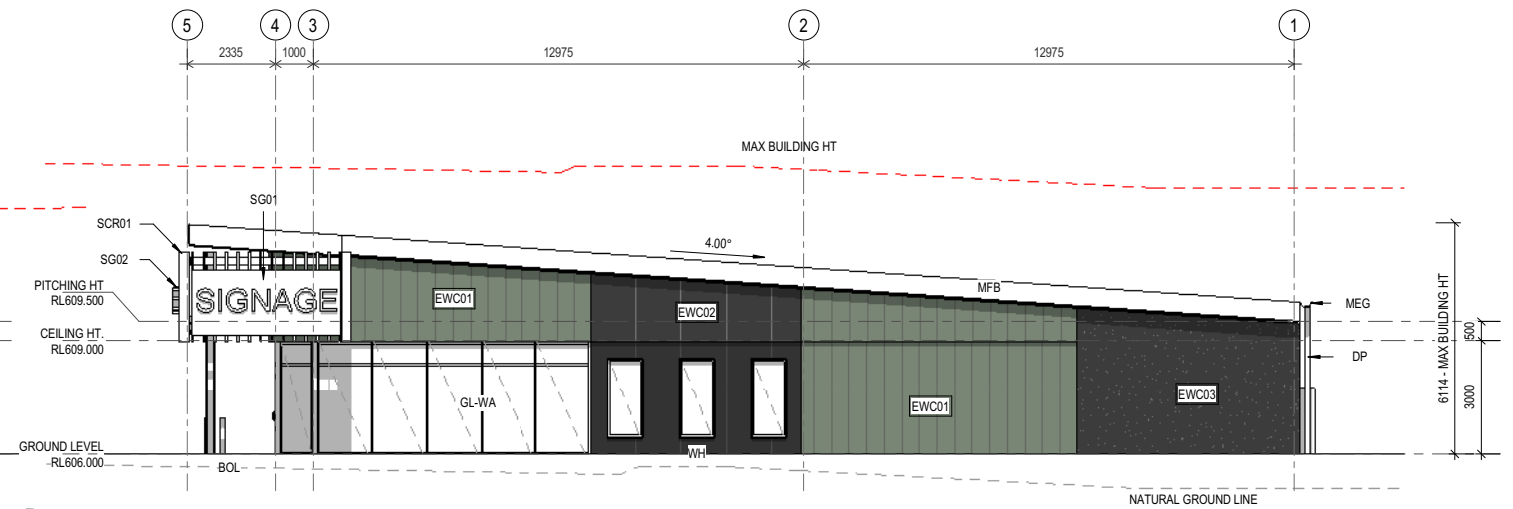
BOL	BOLLARD
COL	COLUMN
DP	DOWN PIPE
EWCO1	EXTERNAL WALL CLADDING TYPE 01
EWCO2	EXTERNAL WALL CLADDING TYPE 02
EWCO3	EXTERNAL WALL CLADDING TYPE 03
GL-WA	GLAZING - WALL
MEG	METAL EAVES GUTTER
MFB	METAL FASCIA BOARD
MRS	METAL ROOF SHEET
MSB	MAIN SWITCH BOARD
RWT	RAIN WATER TANK
SCR01	SCREEN, TYPE 01
SG01	SIGN, TYPE 01
SG02	SIGN, TYPE 02
WH	WINDOW HOOD



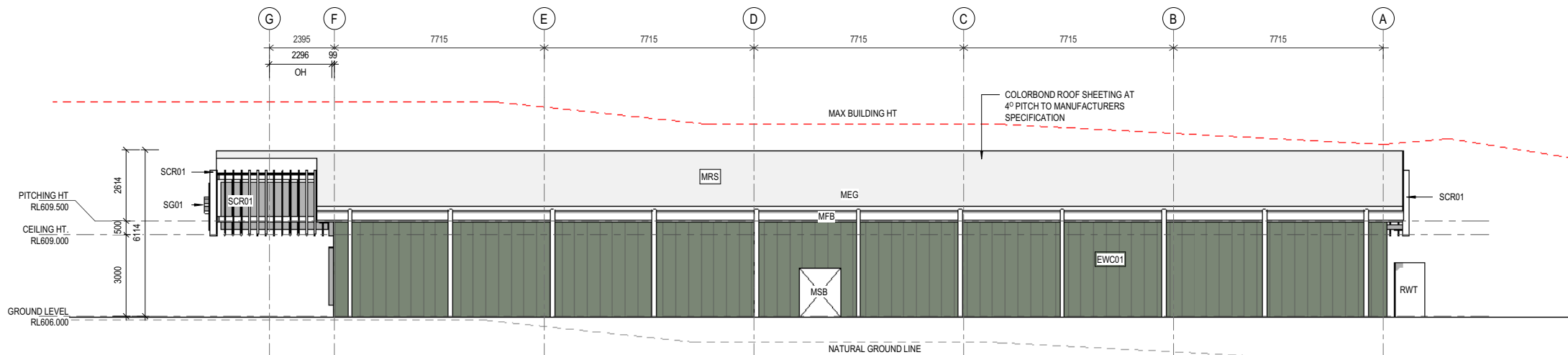
1 SOUTH ELEVATION - GYM / ALLIED HEALTH
1 : 100



2 WEST ELEVATION - GYM / ALLIED HEALTH
1 : 100



3 EAST ELEVATION - GYM / ALLIED HEALTH
1 : 100



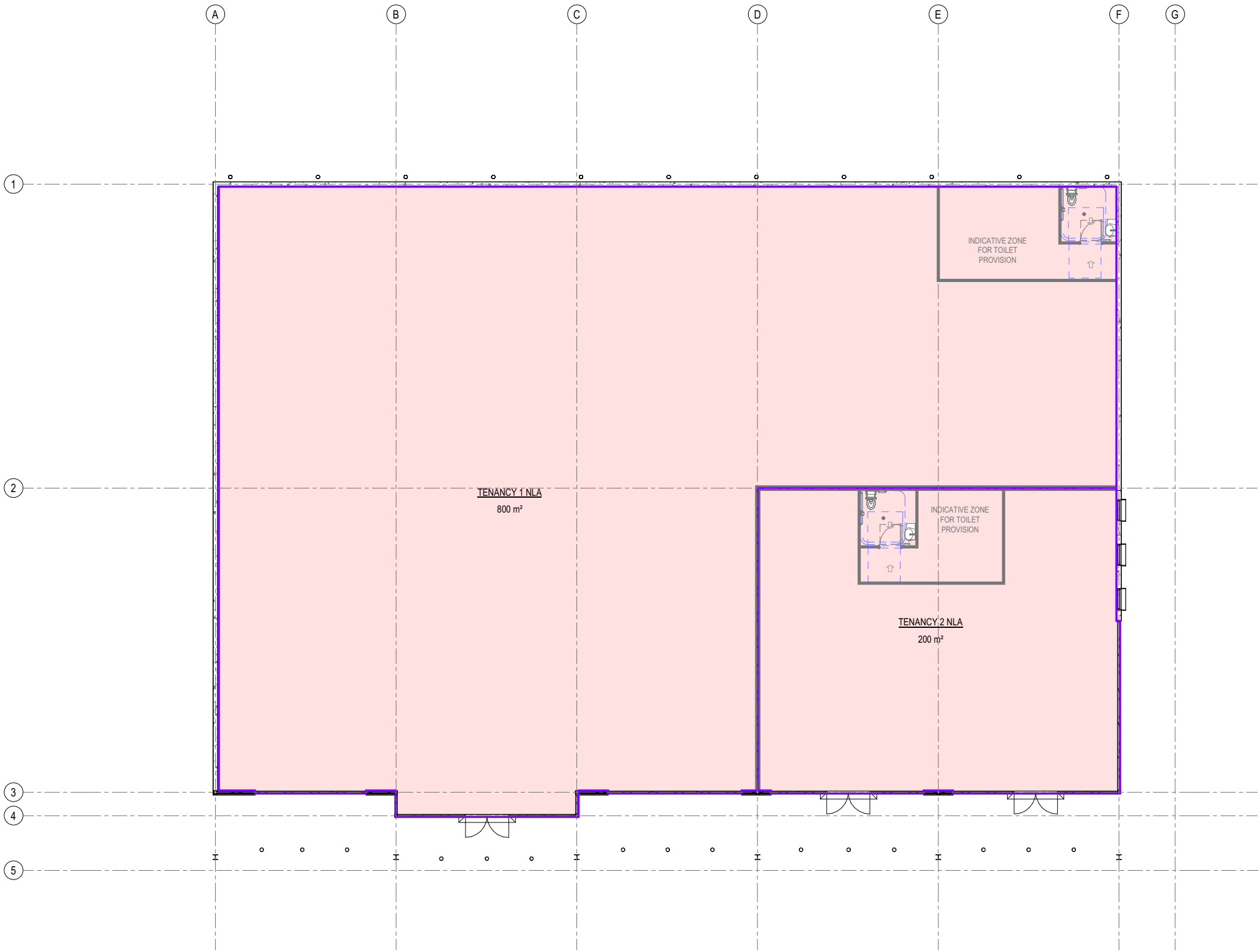
4 NORTH ELEVATION - GYM / ALLIED HEALTH
1 : 100

NOT FOR CONSTRUCTION



AREA TABLE - NLA

TENANCY 1 NLA	800 m ²
TENANCY 2 NLA	200 m ²
Grand total	1001 m ²



1 NLA PLAN - GYM / ALLIED HEALTH
1:100

NOT FOR CONSTRUCTION



AREA TABLE

INTERNAL GFA	1019.7 m ²
EXTERNAL GFA - COVERED WALKWAY	102.0 m ²
Grand total	1121.7 m ²



1 GFA PLAN - GYM / ALLIED HEALTH
1 : 100

NOT FOR CONSTRUCTION