

Maroochy Private Hospital

MUNDOD BOULEVARD, MAROOCHYDORE, QLD

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL



Approval no: DEV2021/1251/3

Date: 6 December 2023

Development Summary

RPD:

LOTS J1 & J2

SITE AREA:

2969 m²

LOCAL COUNCIL:

Sunshine Coast Council

ZONING:

Principal Centre (CBD) Zone

GROSS FLOOR AREAS:

SITE AREA (m²) 2969

MAXIMUM DEVELOPMENT (m²): 4:1 11876

Gross floor area (GFA)

The total floor area of all Storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

- a. building services, plant and equipment
- b. access between levels
- c. ground floor public lobby
- d. a mall
- e. the parking, loading and manoeuvring of motor vehicles
- f. unenclosed private balconies wheater roofed or not.

SUMMARY

Level	COMMENTS	GFA Areas (m ²)
Ground Floor		1383
Level 01		87
Level 02		0
Level 03		0
Level 04		0
Level 05		1983
Level 06		1983
Level 07		1983
Level 08		2109
Level 09		2002
Level 10		346
Sub-Total		11876

CAR PARKING TOTALS:

- Ground Floor (2 Ambulance/Service Vehicle) 2
- Level 01 (58 Standard/ 3 Small Car/ 2 Acc/ 0 Drop-Off/ 0 EV) 63
- Level 02 (68 Standard/ 3 Small Car/ 2 Acc/ 0 EV/ 1 Service Vehicle) 74
- Level 03 (59 Standard/ 3 Small Car/ 2 Acc/ 11 EV) 75
- Level 04 (56 Standard/ 3 Small Car/ 2 Acc/ 11 EV) 72

GRAND TOTAL

MOTOR BIKE PARKING TOTALS:

- Level 01 -
- Level 02 6
- Level 03 6
- Level 04 6
- Grand Total 18

EOT BIKE PARKING TOTALS:

- Level 01 43
- Level 02 -
- Level 03 -
- Level 04 -
- Grand Total 43



REV	DESCRIPTION	AUTH	CHK	DATE
A	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	18/11/21
B	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	11/08/22
C	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22/08/23
D	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	27/08/23

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STATUS
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APPROVAL

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PROJECT
MAROOCHY
PRIVATE HOSPITAL

DRAWING TITLE
COVERSHEET

DRAWN	CHECKED
PM	MS
ISSUE	SCALE @ A1
27/08/2023 6:27:13 PM	
PROJECT No	STAGE
20673	DA
DRAWING No	REVISION
AR-001	D

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Queensland
Government

4975

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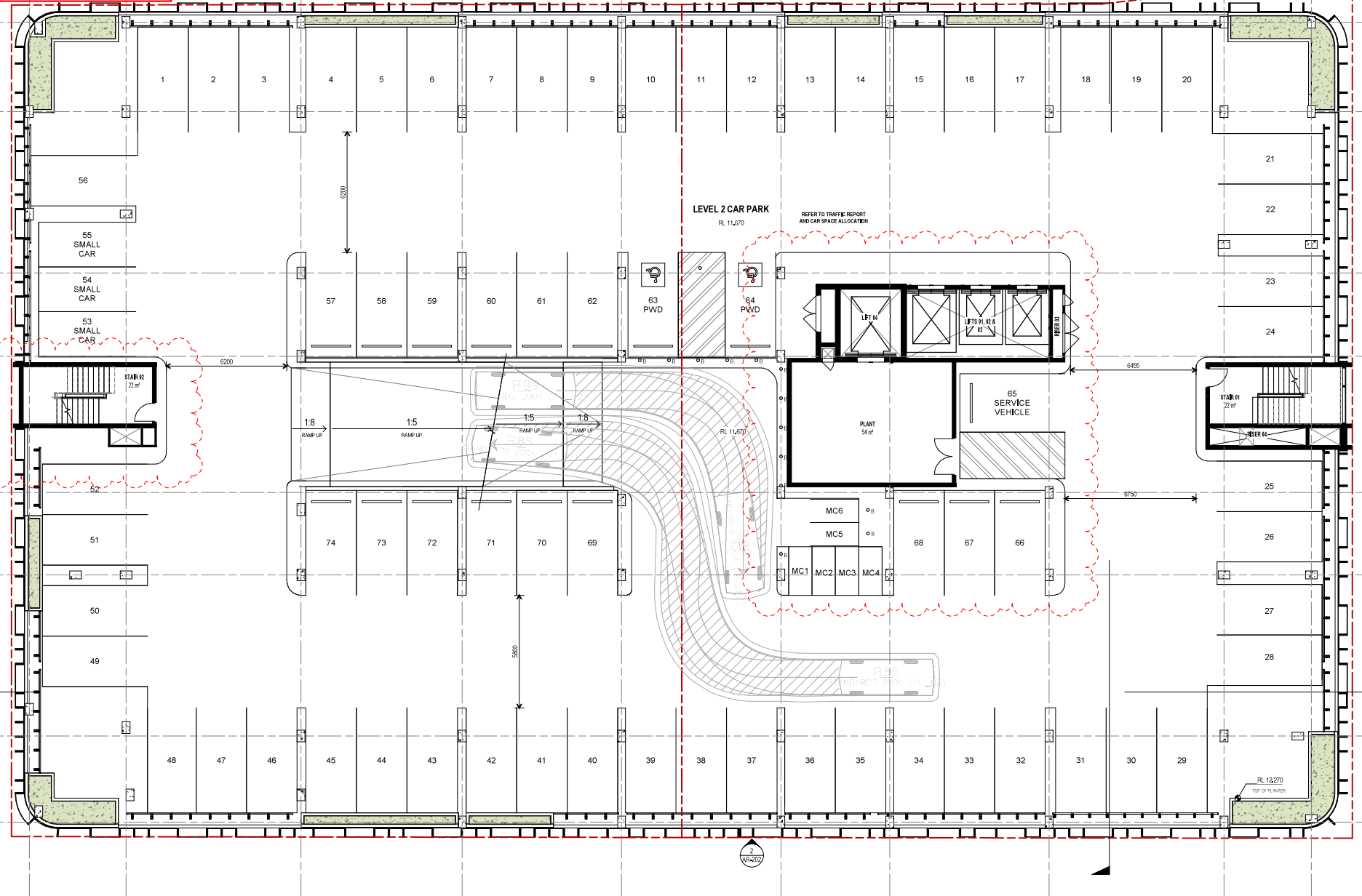
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PLANS AND DOCUMENTS
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Approval no: DEV2021/1251/3

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REV	DESCRIPTION	AUTH	CHK	DATE
D	SUBMITTAL SUBMISSION	CH	PS	08/11/21
E	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19/11/21
F	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	17/08/22
G	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	30/11/22
H	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22/05/23

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PROJECT
MAROOCHY PRIVATE
HOSPITAL

DRAWING TITLE
FLOOR PLAN - LEVEL 02

DRAWN	CHECKED
PM	MS
ISSUE	SCALE @ A1
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PROJECT No	STAGE
20673	DA
DRAWING No	REVISION
AR-103	H

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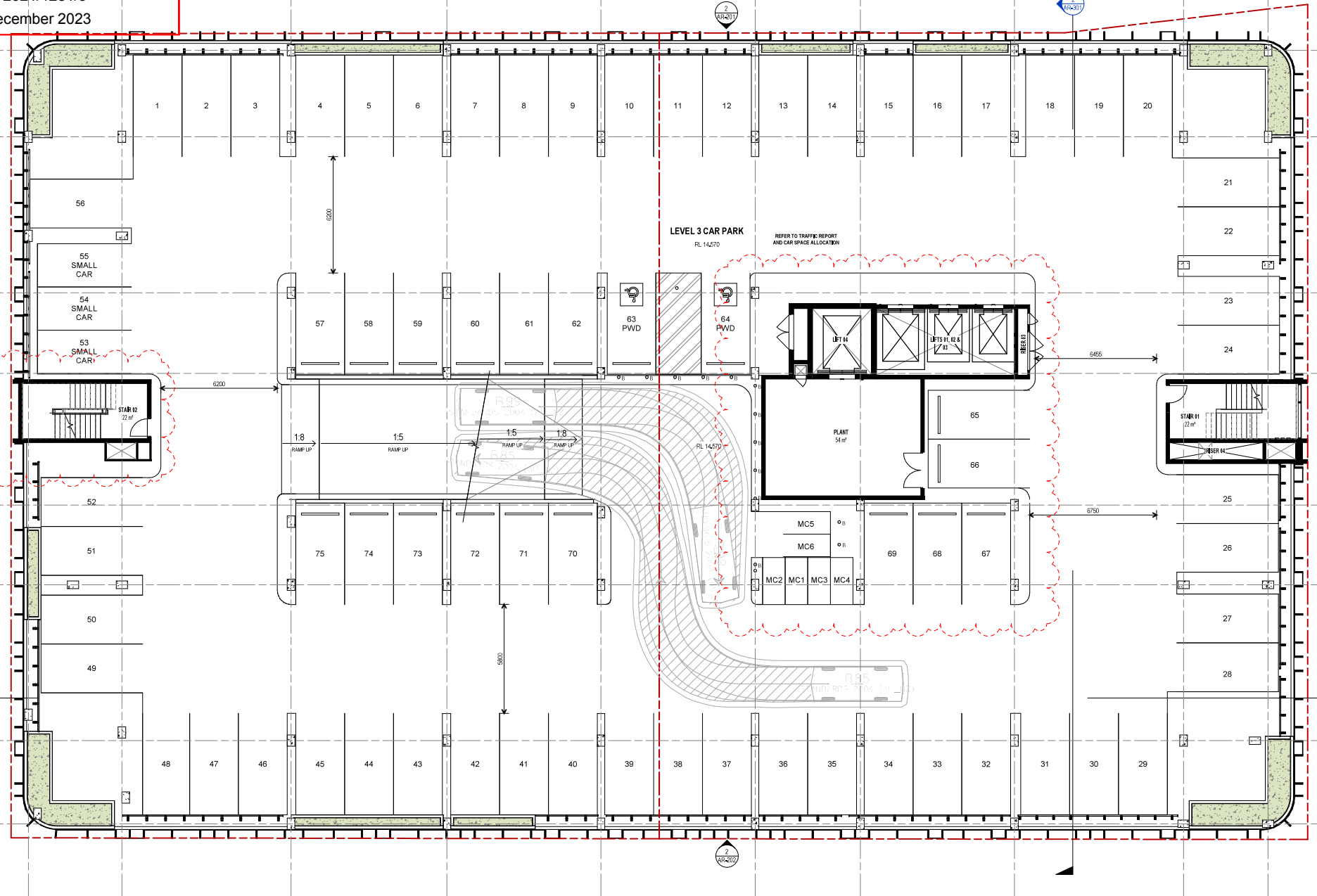
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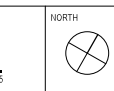
Queensland
Government



REV	DESCRIPTION	AUTH	CHK	DATE
A	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	17/06/22
B	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	30/11/22
C	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22/06/23

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DRAWING TITLE
FLOOR PLAN - LEVEL 03

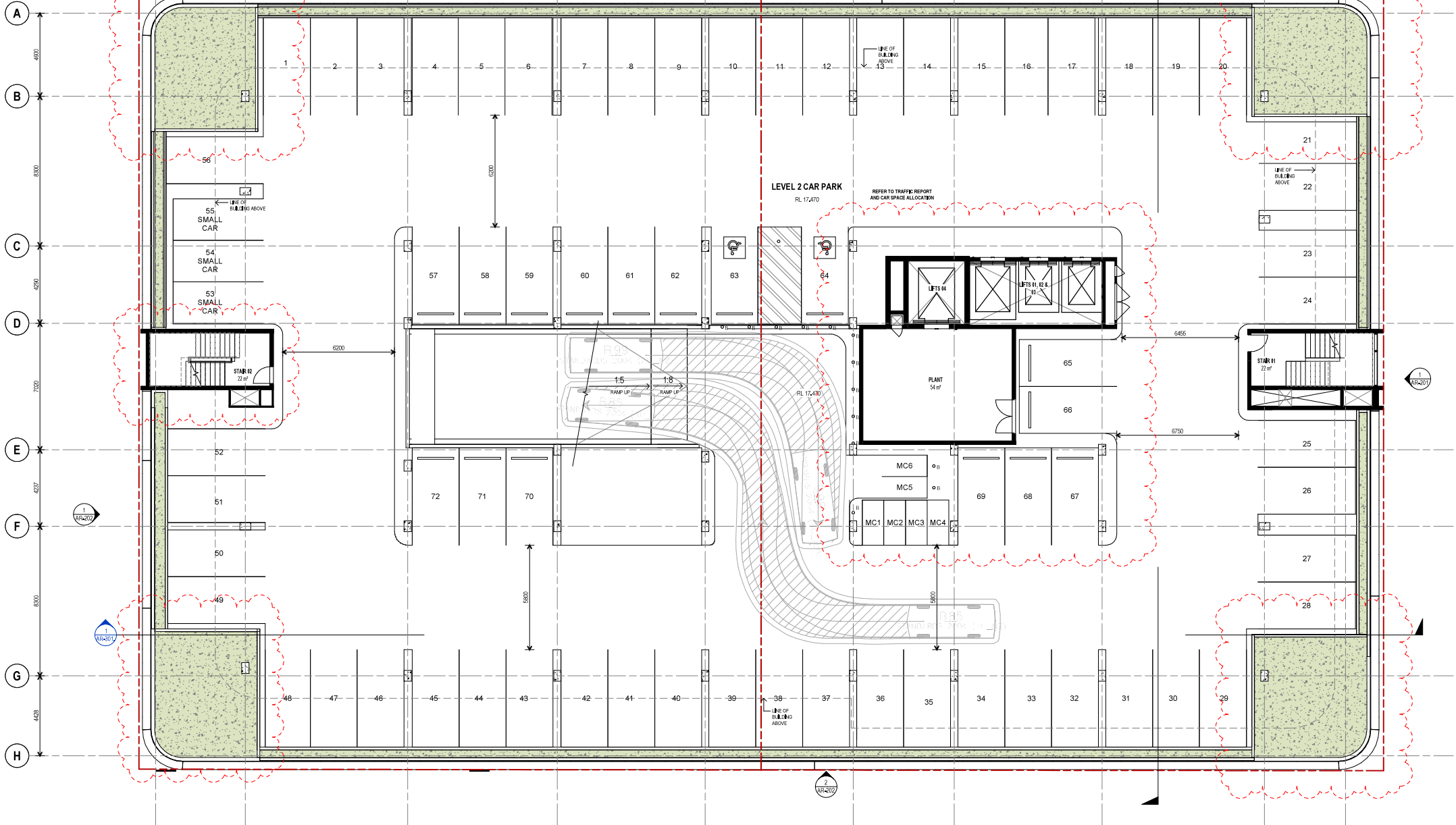
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PLANS AND DOCUMENTS
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D	SUBMITTAL SUBMISSION	CH	PS	08/11/21
E	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19/11/21
F	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	17/08/22
G	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	30/11/23
H	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22/02/23

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PROJECT
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DRAWING TITLE
FLOOR PLAN - LEVEL 04

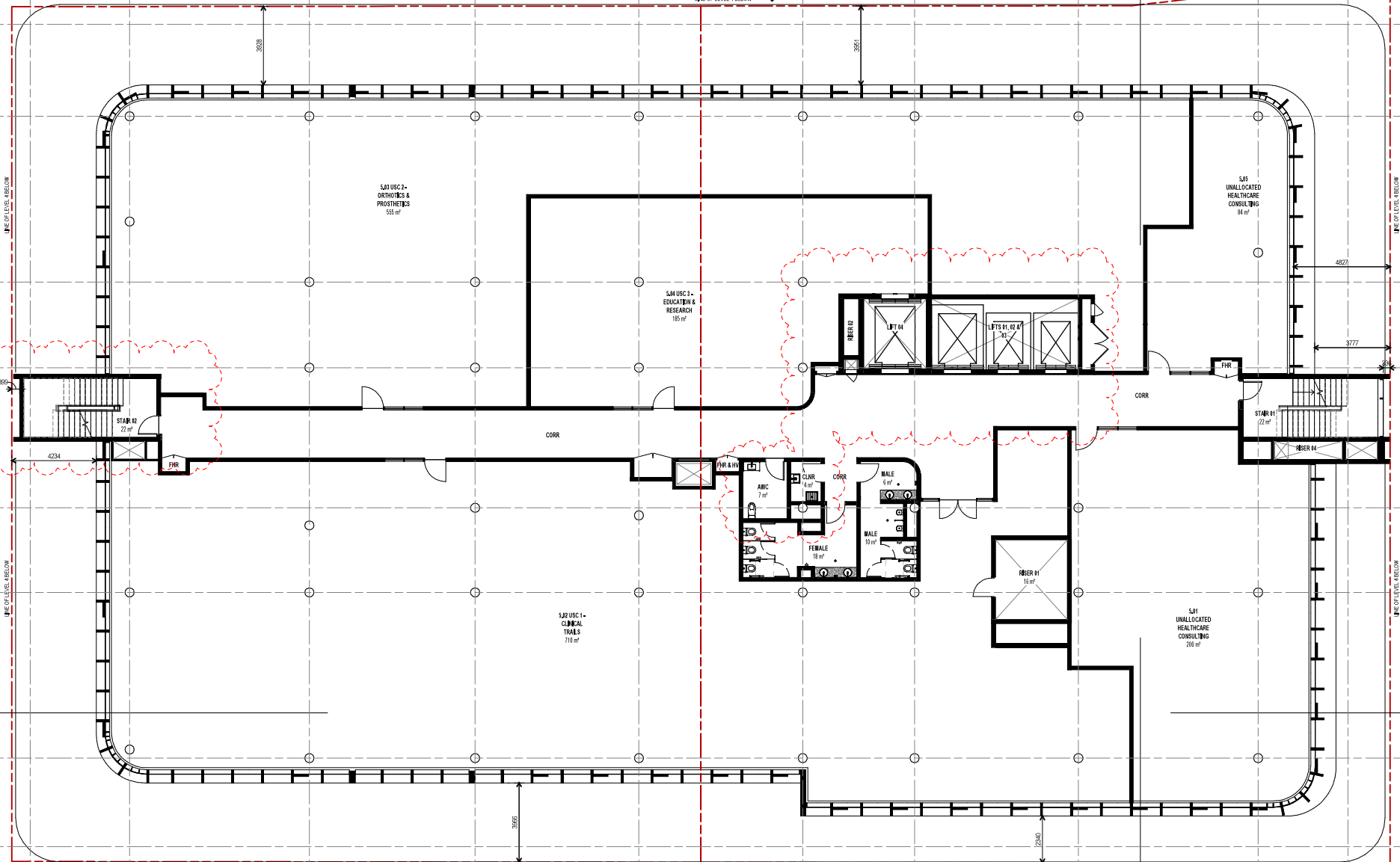
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DRAWING No	REVISION
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Date: 6 December 2023



REV	DESCRIPTION	AUTH	CHK	DATE
D	SIN CENTRAL SUBMISSION	CH	PS	08/11/21
E	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19/11/21
F	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	17/08/22
G	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	18/08/22
H	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22/08/23

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PROJECT
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HOSPITAL

DRAWING TITLE
FLOOR PLAN - LEVEL 05

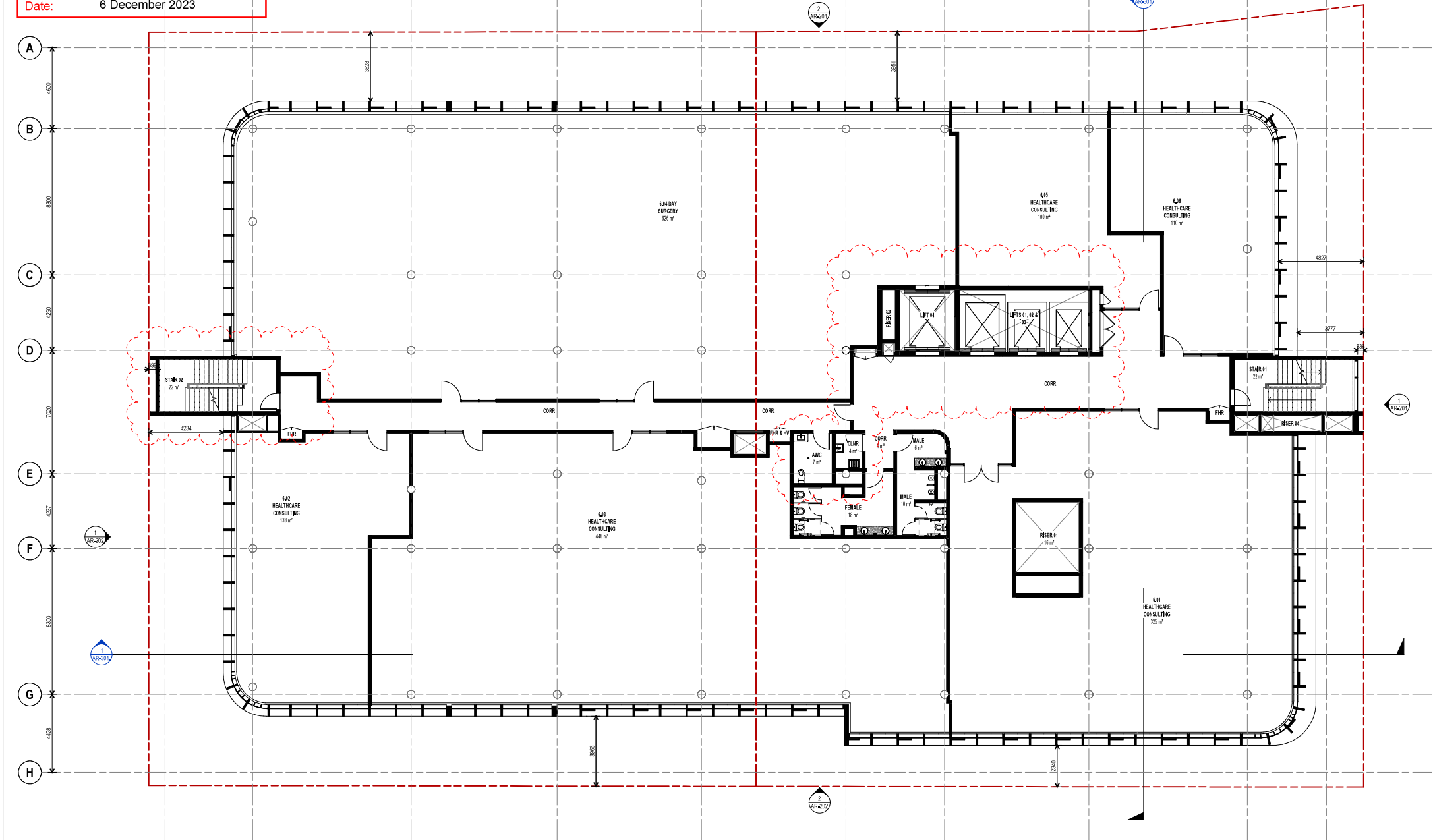
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PROJECT No	STAGE
20673	DA
DRAWING No	REVISION
AR-105	H

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

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Date: 6 December 2023



REV	DESCRIPTION	AUTH	CHK	DATE
1	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	08/11/21
2	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	17/08/22
3	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	18/08/22
4	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22/08/23

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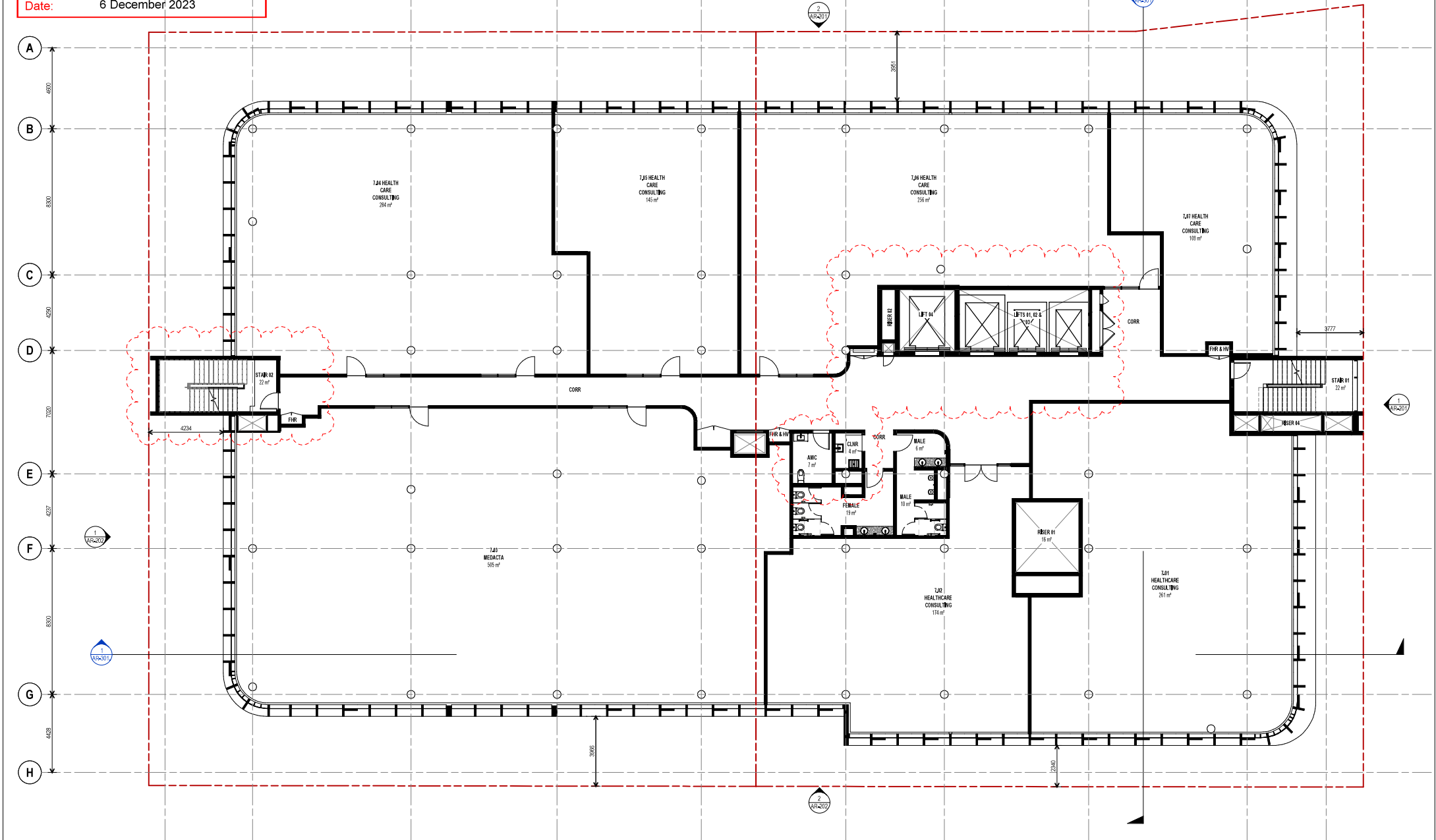
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FLOOR PLAN - LEVEL 06

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AR-106	H

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1251/3
Date: 6 December 2023



REV	DESCRIPTION	AUTH	CHK	DATE
D	SUBMITTAL SUBMISSION	CH	PS	08/11/21
E	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19/11/21
F	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	17/08/22
G	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	18/08/22
H	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22/08/23

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STATUS
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PROJECT
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DRAWING TITLE
FLOOR PLAN - LEVEL 07

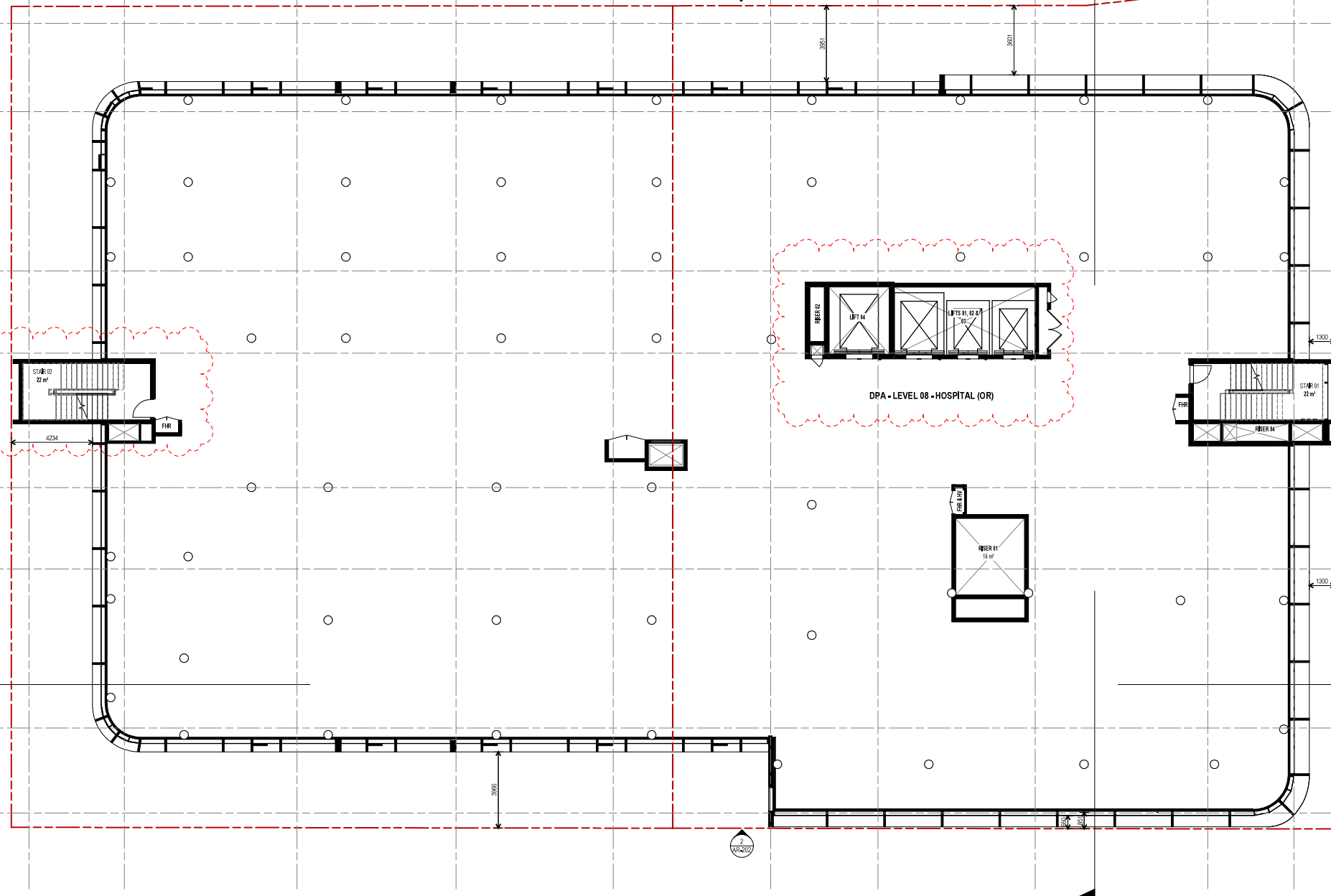
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PLANS AND DOCUMENTS
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DEVELOPMENT APPROVAL

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REV	DESCRIPTION	AUTH	CHK	DATE
C	FOR COORDINATION	DSJ	MP	16/09/21
D	SUN CENTRAL SUBMISSION	DH	PB	08/11/21
E	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	13/11/21
F	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	17/08/22
G	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22/05/23

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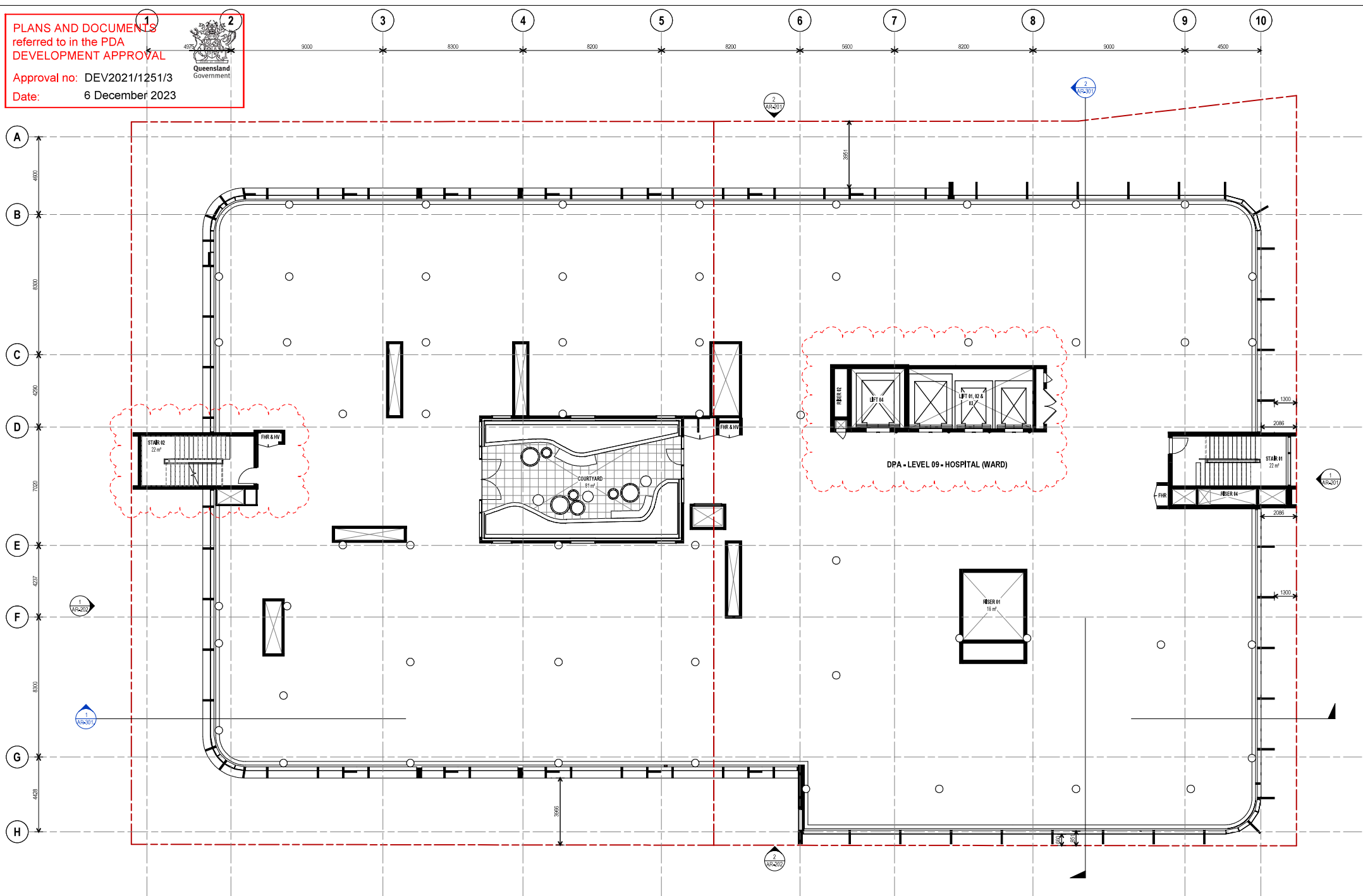
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HOSPITAL

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Approval no: DEV2021/1251/3
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REV	DESCRIPTION	AUTH	CHK	DATE
C	FOR COORDINATION	DSJ	MP	16.09.21
D	SUN CENTRAL SUBMISSION	DH	PB	08.11.21
E	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19.11.21
F	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	17.08.22
G	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22.09.23

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PROJECT
MAROOCHY PRIVATE
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DRAWING TITLE
FLOOR PLAN - LEVEL 09

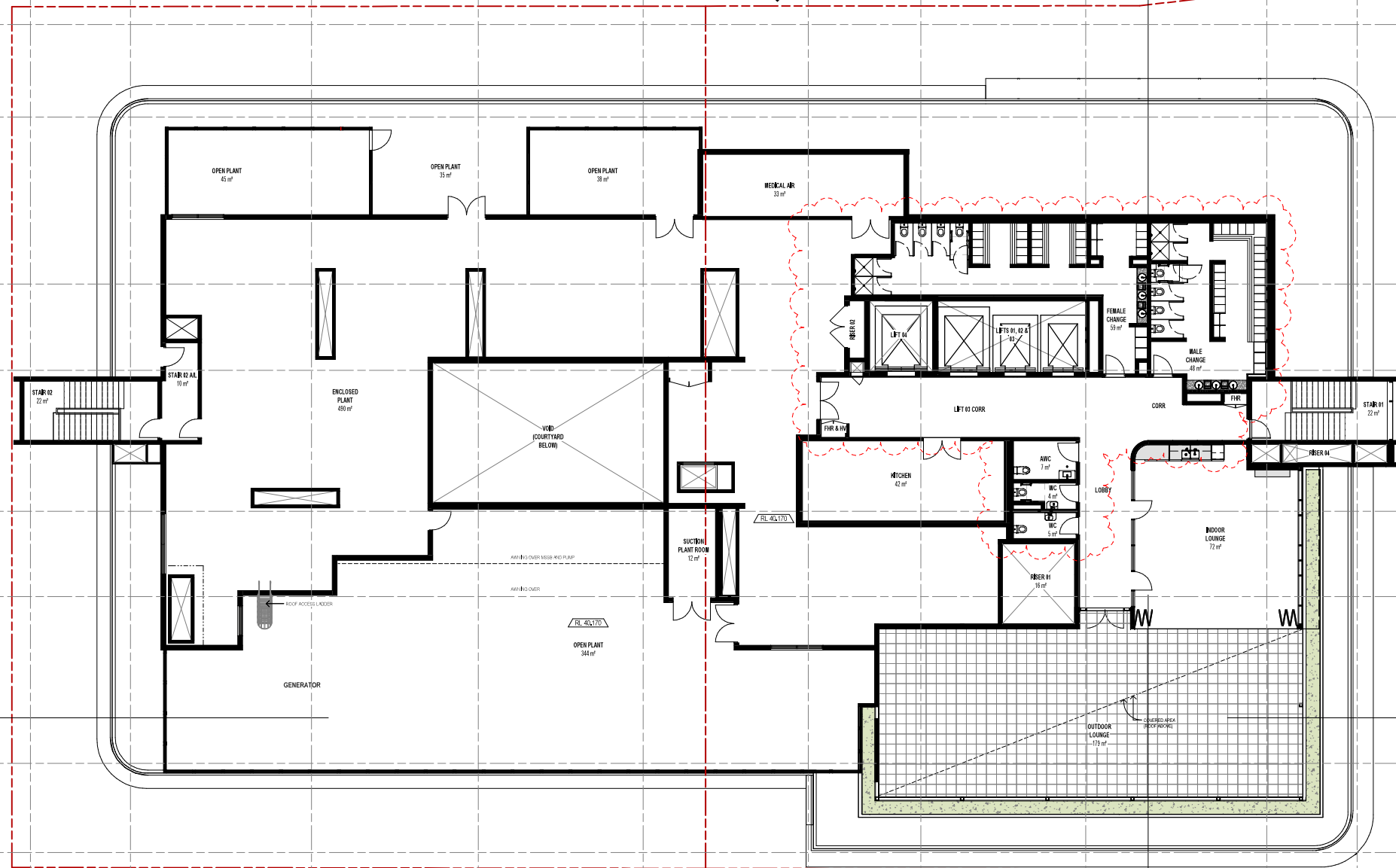
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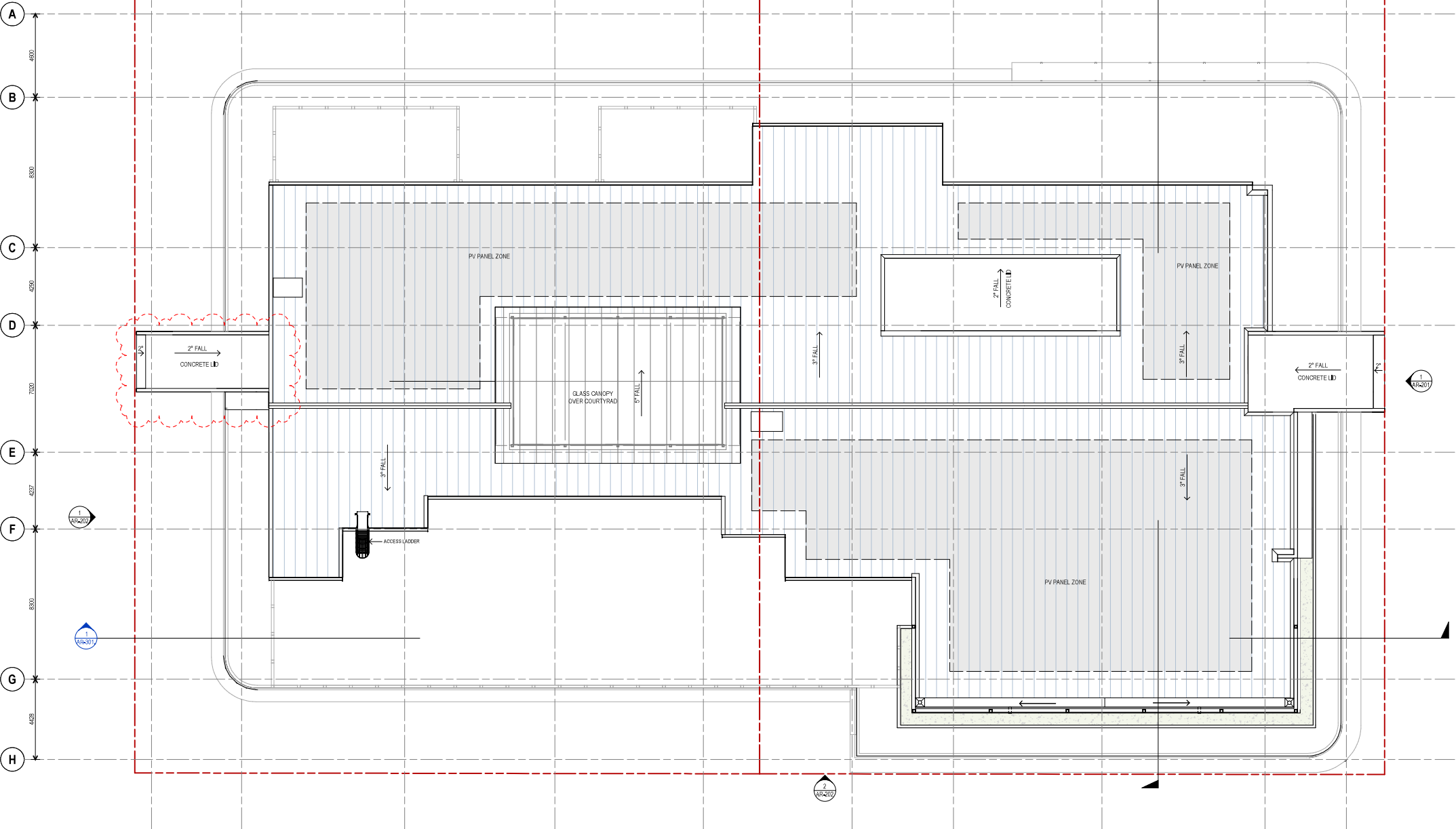
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AR-110	D

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STATUS
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0m 1 2 3 4 5



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PROJECT
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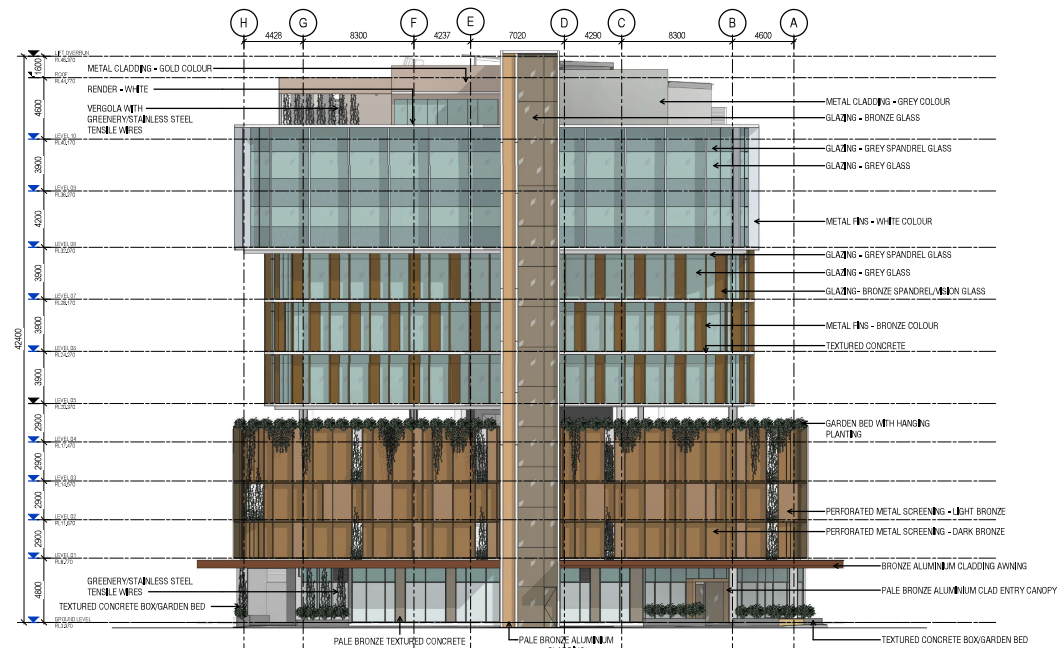
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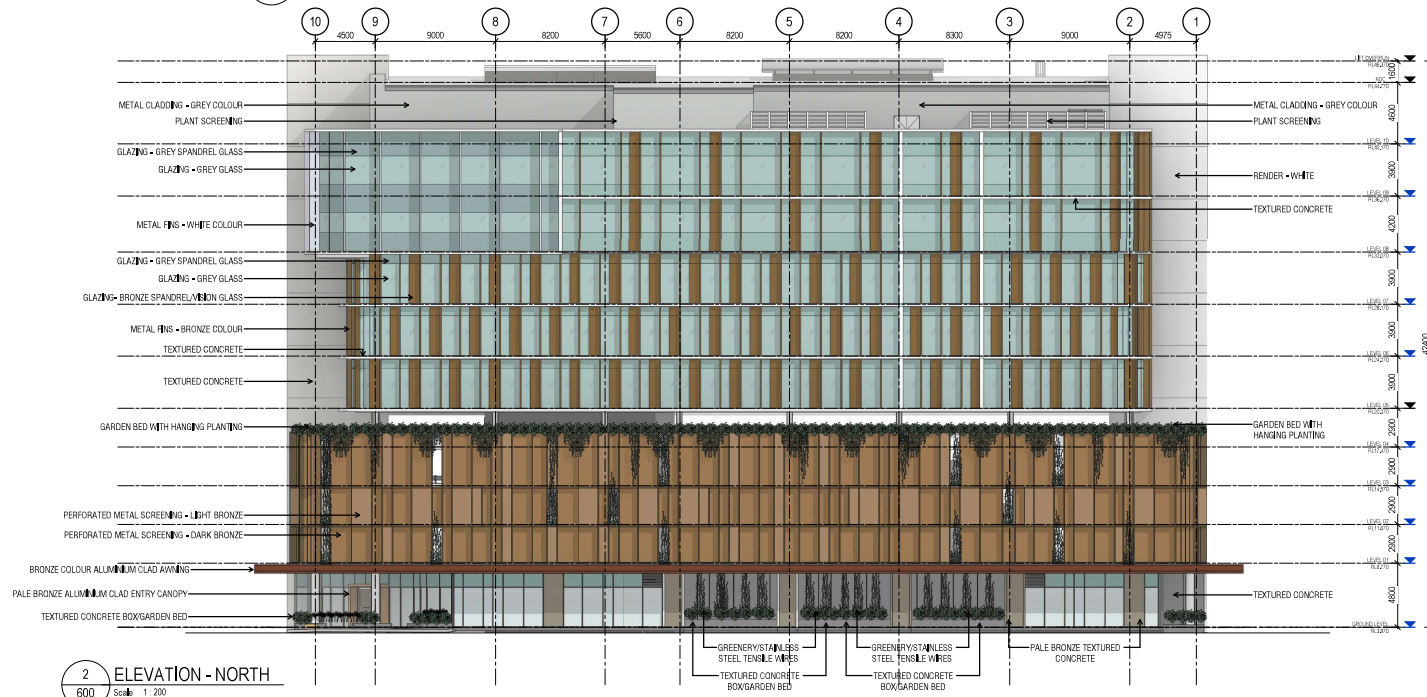
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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1251/3
Date: 6 December 2023



1 ELEVATION - EAST
Scale: 1:200



2 ELEVATION - NORTH
Scale: 1:200

REV	DESCRIPTION	AUTH	CHK	DATE
A	FOR INFORMATION	LOD	MS	10/11/21
B	FOR INFORMATION	PM	MS	16/11/21
C	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19/11/21
D	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	11/08/22
E	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	27/08/23

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STATUS	DESCRIPTION
DEVELOPMENT APPROVAL	APPROVAL
Scale: 1:200	Scale: 1:200

CLIENT	DESCRIPTION
BARWON INVESTMENT PARTNERS	BARWON

MODE	DESCRIPTION
MODE	MODE

HSPC	DESCRIPTION
HSPC	HSPC

PROJECT	DESCRIPTION
MAROOCHY PRIVATE HOSPITAL	MAROOCHY PRIVATE HOSPITAL

DRAWING TITLE	DESCRIPTION
PROPOSED ELEVATIONS - SHEET 1	PROPOSED ELEVATIONS - SHEET 1

DRAWN	DESCRIPTION
PM	PM
CHECKED	DESCRIPTION
MS	MS
SCALE	DESCRIPTION
1:200	1:200
PROJECT No	DESCRIPTION
20673	20673
STAGE	DESCRIPTION
DA	DA
DRAWING No	DESCRIPTION
AR-201	AR-201
REVISION	DESCRIPTION
E	E

27/08/2023 6:29:43 PM

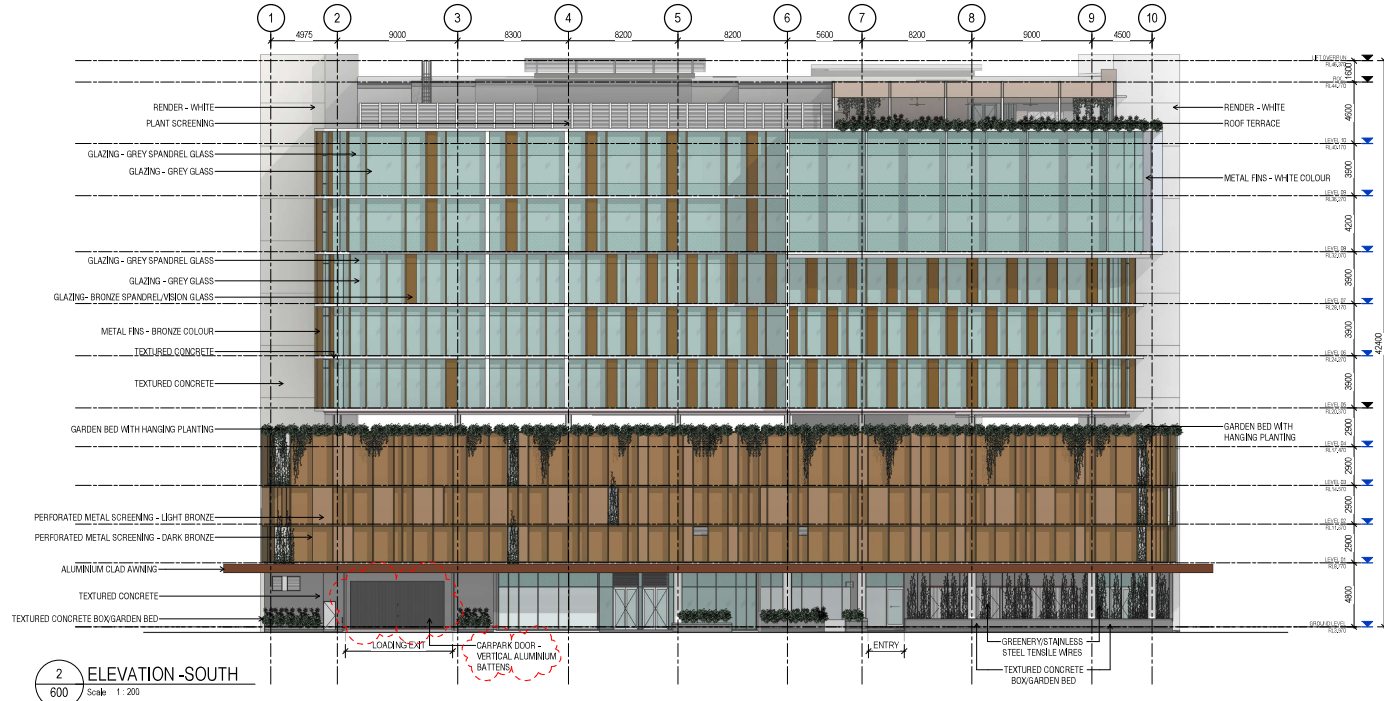
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1251/3

Date: 6 December 2023



1 ELEVATION - WEST
Scale: 1:200



2 ELEVATION - SOUTH
Scale: 1:200

REV	DESCRIPTION	AUTH	CHK	DATE
B	FOR INFORMATION	PM	MS	16.11.21
C	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19.11.21
D	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	11.08.22
E	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	22.09.23
F	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	13.11.23

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STATUS	DEVELOPMENT APPROVAL
0m	2 4 6 8 10 @A1

CLIENT	BARWON INVESTMENT PARTNERS

BRISBANE	Pharos Live+L, Mosaic 626 Ann St Fortitude Valley QLD 4006 T +61 7 5253 9900 bne@modedesign.com.au ABN: 65 112 807 931

HSPC	HEALTH PARTNERS

PROJECT	MAROOCHY PRIVATE HOSPITAL
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DRAWING TITLE	PROPOSED ELEVATIONS - SHEET 2
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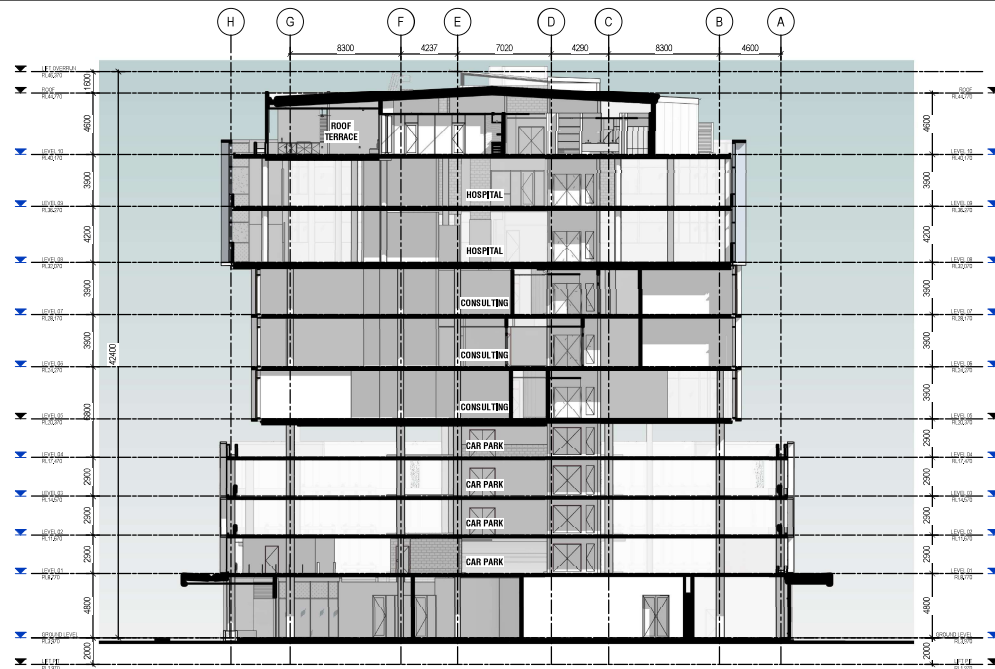
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DRAWING No	AR-202	REVISION	F

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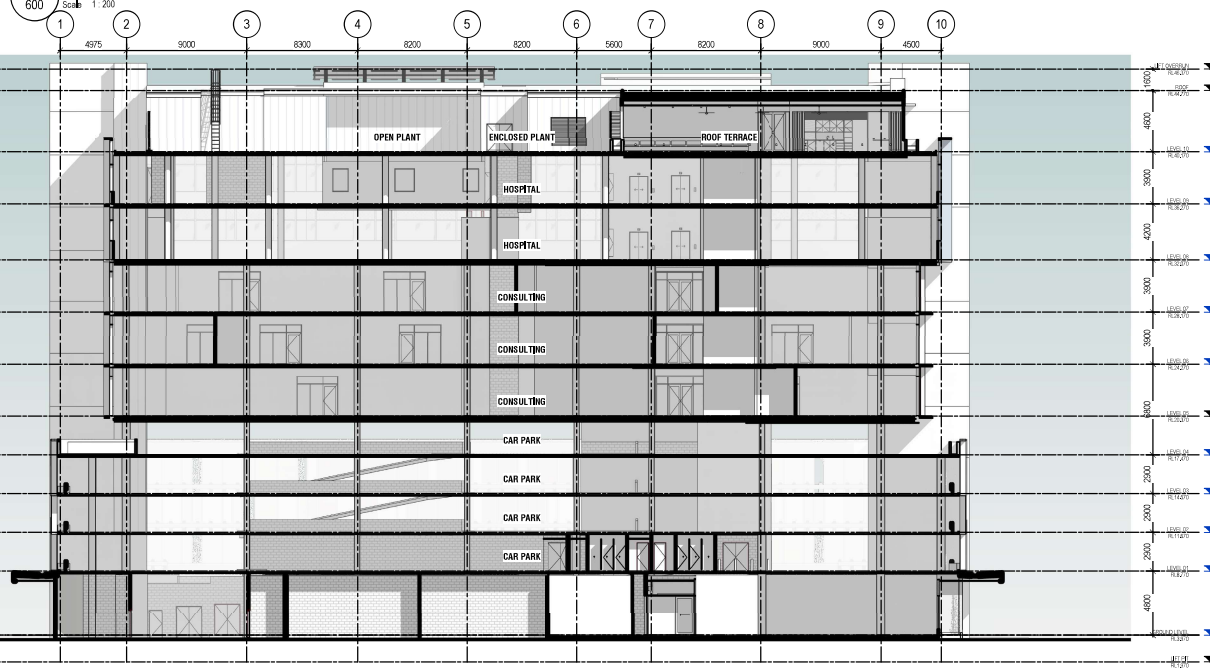
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1251/3

Date: 6 December 2023



2 SHORT SECTION



1 LONG SECTION

REV	DESCRIPTION	AUTH	CHK	DATE
A	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19/11/21
B	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	11/09/22
C	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	27/09/23

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STATUS	DEVELOPMENT APPROVAL
0m	2 4 6 8 10 @A1

CLIENT
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Brisbane
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Fortitude Valley QLD 4006
T +61 7 3253 9900
bme@modedesign.com.au
ABN: 65 112 807 931

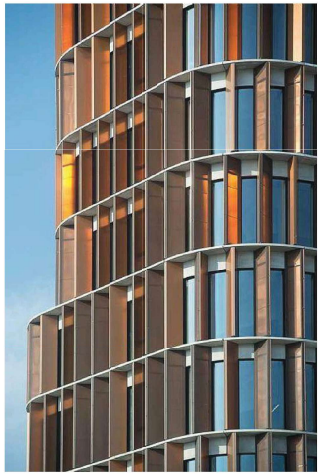
HSPC
HEALTH ARCHITECTS

PROJECT
MAROOCHY
PRIVATE HOSPITAL

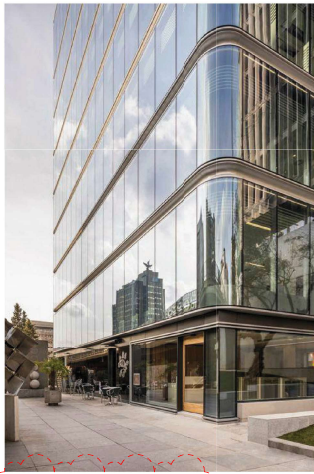
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SHEET 1

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STAGE DA	DRAWING No AR-301
REVISION C	

27/09/2023 6:31:10 PM



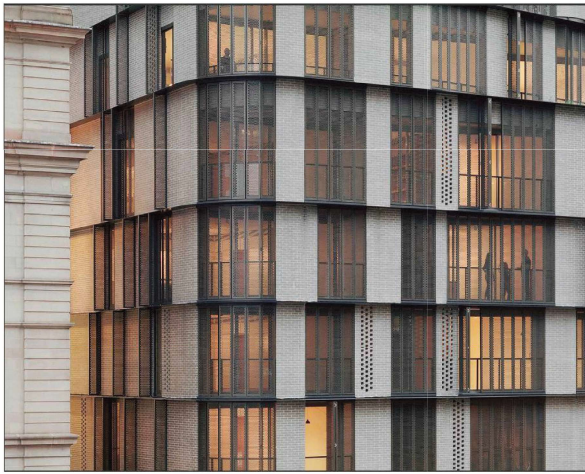
BRONZE FINS FOR SUNSHADING



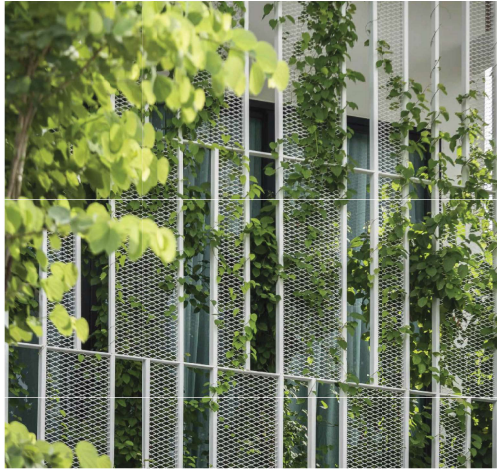
GLAZING - GREY GLASS



WHITE FINS FOR SUNSHADING



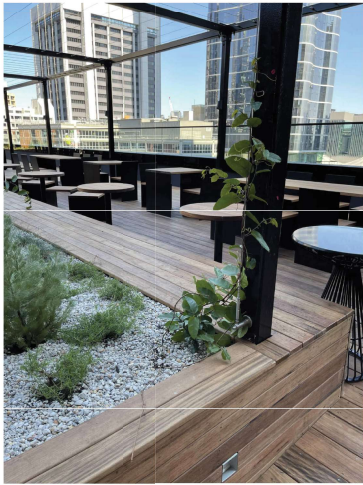
BRONZE GLASS WITH HORIZONTAL BREAKS



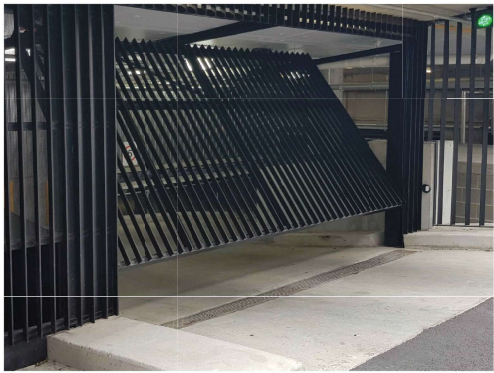
PERFORATED METAL SCREENING WITH VOIDS TO PROVIDE PLANTING OPPORTUNITIES



WATERFALL LANDSCAPING OVER PLANTER BEDS



ROOFTOP TERRACE WITH VERGOLA

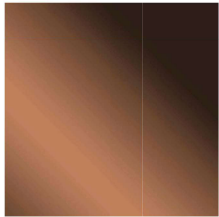


CARPARK DOOR - VERTICAL ALUMINIUM BATTENS

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1251/3

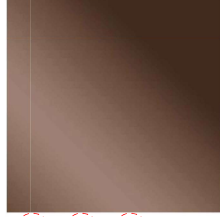
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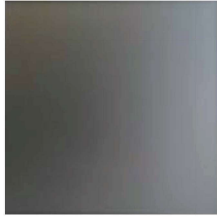
ALUMINIUM CLADDING
BRONZE COLOUR



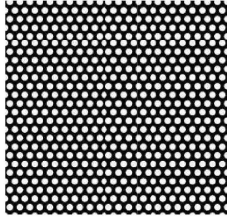
ALUMINIUM CLADDING
PALE BRONZE COLOUR



GLAZING
BRONZE COLOUR



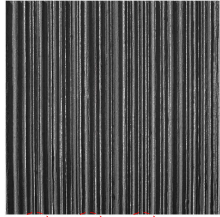
GLAZING
GREY COLOUR



PERFORATED METAL SCREENING



WHITE CONCRETE



CONCRETE
DARK GREY COLOUR

REV	DESCRIPTION	AUTH	CHK	DATE
A	ISSUE FOR DEVELOPMENT APPROVAL	PM	MS	19.11.21
B	DEVELOPMENT APPROVAL AMENDMENT	PM	MS	13.11.23

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STATUS
DEVELOPMENT
APPROVAL

0m 2 4 6 8 10

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HSPC
HEALTH ARCHITECTS

PROJECT
MAROOCHY
PRIVATE HOSPITAL

DRAWING TITLE
PROPOSED MATERIALITY

DRAWN	CHECKED
PM	MS
ISSUE	SCALE @ A1
14/11/2023 2:58:43 PM	
PROJECT No	STAGE
20673	DA
DRAWING No	REVISION
AR-151	B

14/11/2023 2:58:43 PM