



PEDESTRIAN ENTRY 

TOTAL GFA = 22,656m<sup>2</sup>

TOTAL CARS = 319

PARKING RATIO = 1:71

| Parking Schedule |              |       |  |
|------------------|--------------|-------|--|
| Level            | Parking Use  | Count |  |
| Lower Ground 2   | COURIER      | 34    |  |
| 34               |              |       |  |
| Lower Ground 1   | STAFF        | 84    |  |
| Lower Ground 2   | STAFF        | 24    |  |
| Lower Ground 3   | STAFF        | 151   |  |
| 259              |              |       |  |
| Lower Ground 1   | STAFF TANDUM | 7     |  |
| Lower Ground 3   | STAFF TANDUM | 3     |  |
| 10               |              |       |  |
| Lower Ground 2   | VAN          | 5     |  |
| 5                |              |       |  |
| Ground           | VISITOR      | 7     |  |
|                  | VISITOR      | 4     |  |

Grand total: 319  
Tandum refers to the rear bay accessed via a staff bay

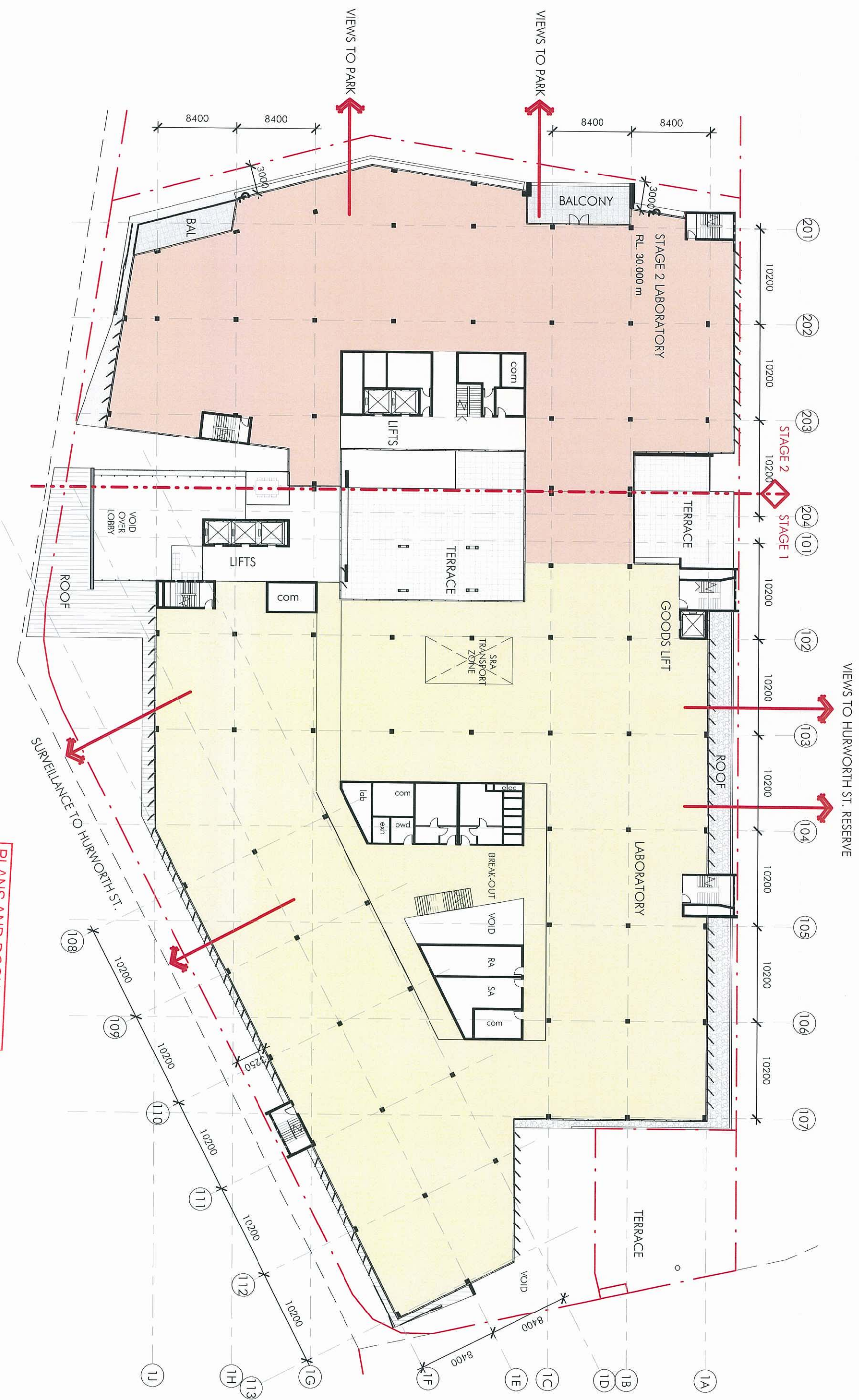
## GROUND PLAN

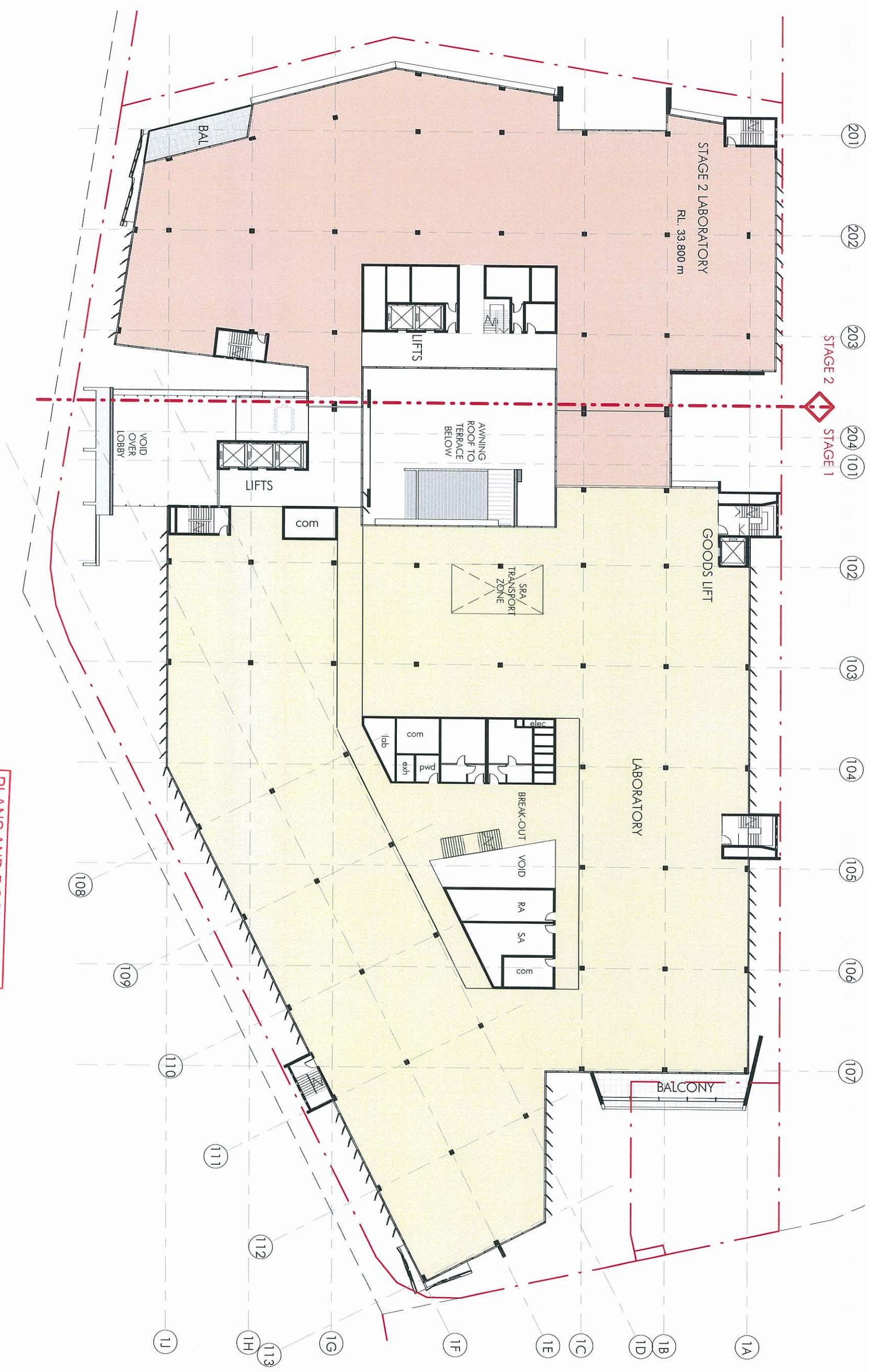
3232\_DA041 C

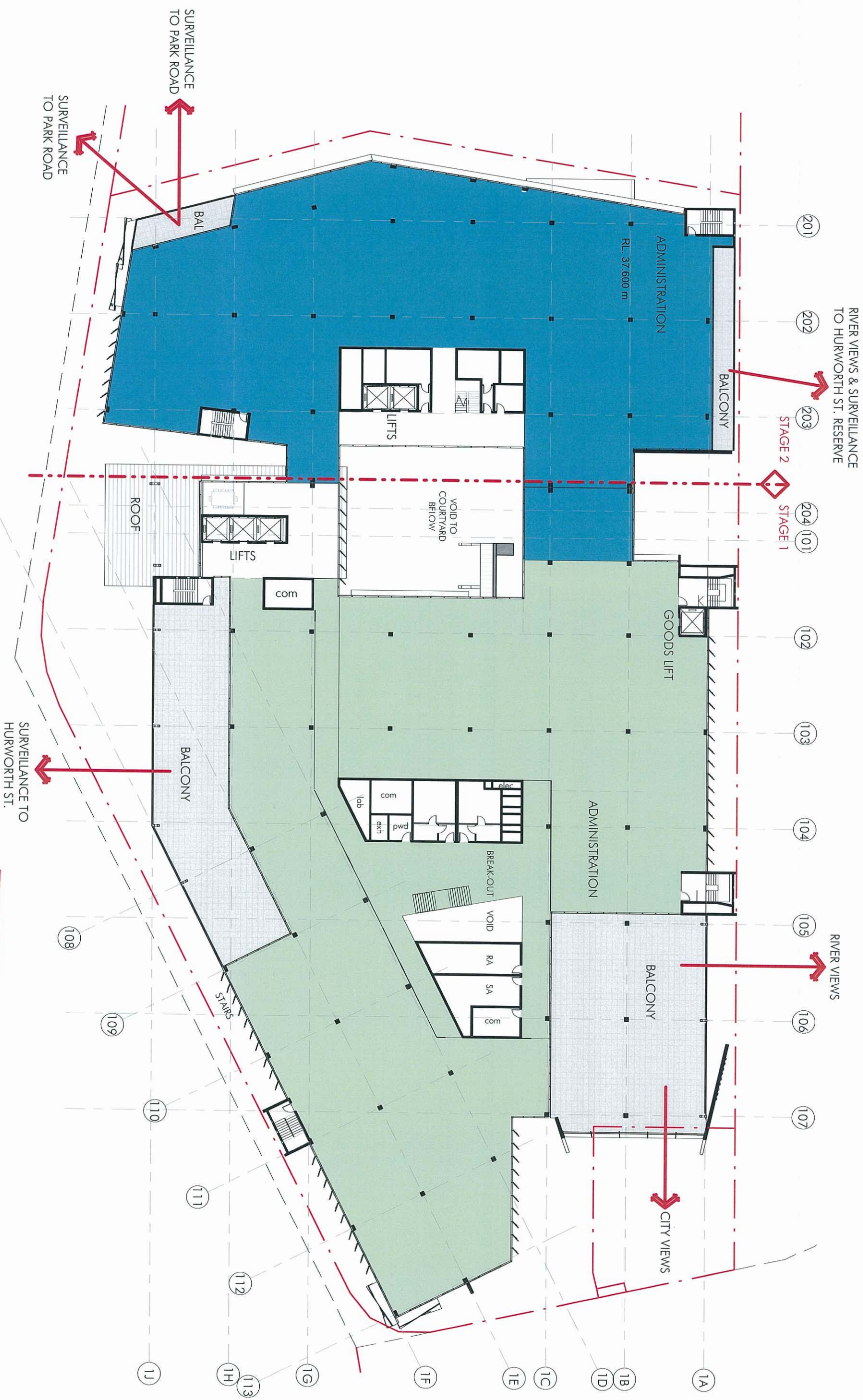
18th April 2013

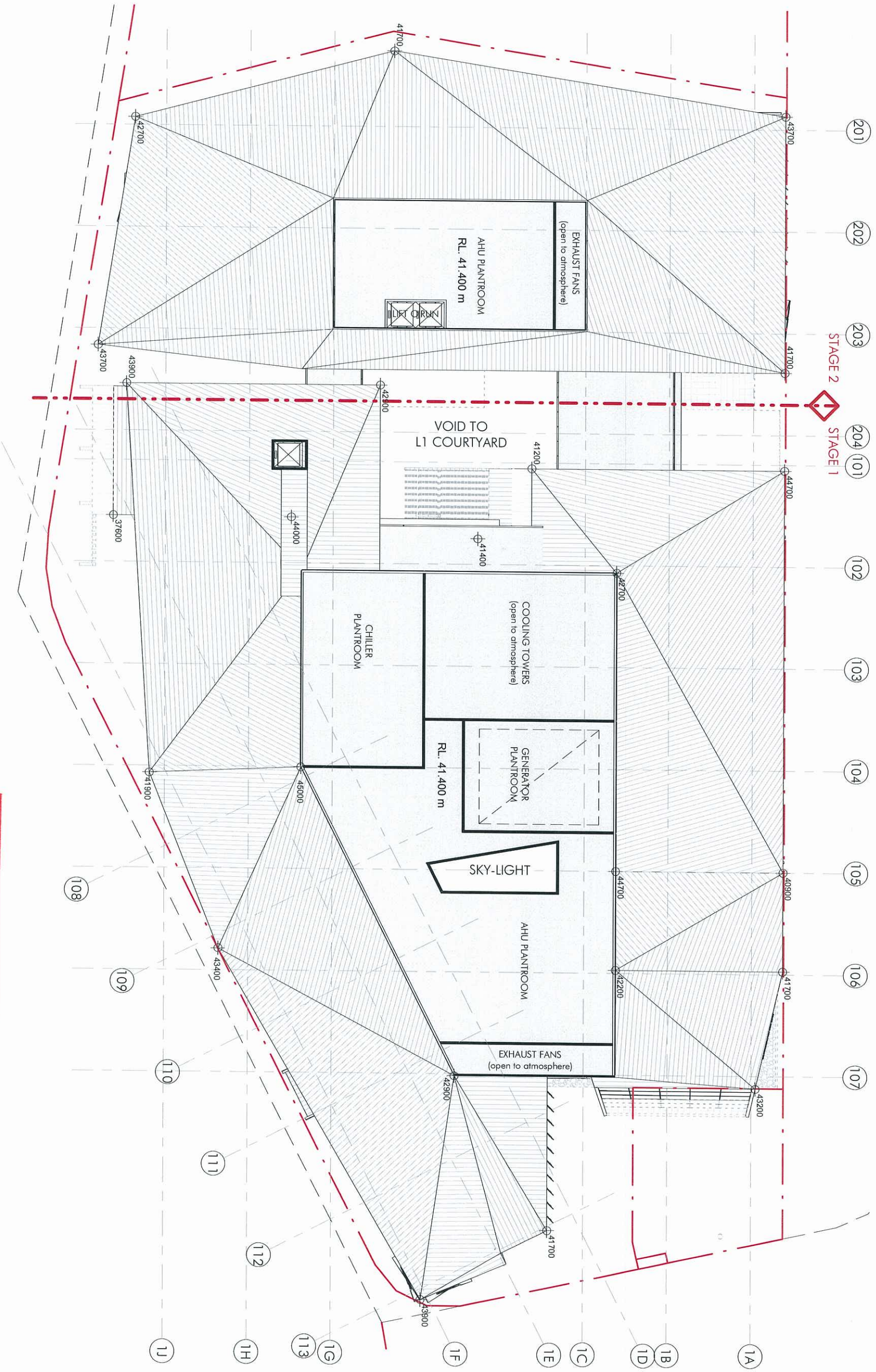


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Sullivan  
Nicolaides  
PATHOLOGY

PROPOSED COMMERCIAL DEVELOPMENT | LOT 5, HURWORTH STREET, BOWEN HILLS

PLANS AND DOCUMENTS  
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ROOF / PLANT LEVEL PLAN

3232\_DA045 C

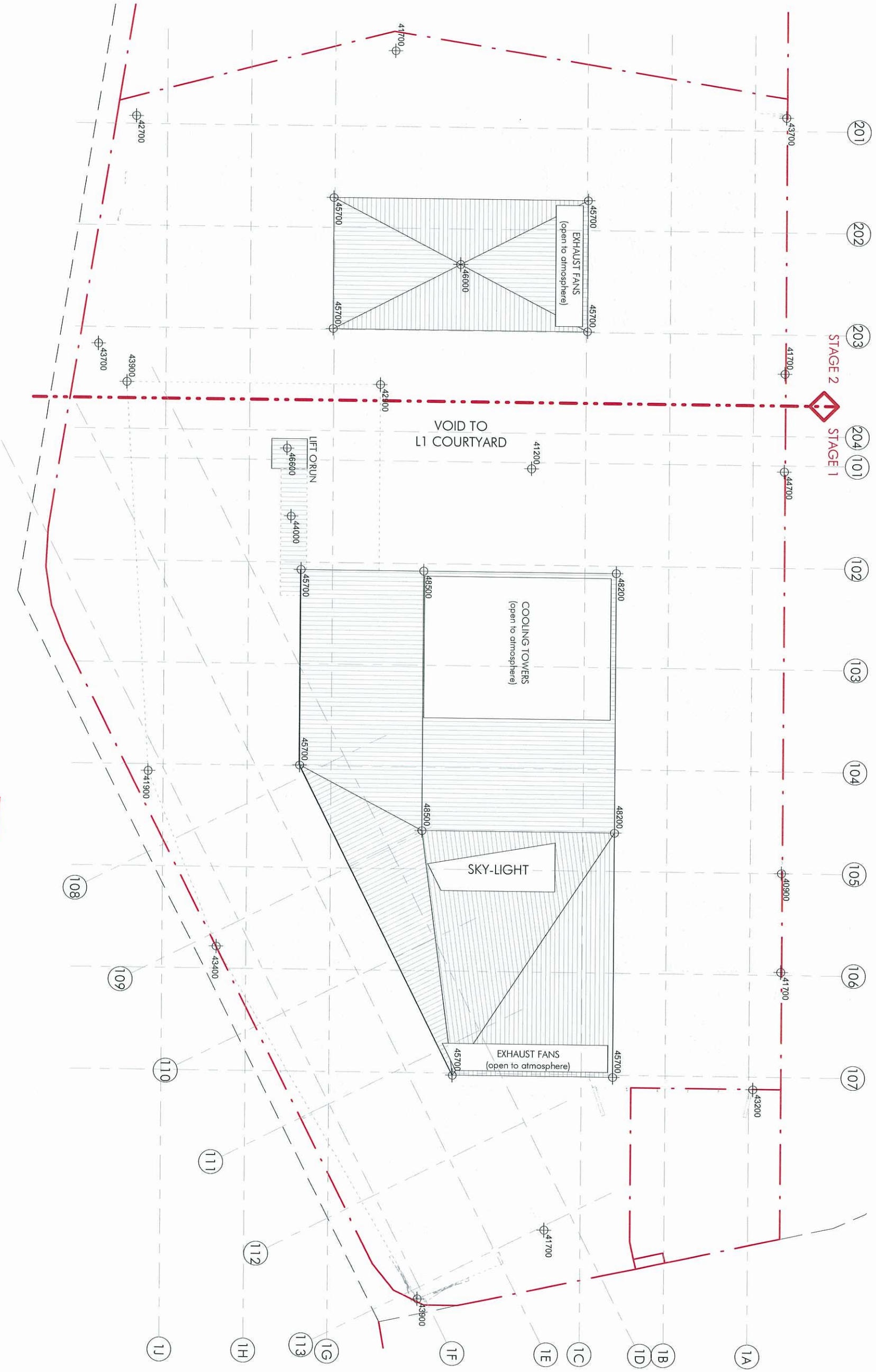
18th April 2013

0 2 4 8 12 16 20m

SCALE 1:400 @ A3



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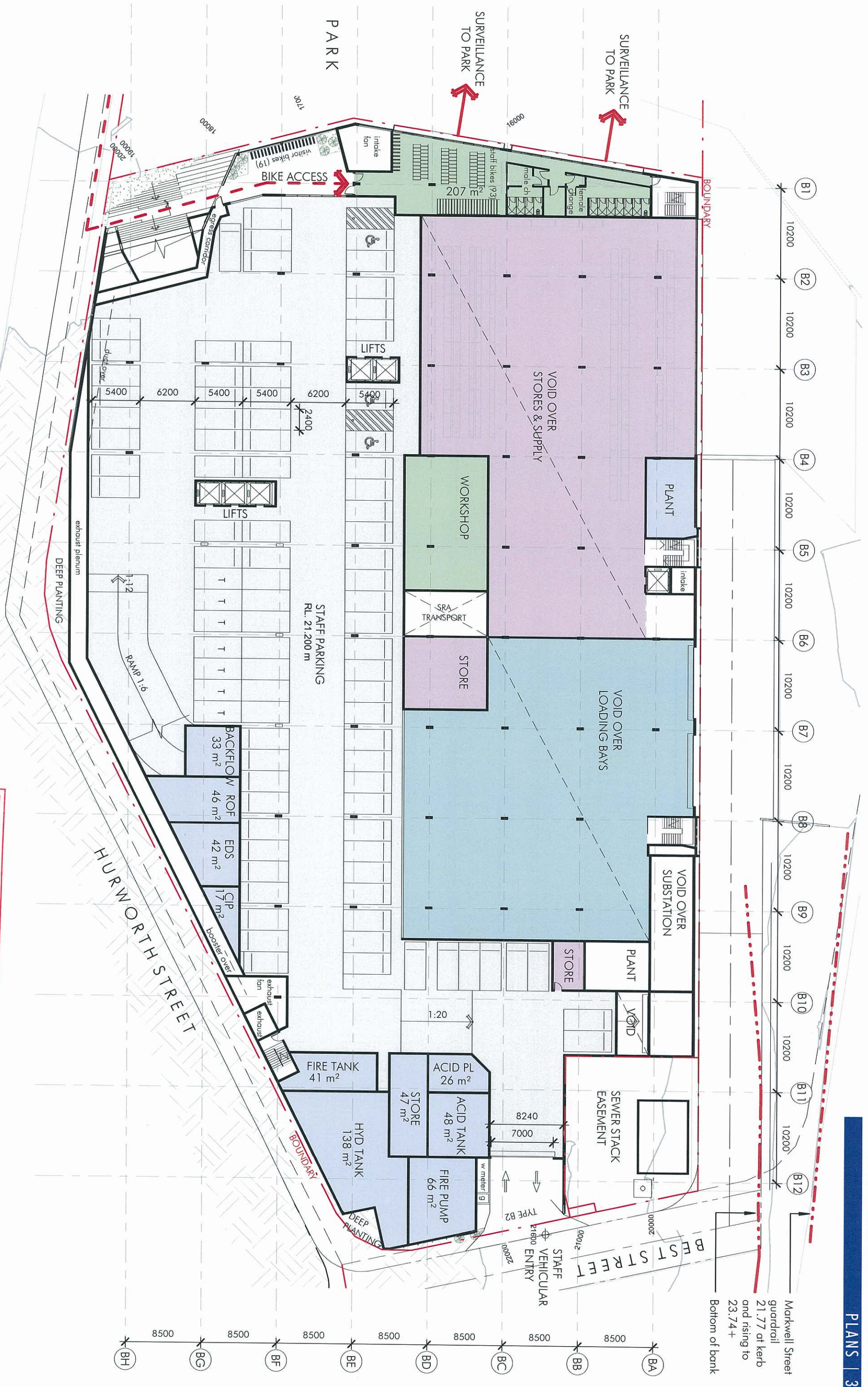
3232\_DA047 C

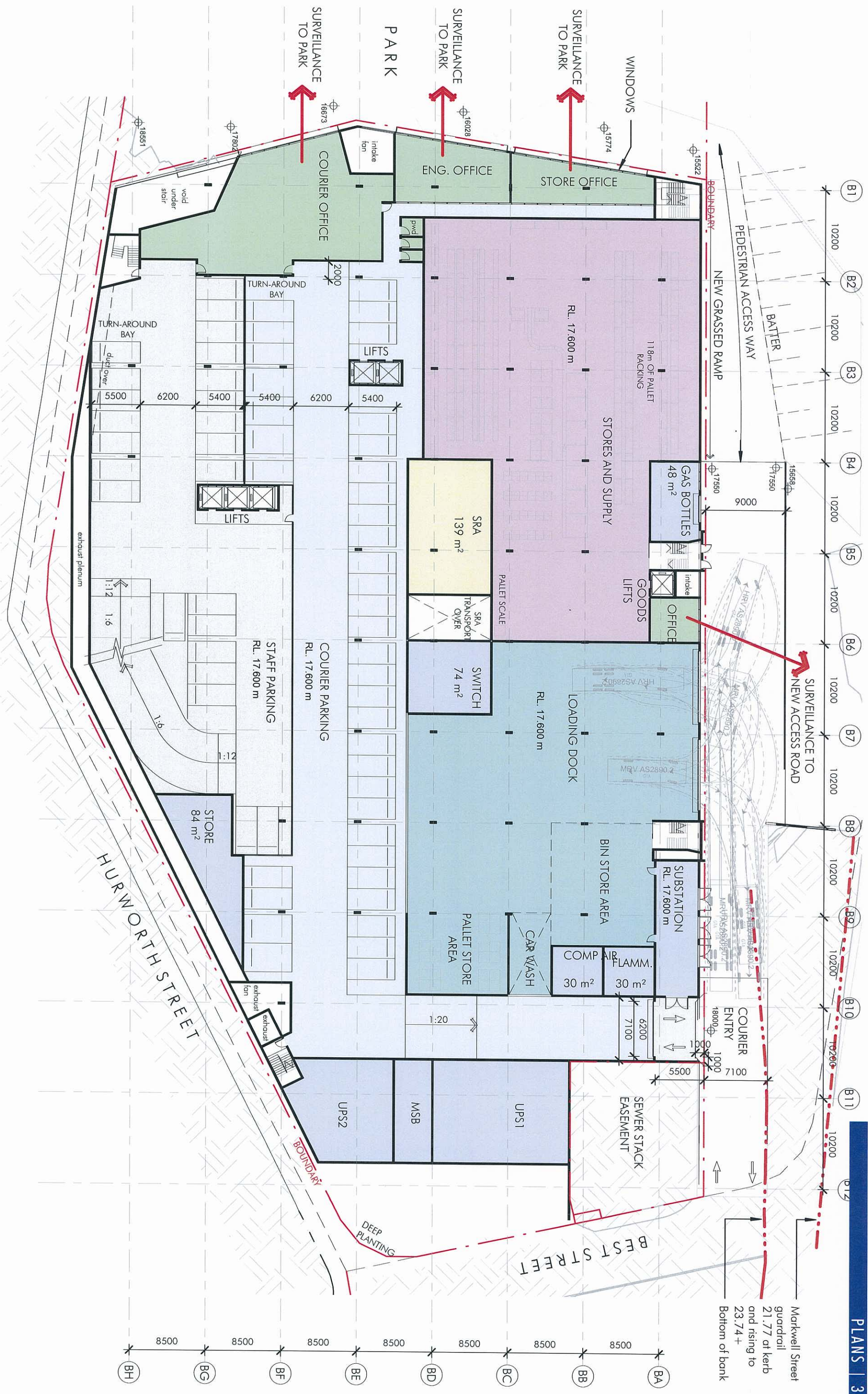
18th April 2013

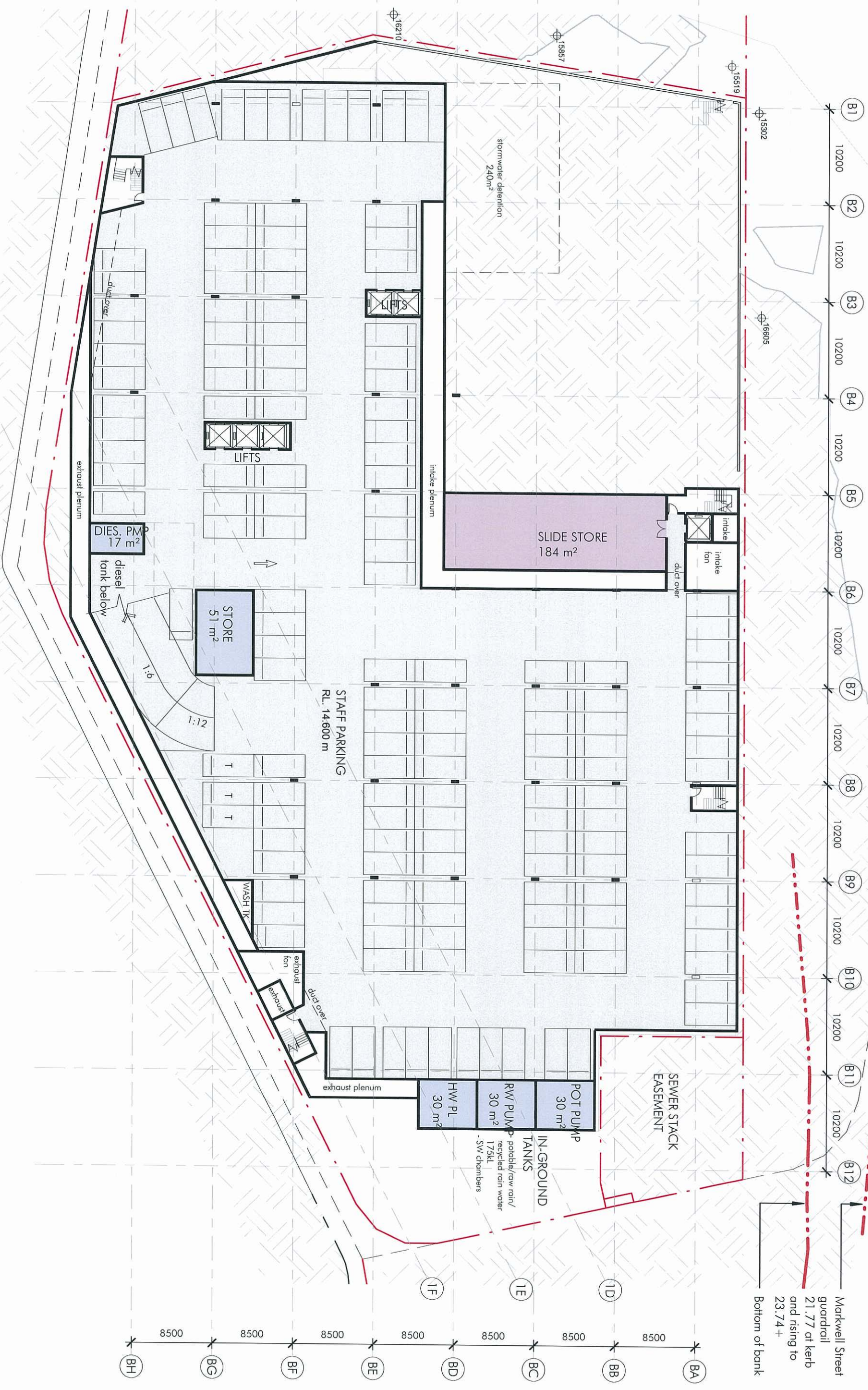
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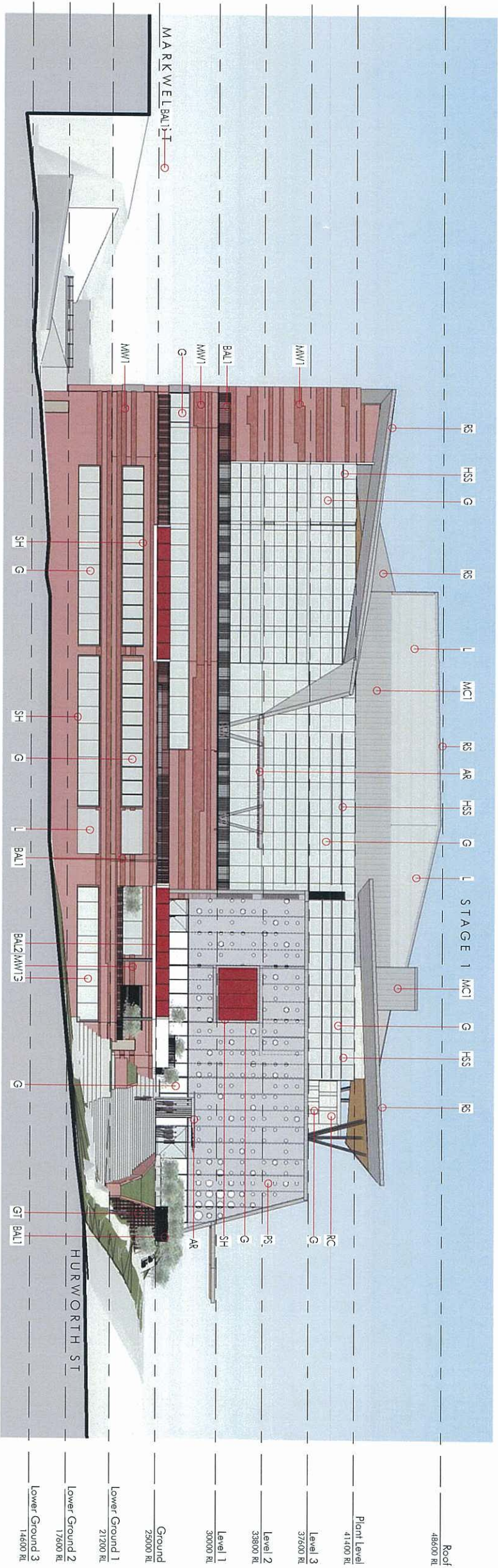
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Roof  
48600 RL

Plant Level  
41100 RL

Level 3  
37600 RL

Level 2  
33800 RL

Level 1  
30000 RL

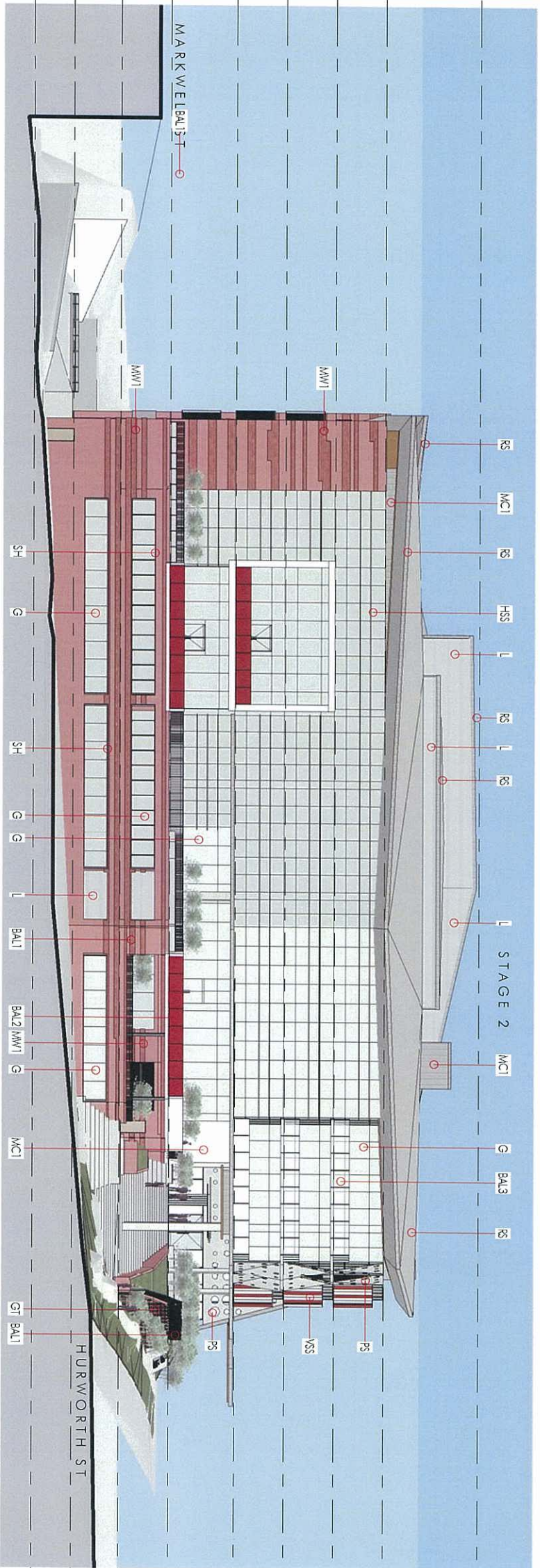
Ground  
25000 RL

Lower Ground 1  
21200 RL

Lower Ground 2  
17600 RL

Lower Ground 3  
14600 RL

1 North Elevation Stage 1  
1 : 400



Roof  
48600 RL

Plant Level  
41100 RL

Level 3  
37600 RL

Level 2  
33800 RL

Level 1  
30000 RL

Ground  
25000 RL

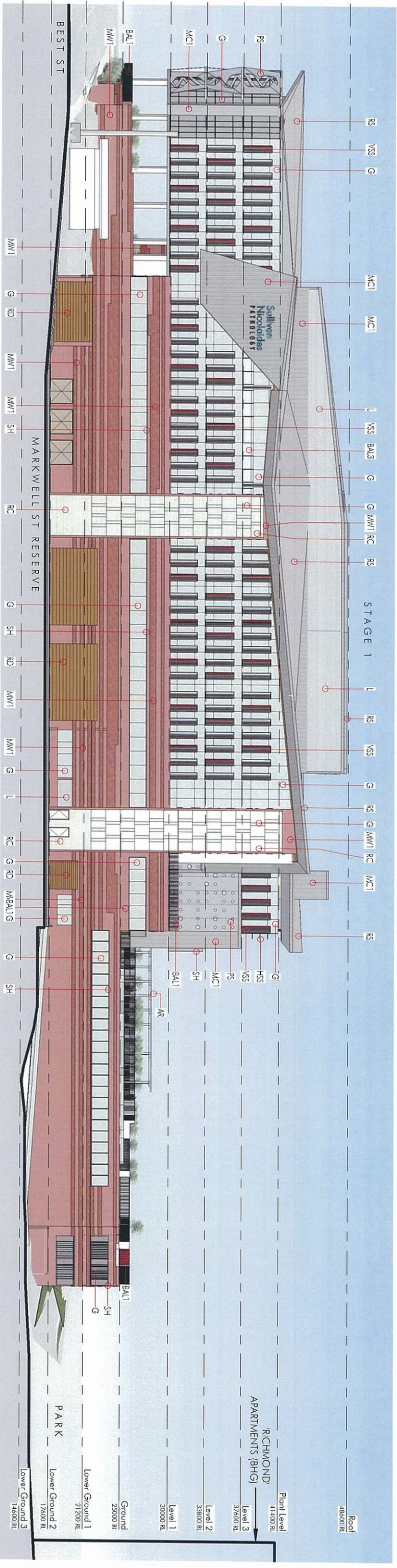
Lower Ground 1  
21200 RL

Lower Ground 2  
17600 RL

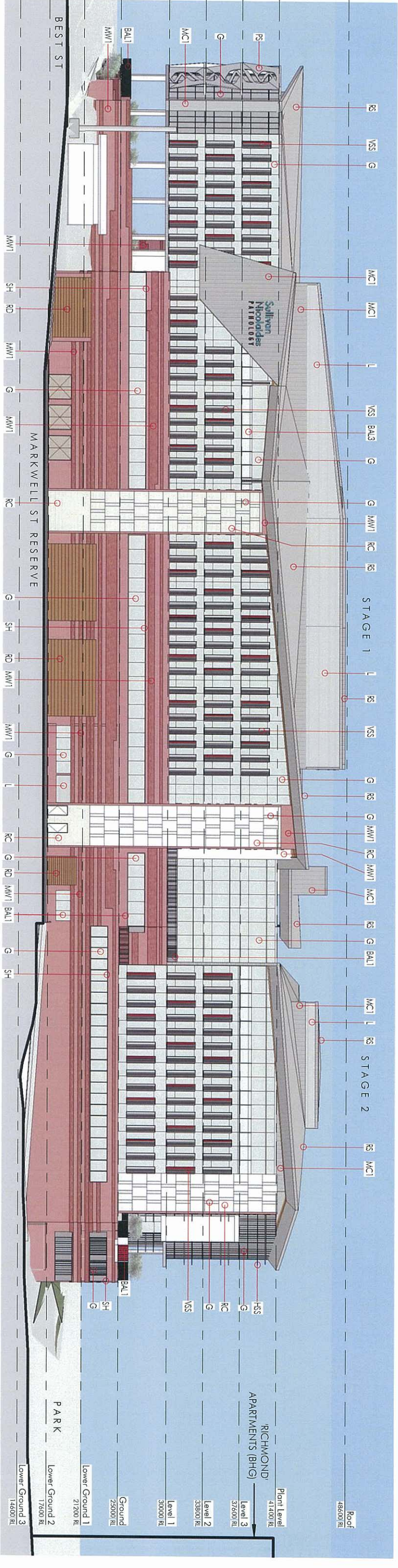
Lower Ground 3  
14600 RL

2 North Elevation Stage 2  
1 : 400





1 East Elevation Stage 1  
1:400



2 East Elevation Stage 2  
1:400



**Sullivan Nicolaides**  
PATHOLOGY

FINISHES LEGEND

|      |                          |     |                                |    |                      |
|------|--------------------------|-----|--------------------------------|----|----------------------|
| AR   | AWNING ROOF              | G   | GLAZING                        | RC | RENDERED AND PAINTED |
| BAL1 | TIMBER BALUSTRADE        | GT  | GARDEN TRELLIS                 | RD | CONCRETE             |
| BAL2 | FEATURE GLASS BALUSTRADE | HSS | HORIZONTAL SUNSHADING          | RS | ROLLER DOOR          |
| BAL3 | GLASS BALUSTRADE         | L   | LOUVRE                         | SH | METAL ROOF SHEETING  |
| FTG  | FEATURE GLAZING          | MCI | METAL CLADDING TYPE1           | VS | SUNHOOD              |
|      |                          | MW1 | MASONRY WALL TYPE1             |    | VERTICAL SUNSHADING  |
|      |                          | PS  | PERFORATED SCREEN WITH CUTOUTS |    |                      |

PROPOSED COMMERCIAL DEVELOPMENT | LOT 5, HURWORTH STREET, BOWEN HILLS

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**EAST ELEVATION**

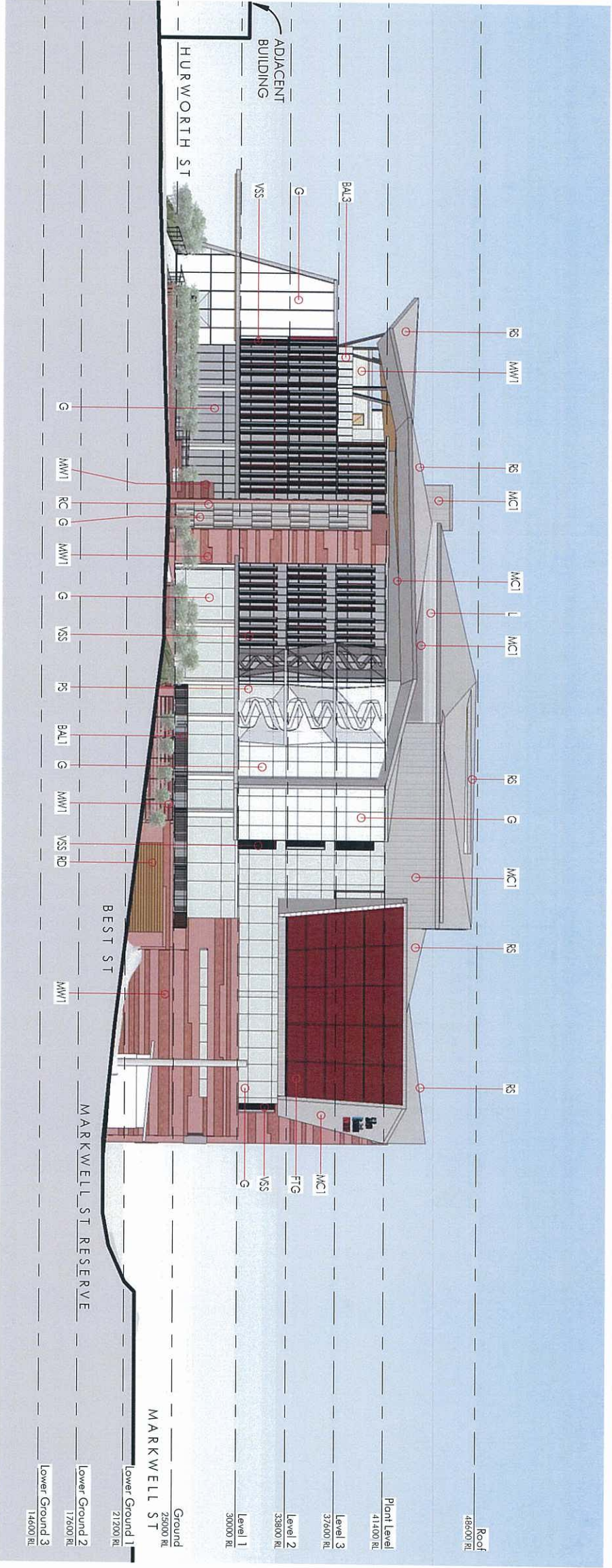
3232\_DA053 C  
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SCALE 1:400 @ A3



South Elevation  
1 : 400

1 : 400



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Nicolaides  
PATHOLOGY**

| FINISHES LEGEND |                          |     |                                |          |                      |
|-----------------|--------------------------|-----|--------------------------------|----------|----------------------|
| AR              | AWNING ROOF              | G   | GLAZING                        | RC       | RENDERED AND PAINTED |
| BA1             | TIMBER BALUSTRADE        | HSS | GT                             | CONCRETE |                      |
| BA2             | FEATURE GLASS BALUSTRADE | L   | HORIZONTAL SUNSHADING          | RD       | ROLLER DOOR          |
| BA3             | GLASS BALUSTRADE         | MC1 | LOUVER                         | RS       | METAL ROOF SHEETING  |
| FG              | FEATURE GLAZING          | MW1 | METAL CLADDING TYPE1           | SH       | SUNHOOD              |
|                 |                          | PS  | MASONRY WALL TYPE1             | VSS      | VERTICAL SUNSHADING  |
|                 |                          |     | PERFORATED SCREEN WITH CUTOUTS |          |                      |

PROPOSED COMMERCIAL DEVELOPMENT | LOT 5, HURWORTH STREET, BOWEN HILLS

## PLANS AND DOCUMENTS

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SCALE 1:400 @ A3

**SOUTH ELEVATION**

3232\_DAO54C

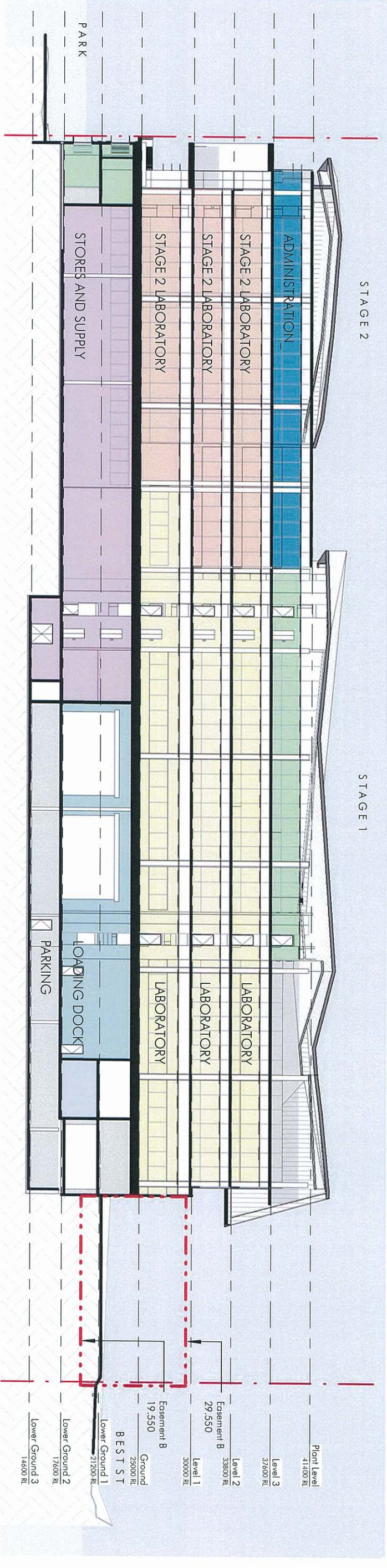
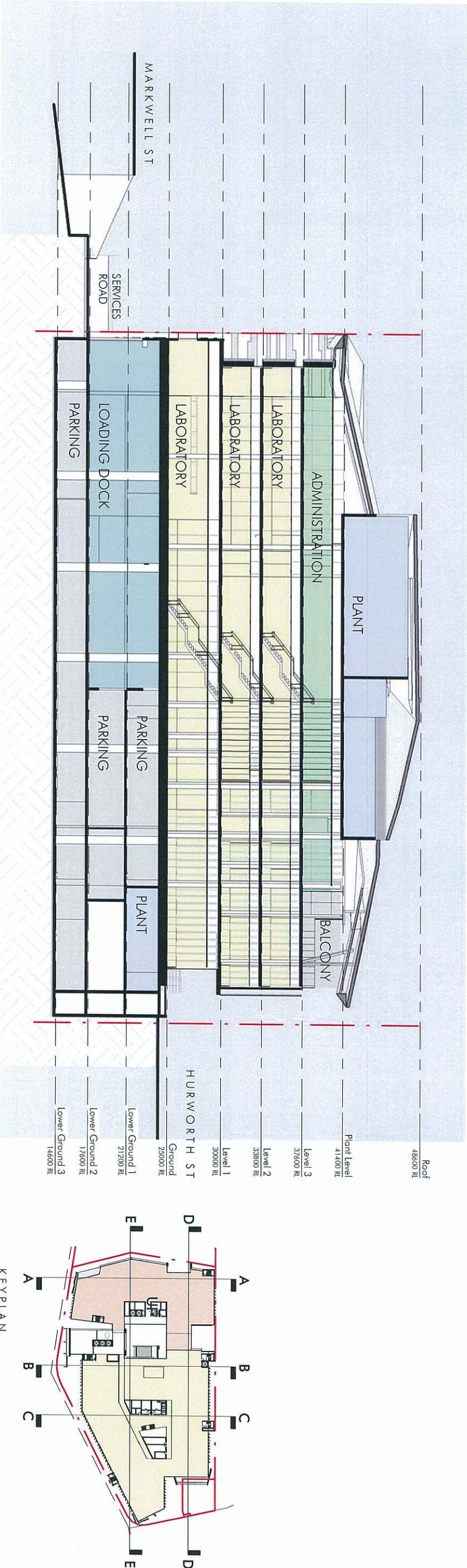
18th April 2013

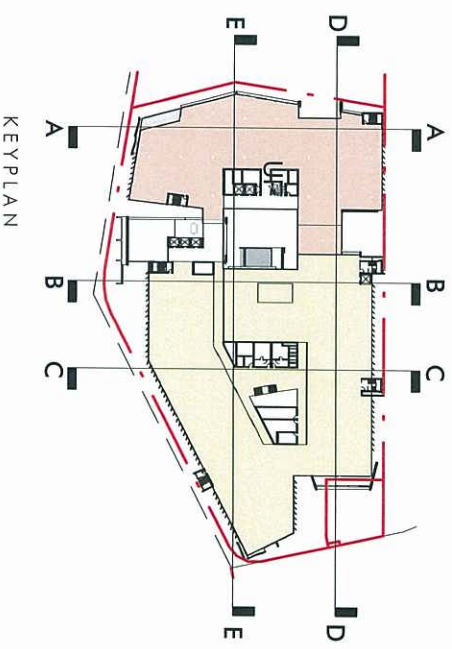
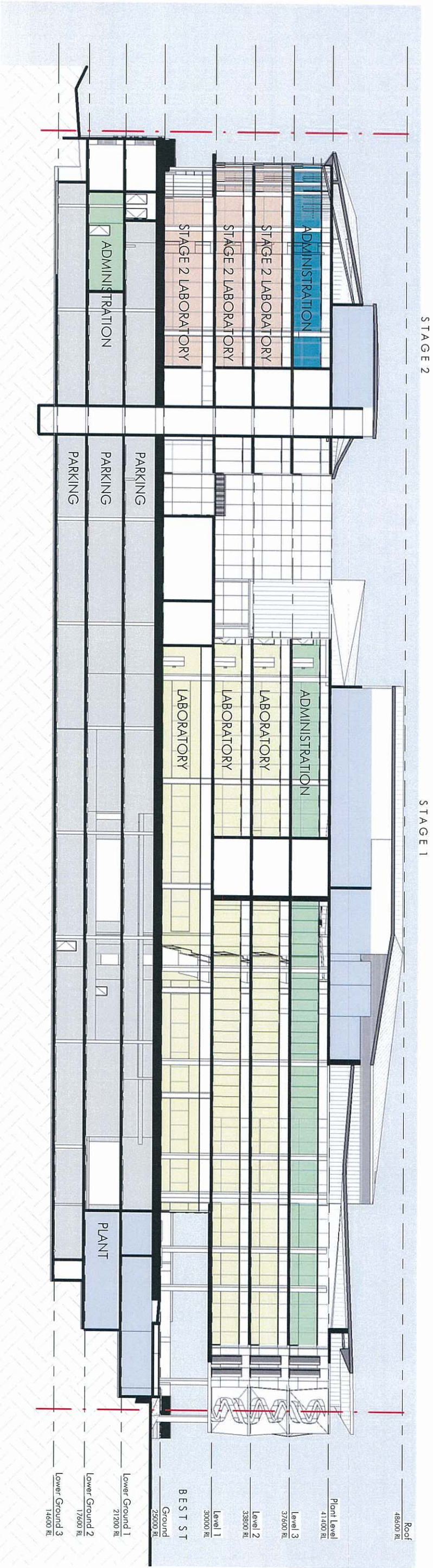


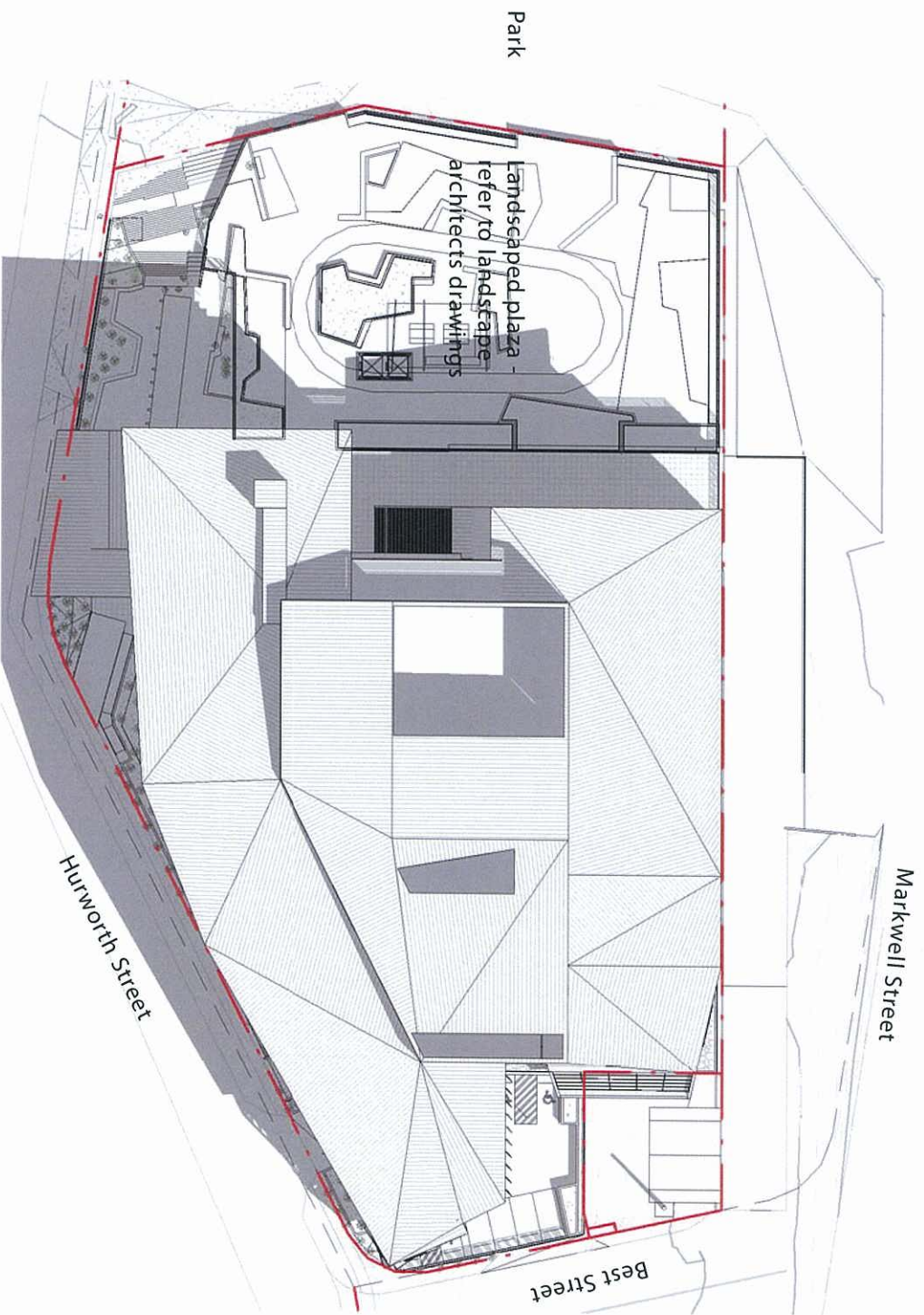
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This architectural section drawing illustrates the internal structure and elevations of a building. The drawing is oriented vertically, with the ground level at the top. Key features include:

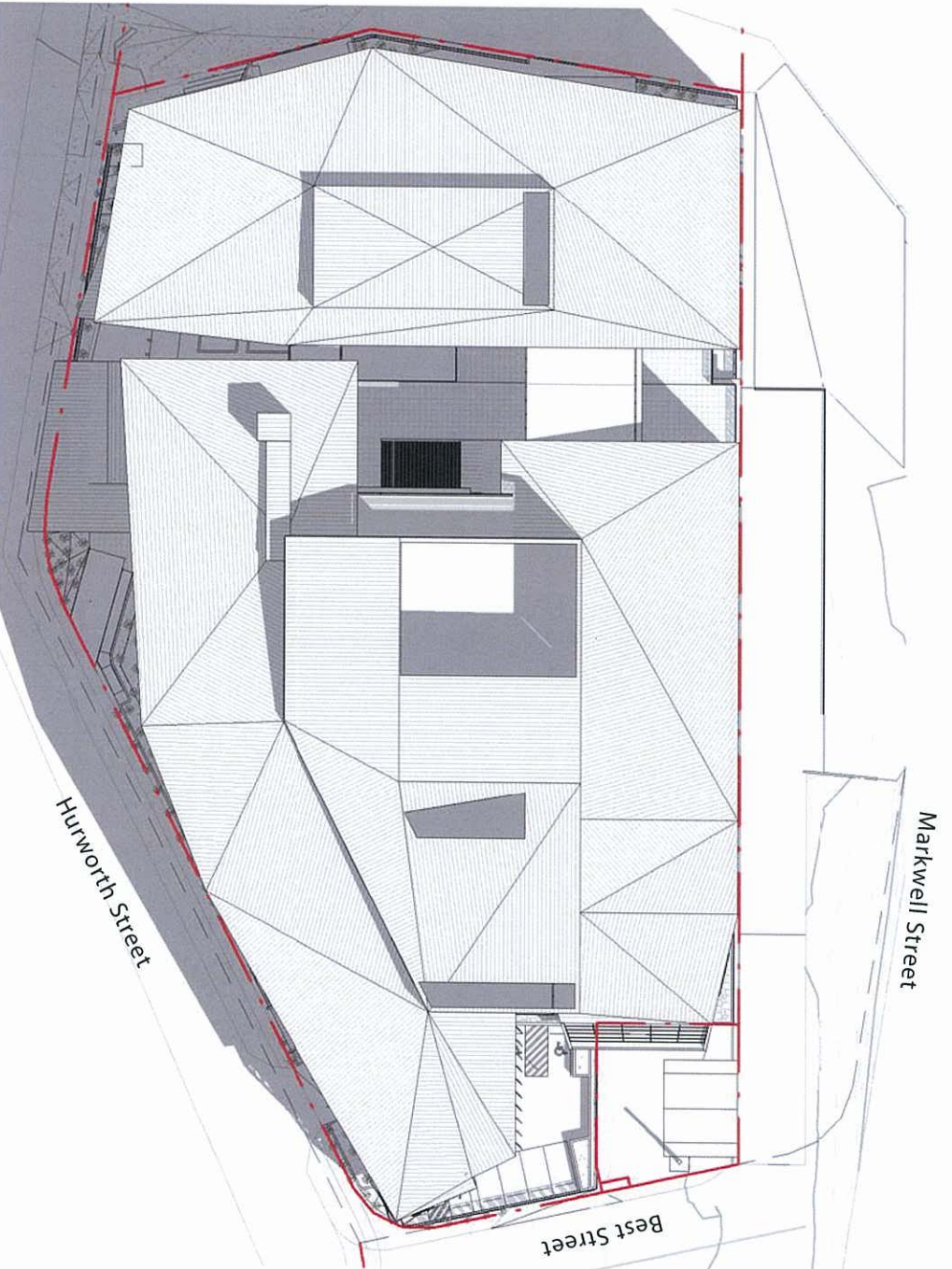
- Internal Layout:** The building is divided into several functional areas:
  - ADMINISTRATION:** Located at the top (left side of the section).
  - LABORATORY:** Three laboratory spaces are shown, each with a large windowed area.
  - STORES AND SUPPLY:** Two storage areas are located below the laboratories.
  - PARKING:** Three parking spaces are shown at the bottom (right side of the section).
  - PLANT:** A plant room is located at the bottom right.
- Elevations and Levels:**
  - MARKWELL ST:** The elevation on the left side of the building.
  - HURWORTH ST:** The elevation on the right side of the building.
  - Services Road:** A road located between the building and the Markwell St elevation.
  - Plant Level:** 41'10" RL
  - Level 3:** 37'6" RL
  - Level 2:** 33'8" RL
  - Level 1:** 30'0" RL
  - Ground:** 25'0" RL
  - Lower Ground 1:** 21'2" RL
  - Lower Ground 2:** 17'6" RL
  - Lower Ground 3:** 14'0" RL
- Structural Details:** The drawing shows a multi-story building with a flat roof, internal walls, and a series of columns supporting the structure. A staircase is visible in the central part of the building.



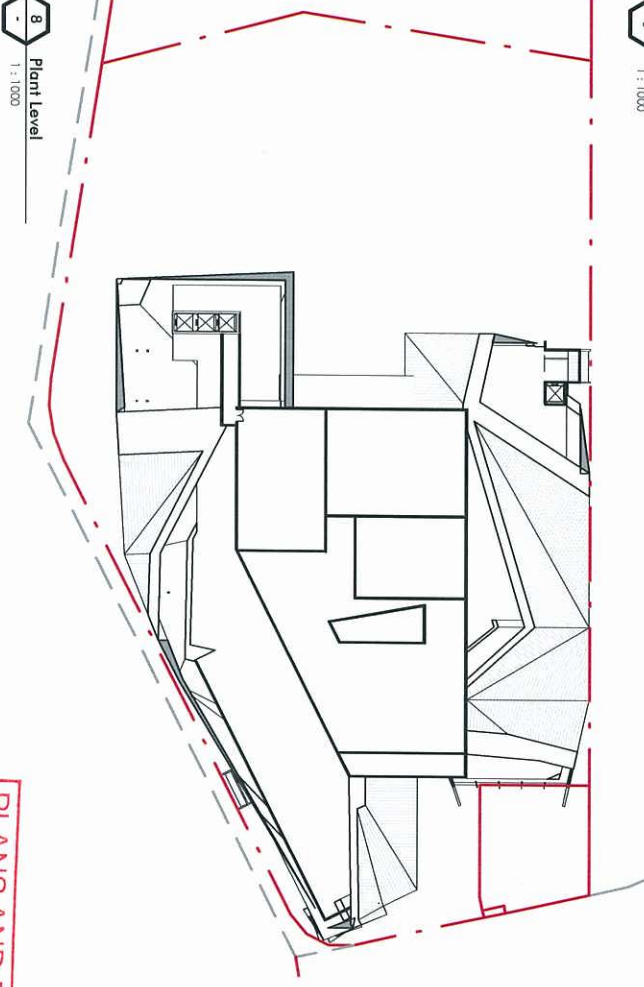
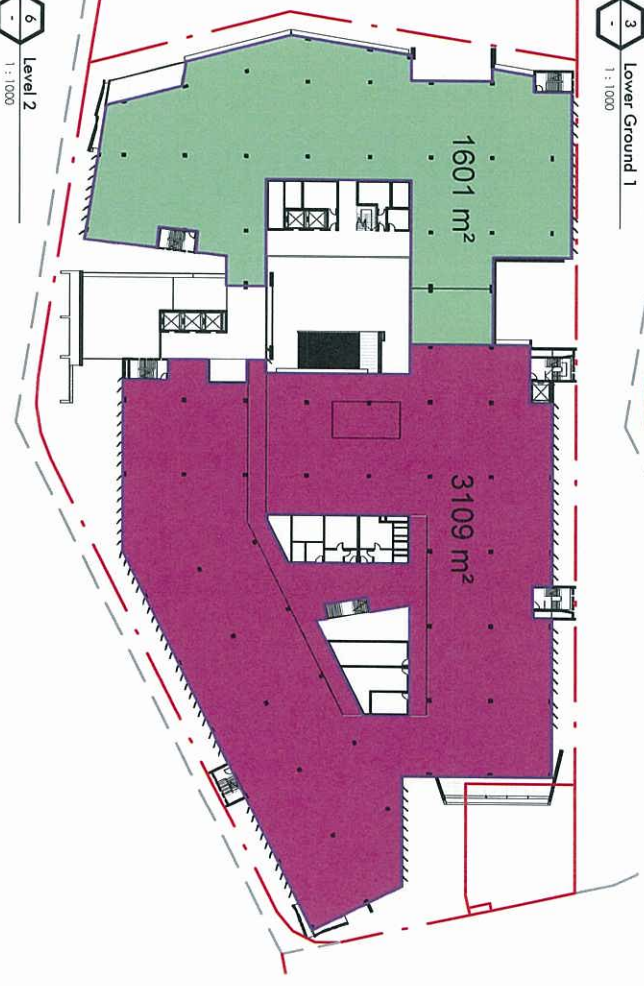
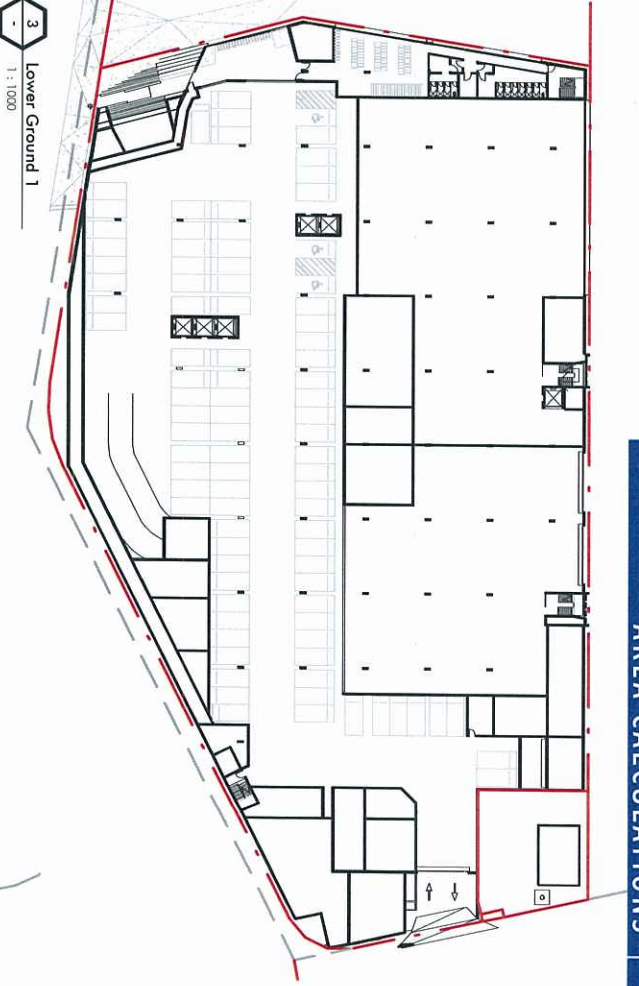
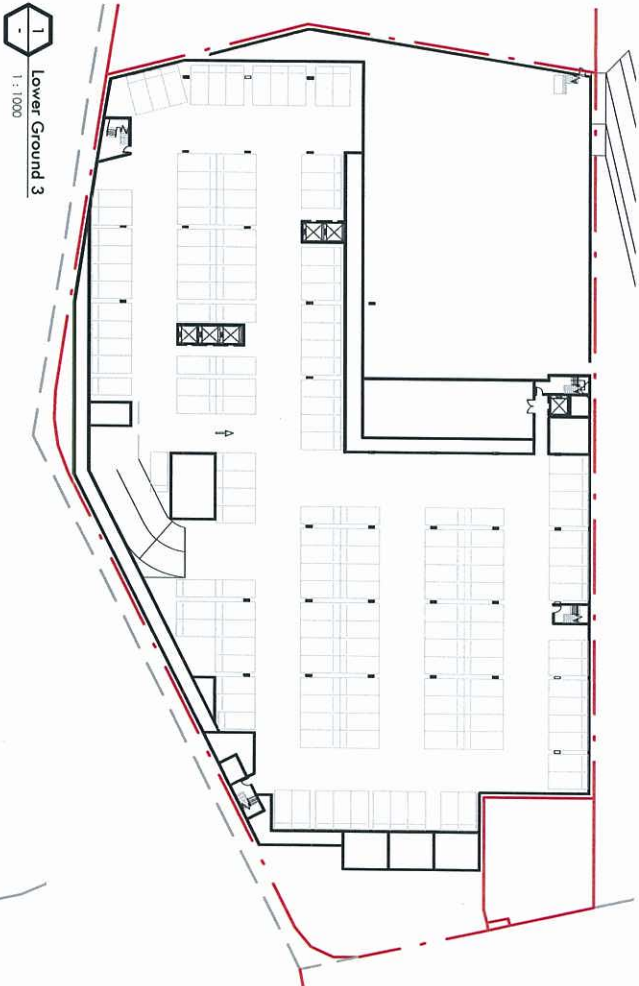




Completion of Stage 1



Completion of Stage 2

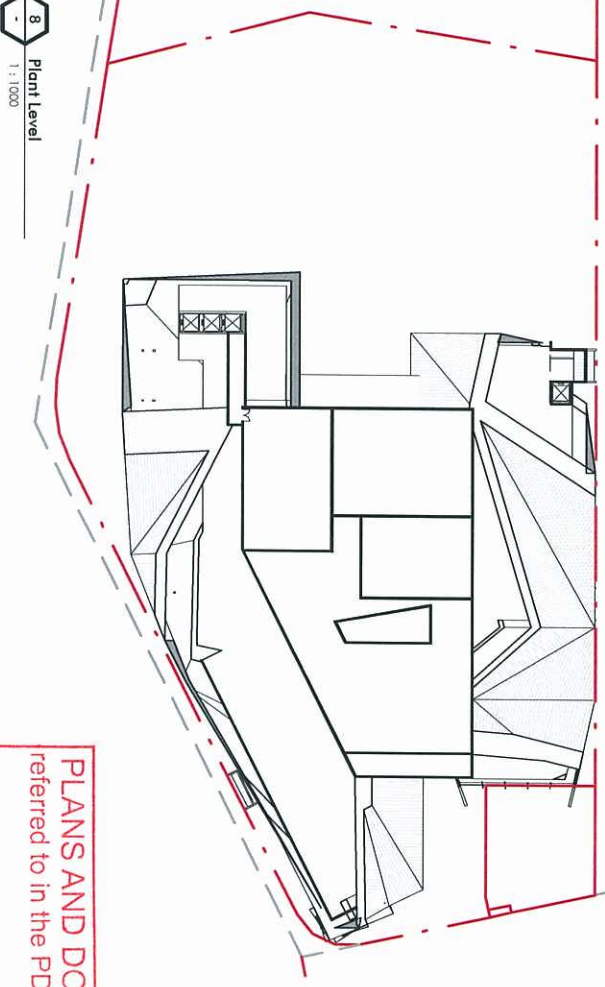
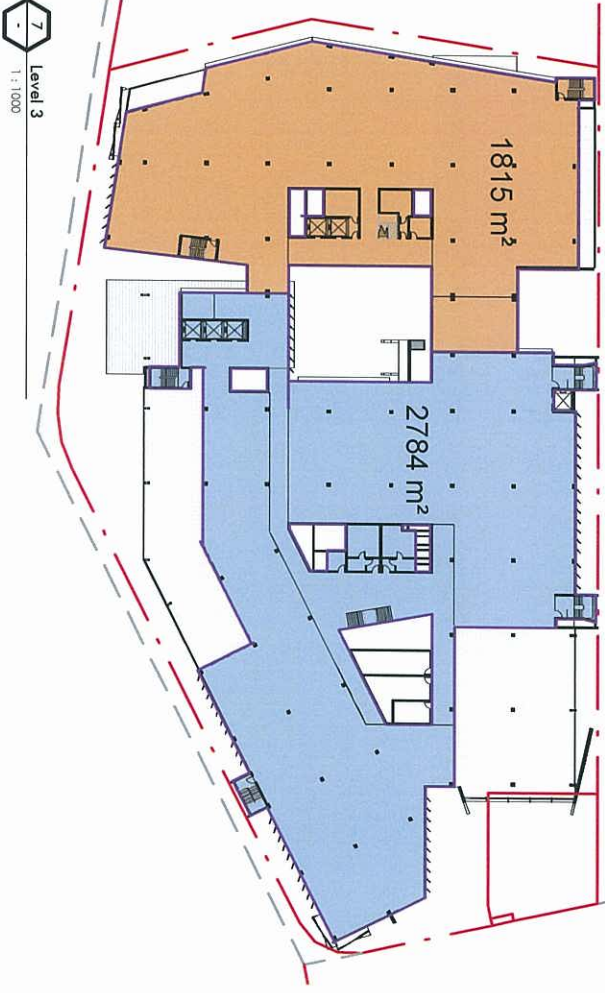
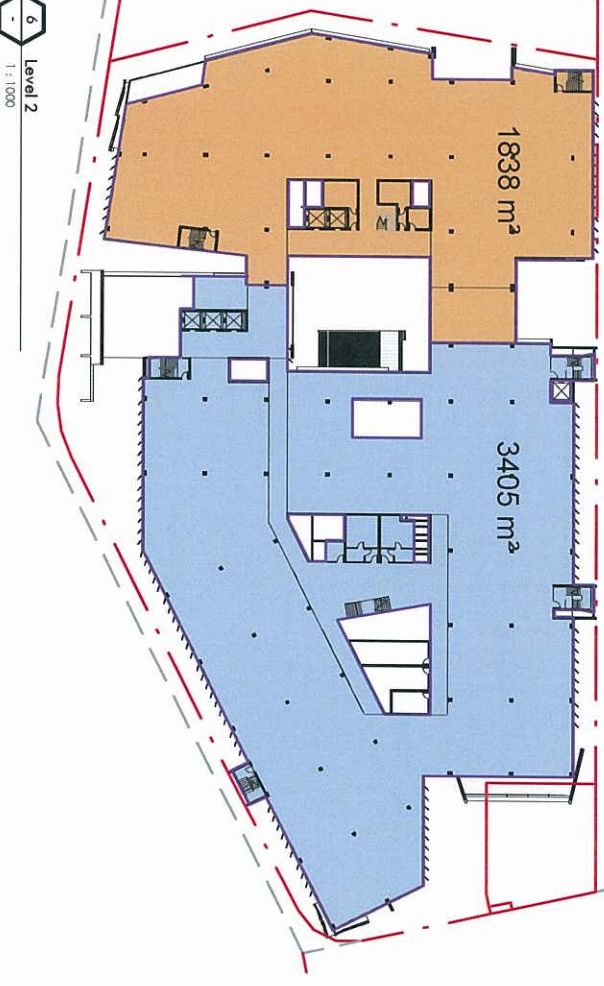
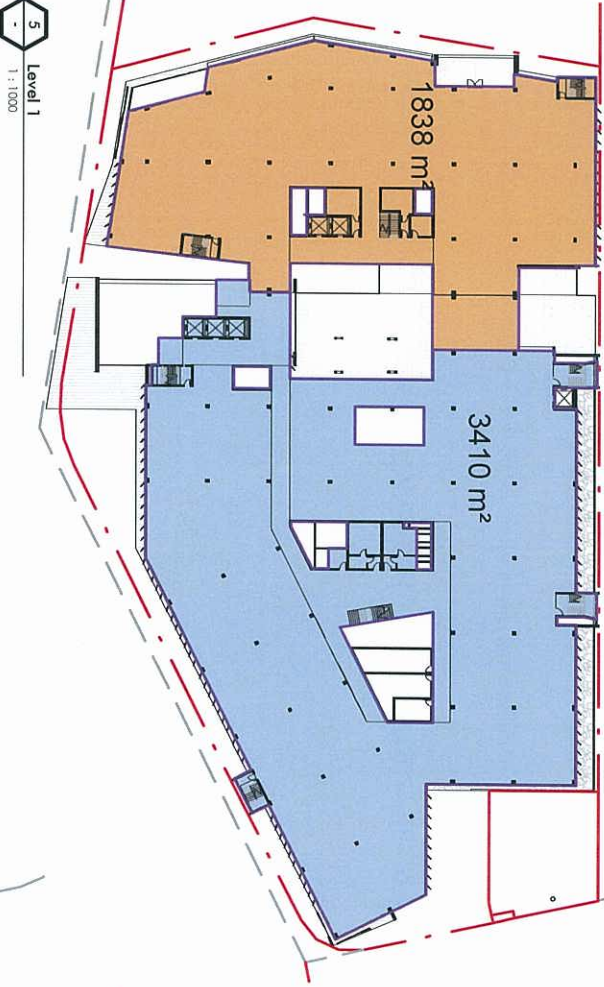
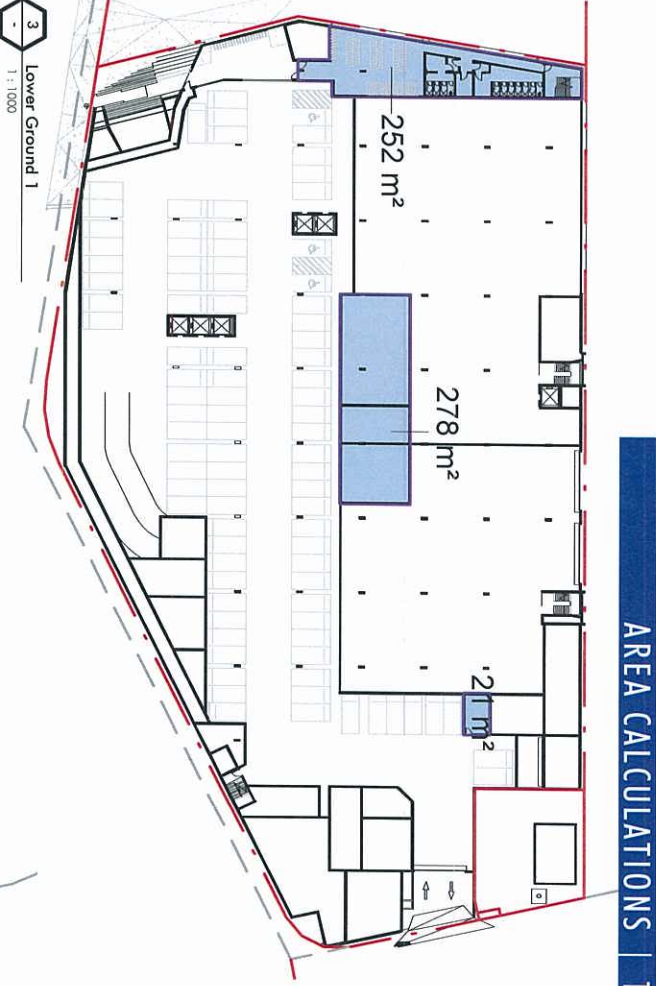
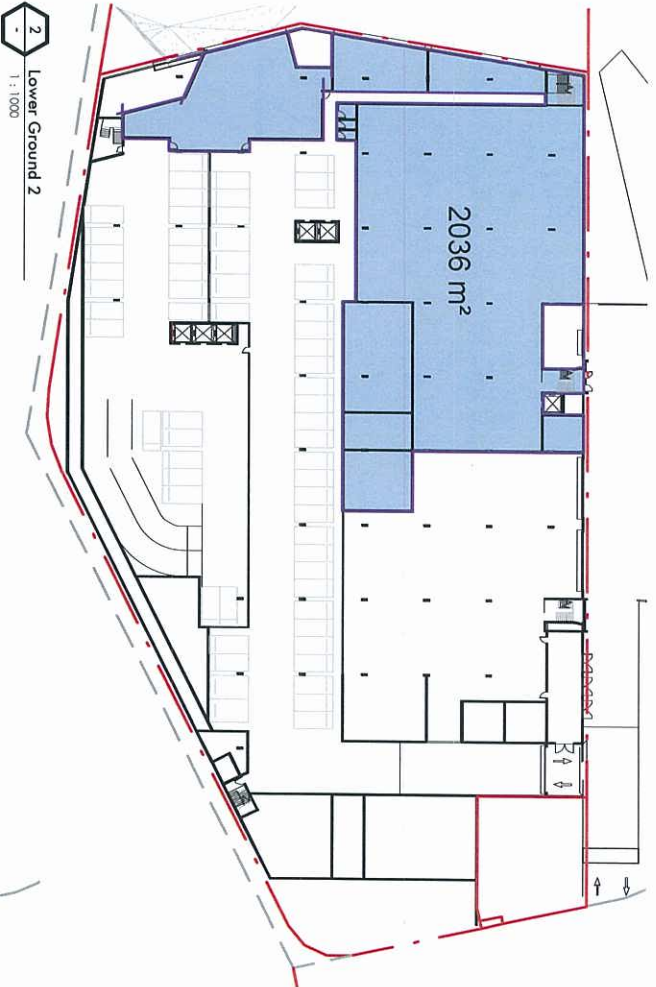
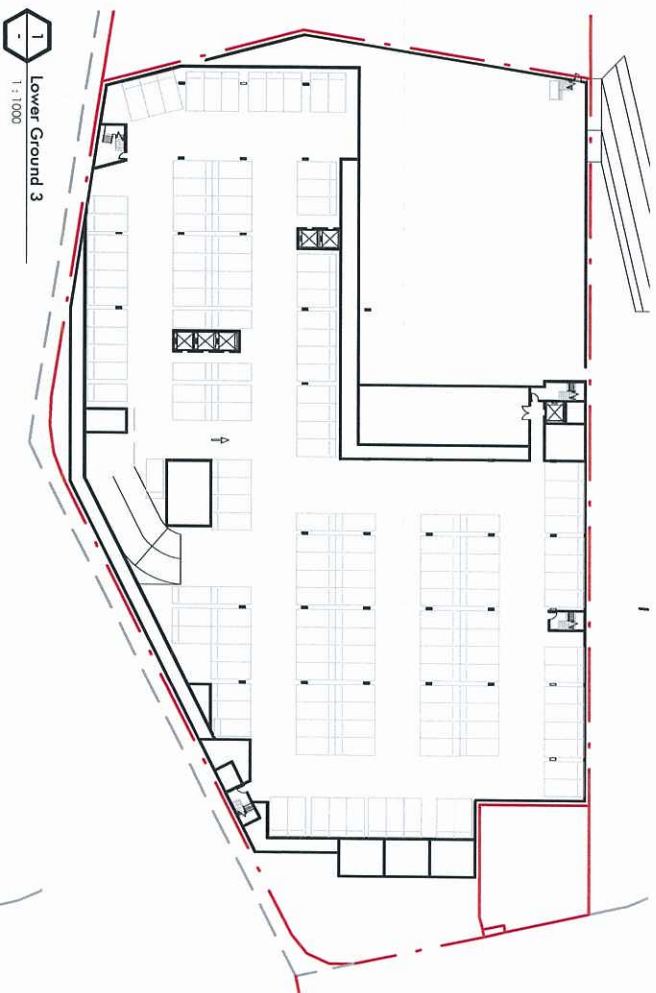


| Area Schedule (NLA) |       |      |
|---------------------|-------|------|
| Name                | Level | Area |

|         |         |             |
|---------|---------|-------------|
| stage 1 | Ground  | 3433.49 m²  |
| stage 1 | Level 1 | 3120.60 m²  |
| stage 1 | Level 2 | 3108.77 m²  |
| stage 1 | Level 3 | 2421.60 m²  |
| stage 1 | Ground  | 12084.46 m² |
| Stage 2 | Level 1 | 1309.87 m²  |
| Stage 2 | Level 2 | 1603.01 m²  |
| Stage 2 | Level 3 | 1601.48 m²  |
| Stage 2 | Level 3 | 1579.77 m²  |

Grand total  
6094.13 m²  
18178.59 m²

note: measured to Property Council Australia NLA definition



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| Area Schedule (GFA) |       |      |
|---------------------|-------|------|
| Name                | Level | Area |

|             |                |             |
|-------------|----------------|-------------|
| stage 1     | Lower Ground 2 | 2035.63 m²  |
| stage 1     | Lower Ground 1 | 550.92 m²   |
| stage 1     | Ground         | 3566.19 m²  |
| stage 1     | Level 1        | 3409.59 m²  |
| stage 1     | Level 2        | 3405.28 m²  |
| stage 1     | Level 3        | 2783.96 m²  |
| stage 1     |                | 15751.57 m² |
| stage 2     | Ground         | 1413.85 m²  |
| stage 2     | Level 1        | 1837.91 m²  |
| stage 2     | Level 2        | 1837.90 m²  |
| stage 2     | Level 3        | 1814.69 m²  |
| stage 2     |                | 6904.36 m²  |
| Grand total |                | 22655.92 m² |

Gross Floor Area (ULDA definition): The total floor area of all storeys of a building, including mezzanines, measured from the outside of external walls or the centre of a common wall, excluding areas used for building services, ground floor public lobby, parking loading and manoeuvring of vehicles, private balconies. Areas are approximate only and are TBC by a surveyor

GFA SUMMARY

3232\_DA102 C

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