

# casuarina specialist centre

## 10 grand parade, casuarina



L	18/09/24	client approval
K	31/07/24	RFI response
J	05/03/24	issue for approval
I	27/02/24	issue for approval
H	23/02/24	issue for approval
issue	date	revision





**legend**

refer to MP06\_0258-Mod-10

mixed use

3 and partial 4 storey

01 concept plan  
SCALE 1:2000

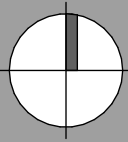
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issue	date	revision

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project casuarina specialist centre  
address 10 grand parade, casuarina  
client infinotec group

drawing title concept plan

do not scale drawing. should dimensions be conflicting or missing, notify the architect and await further instruction.  
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BIMcloud: SPARC-BIM - BIMcloud Basic for Archicad 27/2396 Grand Parade, Casuarina/2396 Grand Parade, Casuarina

date

18/09/24

scale

1:2000@A3

drawn

LB

checked

GM

job no.

2396

issue

L

drawing no.

A0002





**legend**

refer to MP06\_0258-Mod-10

mixed use

3 and partial 4 storey

tweed valley hospital

driving distance  
(as per Google Maps)

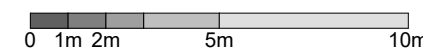
01 context plan  
SCALE 1:10000

F	18/09/24	client approval
E	31/07/24	RFI response
D	05/03/24	issue for approval
C	27/02/24	issue for approval
B	23/02/24	issue for approval
issue	date	revision

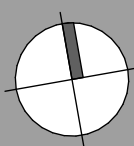




1 basement 2 floor plan  
SCALE 1:200



H	18/09/24	client approval
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F	05/03/24	issue for approval
E	27/02/24	issue for approval
D	23/02/24	issue for approval
issue	date	revision

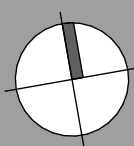


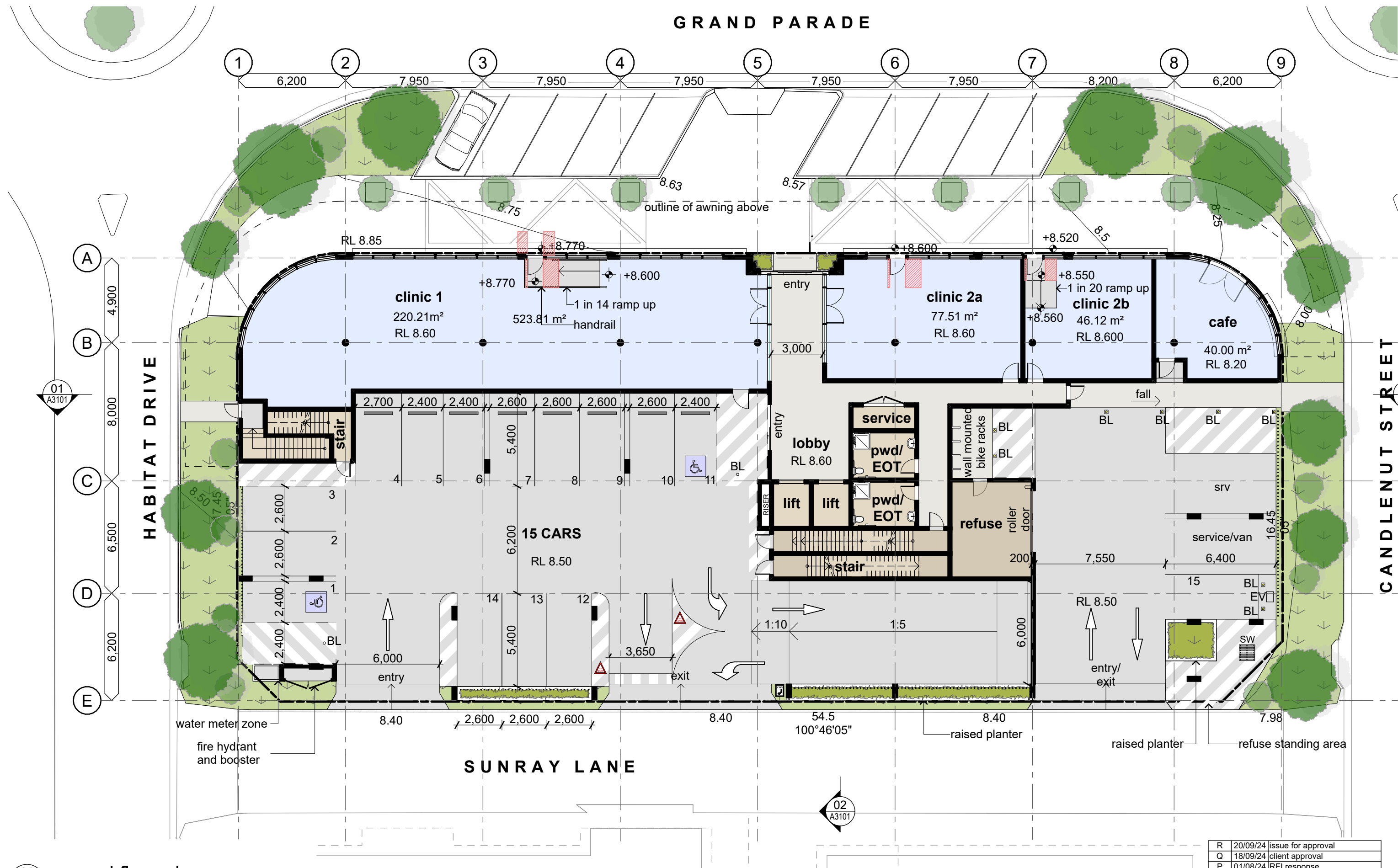


01 basement 1 floor plan  
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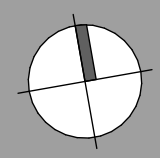


P	18/09/24	client approval
O	31/07/24	RFI response
N	05/03/24	issue for approval
M	27/02/24	issue for approval
L	23/02/24	issue for approval
issue	date	revision

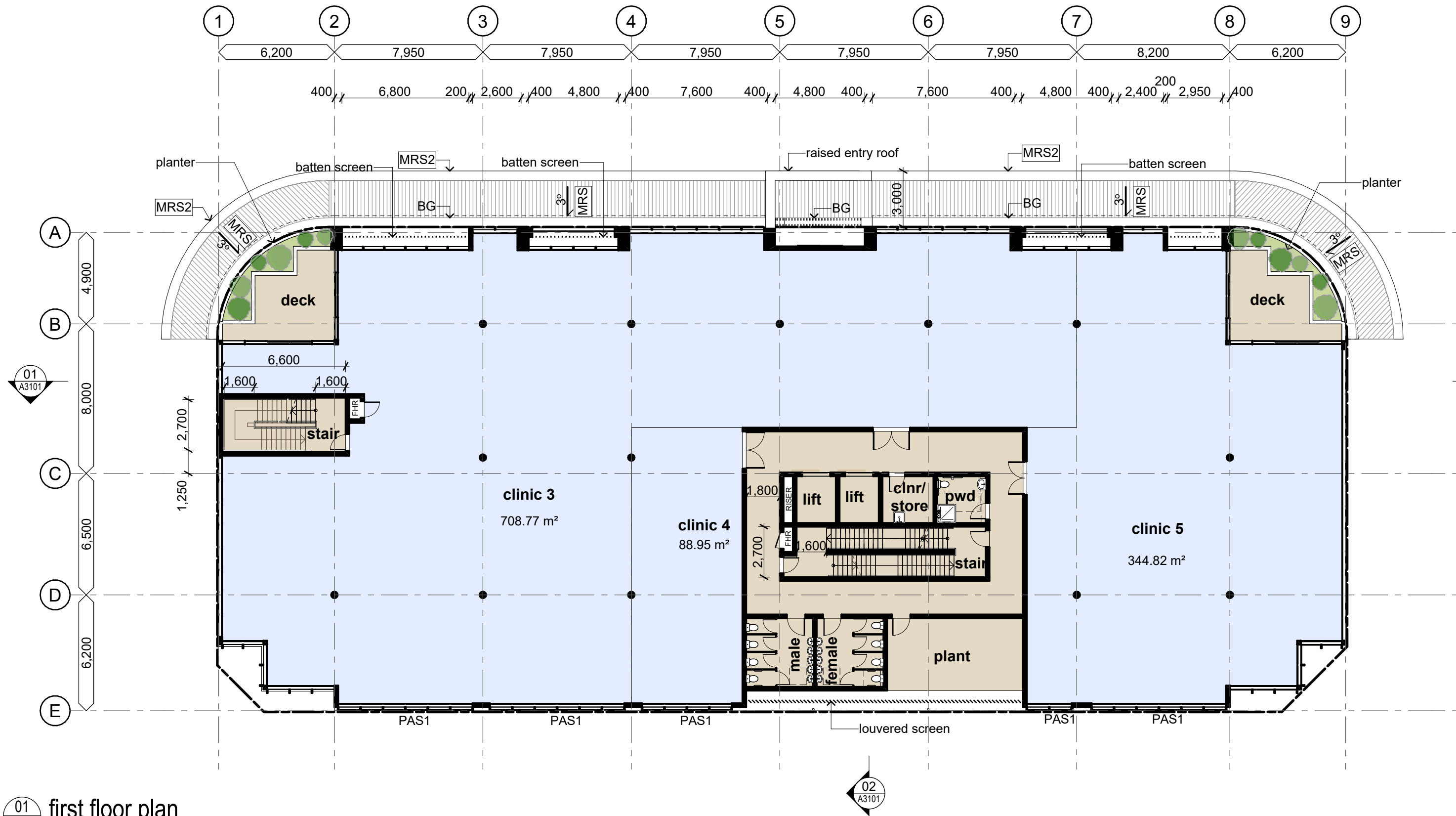




01 ground floor plan  
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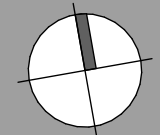
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P	01/08/24	RFI response
O	31/07/24	RFI response
N	05/03/24	issue for approval
issue	date	revision



01 first floor plan  
SCALE 1:200

P	18/09/24	client approval
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N	05/03/24	issue for approval
M	27/02/24	issue for approval
L	23/02/24	issue for approval
issue	date	revision

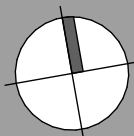
0 1m 2m 5m 10m



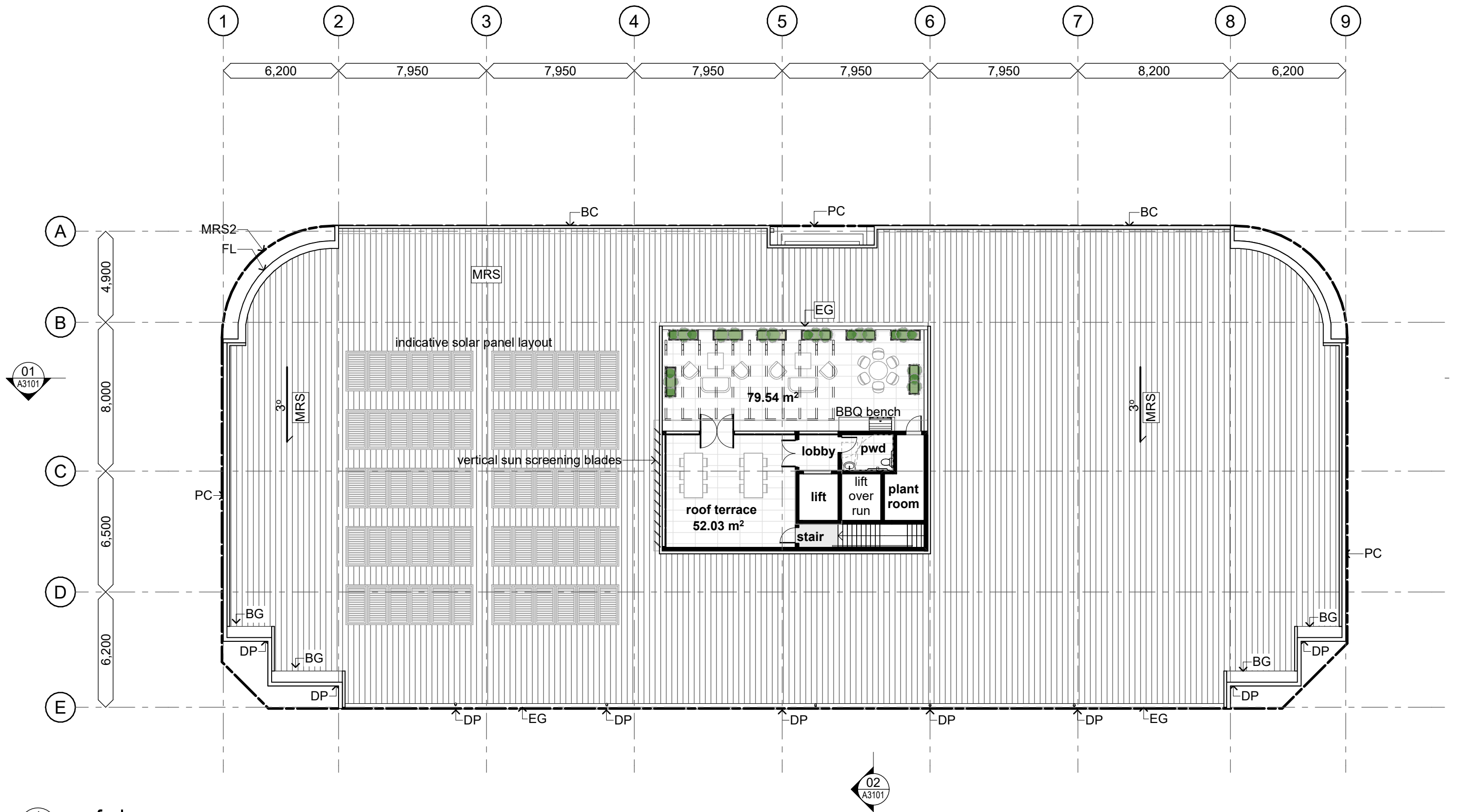


1 second floor plan  
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P	18/09/24	client approval
O	31/07/24	RFI response
N	05/03/24	issue for approval
M	27/02/24	issue for approval
L	23/02/24	issue for approval
issue	date	revision

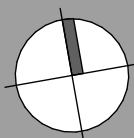


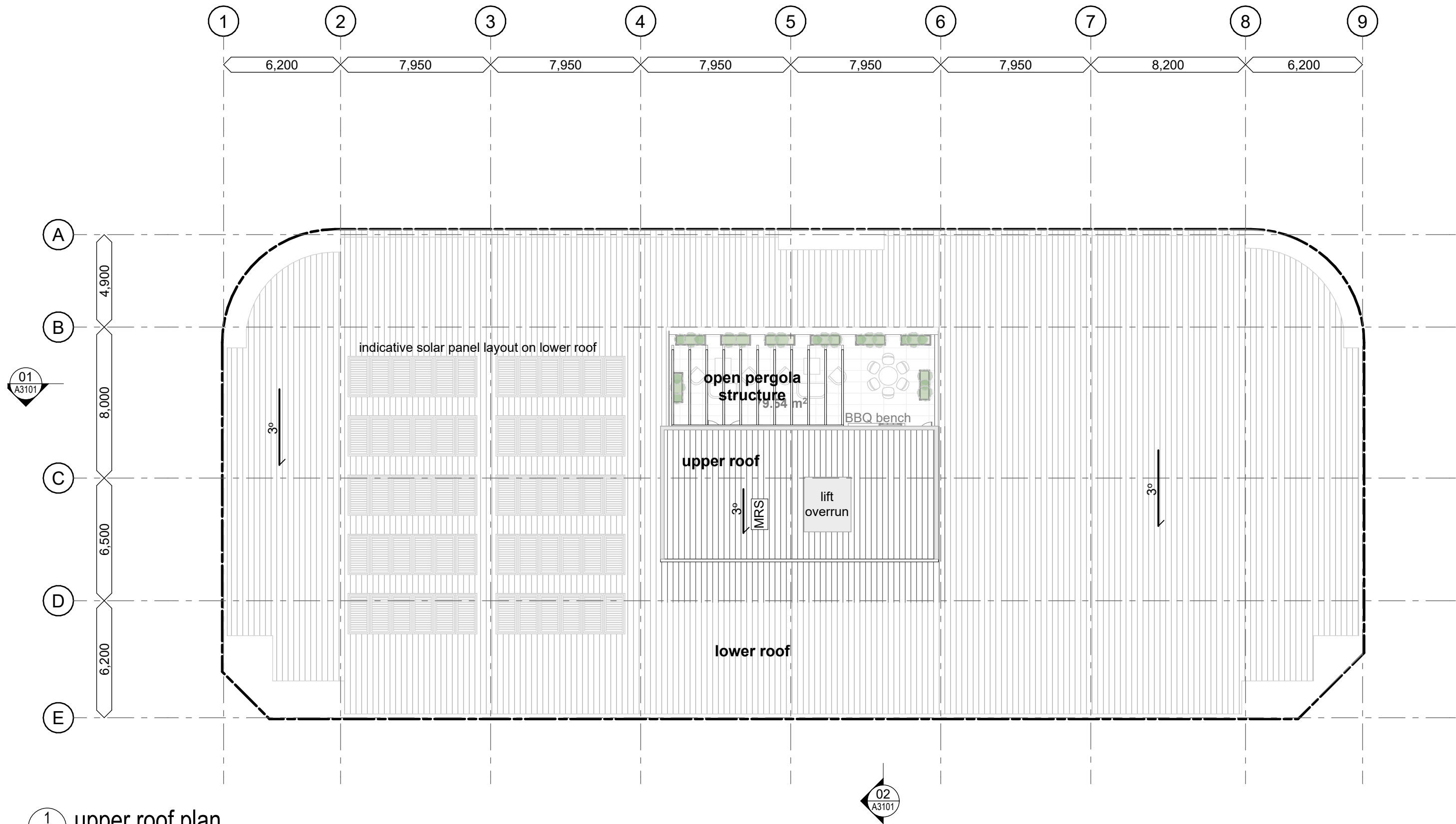




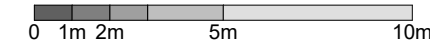
1 roof plan  
SCALE 1:200

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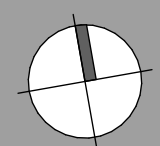




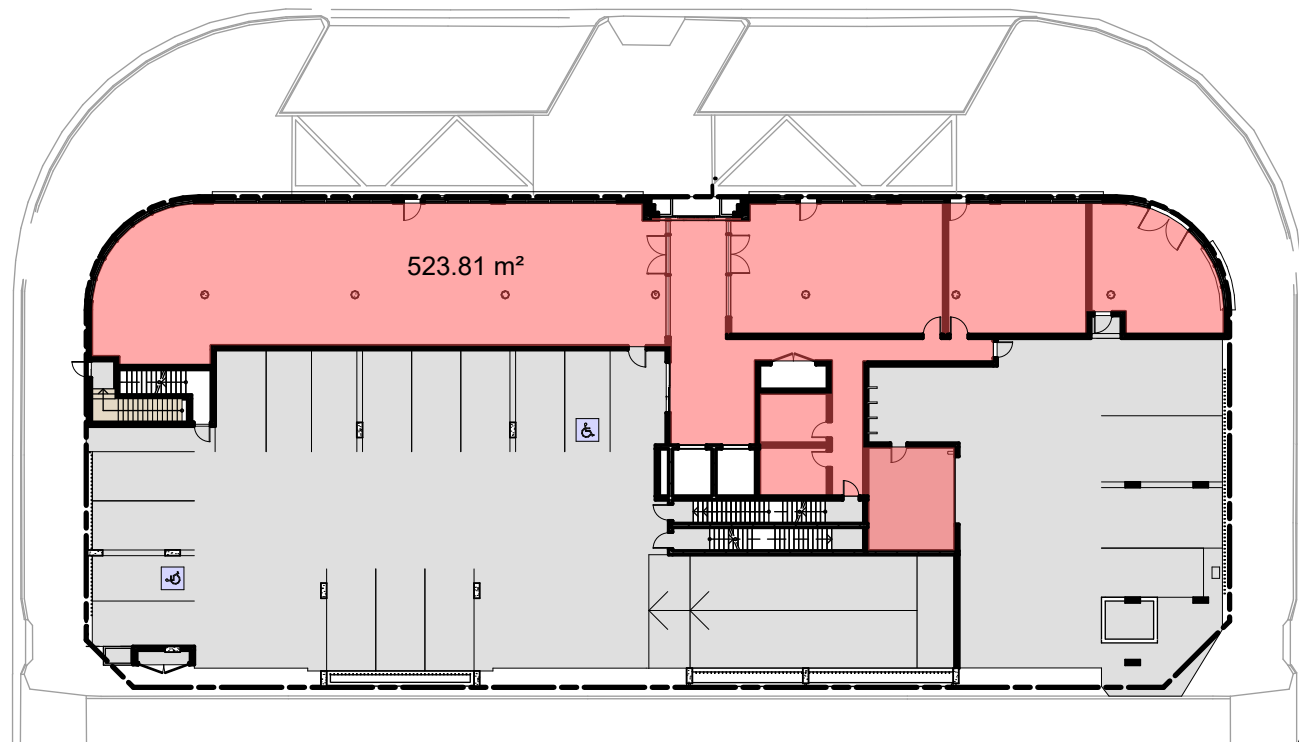
1 upper roof plan  
SCALE 1:200



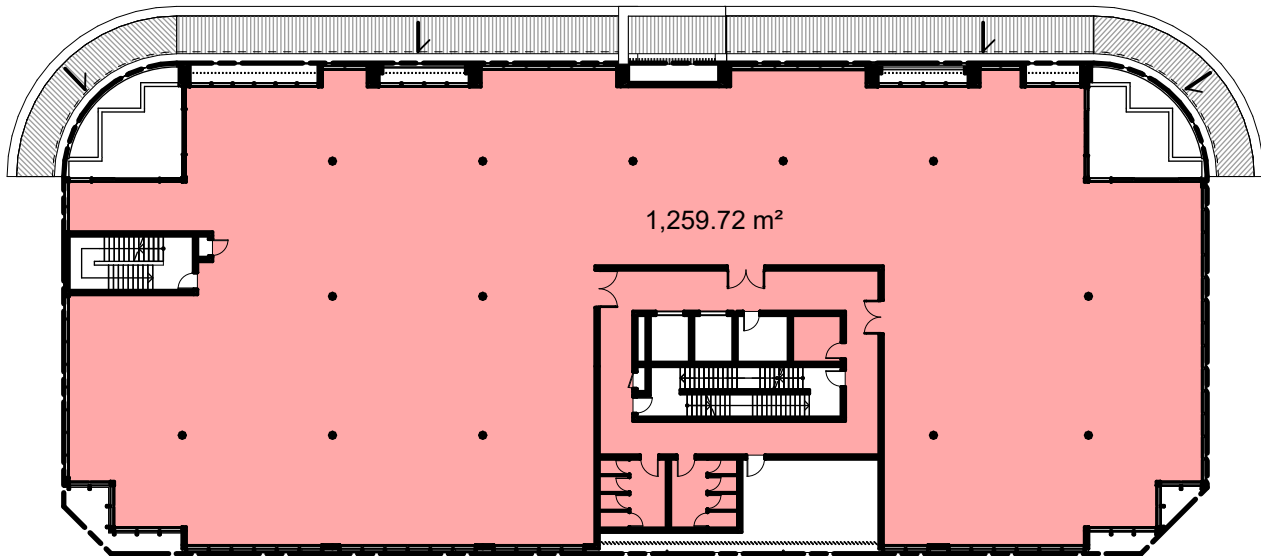
H	18/09/24	client approval
G	31/07/24	RFI response
F	05/03/24	issue for approval
E	27/02/24	issue for approval
D	23/02/24	issue for approval
issue	date	revision



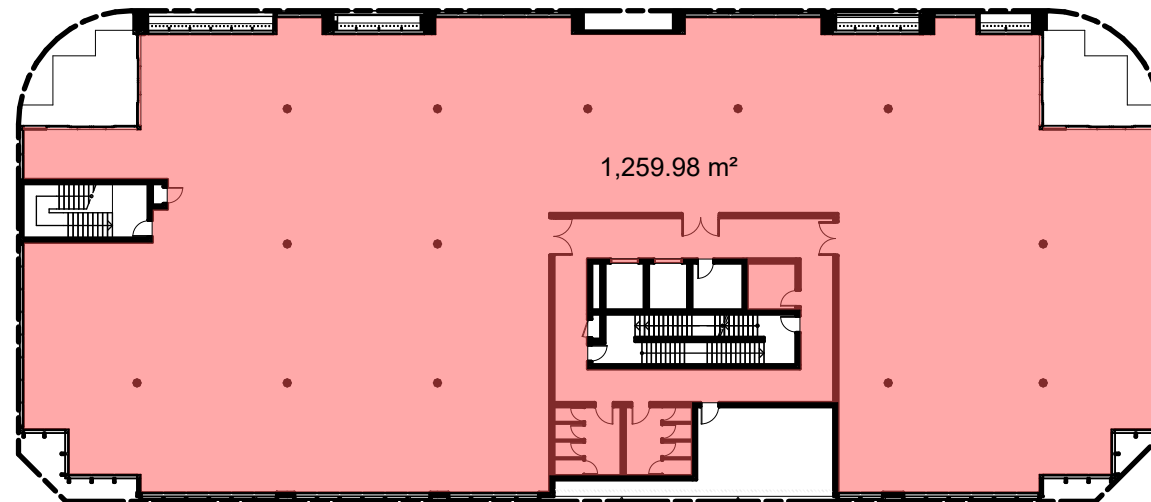




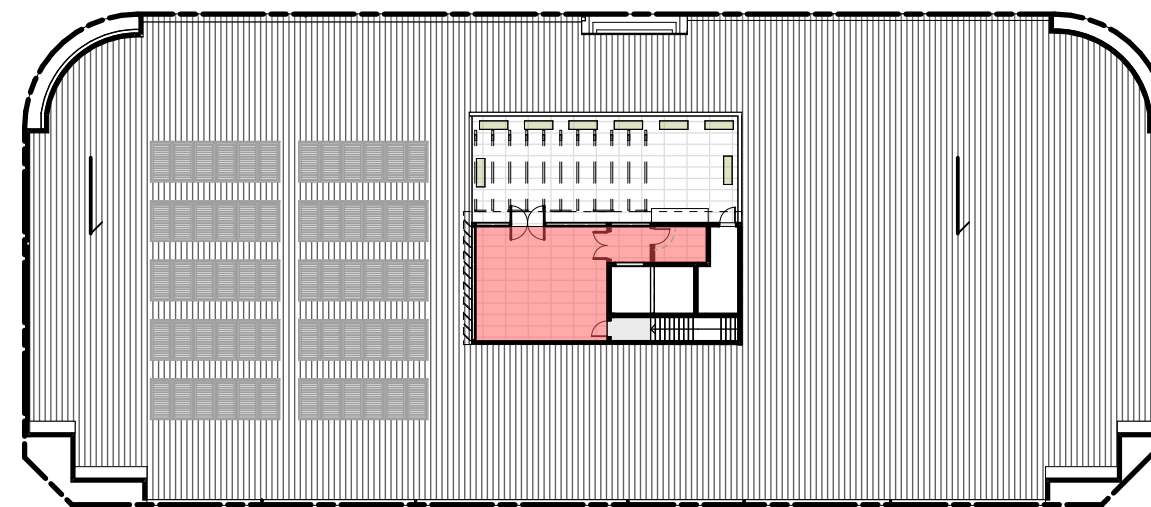
01 ground floor - GFA  
SCALE 1:400



02 first floor - GFA  
SCALE 1:400



03 second floor - GFA  
SCALE 1:400



04 roof- GFA  
SCALE 1:400

Amenities			
Class 6 (40m²)			
	Pans	Basins	Urinals
17.5 M	1	1	1
17.5 F	1	1	
Class 5 & 9a employees			
	Pans	Basins	Urinals
28.5 M	2	1	2
28.5 F	2	1	
Class 9a patients			
	Pans	Basins	
14 M	2	2	
14 F	2	2	

## site information

GFA	
Story	Measured Area
ground floor	523.81
first floor	1,259.72
second floor	1,259.98
roof	52.03
total GFA	3,095.54 m²
site area	1,545m²
floor space ratio	2.01:1

## parking requirements

### Food and Drink - class 9

staff parking	1 carpark /staff
customer parking	3.5 carpark /100m² GFA
total required carparks for cafe	4.5 carparks

### medical center specialist- class 4

staff parking	1.6 carpark /consulting room
customer parking	1.6 carpark /consulting room
total required carparks for medical	96 carparks

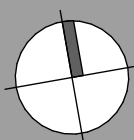
<b>total carparks required</b>	<b>100.5</b>
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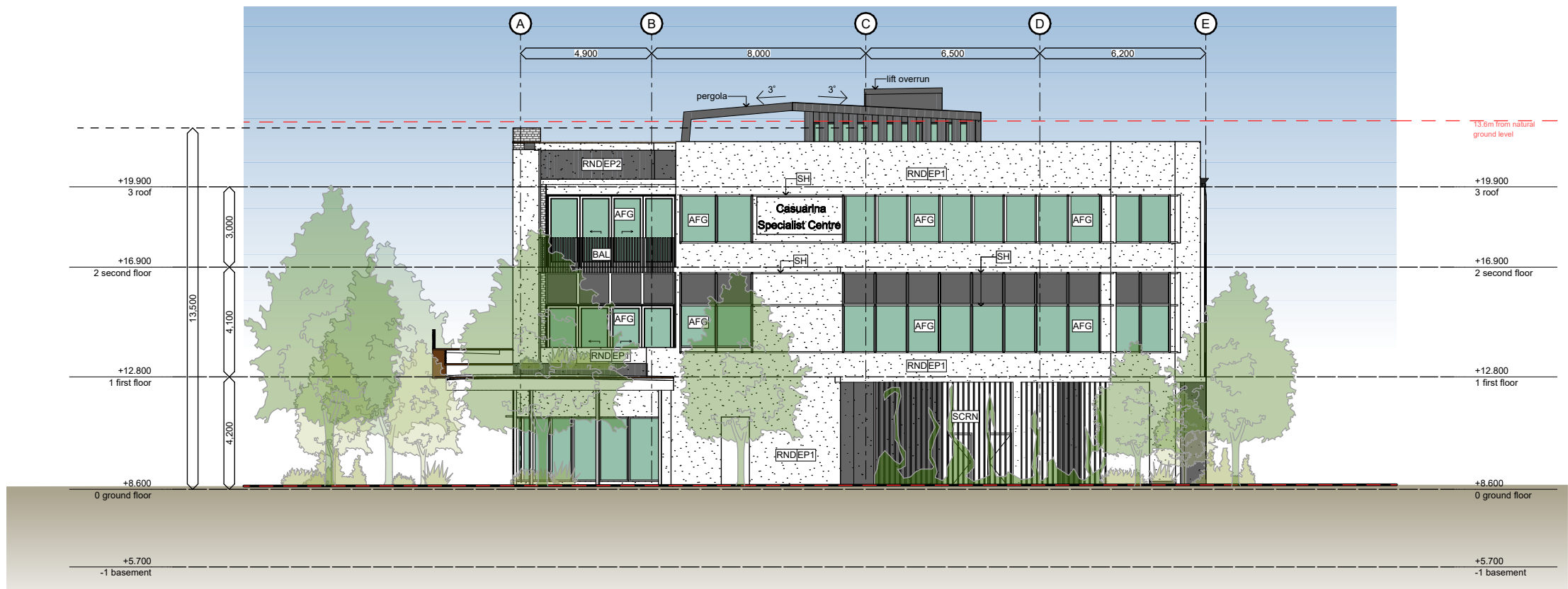
## parking provided

basement 2	44 cars
basement 1	42 cars
ground floor	15 cars
<b>total provided</b>	<b>101 cars</b>

+ 2 SRV bays  
including 2x PWD carparks

I	18/09/24	client approval
H	31/07/24	RFI response
G	05/03/24	issue for approval
F	23/02/24	issue for approval
E	22/02/24	coordination issue
issue	date	revision





01 west elevation  
SCALE 1:200

## legend

### materials

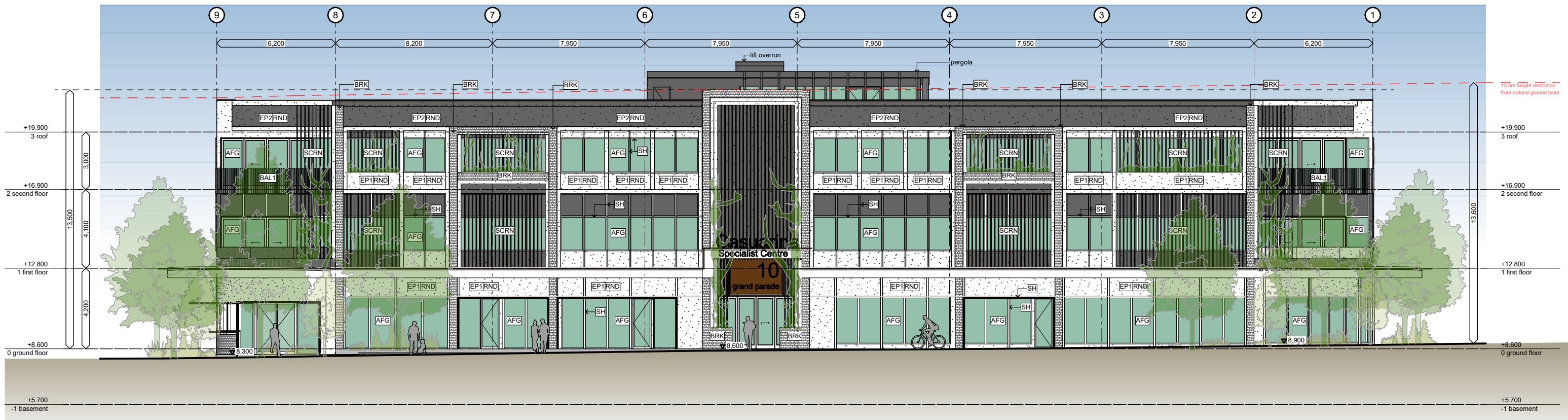
AFG	aluminium framed glazing
BAL	balustrade
BAT	aluminum powdercoated battens
BRK	white brick
MRS	colorbond metal roof sheeting
PAS	proprietary aluminium screen
RND	rendered finish
SCRN	aluminium powdercoated screen
SH	sun hood

### finishes

EP1	paint colour 01
EP2	paint colour 02

### fixtures

B	bollard
BR	bike rack
COL	column
	to structural engineer's specification
DP	downpipe
EG	eaves gutter

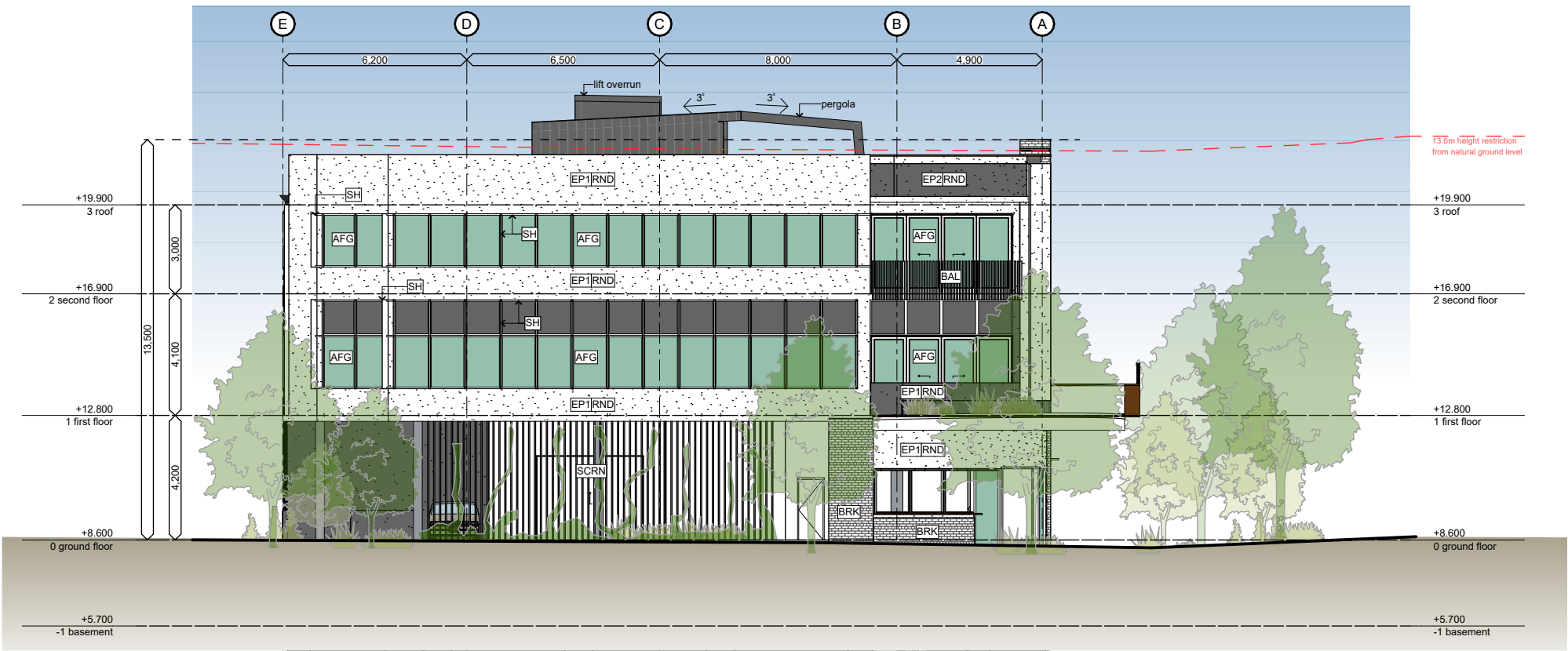


02 north elevation  
SCALE 1:200

0 1m 2m 5m 10m

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## legend

### materials

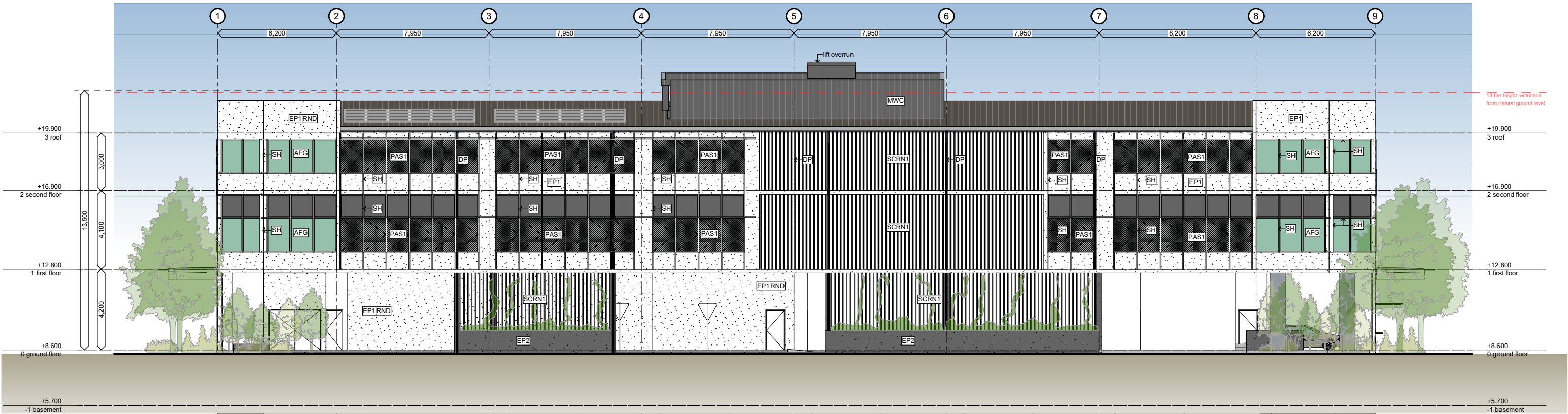
- AFG aluminium framed glazing  
BAL balustrade  
BAT aluminum powdercoated battens  
BRK white brick  
MRS colorbond metal roof sheeting  
PAS proprietary aluminium screen  
RND rendered finish  
SCRN aluminium powdercoated screen  
SH sun hood

### finishes

- EP1 paint colour 01  
EP2 paint colour 02

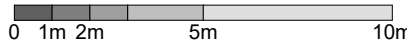
### fixtures

- B bollard  
BR bike rack  
COL column  
DP downpipe  
EG eaves gutter



## 02 south elevation

SCALE 1:200



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H	23/02/24	issue for approval
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**Sparc**   
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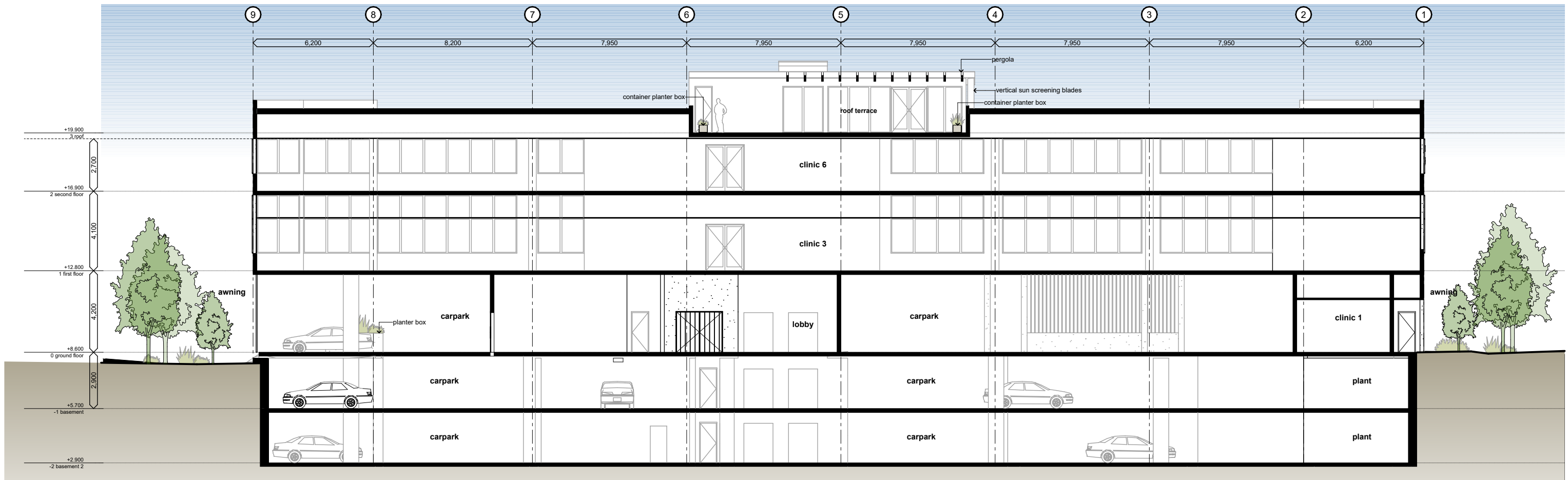
project casuarina specialist centre  
address 10 grand parade, casuarina  
client infinitech group

drawing title elevations 2

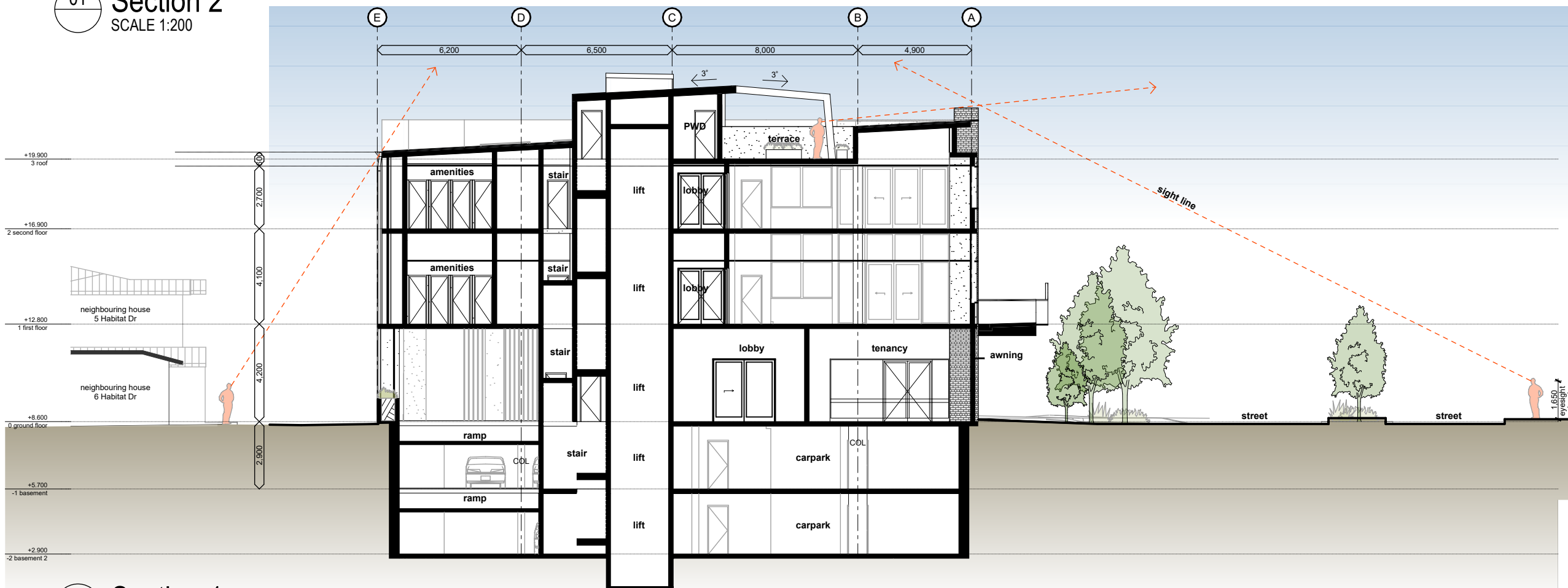
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date 18/09/24  
scale 1:200@A3

job no. 2396  
issue L  
drawn LB  
checked GM  
drawing no. A3002



01 Section 2  
SCALE 1:200

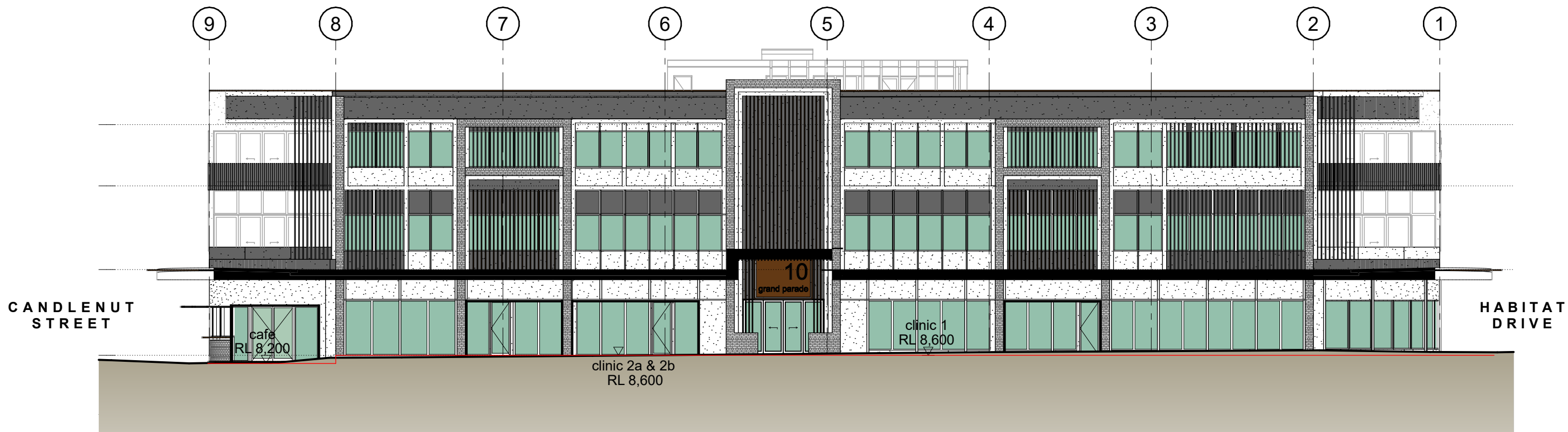


02 Section 1  
SCALE 1:200

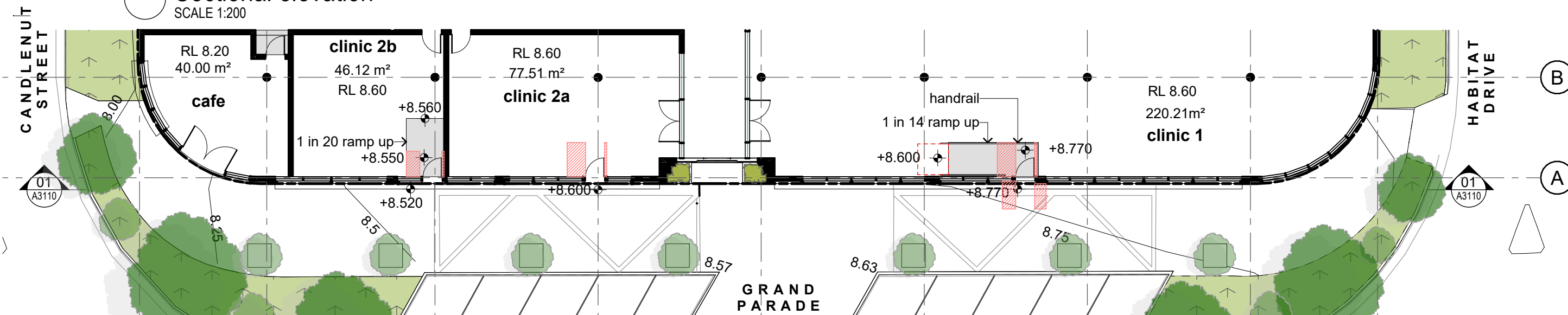
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issue	date	revision





01 Sectional elevation  
SCALE 1:200



02 part plan - ground floor at street front  
SCALE 1:200

door clearance as per  
AS1428.1:2009  
extent of compliant ramp and  
landings  
area required for complaint  
ramp and landings

0 1m 2m 5m 10m

issue	date	revision
B	18/09/24	client approval
A	31/07/24	RFI response





L	18/09/24	client approval
K	31/07/24	RFI response
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H	23/02/24	issue for approval
issue	date	revision





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H	18/09/24	client approval
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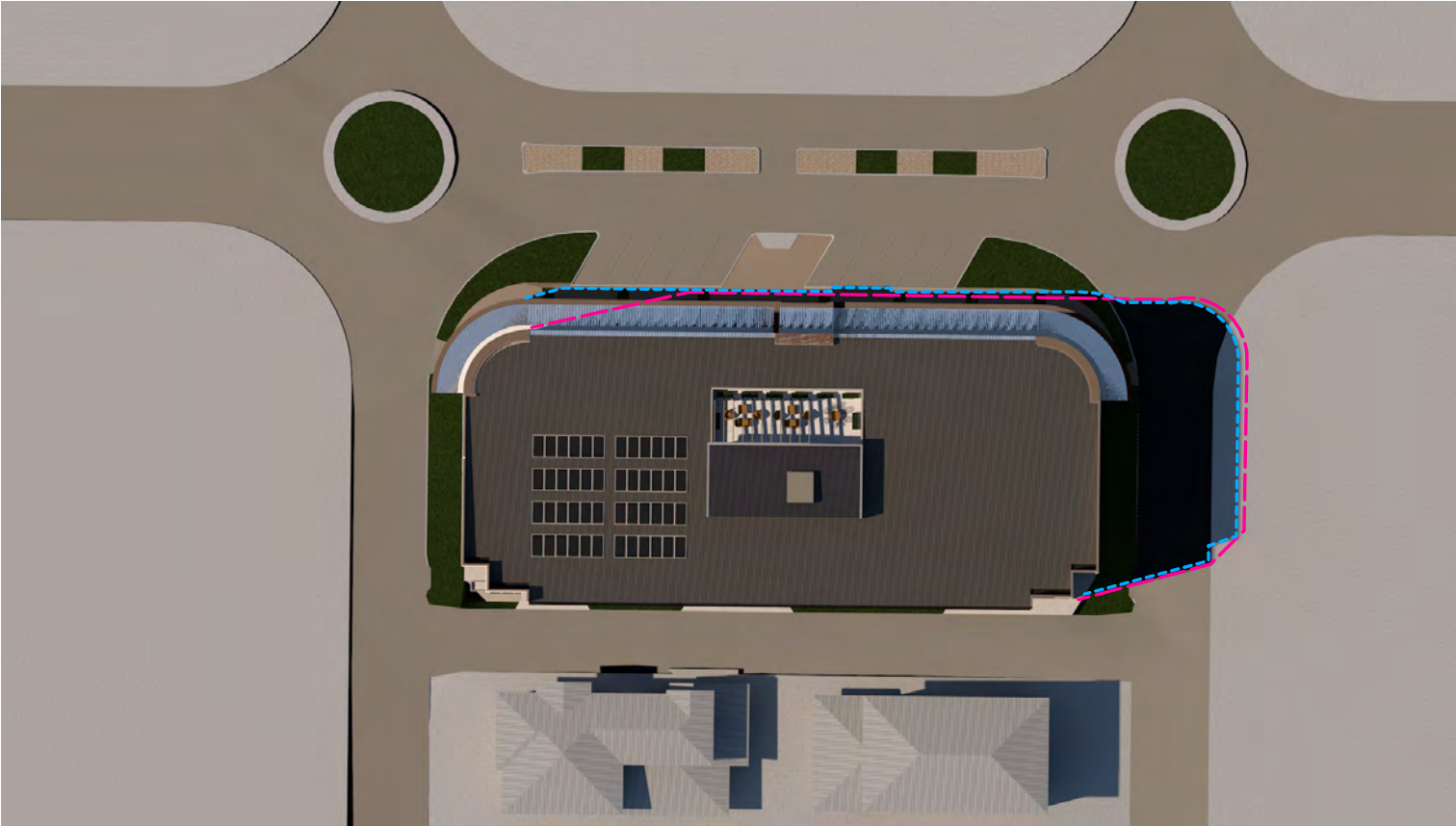




proposed development 21 december 9am



proposed development 21 december 12pm



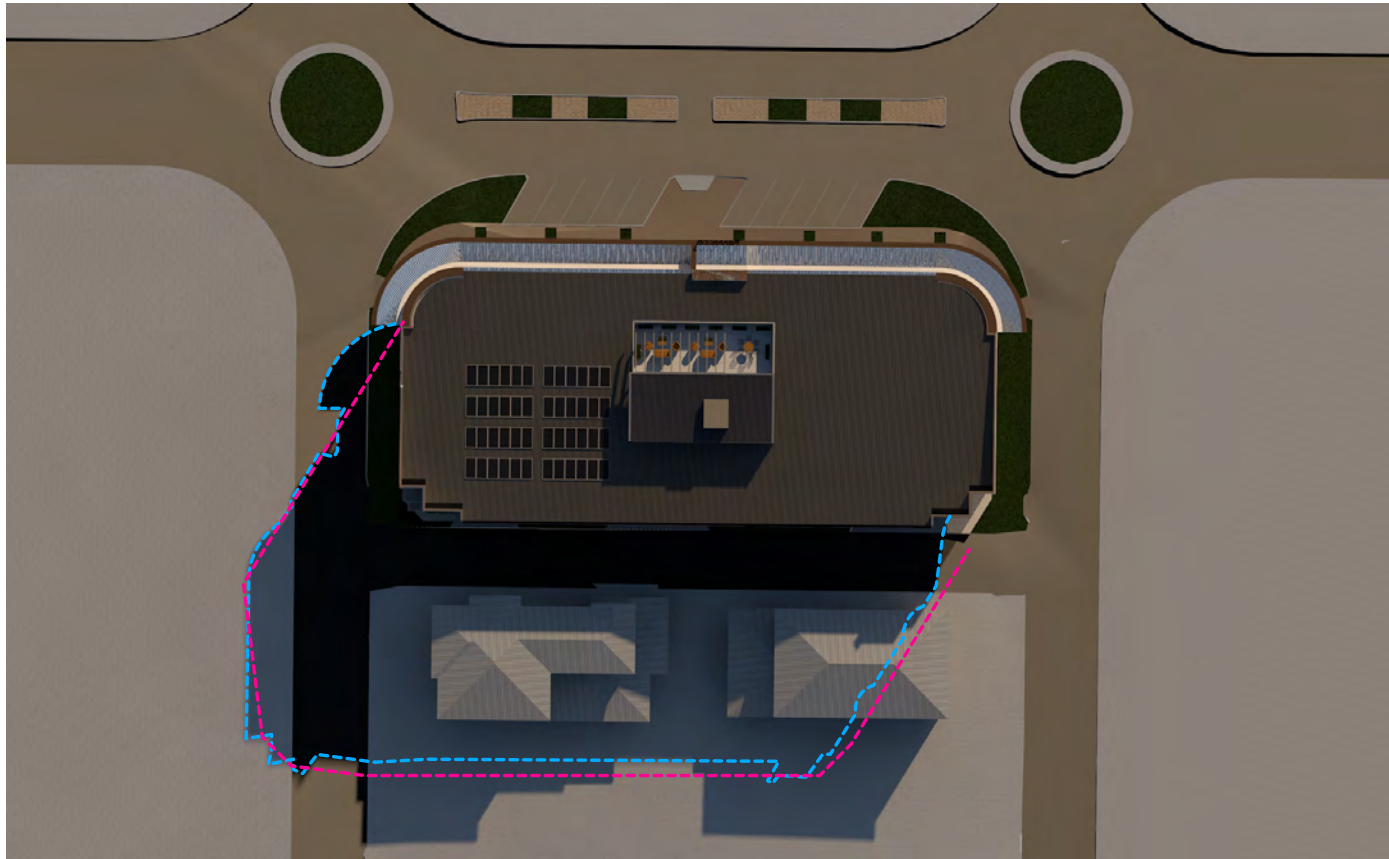
proposed development 21 december 3pm

----- extent of shadow line for alternative development complaint 13.6m residential development shown thus

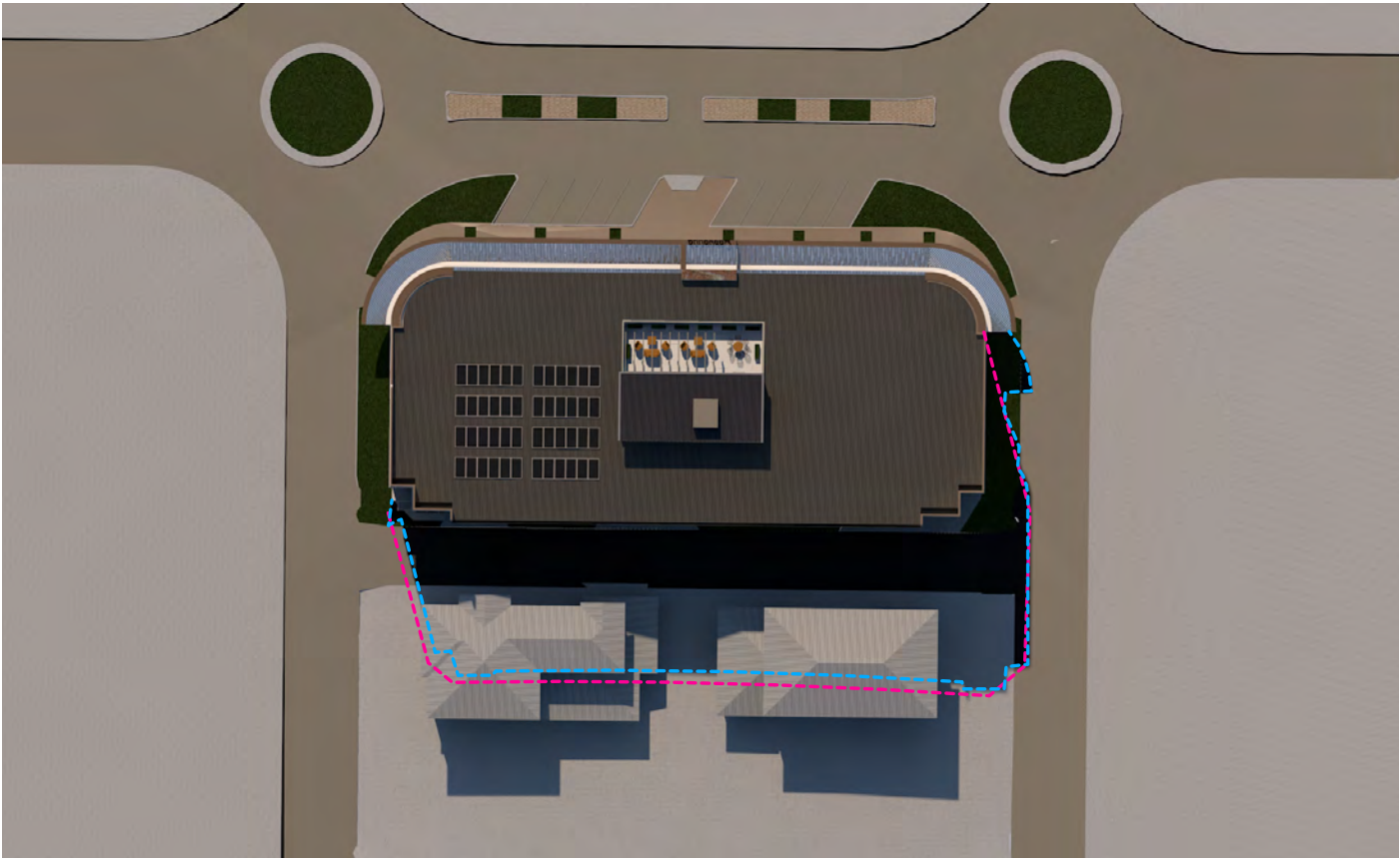
----- extent of shadow line for proposed development shown thus

D	18/09/24	client approval
C	31/07/24	RFI response
B	05/03/24	issue for approval
A	27/02/24	issue for approval
issue	date	revision

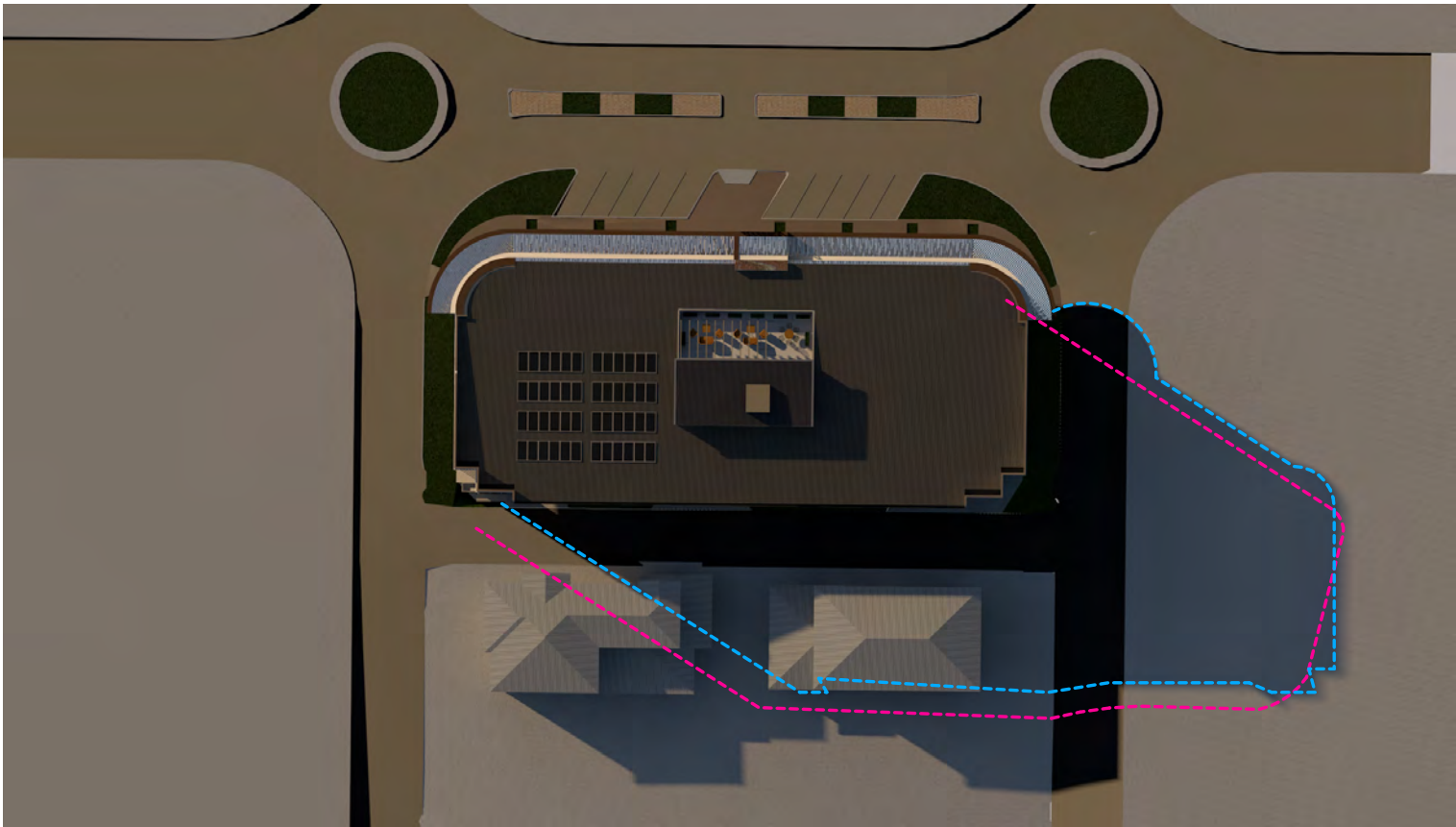




proposed development 21 june 9am



proposed development 21 june 12pm



proposed development 21 june 3pm

----- extent of shadow line for alternative development complaint 13.6m residential development shown thus

----- extent of shadow line for proposed development shown thus

B	18/09/24	client approval
A	31/07/24	RFI response
issue	date	revision





B	18/09/24	client approval
A	31/07/24	RFI response
issue	date	revision