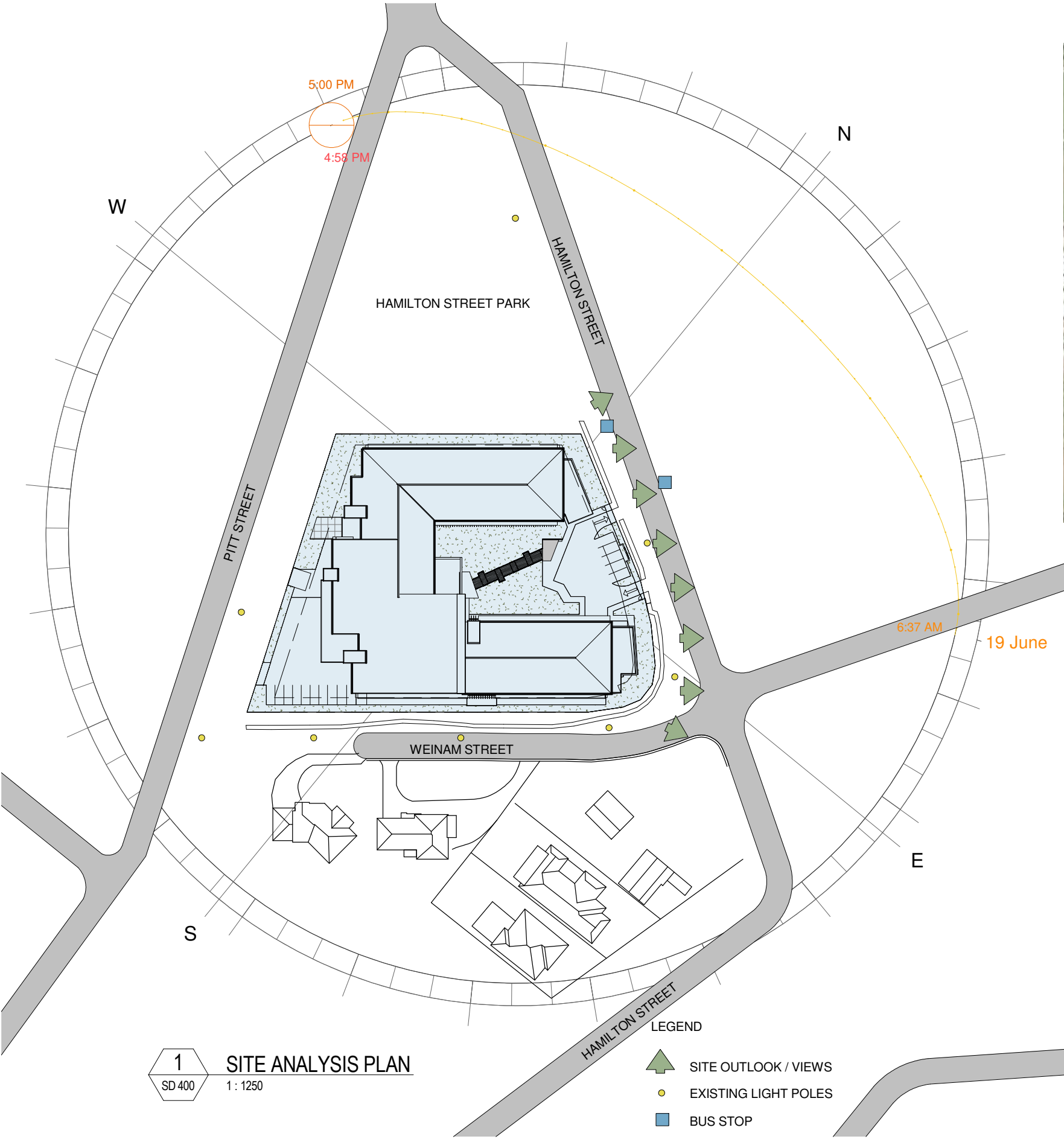




1 SITE ANALYSIS PLAN
SD 400 1: 1250

- LEGEND**
- ▲ SITE OUTLOOK / VIEWS
 - EXISTING LIGHT POLES
 - BUS STOP

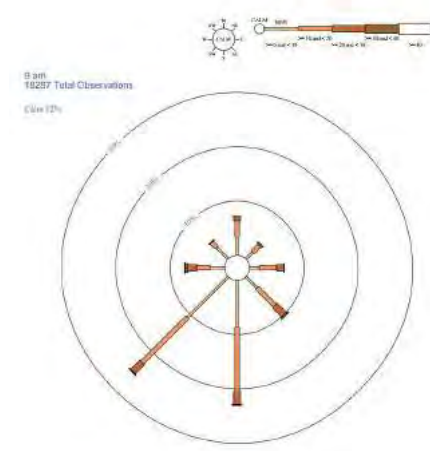


2 SITE LOCATION PLAN
SD 400 1: 5000

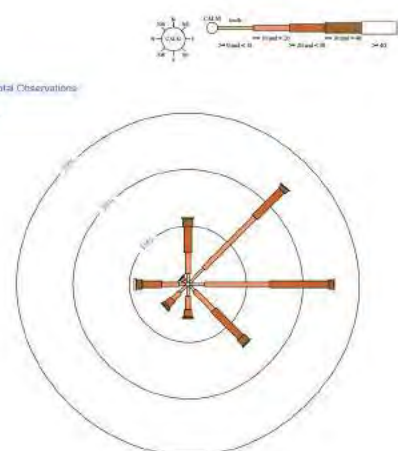
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2018/990

Date: 12 SEP 2019



9AM ANNUAL WIND ROSE



3PM ANNUAL WIND ROSE

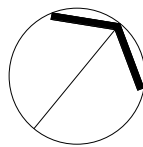
SITE ANALYSIS PLAN

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 100 2

29/05/2019



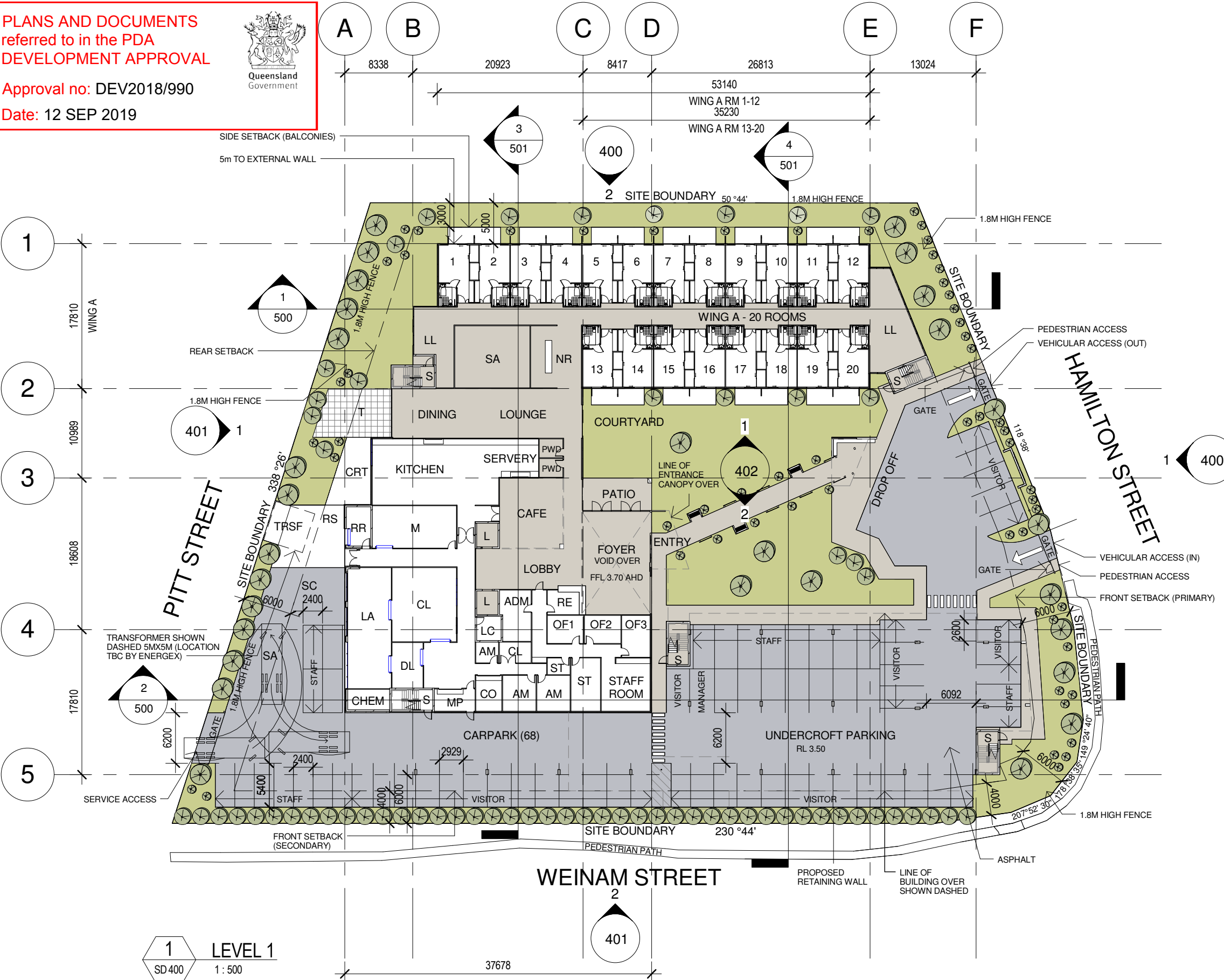
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RPD: LOT 1 ON SP169111 AND LOT 2 ON SP115173 LOT 1 3544m ² , LOT 2 3482m ² 55-61 HAMILTON STREET, REDLAND BAY	
SITE AREA:	7026m ²
TOTAL ROOMS	188
TOTAL GFA	14496m ²
IMPERVIOUS AREAS:	
ROOFED AREA	3778m ²
SEALED SURFACES (including carpark, footpaths & service courts)	1537m ²
TOTAL	5315m ²
SITE COVER:	53.7%
LANDSCAPED AREA	1764m ² 25.1%

PLAN LEGEND	
A	ACTIVITIES / FUNCTIONS
ADM	ADMINISTRATION AREA
AM	AMENITIES
ARCH	ARCHIVES
BS	BIN STORE
C	COLUMN
CHEM	CHEMICAL STORE
CLN	CLEANER
CO	COMMS
CON	CONSULTANT ROOM
CR	COLD/COOL ROOM
CRT	COURTYARD
DL	DIRTY LINEN
HS	HAIR SALON
L	LIFT
LC	LAUNDRY CHUTE
LI	LINEN
LL	LITTLE LOUNGE
M	MAINTENANCE
MP	MAINS POWER
NR	NURSES RECEPTION
OF	OFFICE
P/C	PALLIATIVE CARE ROOM
PD	PRIVATE DINING
PWD	UNISEX PWD
PY	PANTRY
RA	RECREATION AREA
RE	RECEPTION
RC	RUBBISH CHUTE
RR	RUBBISH ROOM
RS	RUBBISH STORE
S	STAIR
SA	SERVICE AREA
SC	SERVICE COURT
SF	STAFF FACILITIES
SH	SHOP
ST	STORE
STAFF	STAFF ROOM
STAFF A	STAFF AMENITIES
STAFF K	STAFF KITCHEN
T	TERRACE
TH	THEATRE
TR	TRAINING ROOM
TRSF	TRANSFORMER

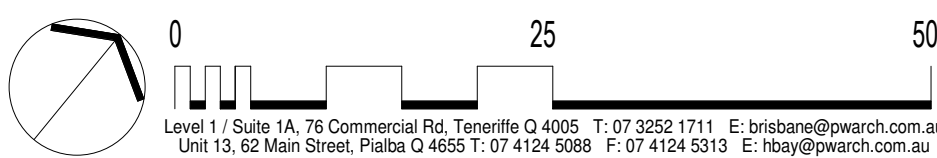
LEVEL 1 PLAN - SITE PLAN

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

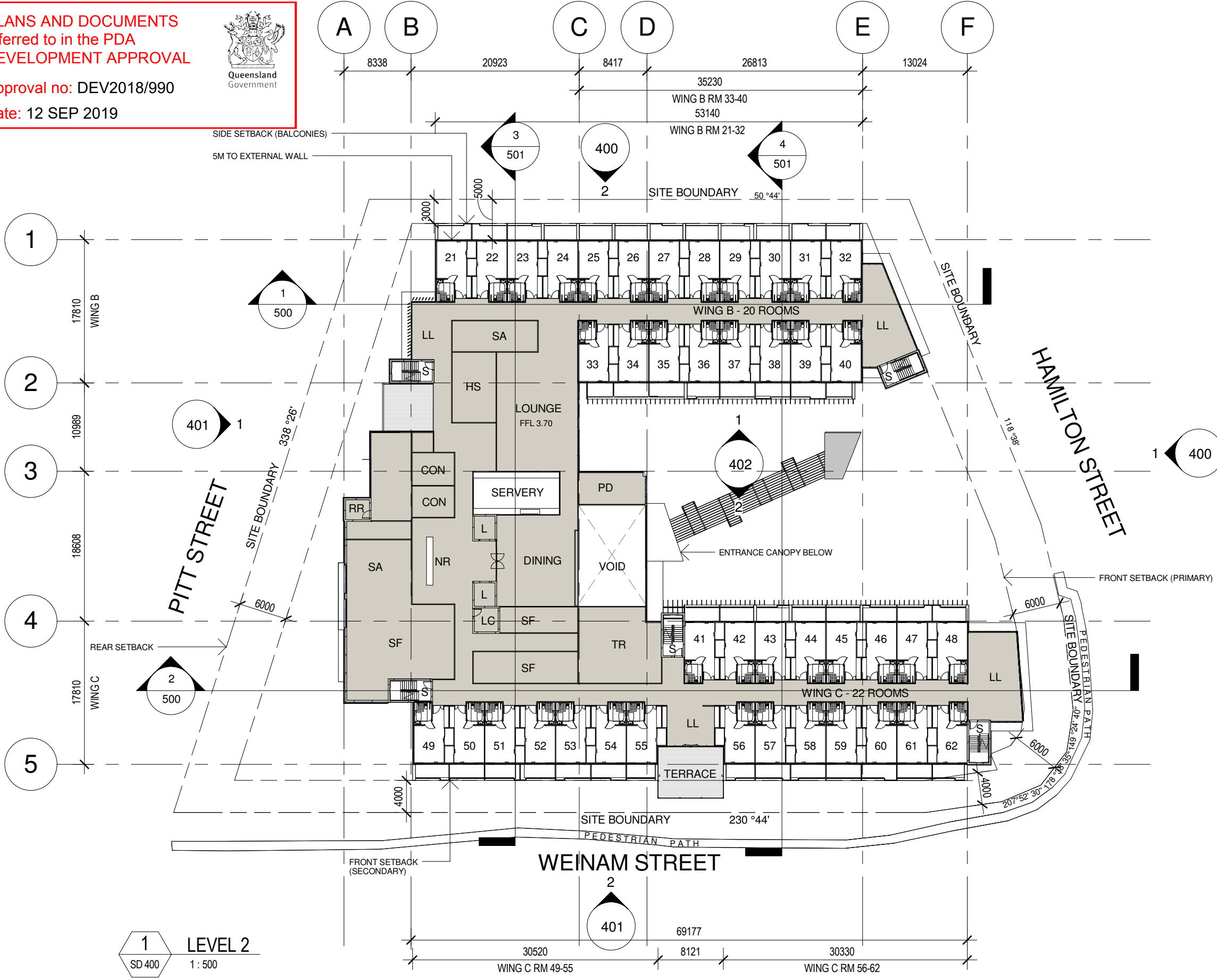
20170030 SD 101 3

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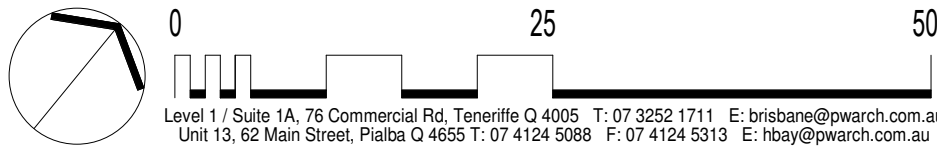
PLAN LEGEND

A	ACTIVITIES / FUNCTIONS
ADM	ADMINISTRATION AREA
AM	AMENITIES
ARCH	ARCHIVES
BS	BIN STORE
C	COLUMN
CHEM	CHEMICAL STORE
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CO	COMMS
CON	CONSULTANT ROOM
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S	STAIR
SA	SERVICE AREA
SC	SERVICE COURT
SF	STAFF FACILITIES
SH	SHOP
ST	STORE
STAFF	STAFF ROOM
STAFF A	STAFF AMENITIES
STAFF K	STAFF KITCHEN
T	TERRACE
TH	THEATRE
TR	TRAINING ROOM
TRSF	TRANSFORMER

LEVEL 2 PLAN

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY
PALM LAKE WORKS

20170030 SD 102 2
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SIDE SETBACK (BALCONIES)

5m TO EXTERNAL WALL

PITT STREET

HAMILTON STREET

WEINAM STREET

PLAN LEGEND

A	ACTIVITIES / FUNCTIONS
ADM	ADMINISTRATION AREA
AM	AMENITIES
ARCH	ARCHIVES
BS	BIN STORE
C	COLUMN
CHEM	CHEMICAL STORE
CLN	CLEANER
CO	COMMS
CON	CONSULTANT ROOM
CR	COLD/COOL ROOM
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SC	SERVICE COURT
SF	STAFF FACILITIES
SH	SHOP
ST	STORE
STAFF	STAFF ROOM
STAFF A	STAFF AMENITIES
STAFF K	STAFF KITCHEN
T	TERRACE
TH	THEATRE
TR	TRAINING ROOM
TRSF	TRANSFORMER

1
SD 400
LEVEL 3
1 : 500

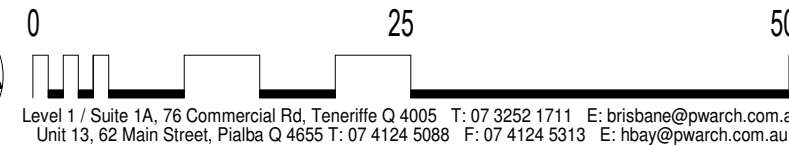
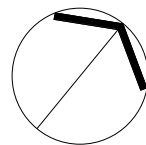
LEVEL 3 PLAN

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 103 2

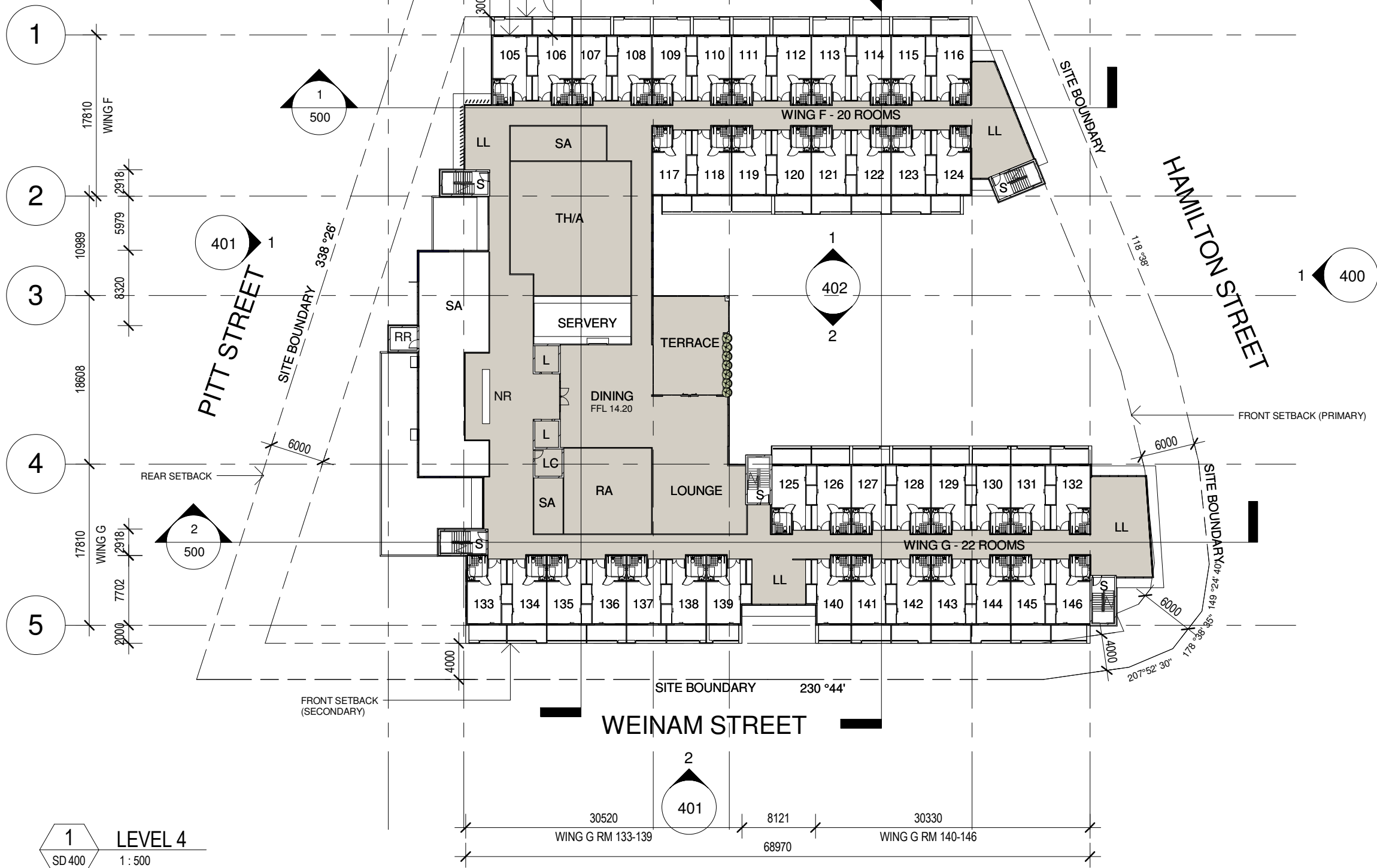
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PLAN LEGEND

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T	TERRACE
TH	THEATRE
TR	TRAINING ROOM
TRSF	TRANSFORMER

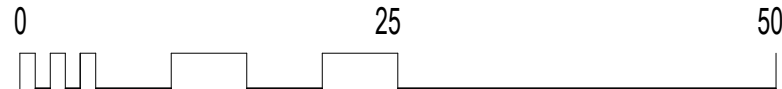
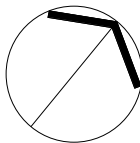
LEVEL 4 PLAN

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

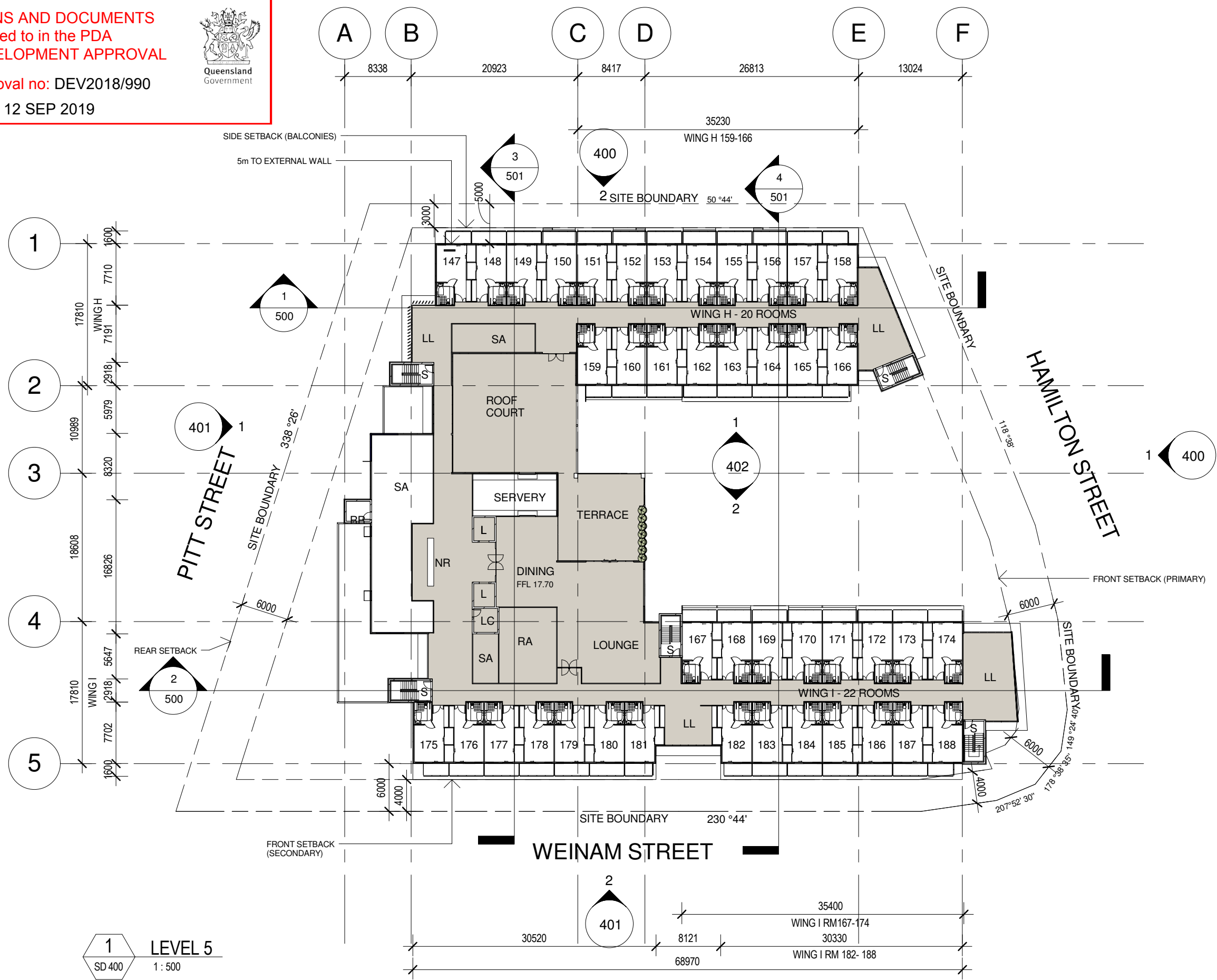
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PLAN LEGEND

A	ACTIVITIES / FUNCTIONS
ADM	ADMINISTRATION AREA
AM	AMENITIES
ARCH	ARCHIVES
BS	BIN STORE
C	COLUMN
CHEM	CHEMICAL STORE
CLN	CLEANER
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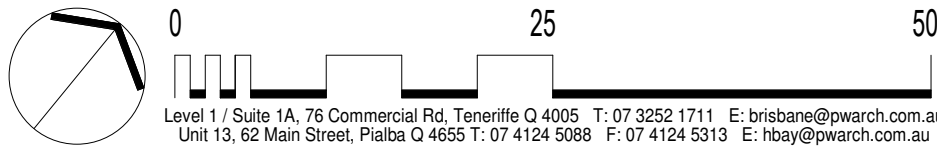
LEVEL 5 PLAN

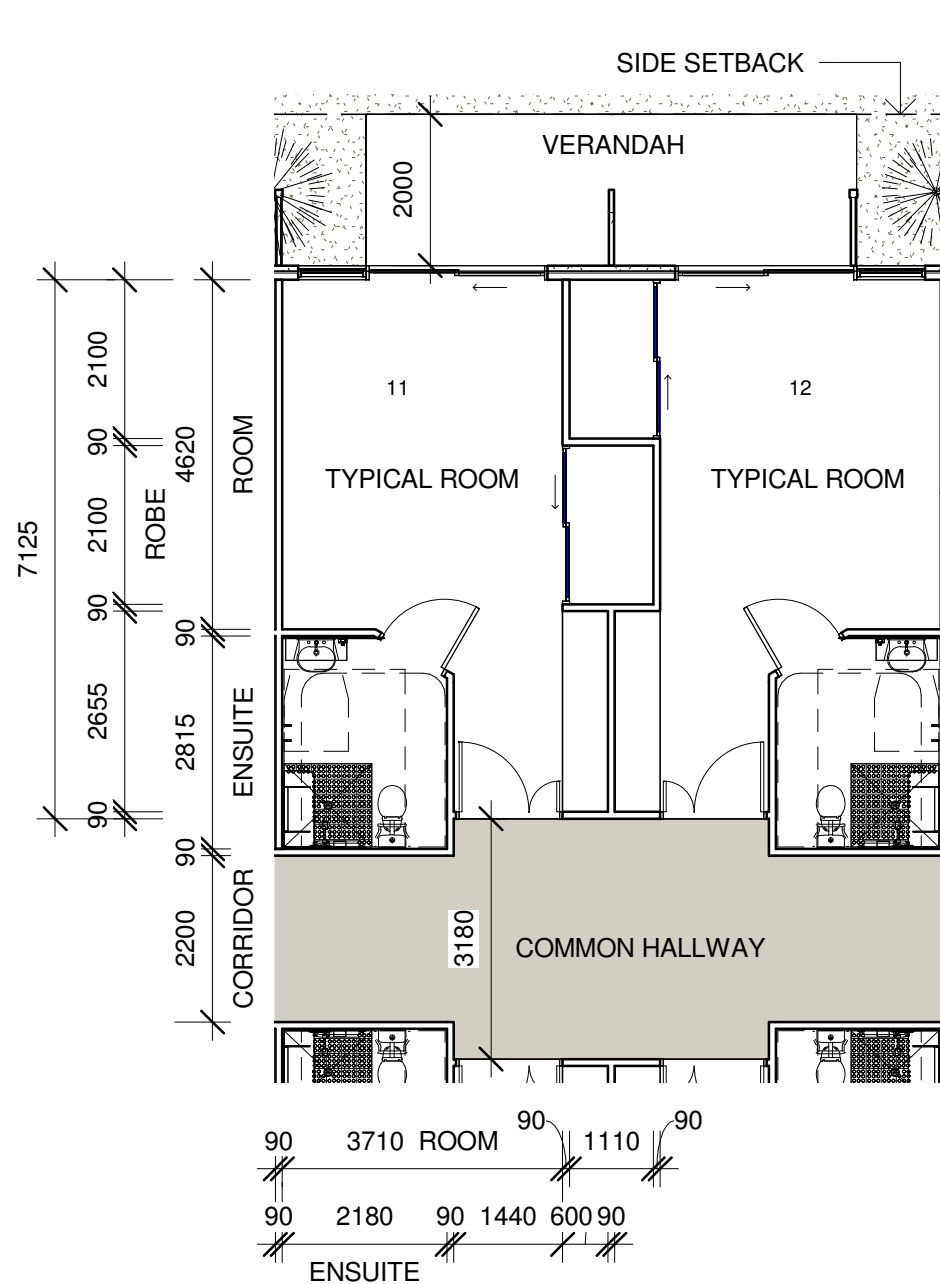
PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

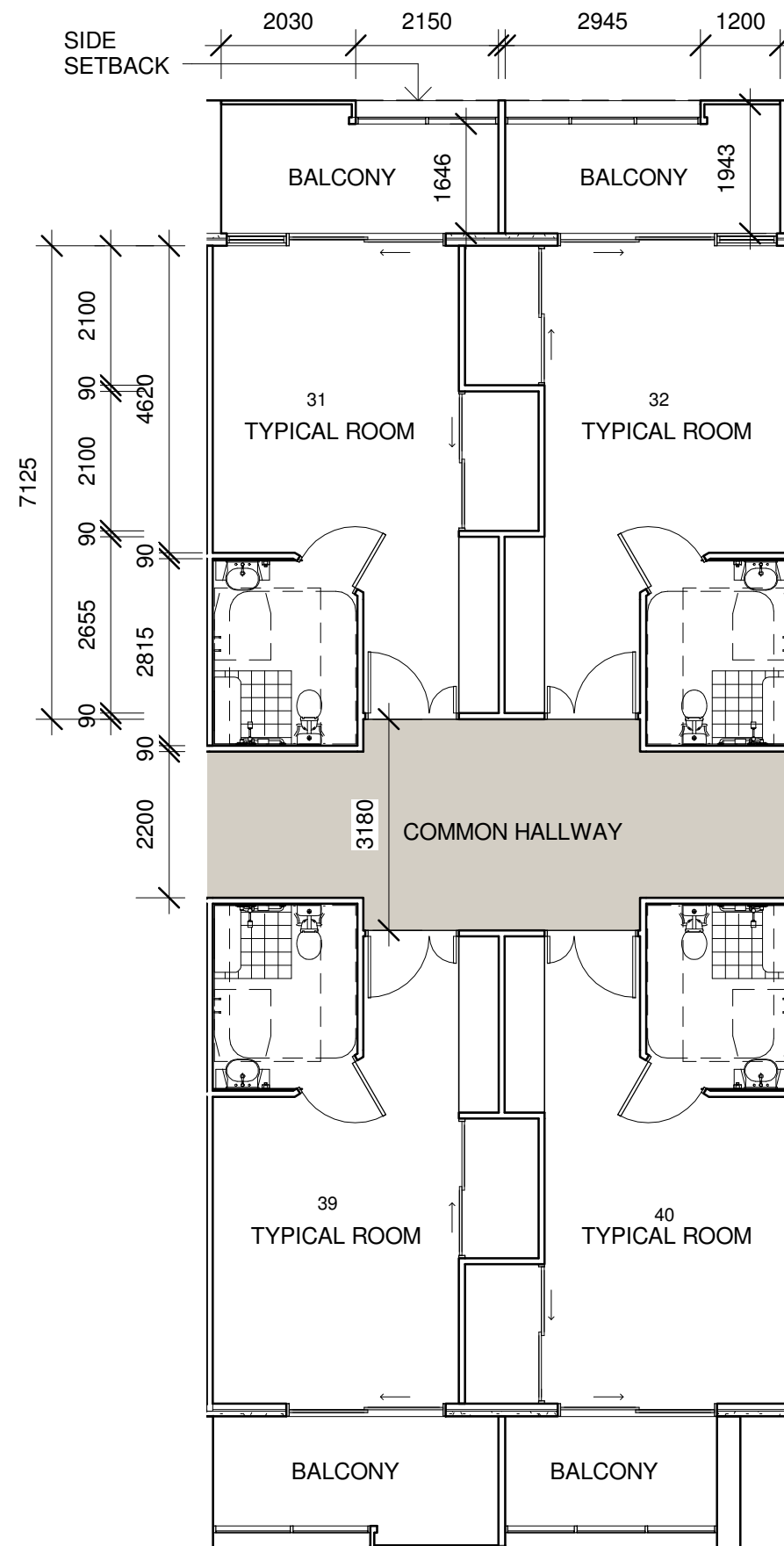
20170030 SD 105 2

29/05/2019

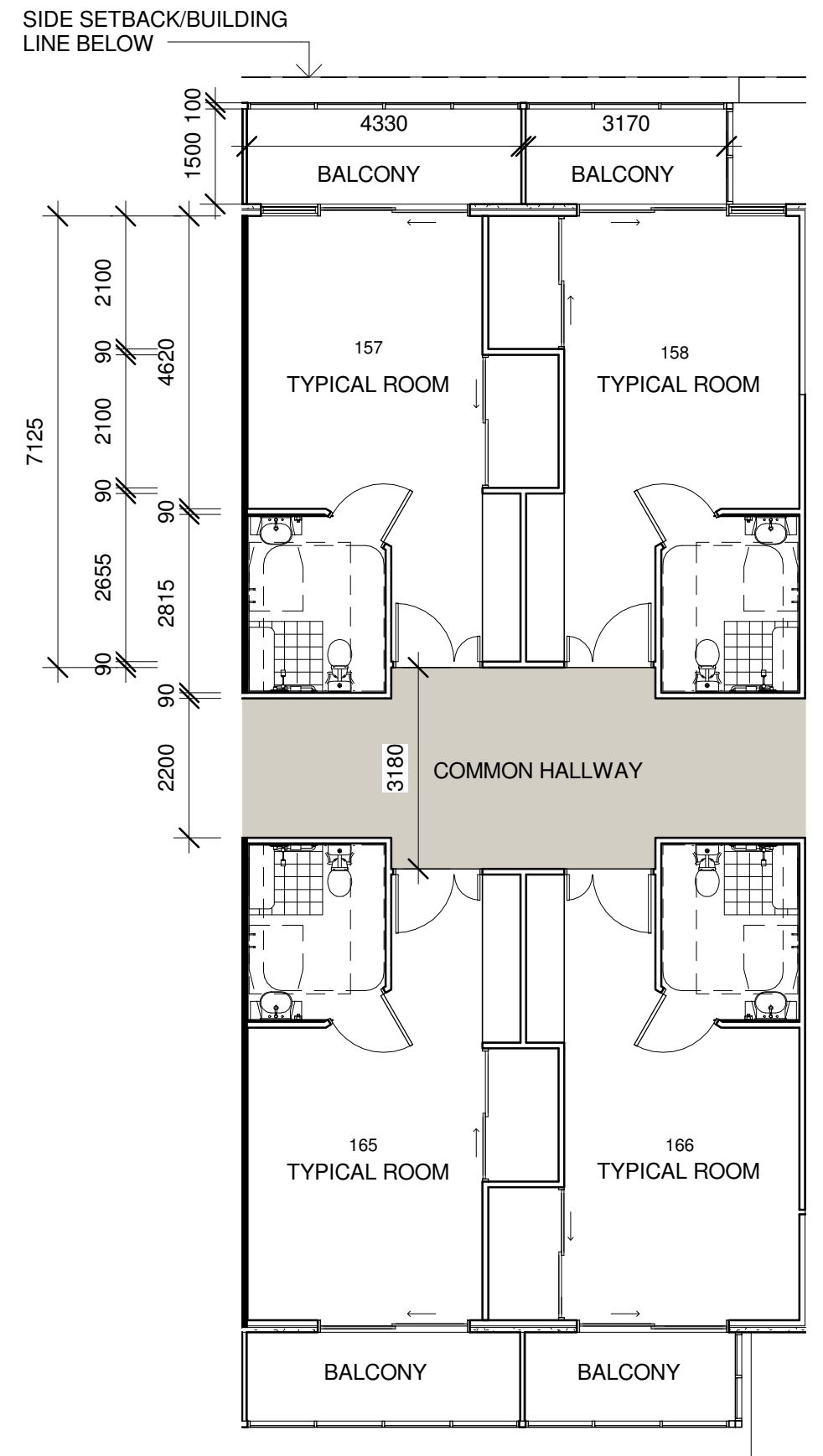




1 TYPICAL ROOM LAYOUT - GROUND FLOOR
SD 400 1:100



2 TYPICAL ROOM LAYOUT - L2 TO L4
SD 400 1:100



3 TYPICAL ROOM LAYOUT - L5
SD 400 1:100

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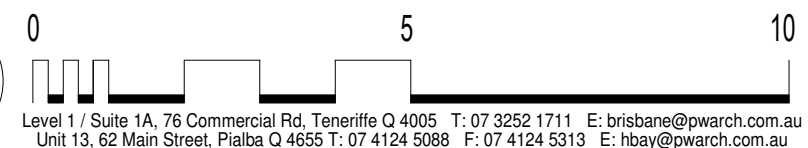
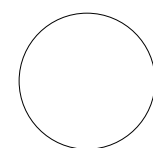
ROOM TYPE FLOOR PLAN

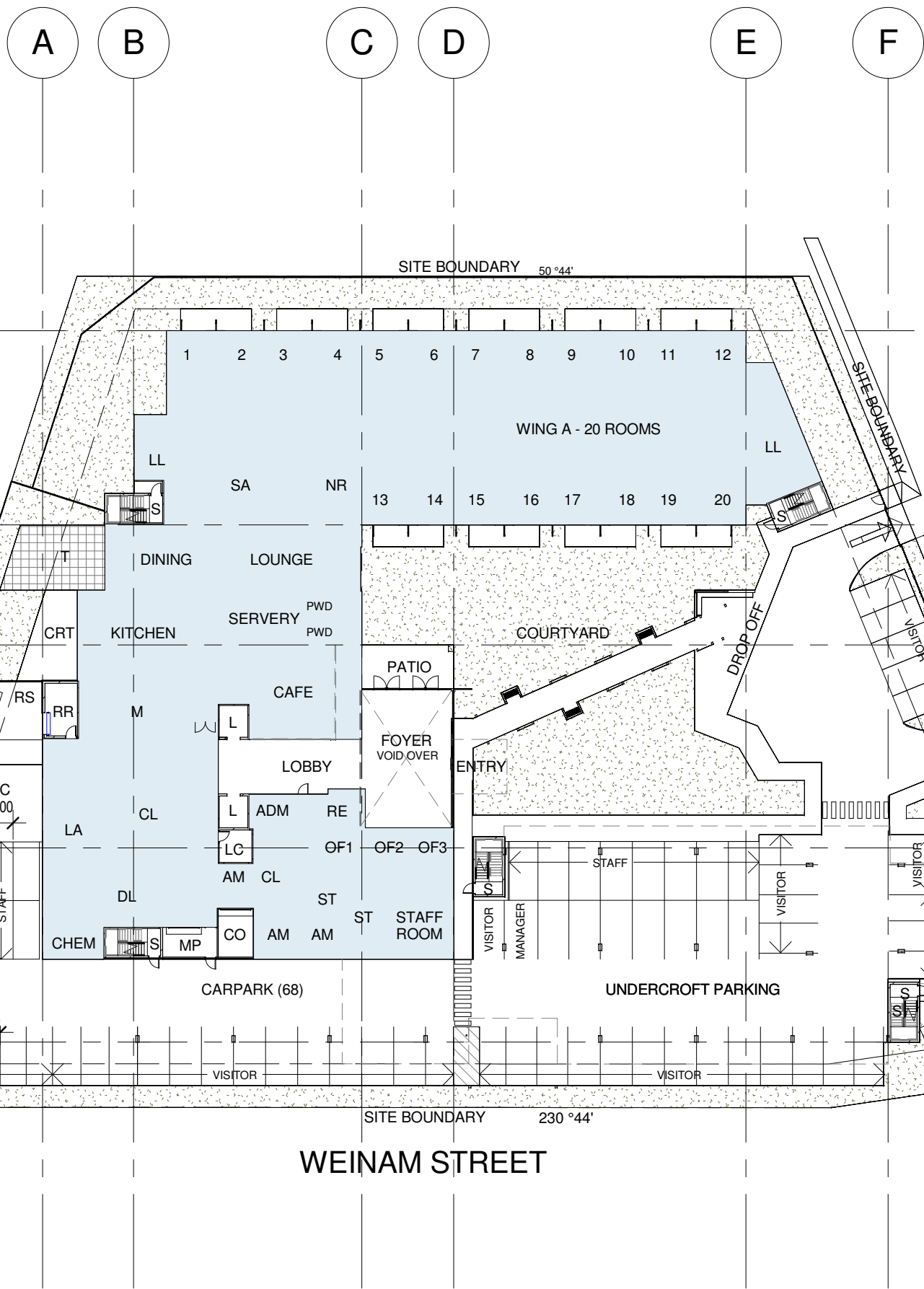
PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 106 2

29/05/2019





EXTENT OF GFA CALCULATION
TOTAL GROUND FLOOR GFA: 2076 m²

PLAN LEGEND	
A	ACTIVITIES / FUNCTIONS
ADM	ADMINISTRATION AREA
AM	AMENITIES
ARCH	ARCHIVES
BS	BIN STORE
C	COLUMN
CHEM	CHEMICAL STORE
CLN	CLEANER
CO	COMMS
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STAFF K	STAFF KITCHEN
T	TERRACE
TH	THEATRE
TR	TRAINING ROOM
TRSF	TRANSFORMER

1 GFA LEVEL 1
SD 400 1:500

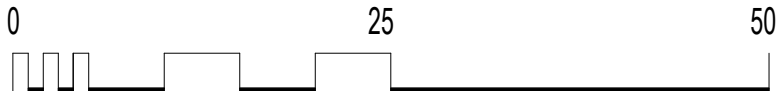
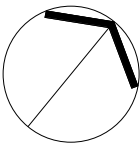
LEVEL 1 GFA CALCULATION

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 107 2

29/05/2019

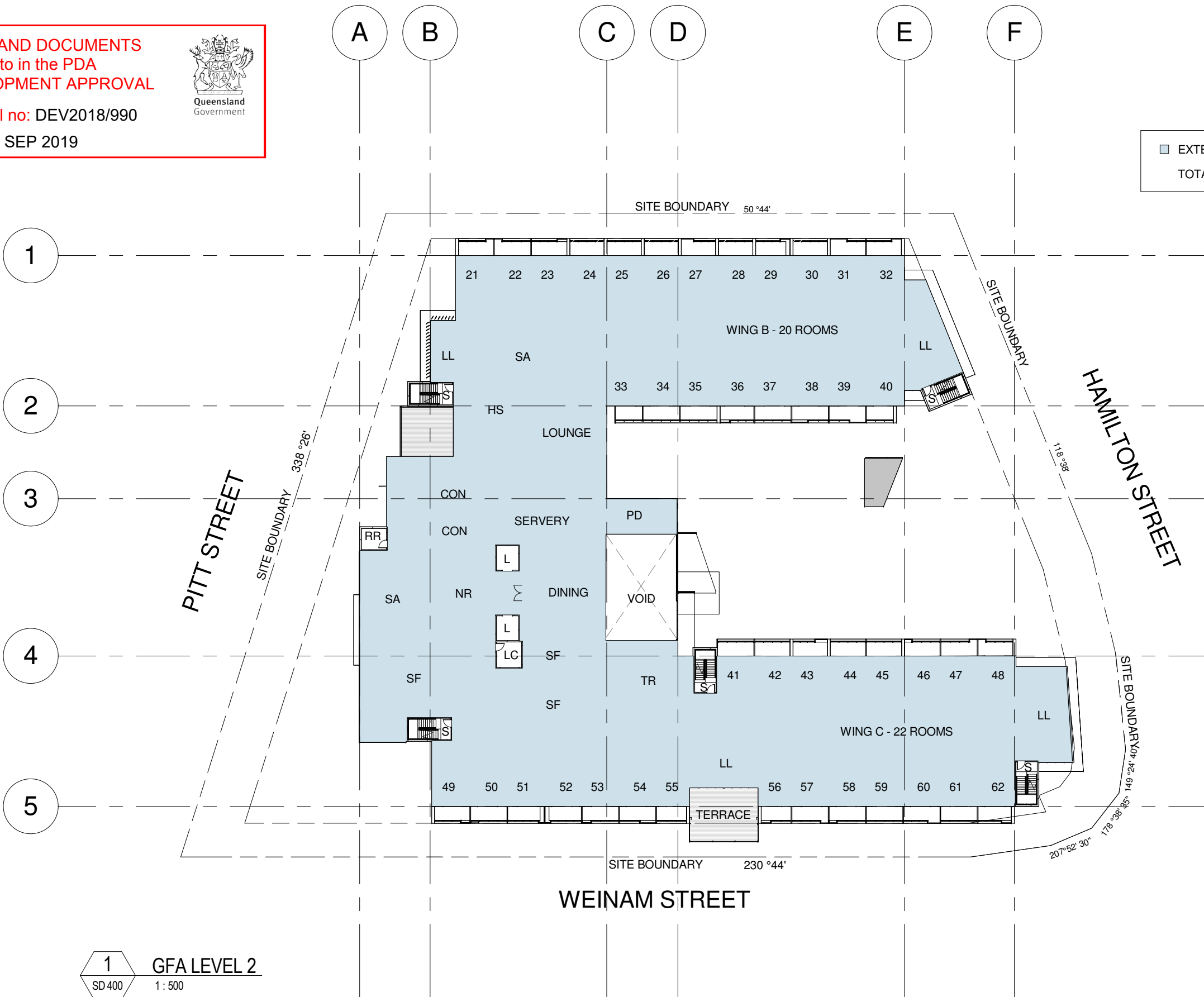


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Queensland
Government



EXTENT OF GFA CALCULATION
TOTAL GROUND FLOOR GFA: 3162 m²

PLAN LEGEND

A	ACTIVITIES / FUNCTIONS
ADM	ADMINISTRATION AREA
AM	AMENITIES
ARCH	ARCHIVES
BS	BIN STORE
C	COLUMN
CHEM	CHEMICAL STORE
CLN	CLEANER
CO	COMMS
CON	CONSULTANT ROOM
CR	COLD/COOL ROOM
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T	TERRACE
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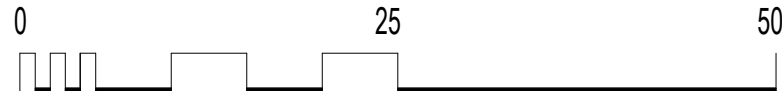
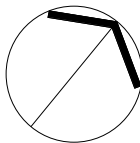
LEVEL 2 GFA CALCULATION

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 108 2

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■ EXTENT OF GFA CALCULATION
TOTAL GROUND FLOOR GFA: 3055 m²

PLAN LEGEND

A	ACTIVITIES / FUNCTIONS
ADM	ADMINISTRATION AREA
AM	AMENITIES
ARCH	ARCHIVES
BS	BIN STORE
C	COLUMN
CHEM	CHEMICAL STORE
CLN	CLEANER
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STAFF	STAFF ROOM
STAFF A	STAFF AMENITIES
STAFF K	STAFF KITCHEN
T	TERRACE
TH	THEATRE
TR	TRAINING ROOM
TRSF	TRANSFORMER

1 GFA LEVEL 3
SD 400 1:500

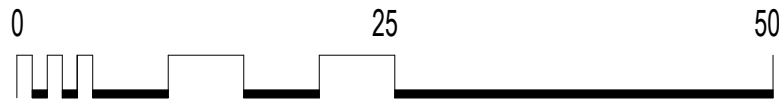
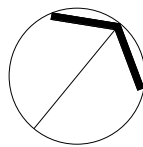
LEVEL 3 GFA CALCULATION

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 109 2

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1 GFA LEVEL 4
SD 400 1 : 500

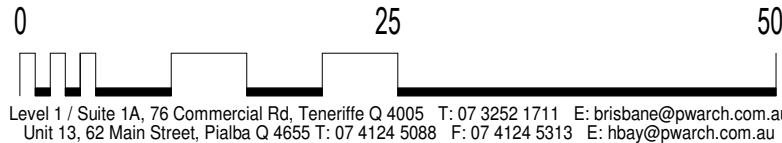
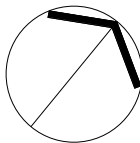
LEVEL 4 GFA CALCULATION

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 110 2

29/05/2019





EXTENT OF GFA CALCULATION
TOTAL GROUND FLOOR GFA: 3148 m²

PLAN LEGEND

A	ACTIVITIES / FUNCTIONS
ADM	ADMINISTRATION AREA
AM	AMENITIES
ARCH	ARCHIVES
BS	BIN STORE
C	COLUMN
CHEM	CHEMICAL STORE
CLN	CLEANER
CO	COMMS
CON	CONSULTANT ROOM
CR	COLD/COOL ROOM
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SH	SHOP
ST	STORE
STAFF	STAFF ROOM
STAFF A	STAFF AMENITIES
STAFF K	STAFF KITCHEN
T	TERRACE
TH	THEATRE
TR	TRAINING ROOM
TRSF	TRANSFORMER

1 GFA LEVEL 5
SD 400 1:500

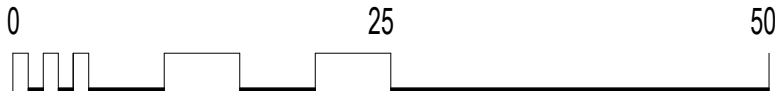
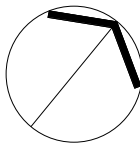
LEVEL 5 GFA CALCULATION

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

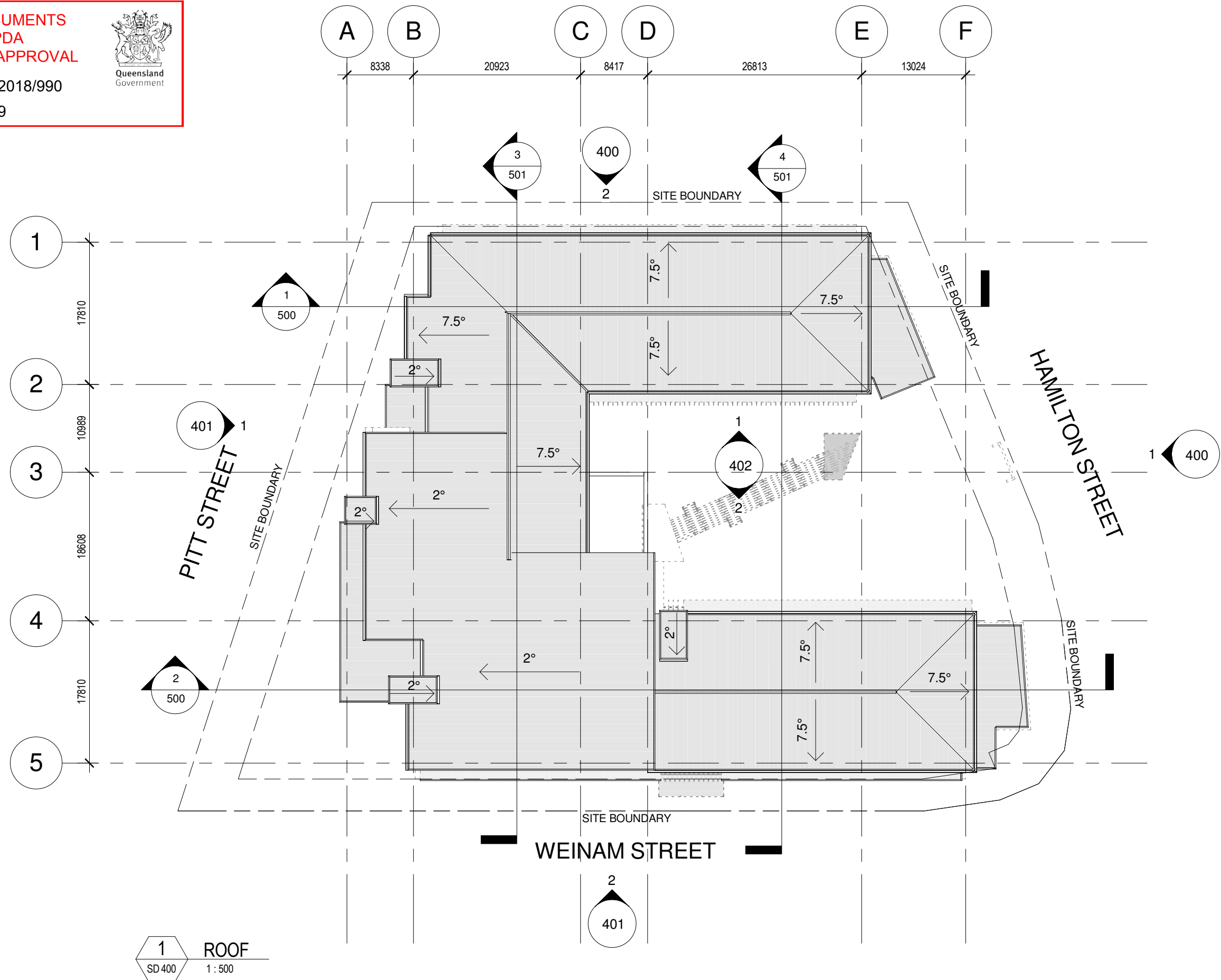
20170030 SD 111 2

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1 ROOF
SD 400 1:500

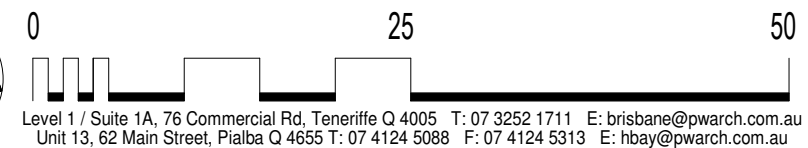
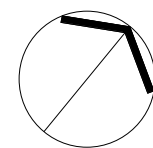
ROOF PLAN

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD301 2

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PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2018/990

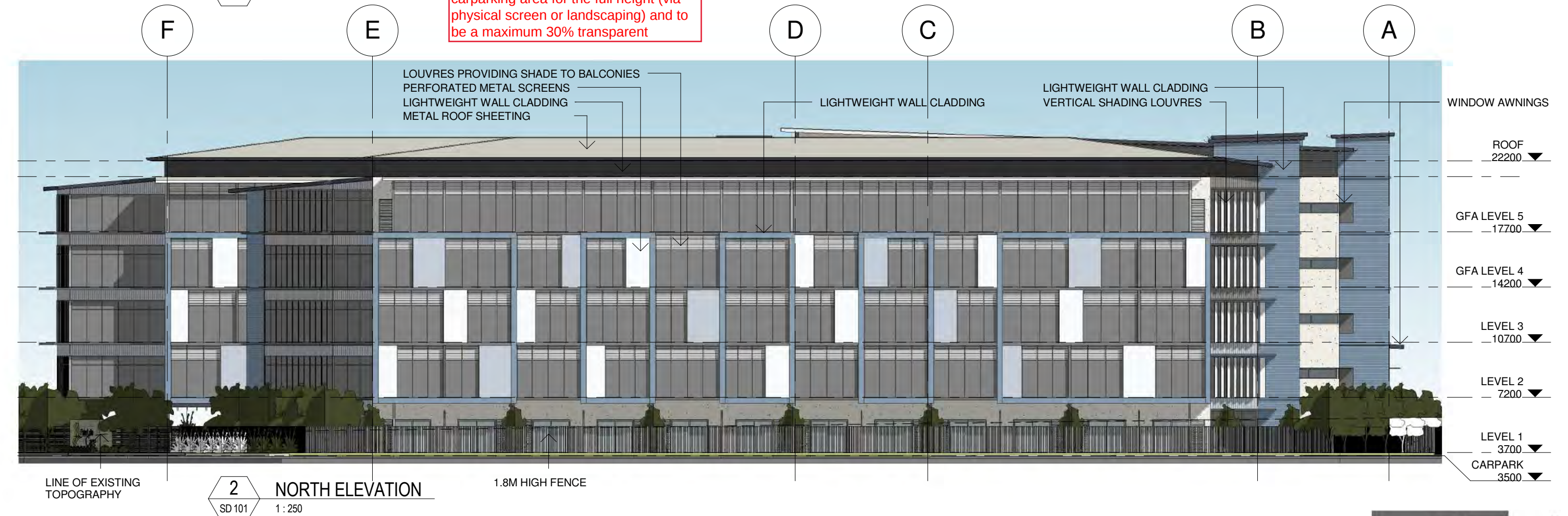
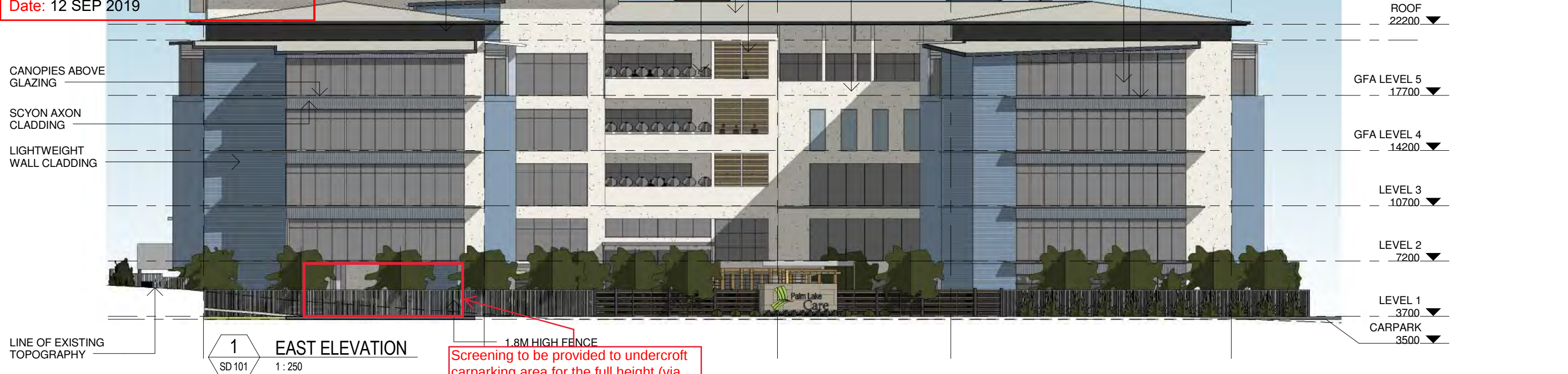
Date: 12 SEP 2019



AMENDED IN RED

By: Rachael Grimes

Date: 12 SEP 2019



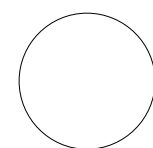
ELEVATIONS 1

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 400 2

29/05/2019



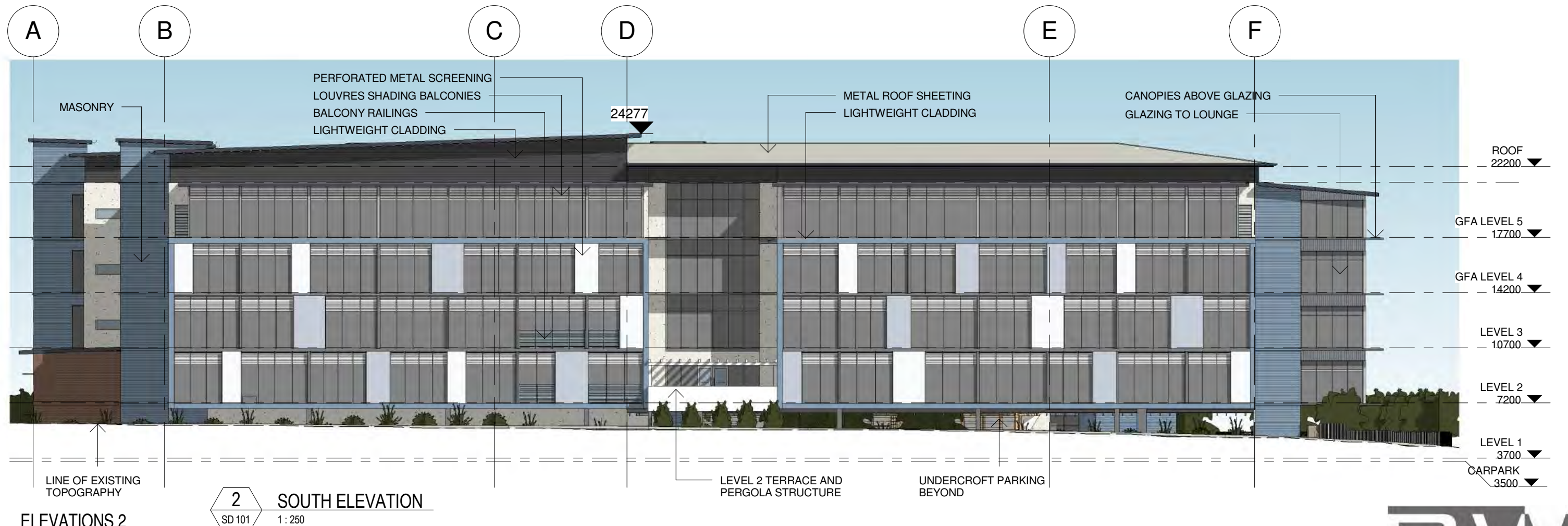
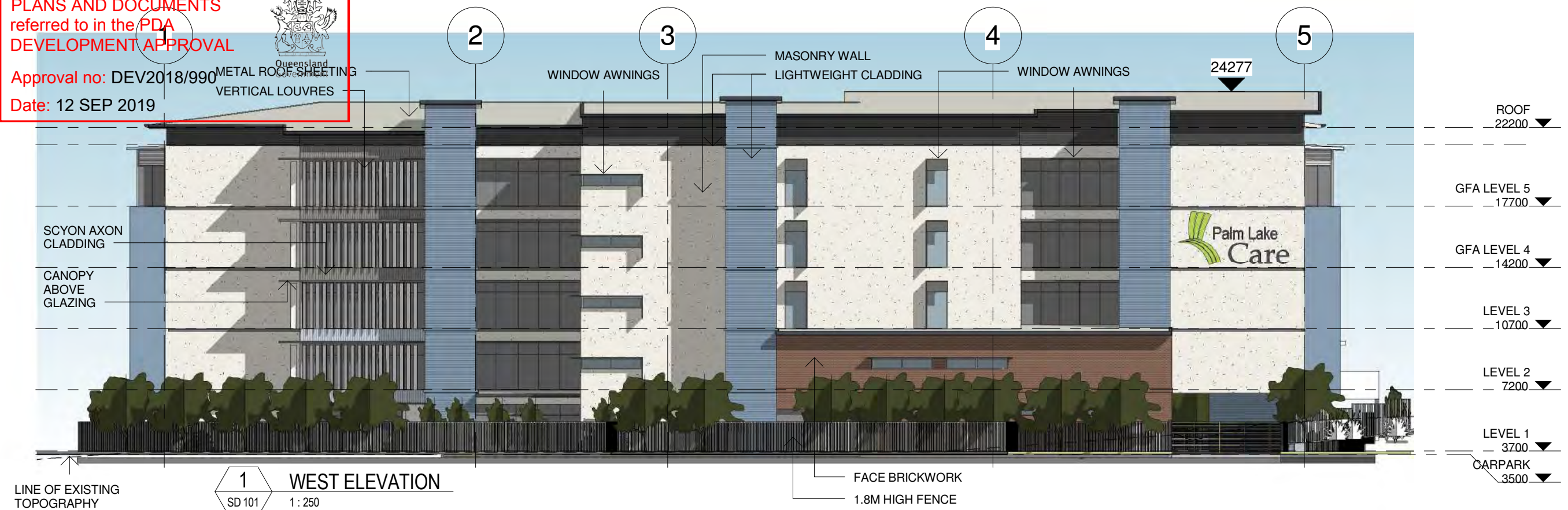
Level 1 / Suite 1A, 76 Commercial Rd, Teneriffe Q 4005 T: 07 3252 1711 E: brisbane@pwarch.com.au
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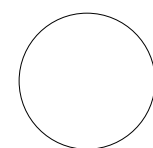
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PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

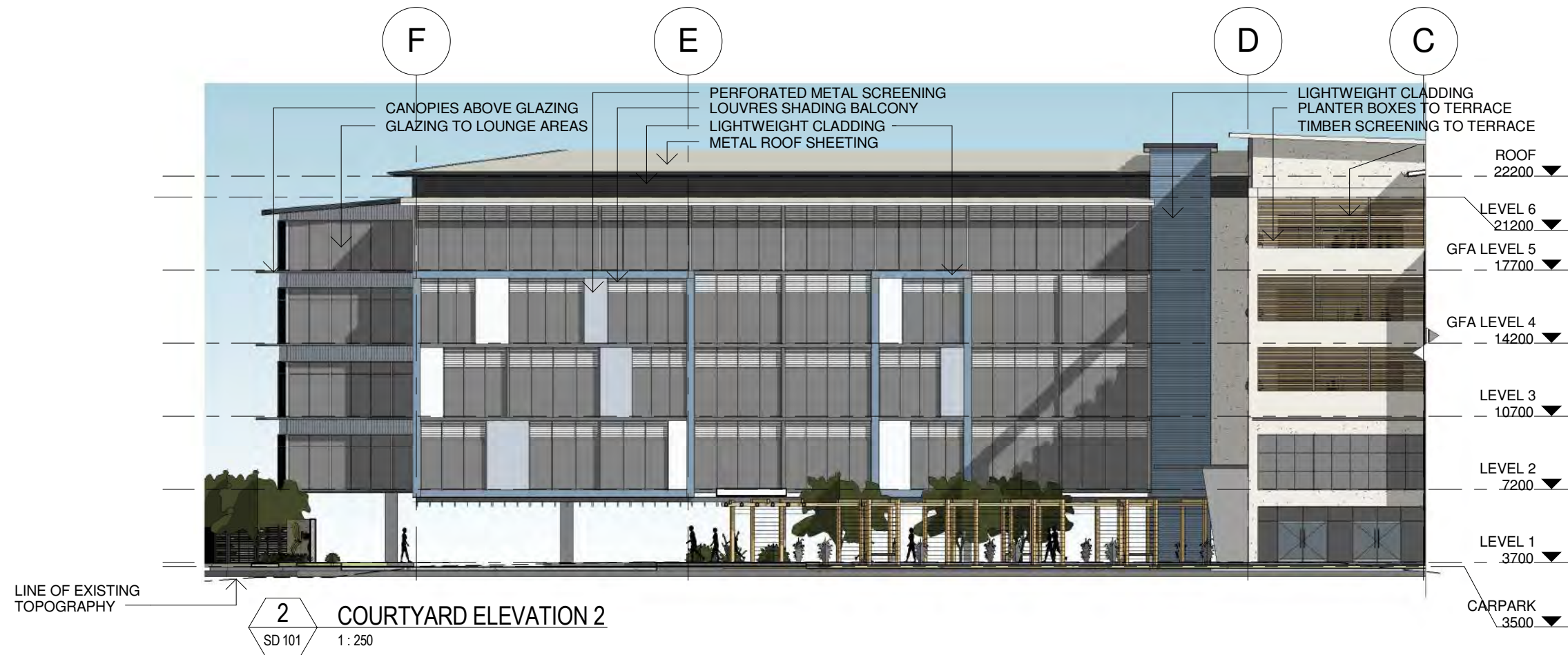
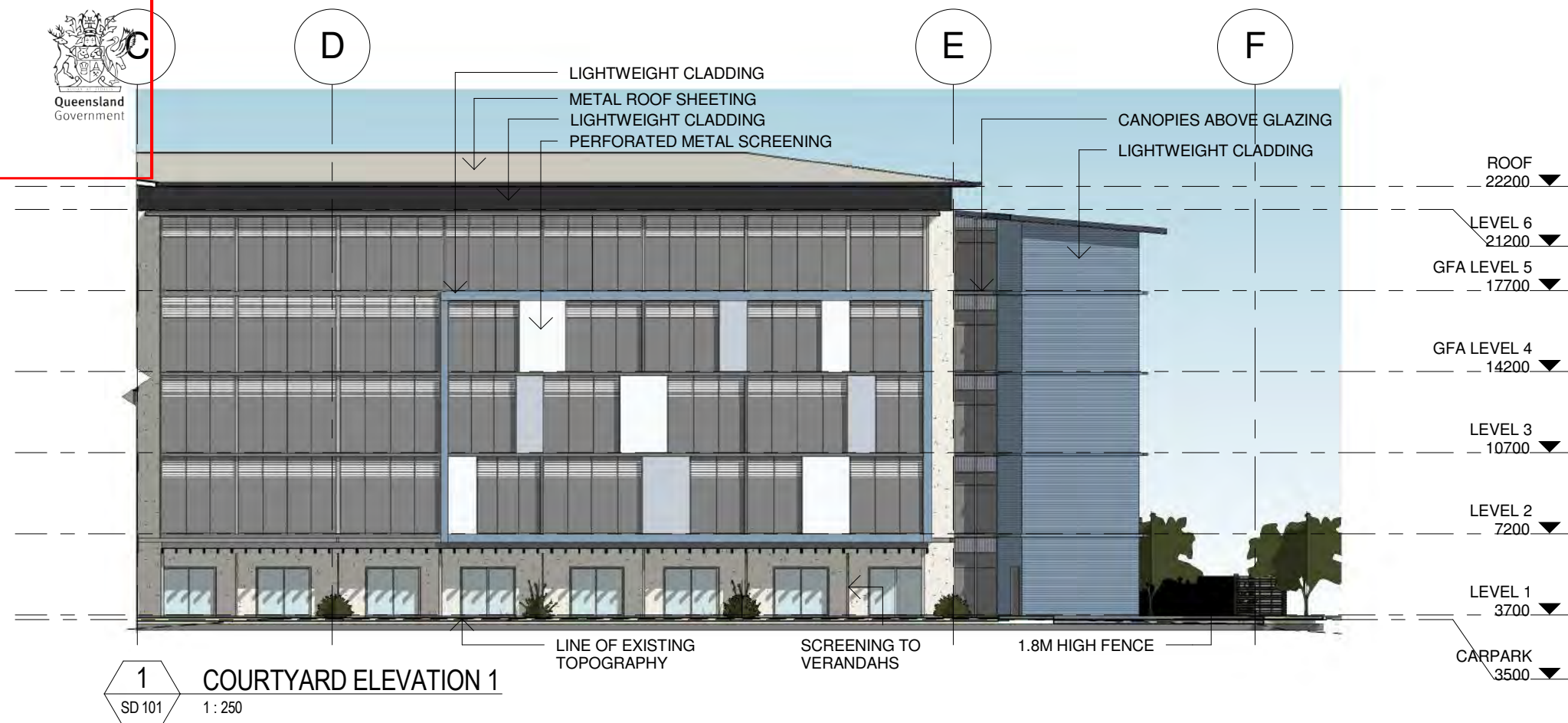
20170030 SD 401 2

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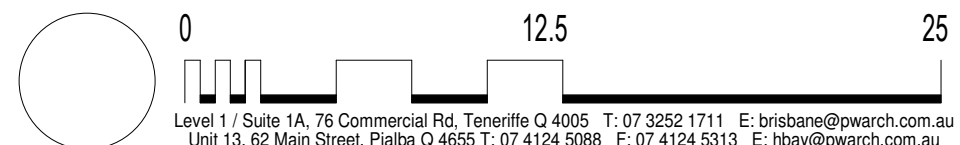
ELEVATIONS 3

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 402 2

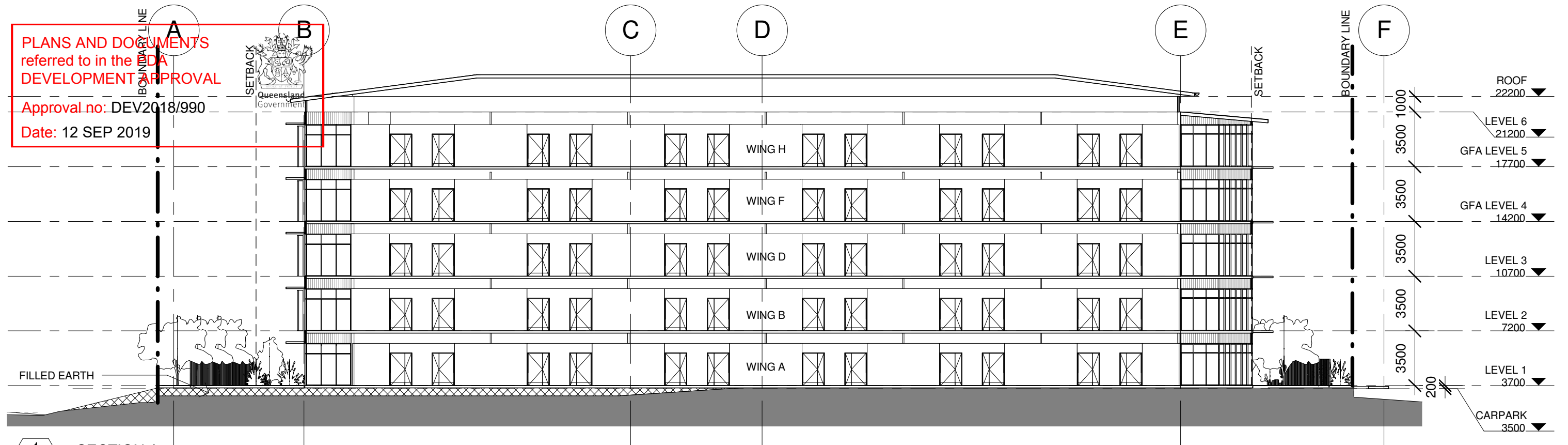
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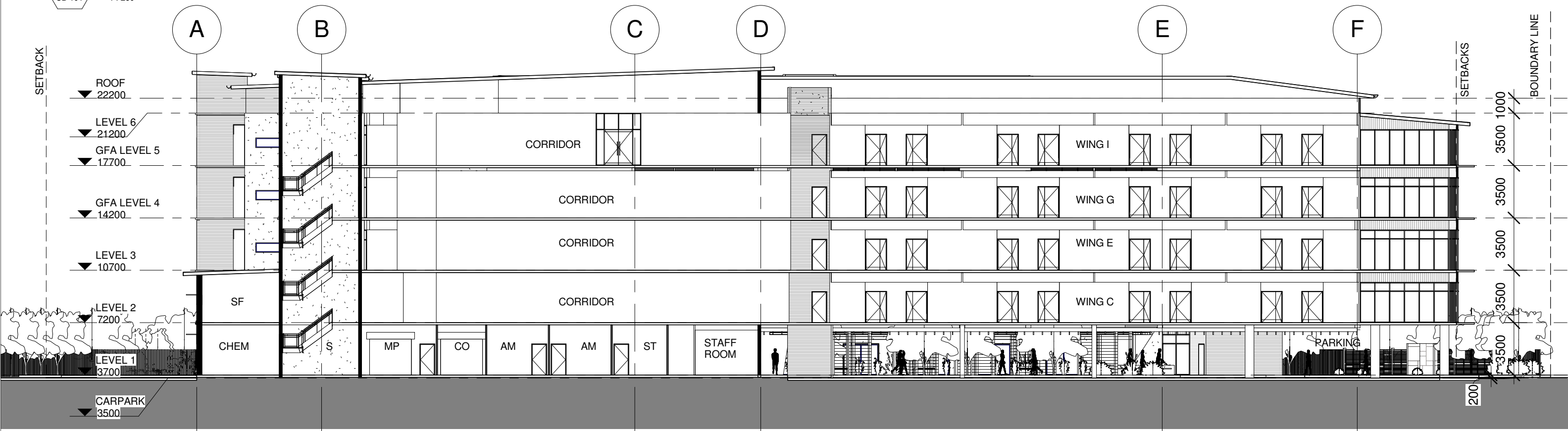
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1 SECTION 1
SD 101 1:250



2 SECTION 2
SD 101 1:250

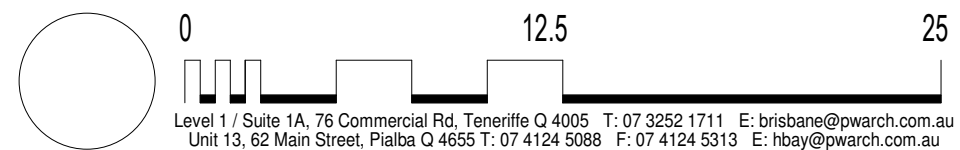
SECTIONS 1

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 500 2

29/05/2019



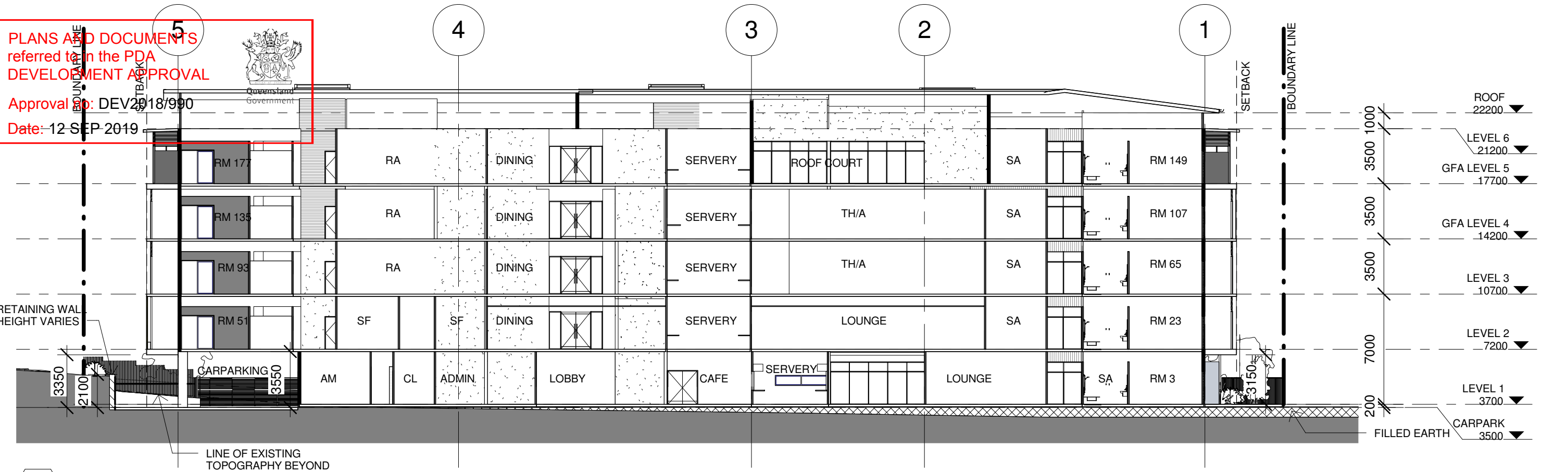
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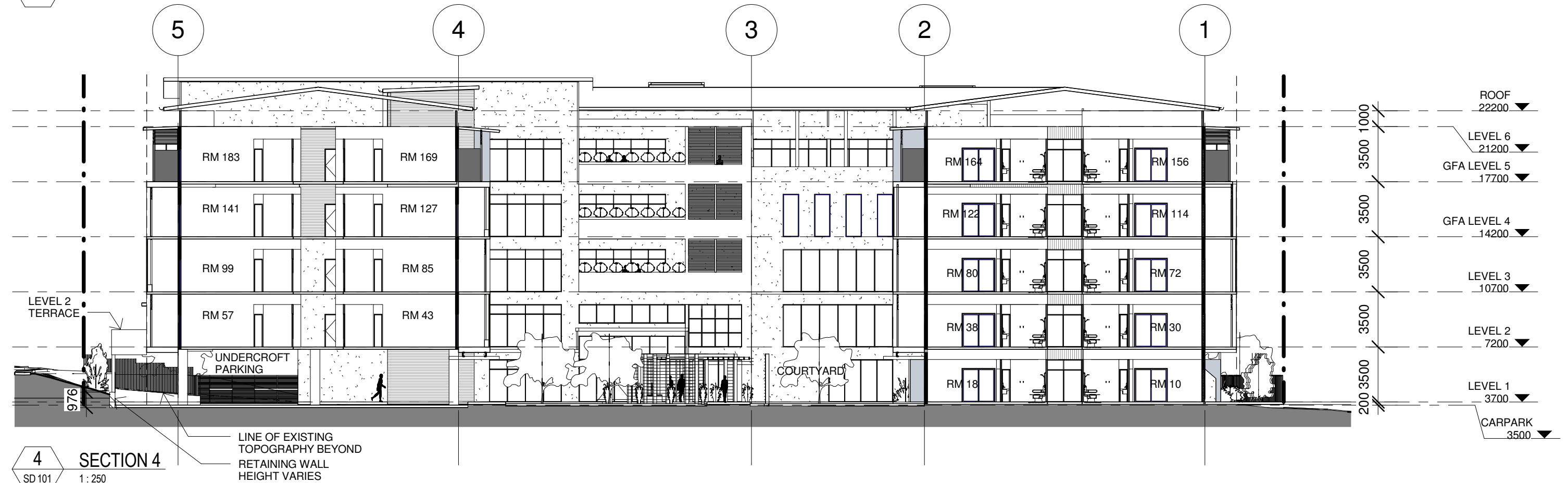
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RETAINING WALL
HEIGHT VARIES



3 SECTION 3
SD 101 1:250



4 SECTION 4
SD 101 1:250

SECTIONS 2

PALM LAKE CARE 55-61 HAMILTON STREET, REDLAND BAY

PALM LAKE WORKS

20170030 SD 501 2

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