

Dorville Road

Beams Road

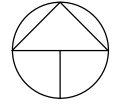
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1158

Date: 13 APRIL 2021



Queensland Government



North

322 SP311781

(Pt) 7002

(Pt) 7002

Railway Corridor

9000 Sportsfields

Proposed Rockpool Residential Aged Care Facility

(Pt) 7002

Cabbage Tree Creek

GJG Architects

ABN 69 637 879 228

PO Box 1173
Elanora QLD 4221

Telephone (07) 5520 1134



Project
Carseldine CUV- Scheme 23

Client
Rockpool

Issue	Date	Amendment
10	26.11.20	DA Issue
9	9.11.20	Second Prelodge Issue

Drawing Title	Drawing Number
Locality Plan	20-15-DA-1.0
Scale 1 : 2500 @ A3 original	


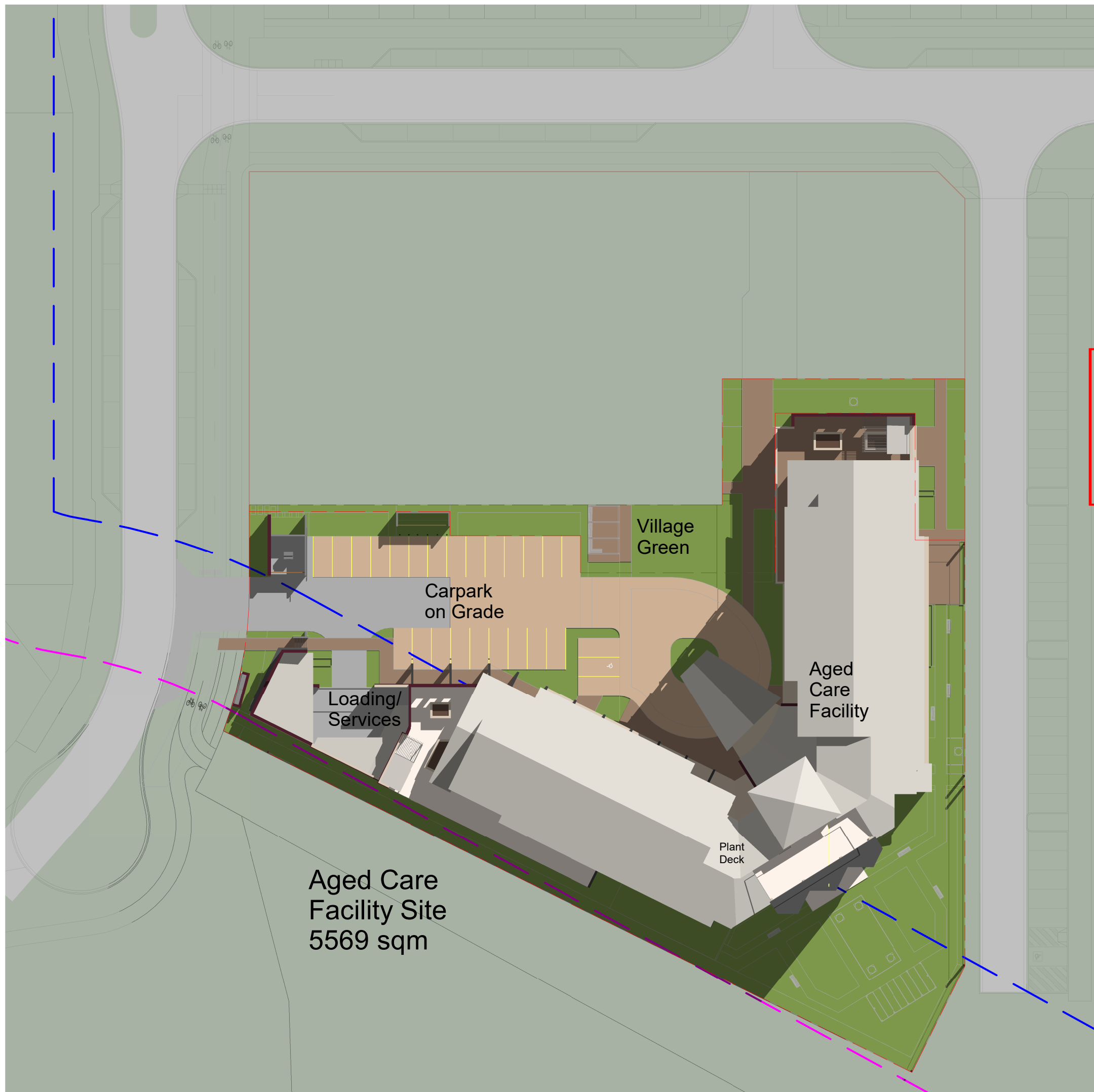
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Aged Care Facility

Residents	150
Carparks	25
GFA	8485
Proposed Site Area	5569 Shared + ACF
Plot Ratio	1.52
Approx. Site Cover	2200 40%

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DEVELOPMENT APPROVAL

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Client
Rockpool

Issue	Date	Amendment
10	26.11.20	DA Issue
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8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
4	22.9.20	Int Client Req. Layout Changes

Drawing Title Site Plan	Drawing Number 20-15-DA-1.1
Scale 1 : 500 @ A3 original	

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Subject to Separate DA



Legend

Relevant BAL Contours

- 10 KW/m² Radiant Heat Flux Contour Line
- 29 KW/m² Radiant Heat Flux Contour Line

Proposed Line of Security Fence



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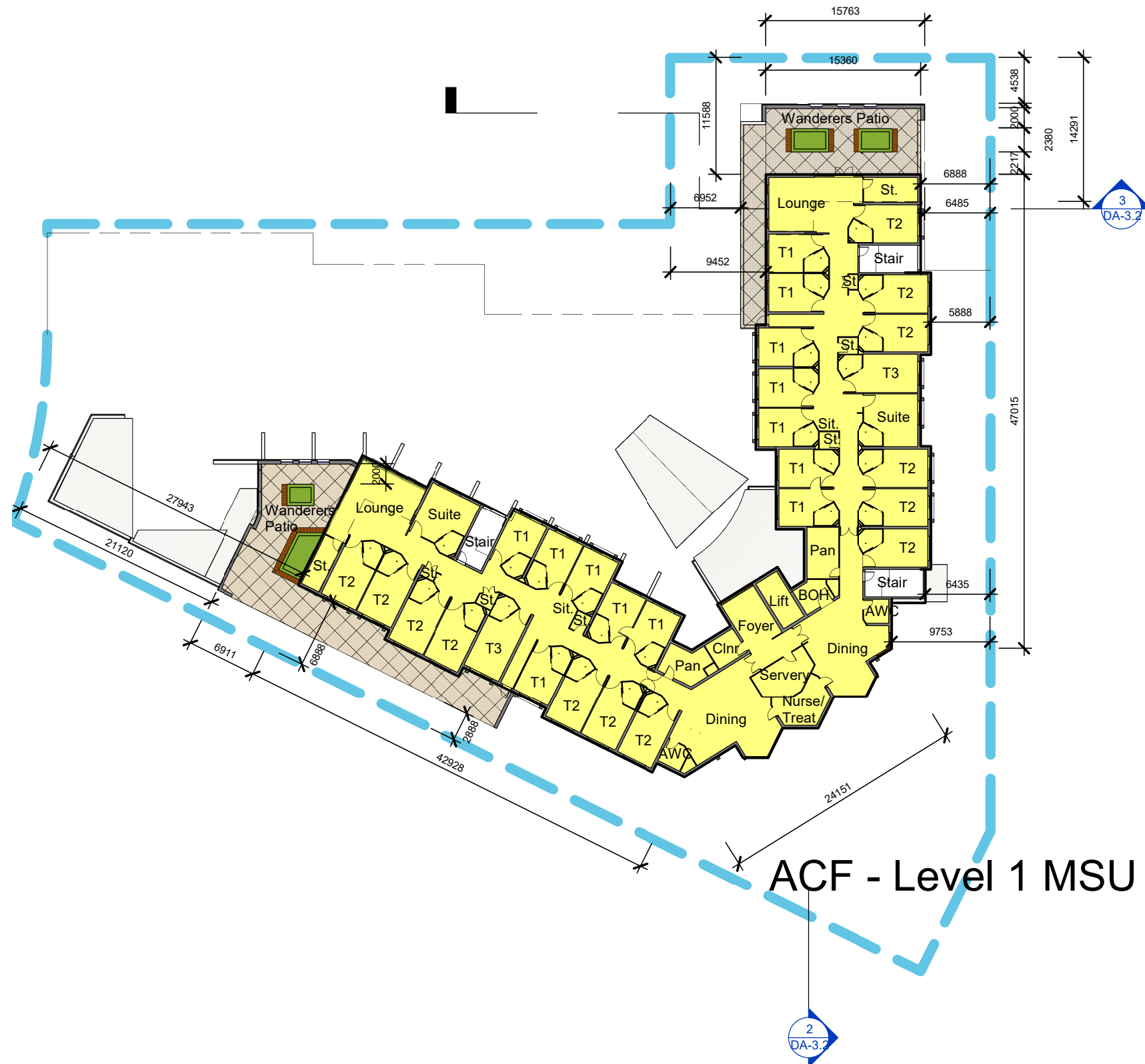
Issue	Date	Amendment
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8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
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Drawing Title Ground Floor	Drawing Number 20-15-DA-2.1
Scale 1 : 500 @ A3 original	

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Aged Care Facility

Residents	150
Carparks	25
GFA	8485
Proposed Site Area	5569 Shared + ACF
Plot Ratio	1.52
Approx. Site Cover	2200 40%



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Project
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Client
Rockpool

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6	20.10.20	GF Layout Change and Effects
5	25.9.20	Int Client Req. Layout Changes

Drawing Title	Drawing Number
L1	20-15-DA-2.2
Scale 1 : 500 @ A3 original	

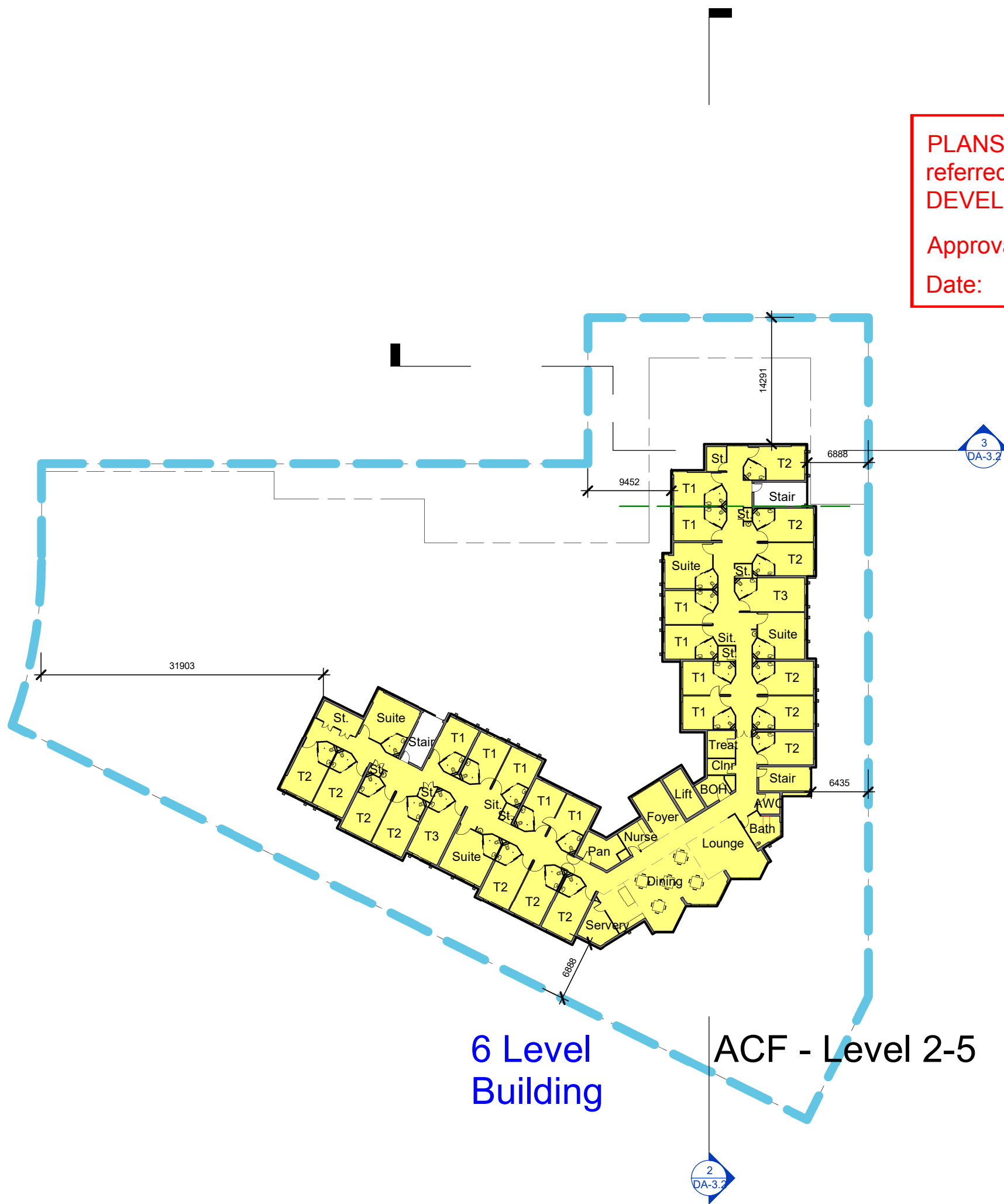
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ACF - Level 1 MSU

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6 Level Building

ACF - Level 2-5

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Issue	Date	Amendment
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Drawing Title	Drawing Number
Typical Levels	20-15-DA-2.3
Scale 1 : 500 @ A3 original	

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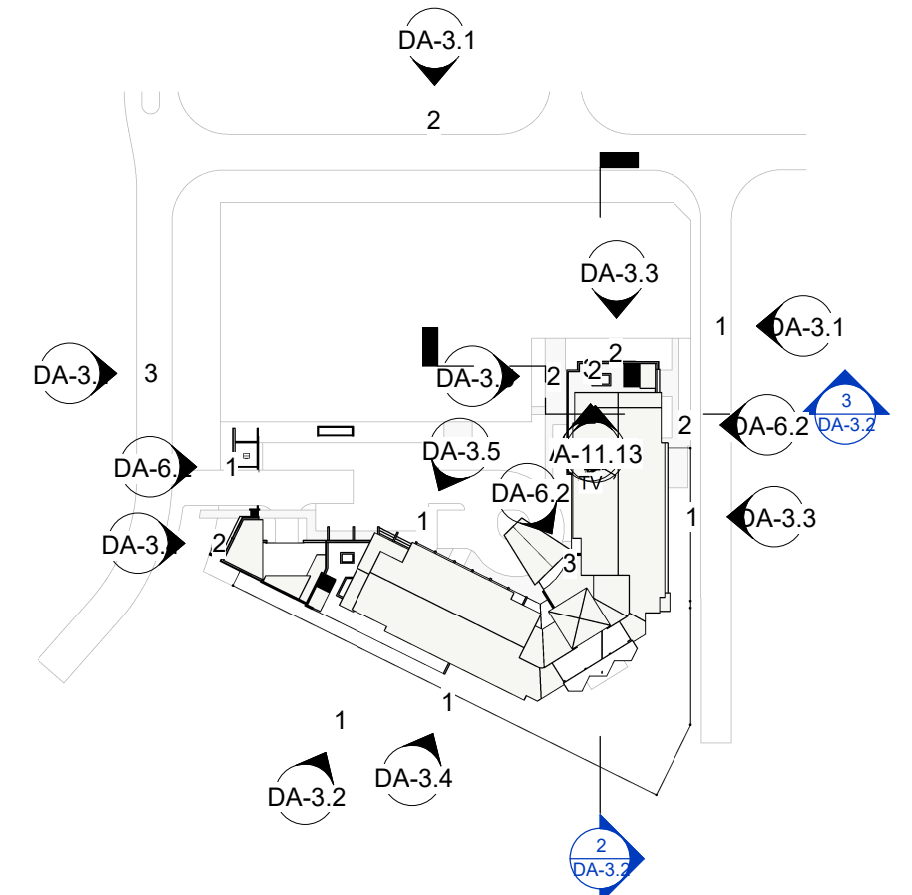
1 East Elevation
1 : 500



2 North Elevation
1 : 500




3 West Elevation
1 : 500



4 Elev and Section Key
1 : 1500

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Project
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Rockpool


Issue	Date	Amendment
10	26.11.20	DA Issue
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7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
4	22.9.20	Int Client Req. Layout Changes

Drawing Title Street Elevations 1	Drawing Number 20-15-DA-3.1
Scale As indicated @ A3	
original	
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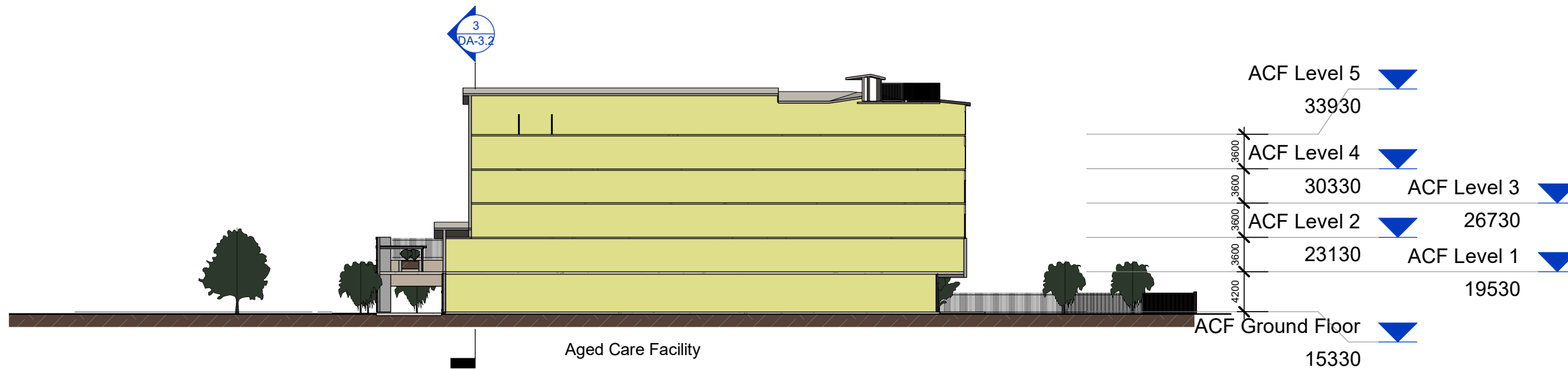
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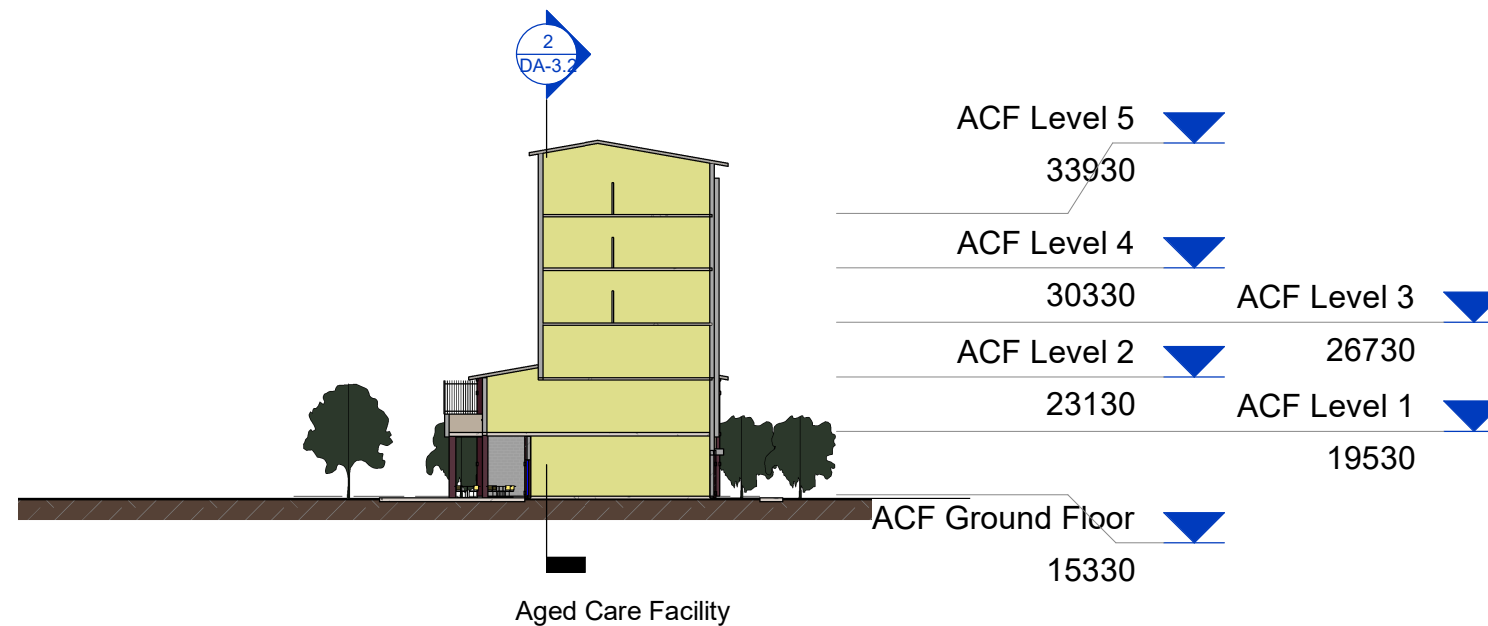


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1 Southern Elevation
1 : 500



2 Section A
1 : 500



3 Section B
1 : 500

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Project
Carseldine CUV- Scheme 23

Client
Rockpool

Issue	Date	Amendment
10	26.11.20	DA Issue
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8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
4	22.9.20	Int Client Req. Layout Changes

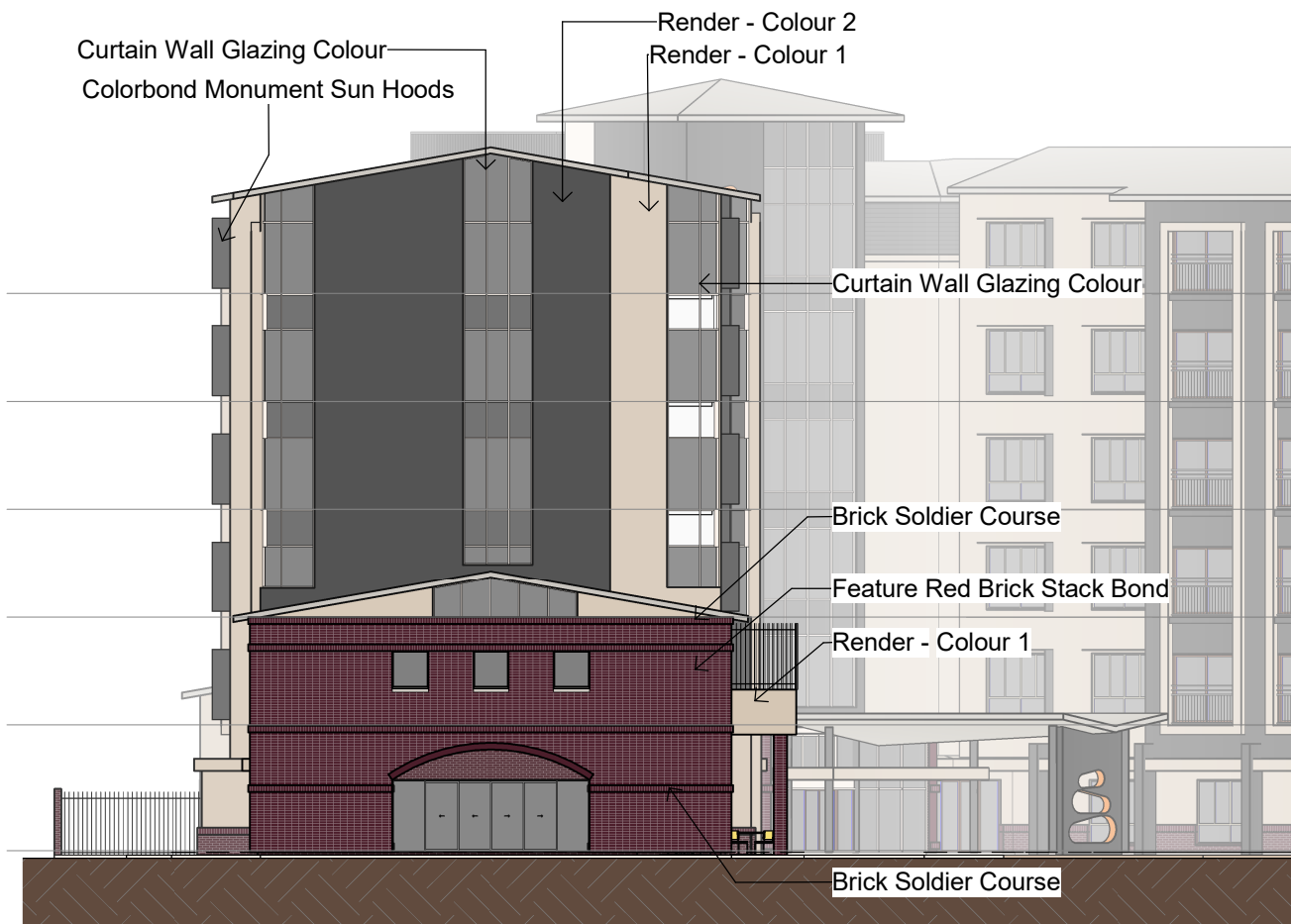
Drawing Title	Drawing Number
Street Elev 2 and Sections	20-15-DA-3.2
Scale 1 : 500 @ A3 original	

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1 Eastern Building
1 : 250




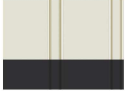


ACF Level 5	▼	33930
ACF Level 4	▼	30330
ACF Level 3	▼	26730
ACF Level 2	▼	23130
ACF Level 1	▼	19530
ACF Ground Floor	▼	15330



2 Northern Building
1 : 250


ACF Level 5	▼	33930
ACF Level 4	▼	30330
ACF Level 3	▼	26730
ACF Level 2	▼	23130
ACF Level 1	▼	19530
ACF Ground Floor	▼	15330

External Materials

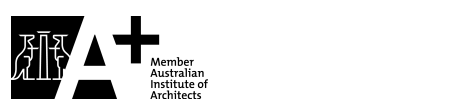
-  Render - Colour 1 Similar Taubmans "Quill" T15 39.2
-  Render - Colour 2 Similar Taubmans "Casino" T15 22.7
-  Feature Brick Walls Similar PGH Bricks Dry Pressed "Mowbray Blue" Mortar off white
-  Metal Deck Roofs, Fascias and Gutters Main Roof - Surfmist Counterpoint Roofs - Monument
-  Window Joinery Nom. - Duratec Zeus Timberland - Satin 90Z7315S
-  Spandrels, Balustrading, Sunhoods, Fencing Nom. - Duratec Zeus Timberland - Satin 90Z7315S

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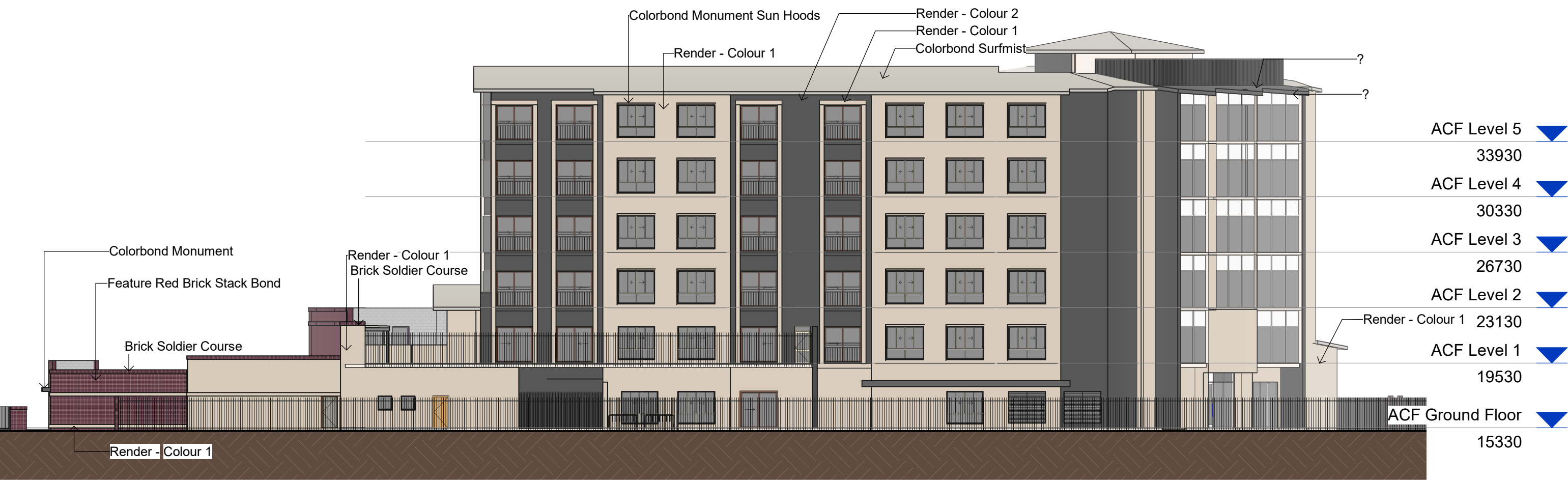


Project: Carseldine CUV- Scheme 23
Client: Rockpool

Issue	Date	Amendment
10	26.11.20	DA Issue
9	9.11.20	Second Prelodge Issue
8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
4	22.9.20	Int Client Req. Layout Changes

Drawing Title Building Elevations 1	Drawing Number 20-15-DA-3.3
Scale 1 : 250 @ A3 original	


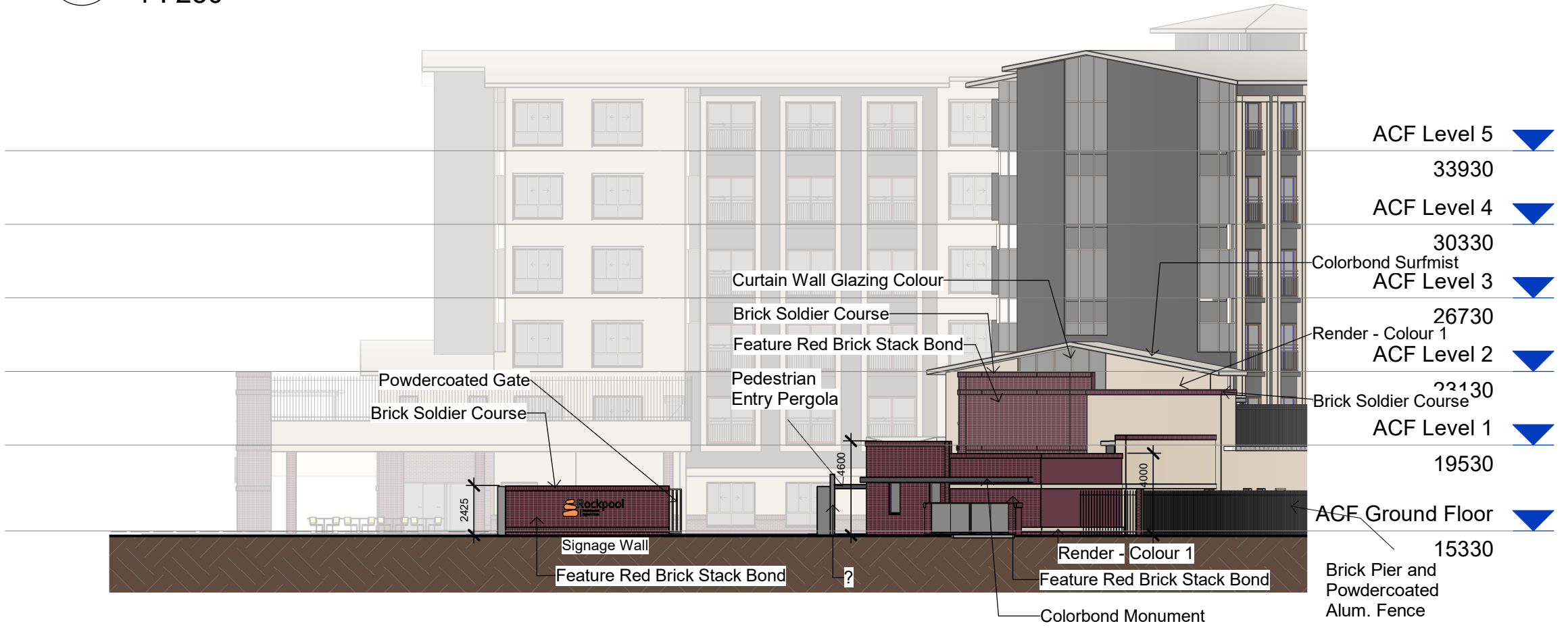
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1 Southern Building
1 : 250

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2 Western Building and Street
1 : 250

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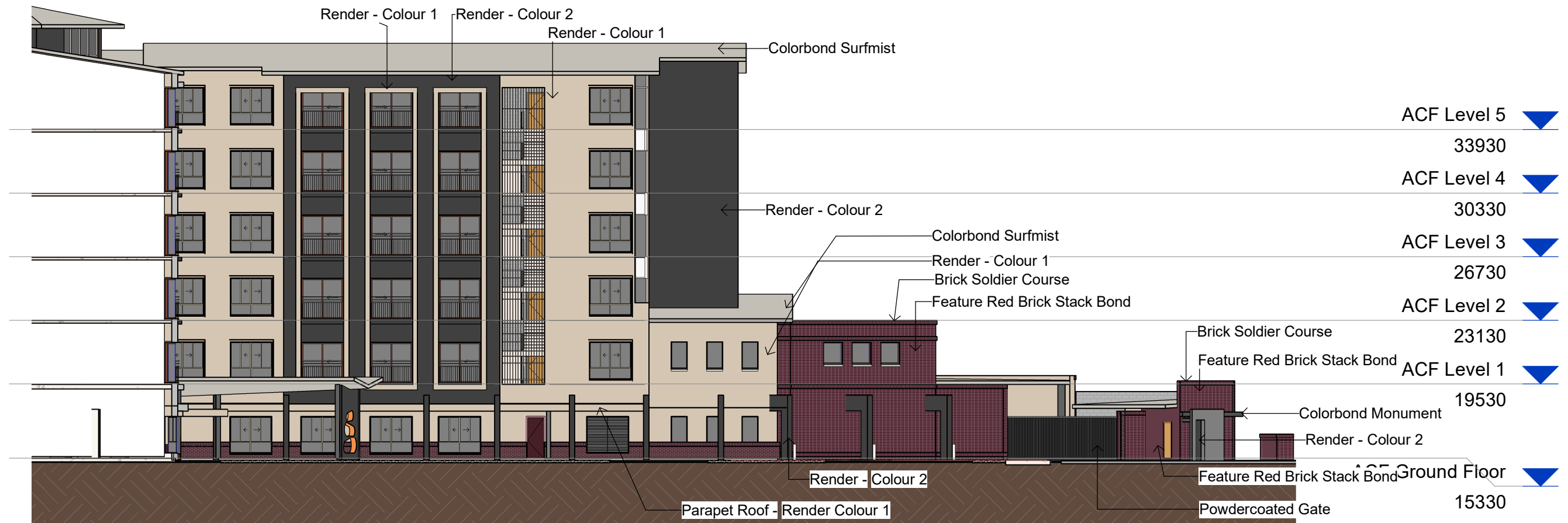
Project
Carseldine CUV- Scheme 23

Client
Rockpool

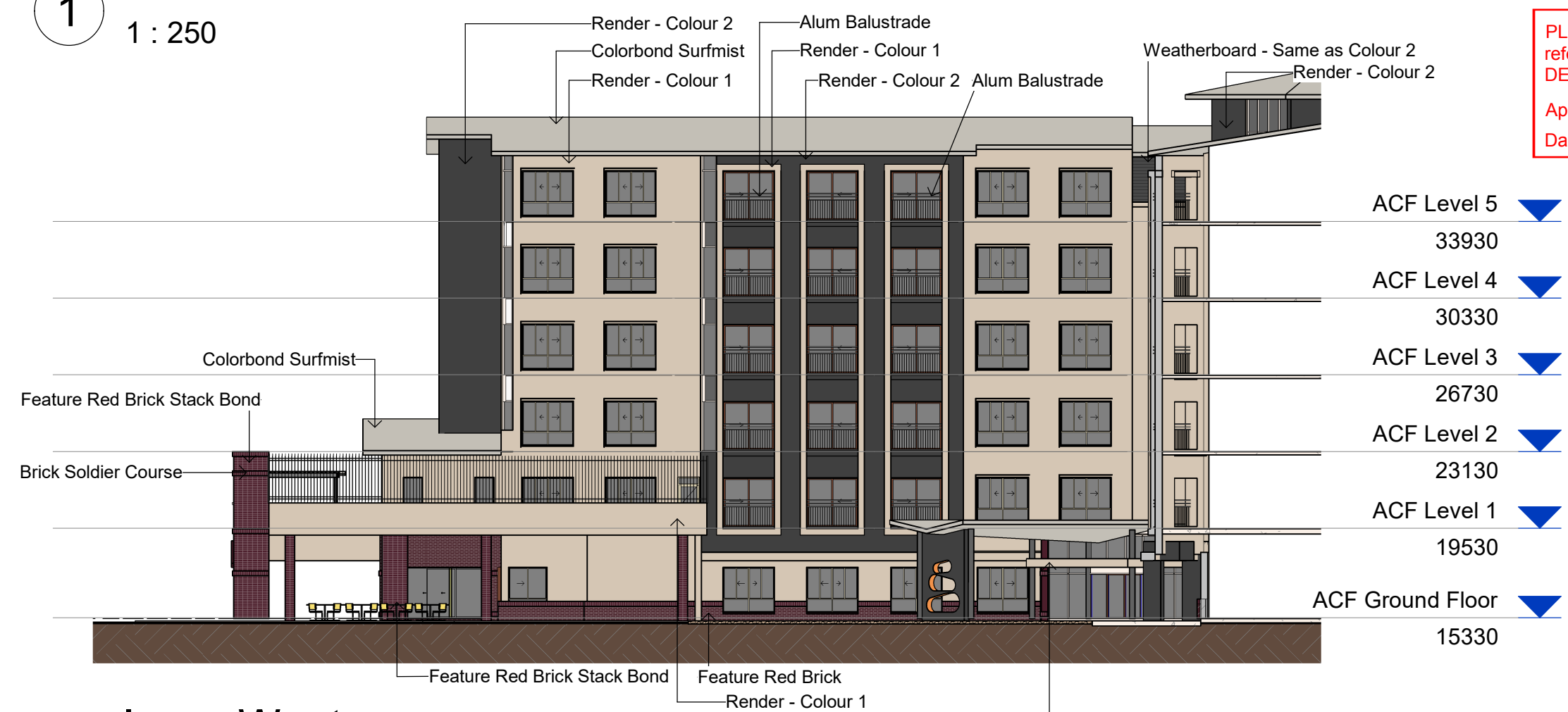
Issue	Date	Amendment
10	26.11.20	DA Issue
9	9.11.20	Second Prelodge Issue
8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
4	22.9.20	Int Client Req. Layout Changes

Drawing Title	Drawing Number
Building Elevations 2	20-15-DA-3.4
Scale 1 : 250 @ A3 original	

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1 Inner North
1 : 250



2 Inner West
1 : 250

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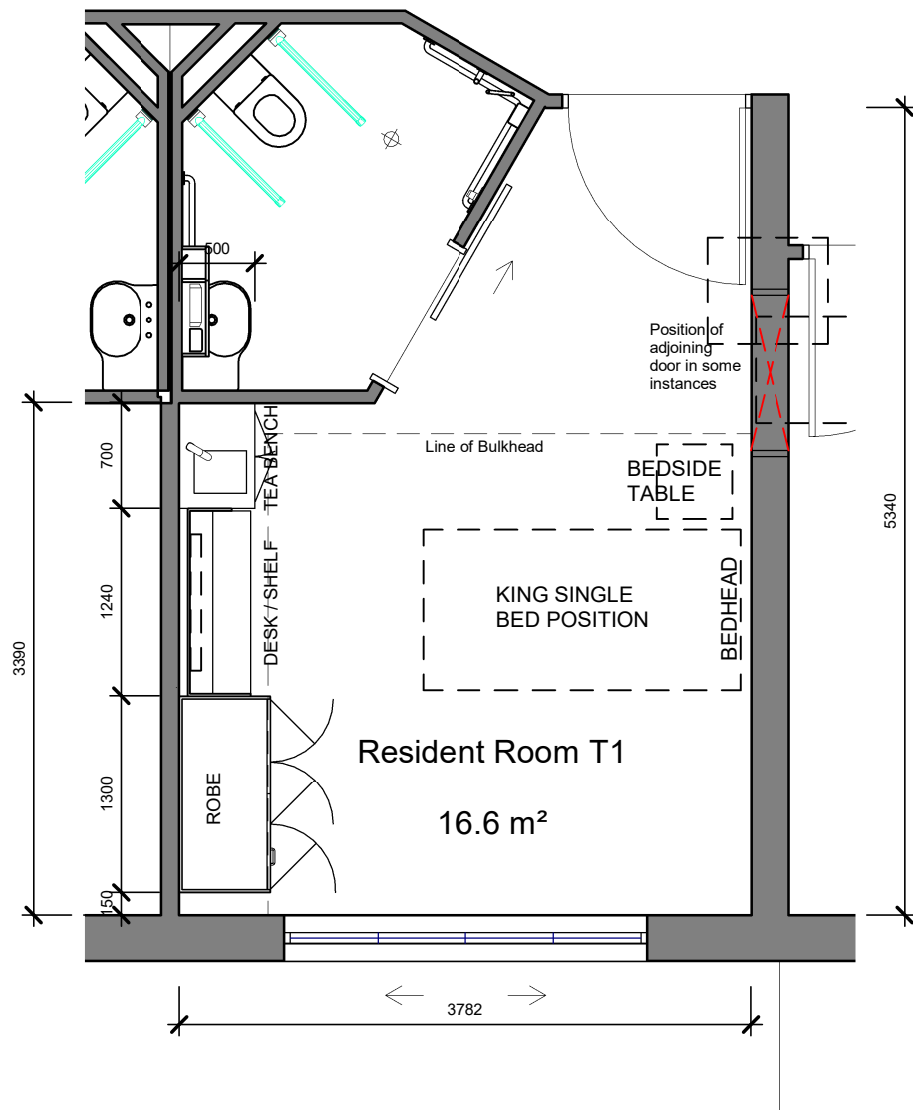


Project
Carseldine CUV- Scheme 23
Client
Rockpool

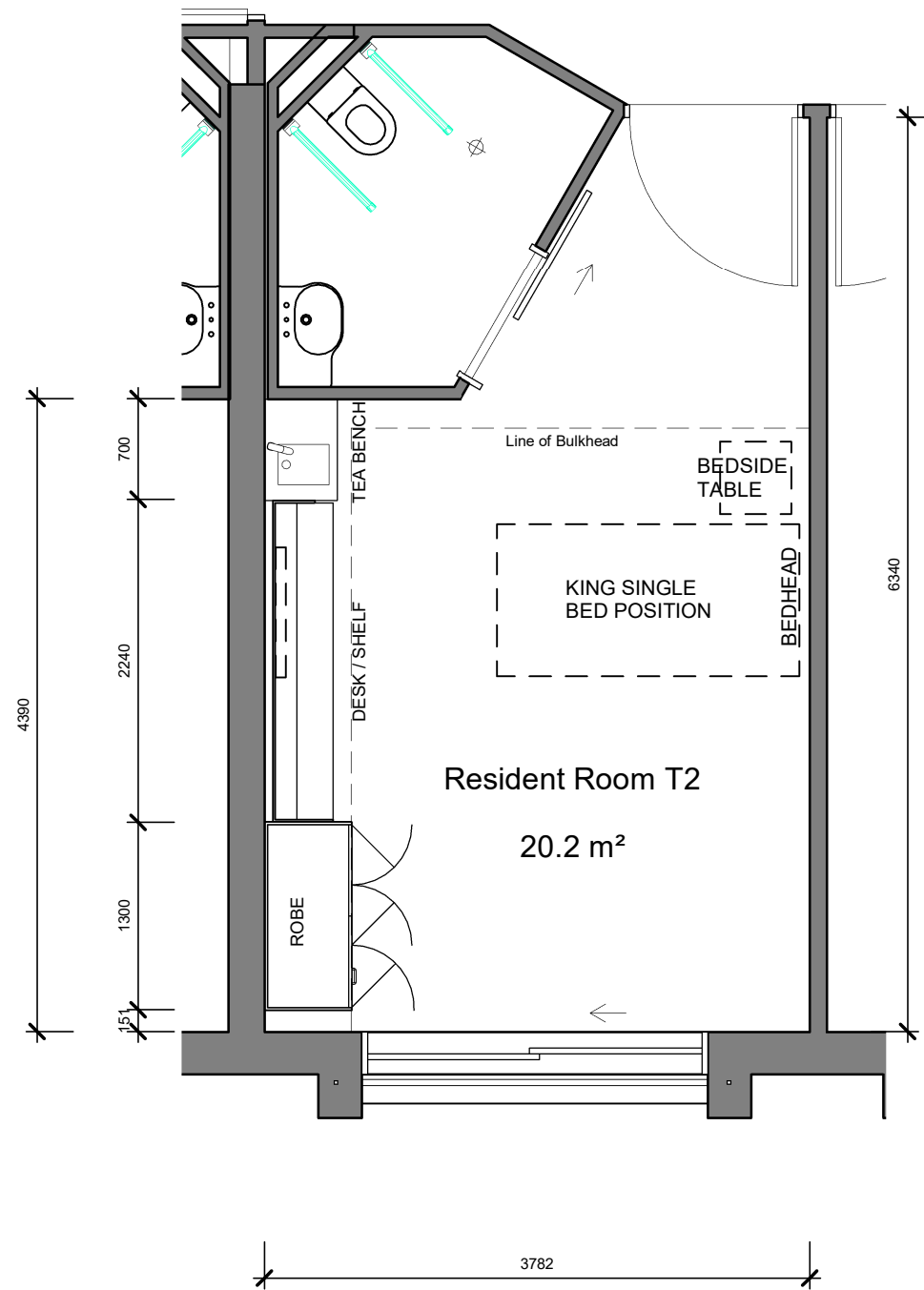
Issue	Date	Amendment
10	26.11.20	DA Issue
9	9.11.20	Second Prelodge Issue
8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
4	22.9.20	Int Client Req. Layout Changes

Drawing Title Building Elevations 3	Drawing Number 20-15-DA-3.5
Scale 1 : 250 @ A3 original	

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1 T1 Room Plan
1 : 50



2 T2 Room Plan
1 : 50

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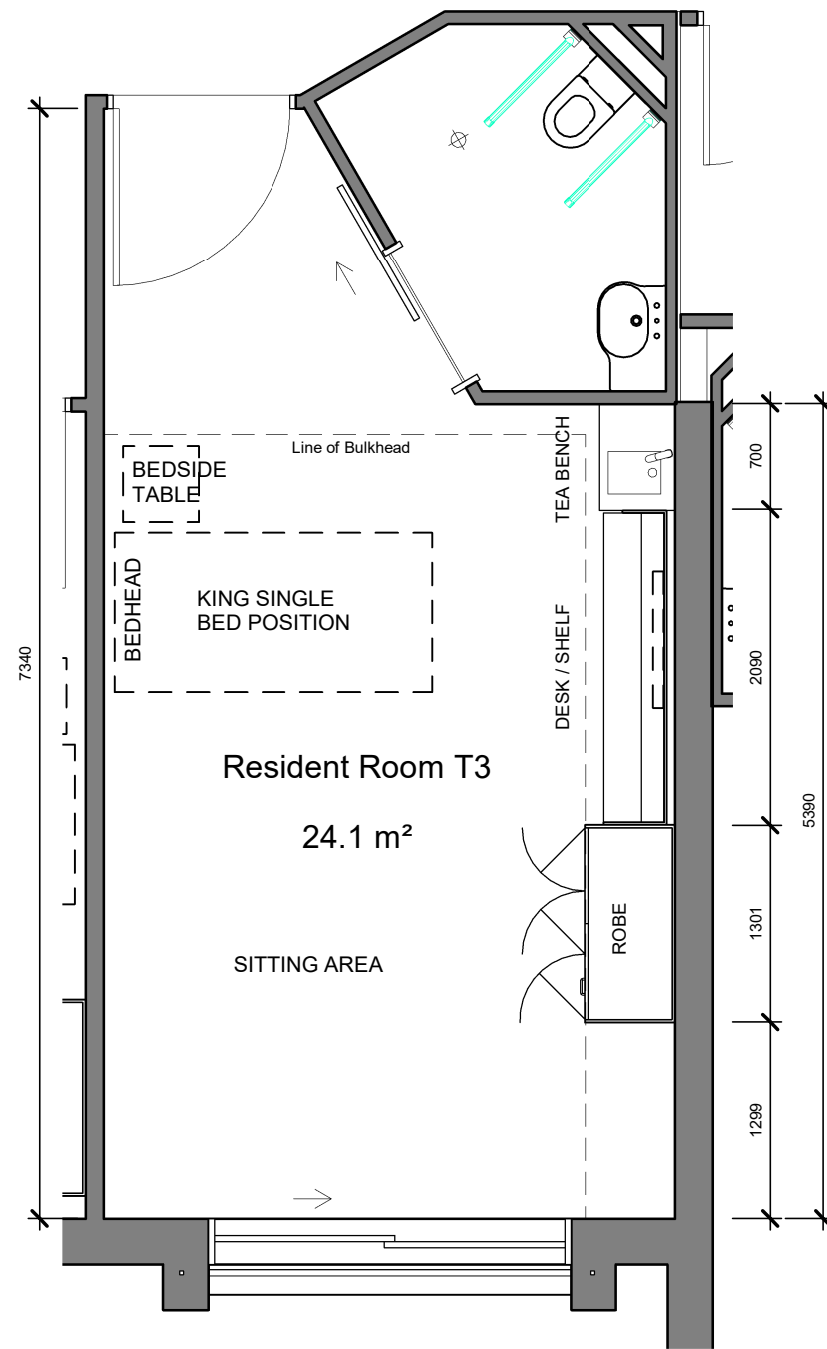
Project
Carseldine CUV- Scheme 23

Client
Rockpool

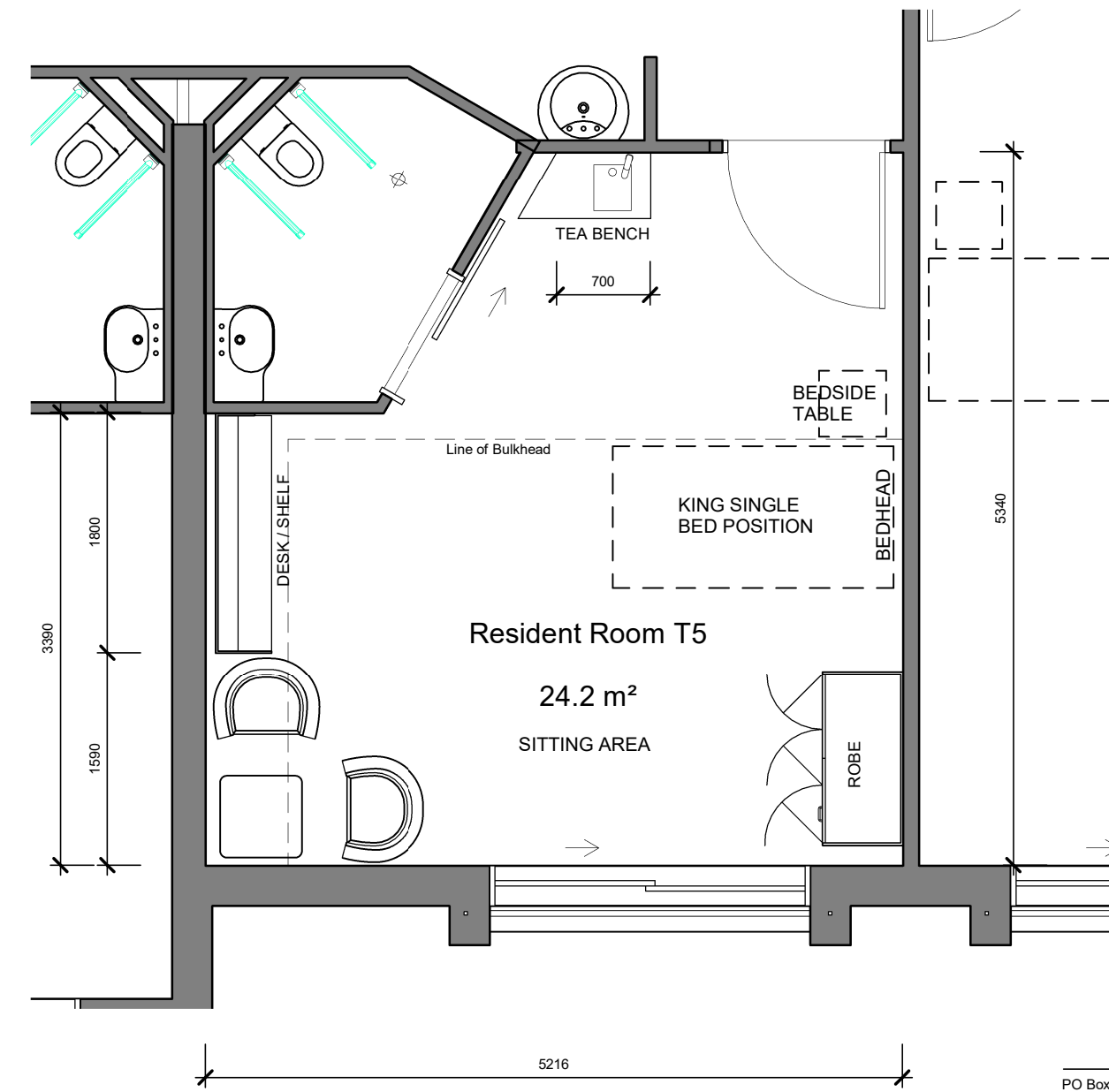
Issue	Date	Amendment
10	26.11.20	DA Issue
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8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
5	25.9.20	Int Client Req. Layout Changes

Drawing Title	Drawing Number
Resident Room Plans 1	20-15-DA-4.1
Scale 1 : 50 @ A3 original	

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1 T3 Room Plan
1 : 50



2 Suite Plan (T4 & T5)
1 : 50

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Project
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Client
Rockpool

Issue	Date	Amendment
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8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
5	25.9.20	Int Client Req. Layout Changes

Drawing Title	Drawing Number
Resident Room Plans 2	20-15-DA-4.2
Scale 1 : 50 @ A3 original	

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1 Ground Level from Main Street

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2 Entrance Area

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Project
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Rockpool

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Drawing Title Pictorial 1	Drawing Number 20-15-DA-5.1
Scale @ A3 original	

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1 SE Axo



2 NW Axo

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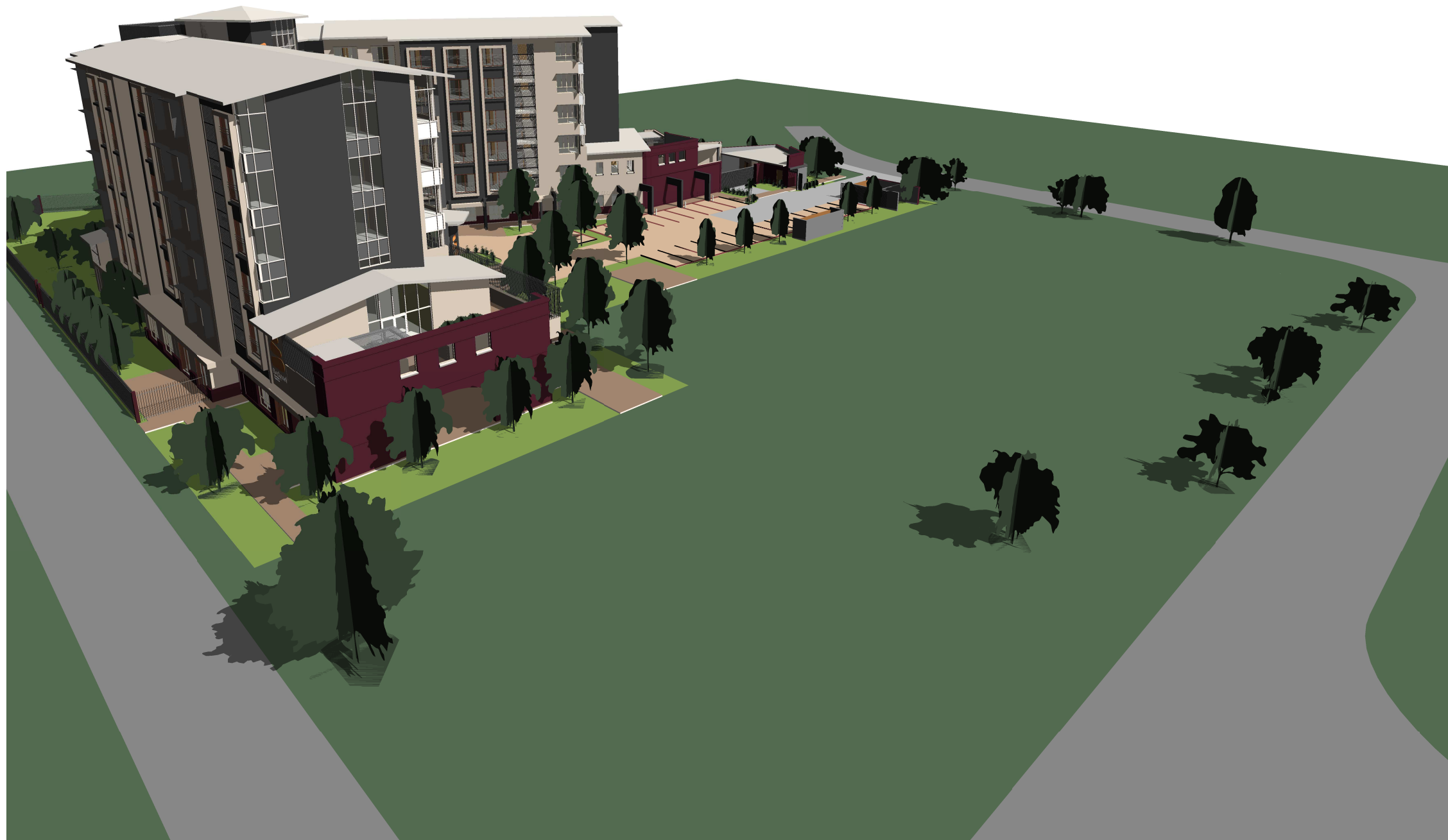
Project
Carseldine CUV- Scheme 23

Client
Rockpool

Issue	Date	Amendment
10	26.11.20	DA Issue
9	9.11.20	Second Prelodge Issue
8	30.10.20	Prelim Issue 2
7	22.10.20	Client Inst Minor Adjustments
6	20.10.20	GF Layout Change and Effects
4	22.9.20	Int Client Req. Layout Changes

Drawing Title Pictorial 2	Drawing Number 20-15-DA-5.2
Scale @ A3 original	

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Project
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Drawing Title	Drawing Number
Pictorial 3	20-15-DA-5.3
Scale @ A3 original	

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2

NW High View

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1

Street Entrance

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Project
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Client
Rockpool

Issue	Date	Amendment
10	26.11.20	DA Issue

Drawing Title Pictorial 4	Drawing Number 20-15-DA-5.4
Scale @ A3 original	

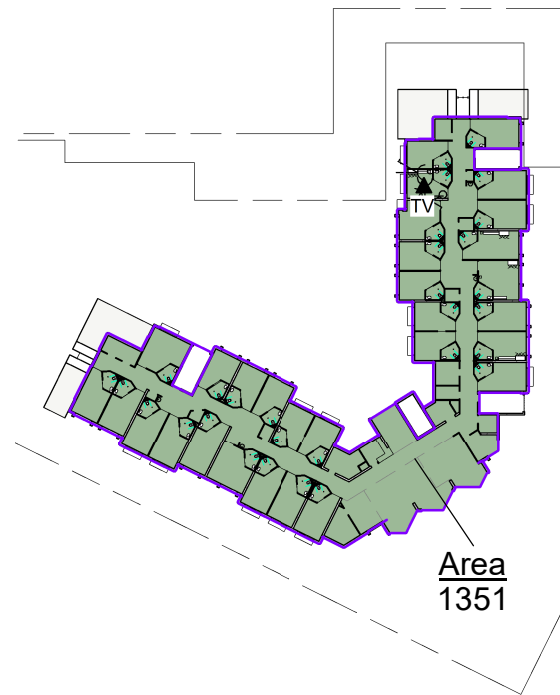
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1 Ground
1 : 1000

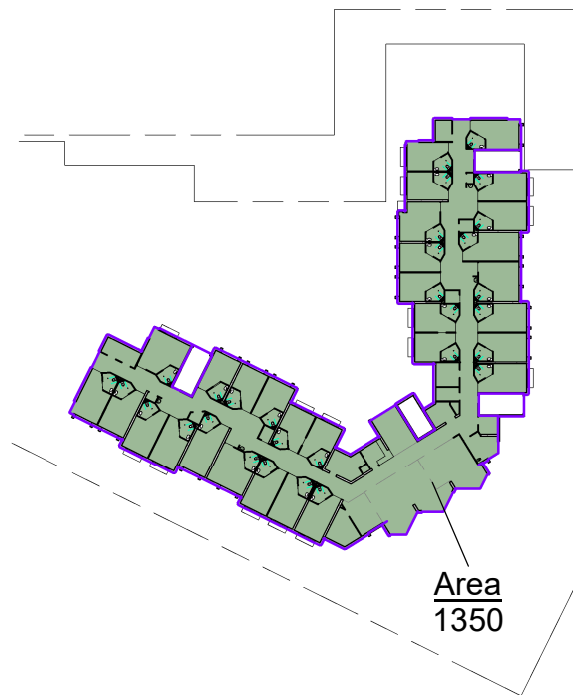


2 L1
1 : 1000

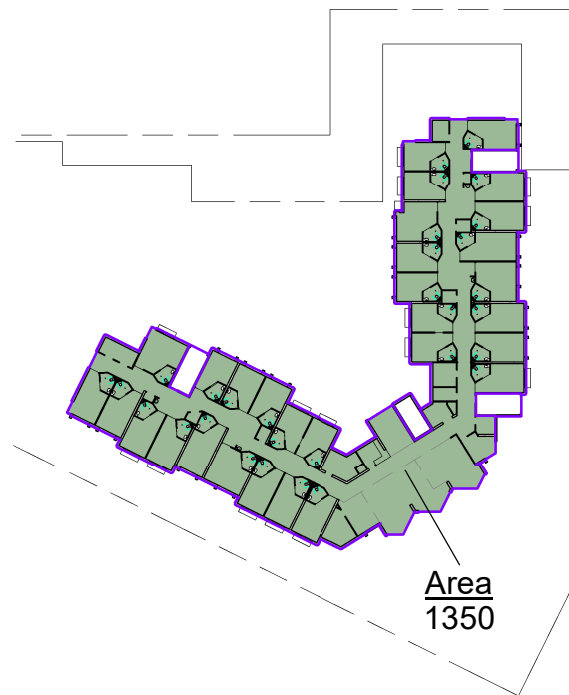


3 L2
1 : 1000

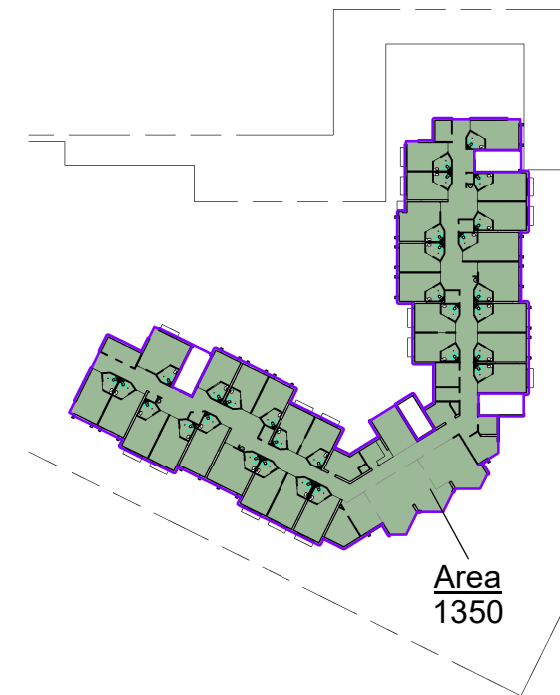
Area Schedule (Gross Building)	
Level	Area
ACF Ground Floor	1637
ACF Level 1	1448
ACF Level 2	1351
ACF Level 3	1350
ACF Level 4	1350
ACF Level 5	1350
Grand total: 7	8485



4 L3
1 : 1000




5 L4
1 : 1000



6 L5
1 : 1000

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7	22.10.20	Client Inst Minor Adjustments
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Drawing Title	Drawing Number
GFA Analysis	20-15-AR-1
Scale 1 : 1000 @ A3	
original	
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