

- LEGEND**
- STAGE 1 - Enabling Works
  - STAGE 2 - Edith Cavell
  - STAGE 3 - Lady Lamington
  - STAGE 4 - Lady Norman
  - STAGE 1 - ENABLING WORKS

AMENDED IN RED

By: Chris Hinton  
Date: 8 April 2021



To be delivered with the remainder of the 'Stage 1 - Enabling Works', and prior to the commencement of use of Stage 2, unless otherwise agreed in writing by the MEDQ

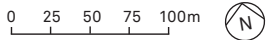
STAGING PLAN

HASSELL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003  
Date: 31 May 2021





HASSELL

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021



Drawing No.  
DA-L-102

Scale  
1:1750 @ A3

Client  
Australian Unity

Project Name  
Herston Quarter Heritage

Revision  
Issue M

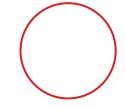
Date  
23.02.2021

# Existing Tree Plan

## KEY



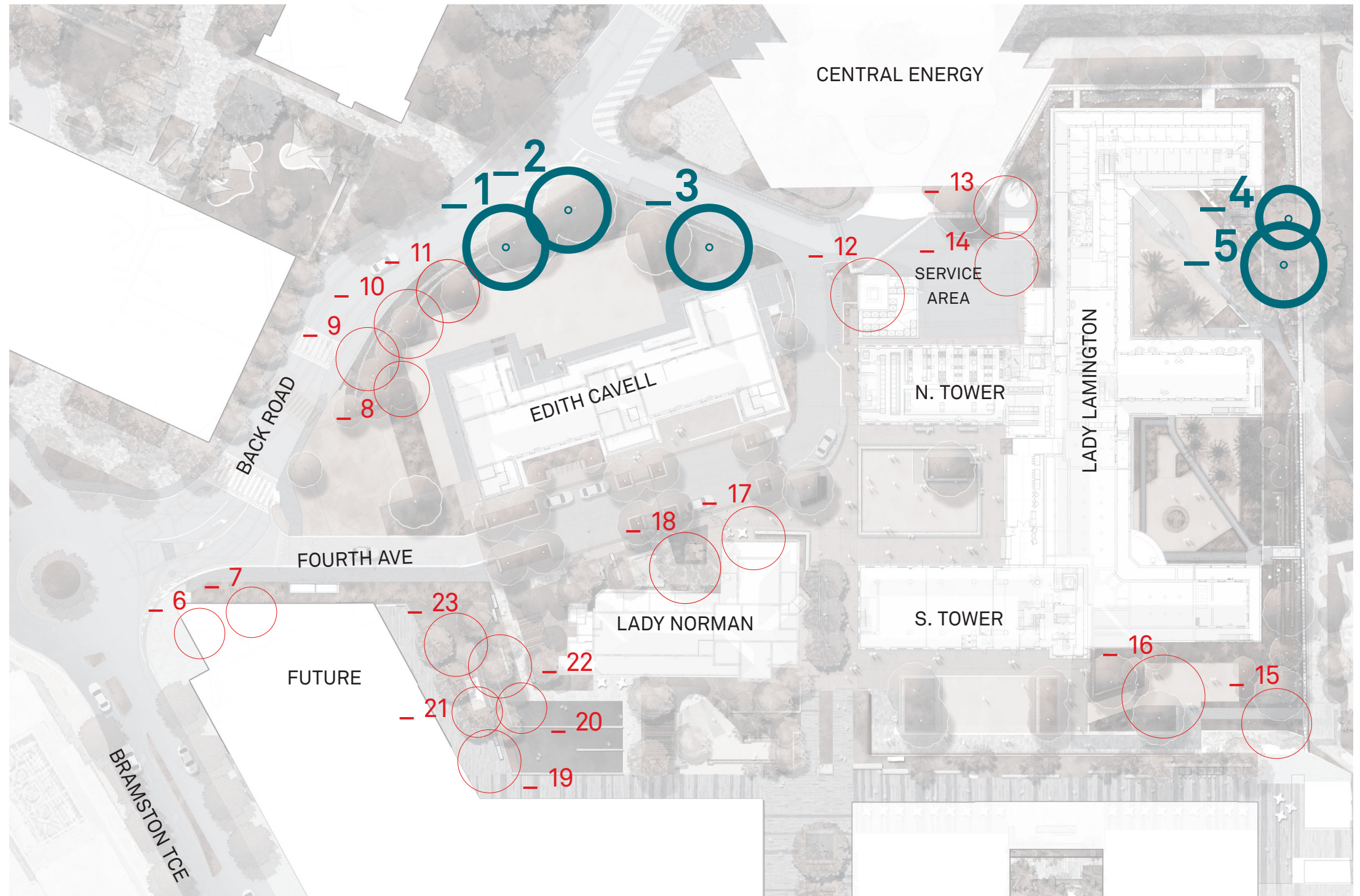
RETAIN



REMOVE

1. Jacaranda mimosifolia \*
2. Jacaranda mimosifolia\*
3. Delonix regia - Poinciana\*
4. Macadamia intergrifolia
5. Libidibia ferrea
6. Grevillea robusta - Silky oak
7. Harpullia pendula - Tulipwood
8. Jacaranda mimosifolia
9. Eucalyptus species
10. Celtis species
11. Delonix regia - Poinciana
12. Jacaranda mimosifolia
13. Araucaria cunninghamii - Hoop pine
14. Delonix regia - Poinciana
15. Jacaranda mimosifolia
16. Celtis sinensis
17. Spathodea campanulata - African tulip
18. Cinnamomum camphora - Camphor laurel
19. Eucalyptus species
20. Delonix regia - Poinciana
21. Eucalyptus species
22. Delonix regia - Poinciana
23. Celtis sinensis

\* Approved for removal as part of separate approval  
(Contaminated soil)



HASSELL

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021



Drawing No.  
DA-L-502

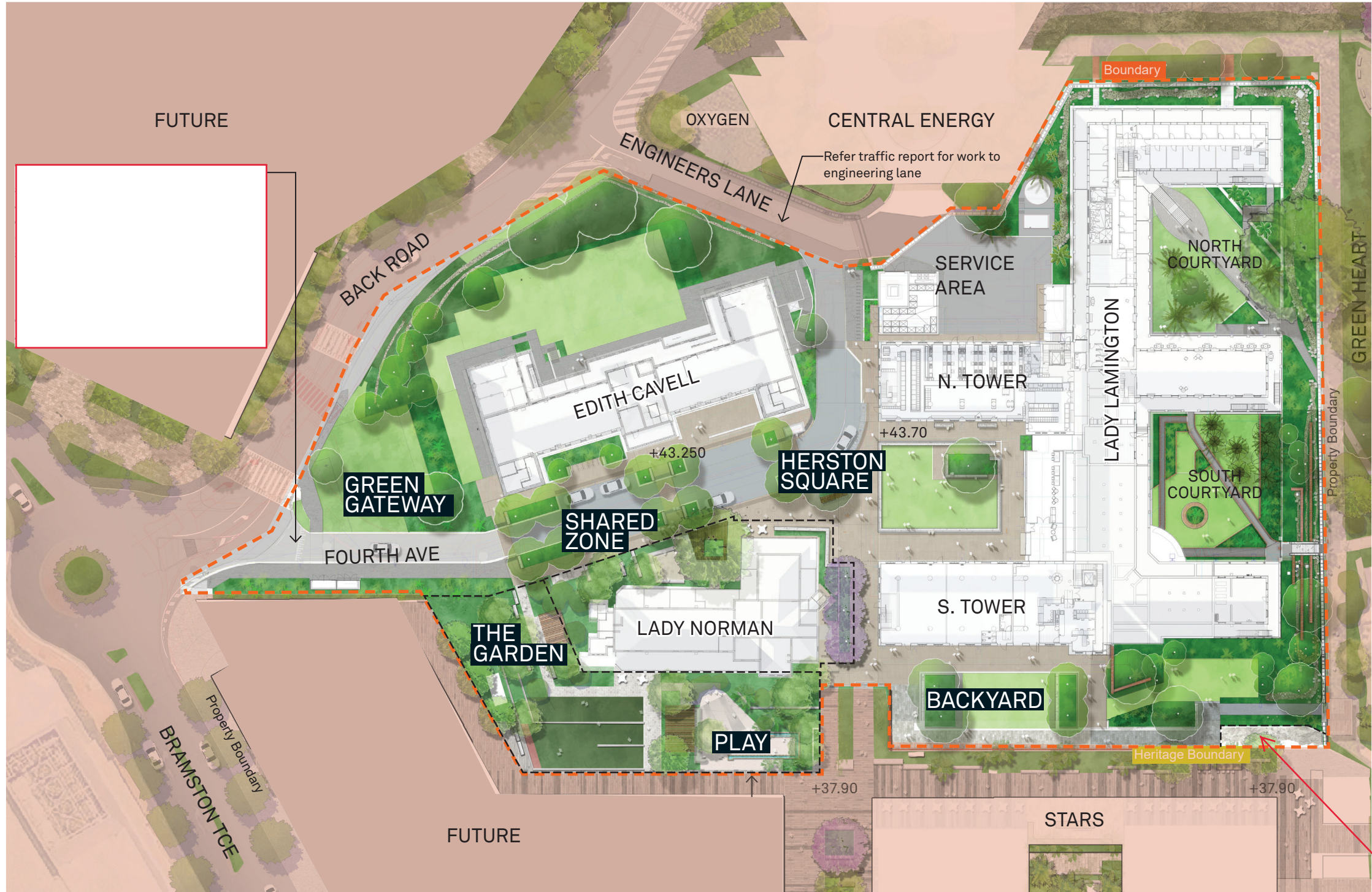
Scale  
1:800 @ A3

Client  
Australian Unity

Project Name  
Herston Quarter Heritage

Revision  
Issue M

Date  
23.02.2021

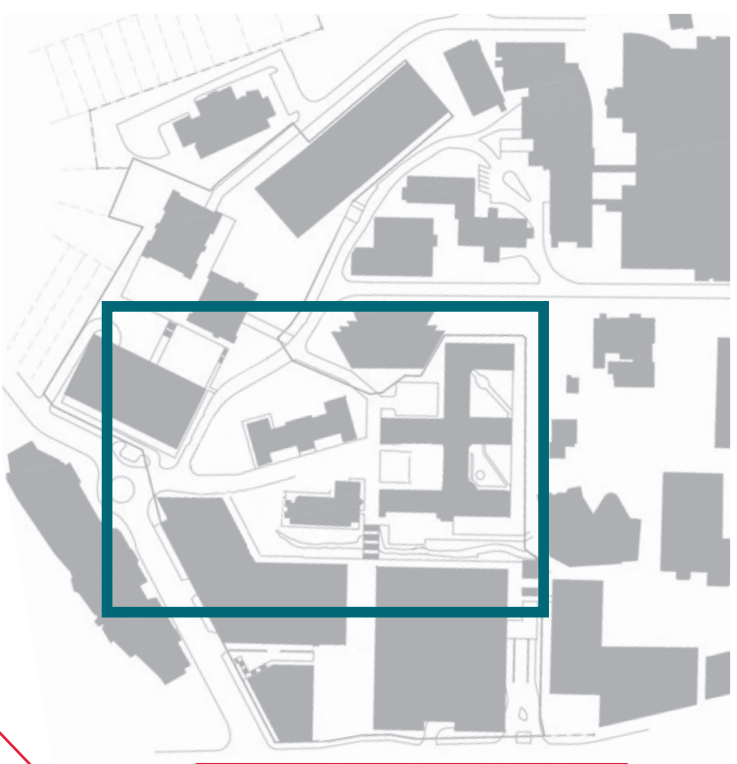


A series of connected spaces to meet, gather, retreat, play & dwell...

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021

HERITAGE CORE LANDSCAPE PLAN

**AMENDED IN RED**

By: Chris Hinton

Date: 8 April 2021



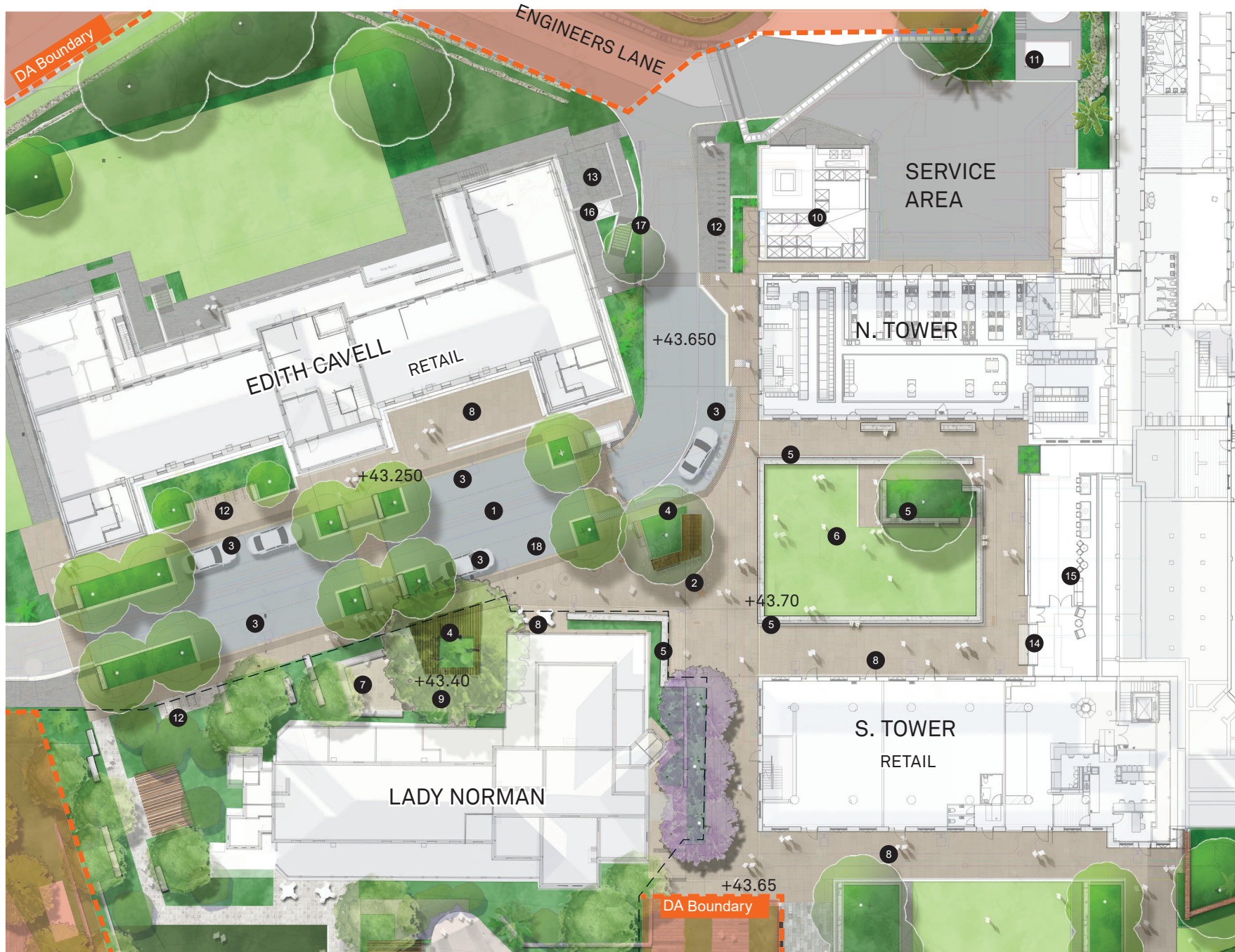
Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

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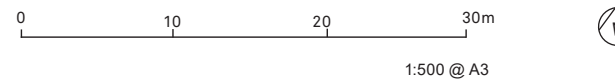
Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

**AMENDED IN RED**

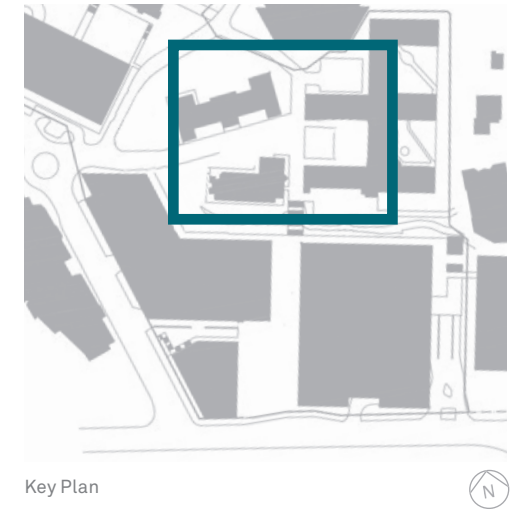
By: Chris Hinton  
Date: 8 April 2021



PLAN



Herston Square will leverage off the site's rich heritage amenity and become a key destination and heart of the Herston Quarter, with integrated flexibility to support outdoor activities, large groups, informal recreation and events. The retail offering will deliver indoor/outdoor dining experiences.



Key Plan

**Legend**

1. Shared zone - one way
2. Plaza/ Event Space
3. Parallel Parking
4. Feature Tree & seating platform
5. Seat / Seating wall
6. Raised Lawn space
7. Seating nooks
8. Outdoor Dining
9. Lady Norman Entry Forecourt
10. Substation and Bin Enclosure
11. Reconfigured Fire Tanks and pump enclosures.
12. Bicycle parking
13. Edith Cavell from Service Area (Mech Plant)
14. Student Accom Entry
15. Link building as per Architect's latest architecture
16. Exterior lift
17. Stair access to Edith Cavell to northern open space
18. PWD Car park

HASSELL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003  
Date: 31 May 2021



Drawing No. DA-L-201

Scale 1:500 @ A3

Client Australian Unity

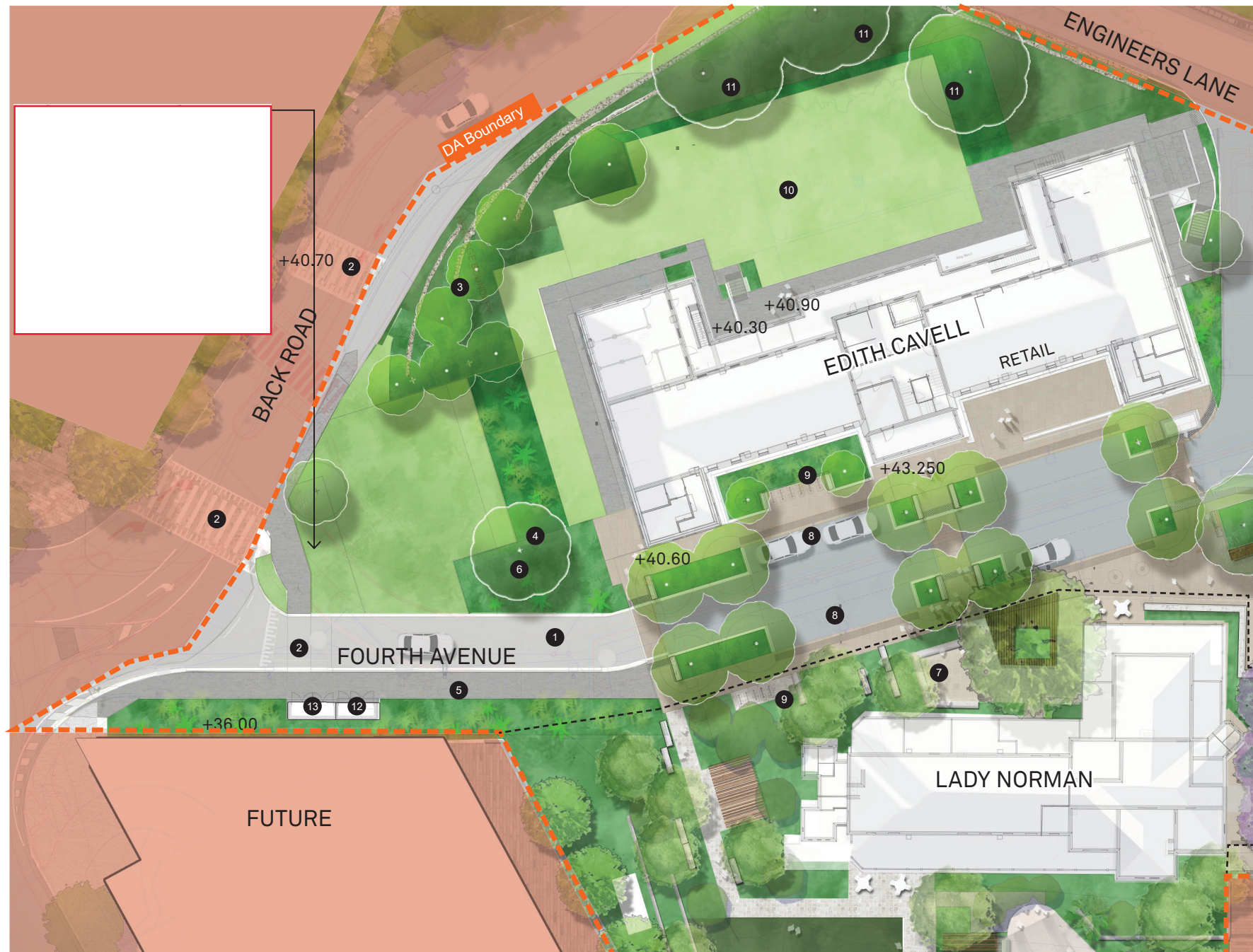
Project Name Herston Quarter Heritage

Revision Issue M

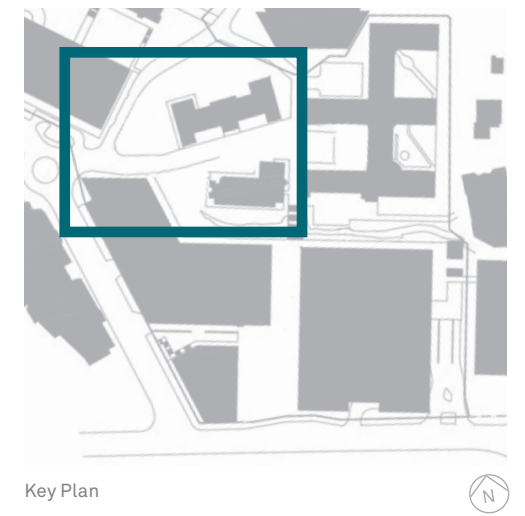
Date 23.02.2021

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**AMENDED IN RED**  
 By: Chris Hinton  
 Date: 8 April 2021



The Green Gateway  
**A welcoming green arrival space, opening up views to the heritage buildings beyond**



**Legend**

- 1. Shared Zone - one way
- 2. Raised Crossing
- 3. Replacement Stone walls (new alignment) - Stone clad blockwork, replaced for new alignment to Back road and contaminated soil.
- 4. Lawn / Garden
- 5. Footpath
- 6. Feature Tree
- 7. Seating nook
- 8. Parking bays
- 9. Bicycle parking
- 10. Open lawn area - Flexible space
- 11. Replacement Tree (3 in total) as previously agreed for contaminated soil.
- 12. Water Cabinet
- 13. Gas Cabinet

PLAN



HASSELL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003  
 Date: 31 May 2021



Drawing No. DA-L-205

Scale 1:500 @ A3

Client Australian Unity

Project Name Herston Quarter Heritage

Revision Issue M

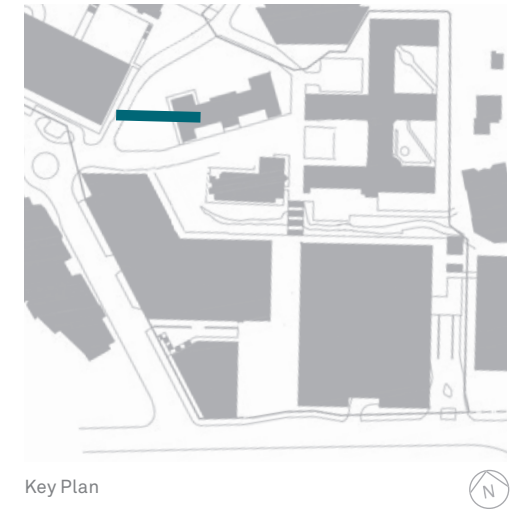
Date 23.02.2021



GREEN GATEWAY SECTION

0 1 5 10 15m

Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment



Key Plan

**AMENDED IN RED**  
 By: Chris Hinton  
 Date: 8 April 2021



HASSELL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
 Approval no: DEV2019/1003  
 Date: 31 May 2021



Drawing No. DA-L-206

Scale 1:200 @ A3

Client Australian Unity

Project Name Herston Quarter Heritage

Revision Issue L

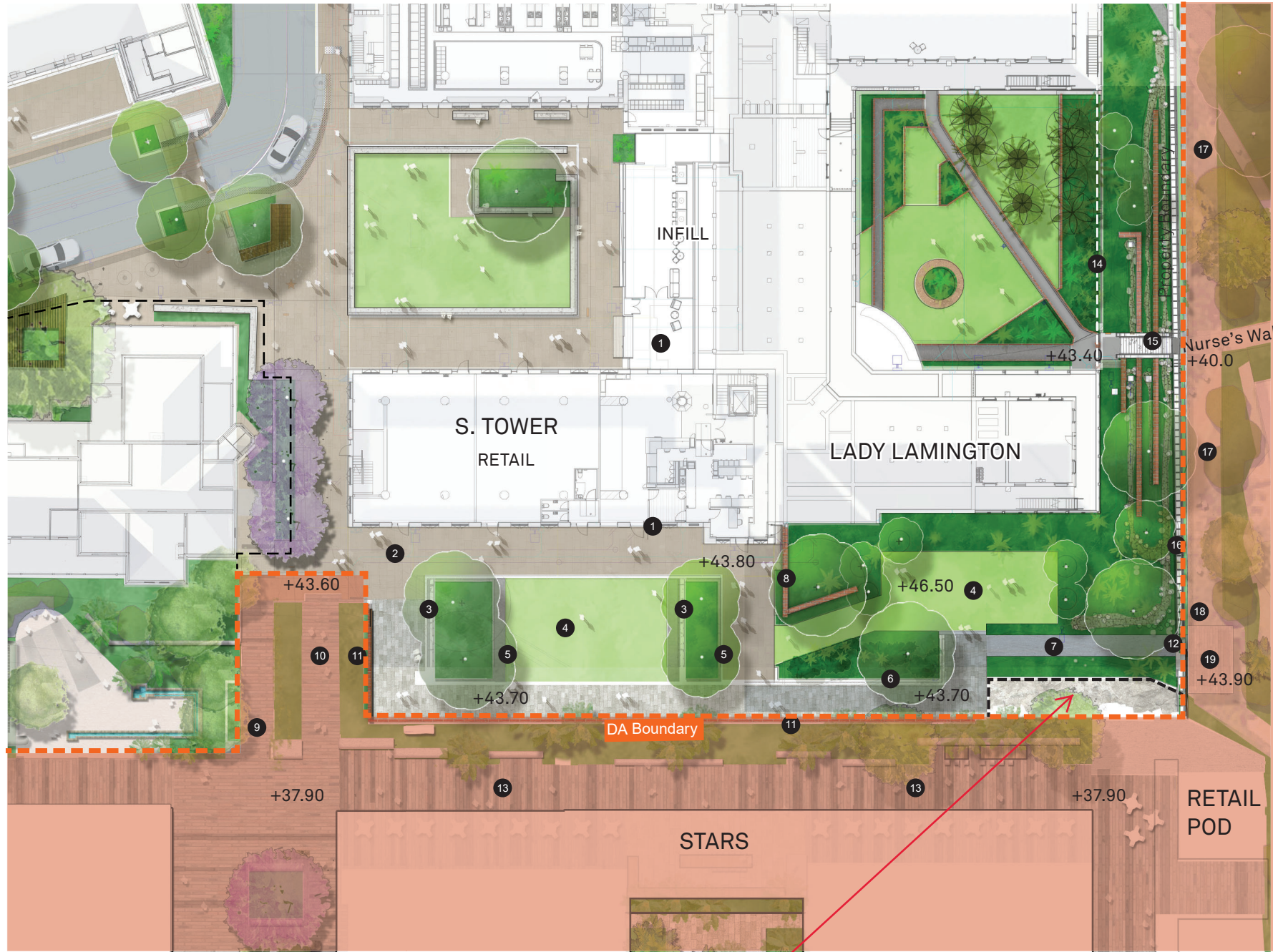
Date 14.12.2020

Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

**AMENDED IN RED**  
 By: Chris Hinton  
 Date: 8 April 2021

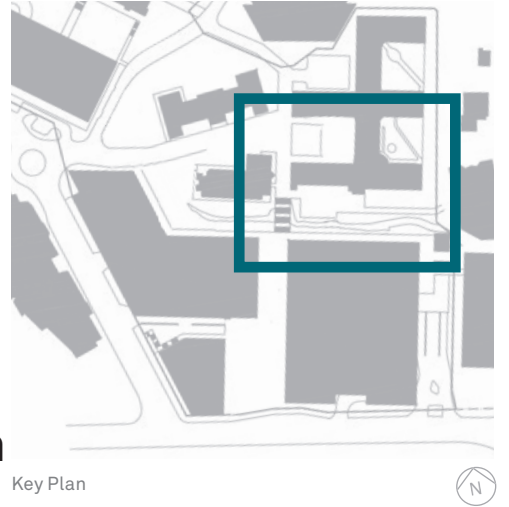


**PLANS AND DOCUMENTS** referred to in the PDA  
**DEVELOPMENT APPROVAL**  
 Approval no: DEV2019/1003  
 Date: 31 May 2021

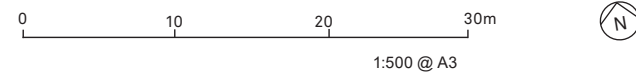
**The Backyard**  
 An informal and relaxed public zone providing a place for site users and student residents to interact

**The Green Heart Connection**  
 A transition zone drawing in the natural amenity of the green heart and providing a strong linking element



- Legend**
1. Student Accommodation entry
  2. Outdoor Dining
  3. Raised planting with seating wall (backrest & armrest)
  4. Lawn
  5. Insitu Concrete Planter wall
  6. Seating wall
  7. Path to future look out
  8. Brick clad retaining wall (Replacement due to structural advice)
  9. Public Lift (Stage 1 STARS Works)
  10. Stairs (Stage 1 STARS Works)
  11. Brick embankment wall (Stage 1 STARS Works)
  12. Connection to existng raised landing - (Future Shelter by Metro North)
  13. Lamington Place (Stage 1 STARS Works)
  14. Heritage courtyard wall reinstated (As per Heritage Approval)
  15. New stairs to 'Nurse's Walk' - Width to match "Existing stair" with replica side walls. (Noting a different proportion given the slope).
  16. Oxygen culvert alignment (Stage 1 STARS Works)
  17. Existing culvert
  18. Stairs to lookout (Future Works by Metro North)
  19. Sheltered lookout (Future Works by Metro North)
  20. Low height brick clad retaining walls for soft landscaping.

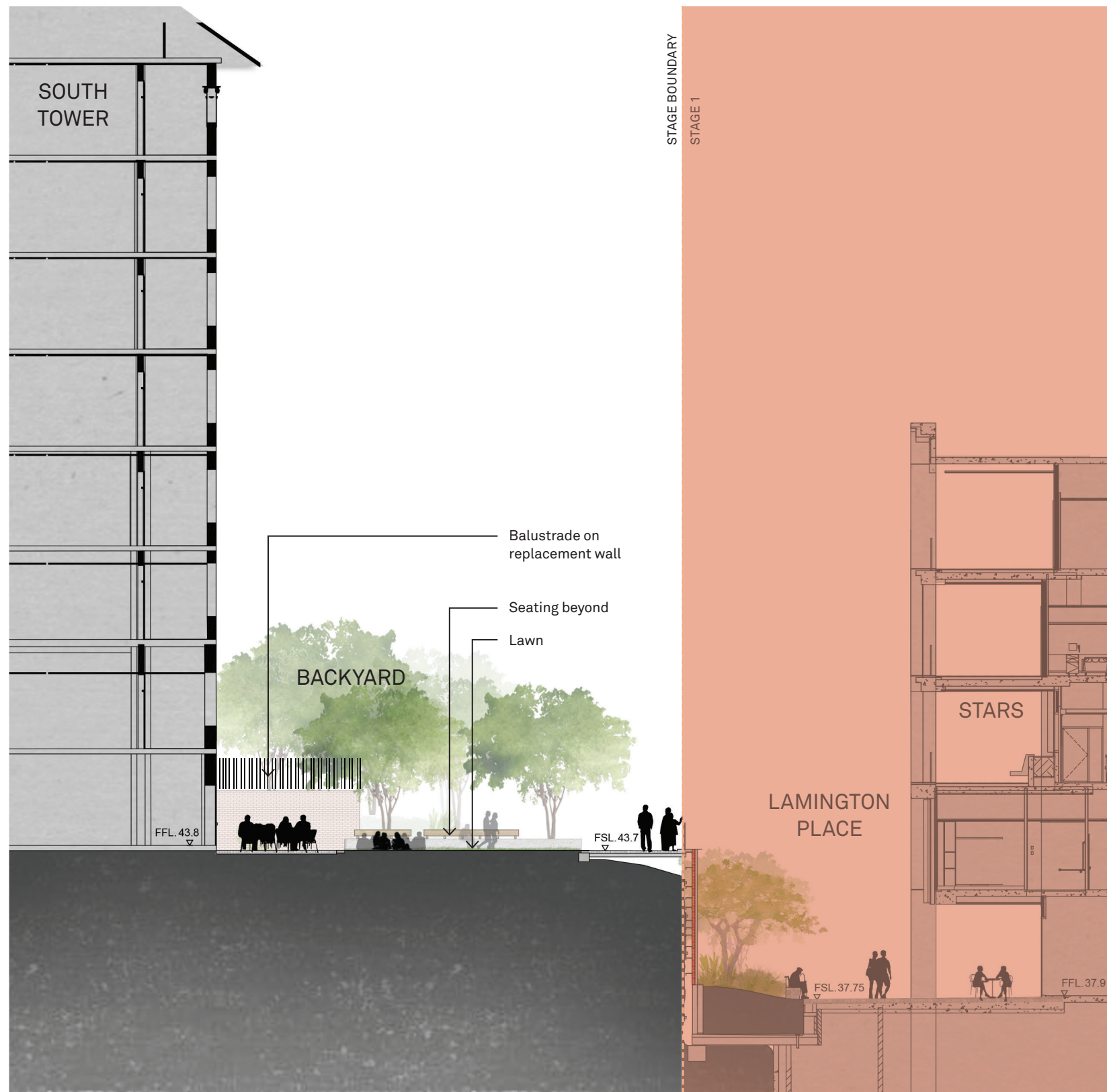
PLAN



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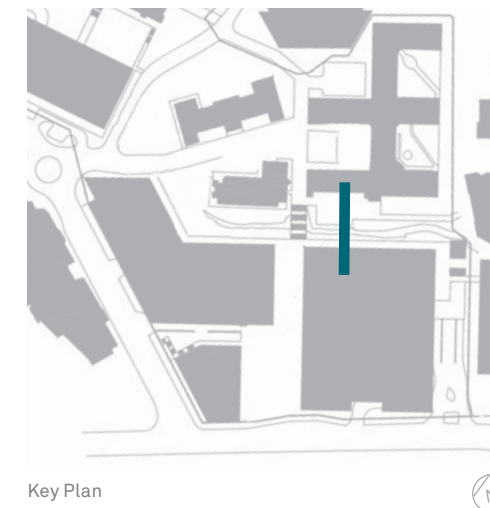
HASSELL





SOUTH TOWER SECTION

Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment



Key Plan

**AMENDED IN RED**  
 By: Chris Hinton  
 Date: 8 April 2021



HASSELL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL  
 Approval no: DEV2019/1003  
 Date: 31 May 2021



Drawing No. DA-L-208

Scale 1:200 @ A3

Client Australian Unity

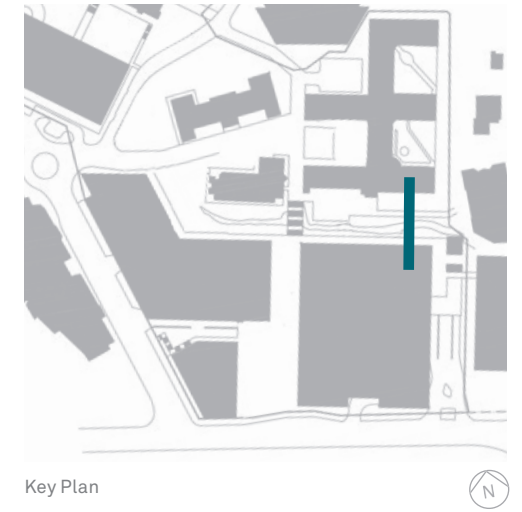
Project Name Herston Quarter Heritage

Revision Issue L

Date 14.12.2020

Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

**AMENDED IN RED**  
 By: Chris Hinton  
 Date: 8 April 2021



LADY LAMINGTON SECTION



HASSELL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003  
 Date: 31 May 2021



Drawing No. DA-L-209

Scale 1:200 @ A3

Client Australian Unity

Project Name Herston Quarter Heritage

Revision Issue L

Date 14.12.2020

## Materiality

A consistent palette of materials and furniture will tie Herston Quarter together and provide a unifying 'carpet' that visually defines the precinct and links the various built form together. The use of a neutral palette of materials with a reliance on stone, concrete and timber will create a simple and strong 'materiality' for the precinct. The public realm will generally focus on utilizing natural / raw materials and minimizing applied finishes to create a hard wearing public realm treatment which provides longevity in robustness and aesthetics.

The reuse of reclaimed brick from the demolition of existing buildings will be used as a feature material within the public realm extending the narrative of the sites history across the landscape.



GRANITE PAVERS - JUPURANA



GRANITE PAVERS - JUPURANA & TORINO



FULL DEPTH BASE COLOUR - GOTHIC BLUE



WINTERBROWN

BLUE HEELER



PLAIN GREY BROOM FINISHED CONCRETE

LIGHT EXPOSED FINISH CONCRETE



FURNITURE ELEMENTS - MONUMENT



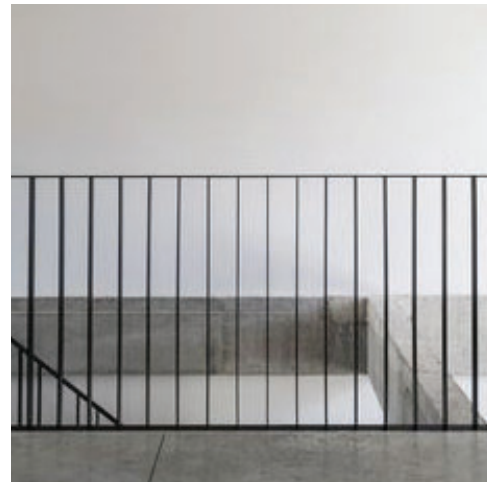
TIMBER - SPOTTED GUM



CONCRETE WALLS



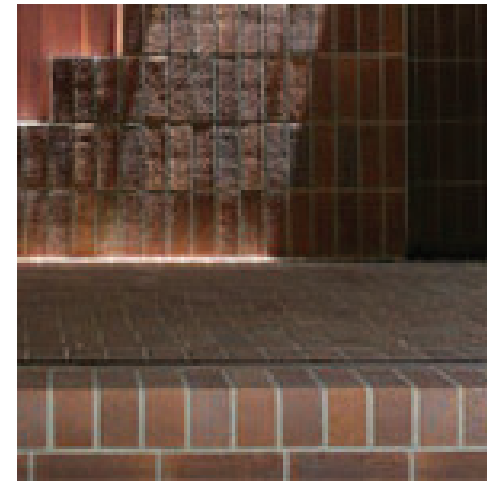
FEATURE SEATING PLINTH



BALUSTRADE - PROTECTIVE COATING



STRIP DRAIN - ACO CAST IRON



BRICK (NEW BRICK) - COLOUR TO BE CONFIRMED WITH HERITAGE CONSULTANT.



PRE-CAST AND INSITU SEATING WALLS

HASSELL

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021



Drawing No.  
DA-L-401

Scale

Client  
Australian Unity

Project Name  
Herston Quarter Heritage

Revision  
Issue L

Date  
14.12.2020

# Planting Palette

The planting palette will be memorable and distinctive, and continue to supplement and enhance the shade trees which characterise the existing vegetation the precinct. The use of the vernacular Brisbane mix of Figs, Jacarandas and Poincianas which typify the established planting character of the site will continue to be utilised to form the structure of the landscape environment. This structure will be complimented by a selection of smaller trees and a lush understory. The planting will champion the informality and asymmetrical nature of subtropical planting design, as well as celebrate plant diversity with a rich display of form, texture and colour.

The following outlines the general proposed planting palette - to be refined in Detail Design:

### Feature Shade Trees

- Delonix regia
- Ficus macrocarpa v. hillii
- Jacaranda mimosifolia
- Peltophorum pterocarpum

### Small / Medium Trees

- Tabebuia palmeri
- Flindersia sp.
- Harpullia pendula
- Melicope elleryana
- Randia fitzalanii
- Schizolobium parahybum

### Palms/Cycads

- Ptychosperma macarthurii
- Livistona sp.
- Zamia furfuracea
- Lepidozamia peroffskyana

### Shrubs

- Alpinia sp.
- Cordyline petiolaris
- Cyathia cooperi
- Heliconia sp.
- Monstera deliciosa
- Philodendron sp.
- Syzgium sp.

### Vines & Hanging

- Beaumontia grandiflora
- Chonemorpha fragrans
- Faradaya splendida
- Ficus pumila
- Peperomia obtusifolia
- Thunbergia mysorensis

### Groundcover

- Alcantarea imperialis
- Aspidistra elatior
- Asplenium nidus
- Blechnum indicum
- Calochlaena dubia
- Carex appressa
- Casuarina 'cousin it'
- Chlorophytum comosum
- Dietes grandiflora
- Ficinia nodosa
- Goodenia ovata
- Liriope Evergreen Giant
- Microsorium sp.
- Molineria capitulata
- Neomarica sp.
- Pittosporum 'Miss Muffet'
- Plectranthus australis
- Rhipsalis floccosa ssp. tucumanensis
- Russelia equisetiformis 'lemon falls'
- Sansevieria cylindrica
- Senecio mandraliscae
- Thymus serpyllum
- Trachelospermum jasminoides
- Viola hederacea
- Zamioculcas zamiifolia

### Display Garden

- Antirrhinum sp.
- Azalea indica sp.
- Dianthus sp.
- Hydrangeas
- Impatiens sp.
- Lavandula dentata 'French Lavender'
- Magnolia var.
- Marguerite daisy
- Pelargonium sp.
- Pentas sp.
- Salvia 'Mystic Spires'
- Veronica spicata

### Medicinal Garden

- Alpinia galanga
- Aloe vera
- Artemisia absinthium
- Centella asiatica
- Hydrangea 'Annabelle'
- Geranium robertianum
- Glechoma hederacea
- Iris versicolor
- Lamium album
- Lycopus virginicus
- Mentha sp.
- Nasturtiums
- Nepeta cataria
- Scutellaria lateriflora
- Thymus vulgaris
- Duboisia myoporoides



DELONIX REGIA



JACARANDA MIMOSIFOLIA



FICUS SPP



LIVISTONA AUSTRALIS



ALPINIA SP.



PHILODENDRON CONGO



FICINIA NODOSA



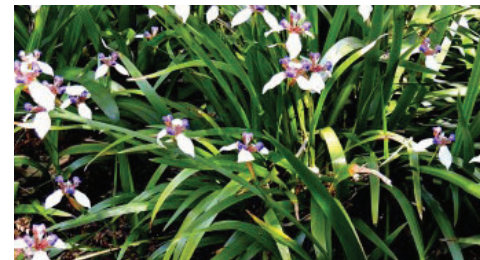
ASPENIUM NIDUS



THYMUS SERPYLLUM



LIRIOPE EVERGREEN GIANT



NEOMARICA GRACILIS



PHILODENDRON 'XANADU'



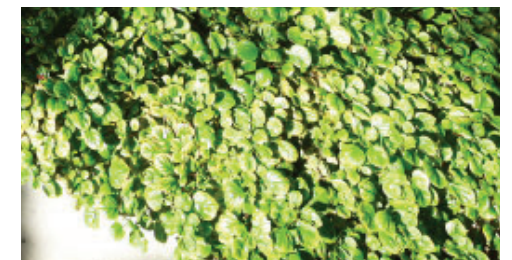
DORYANTHES EXCELSA



MOLINERIA CAPITULATA



MONSTERA DELICIOSA



PLECTRANTHUS AUSTRALIS

HASSELL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021



Drawing No. DA-L-501

Scale

Client Australian Unity

Project Name Herston Quarter Heritage

Revision Issue L

Date 14.12.2020

AMENDED IN RED

By: Chris Hinton

Date: 8 April 2021



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

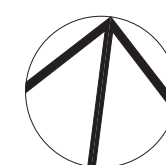
Date: 31 May 2021



Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

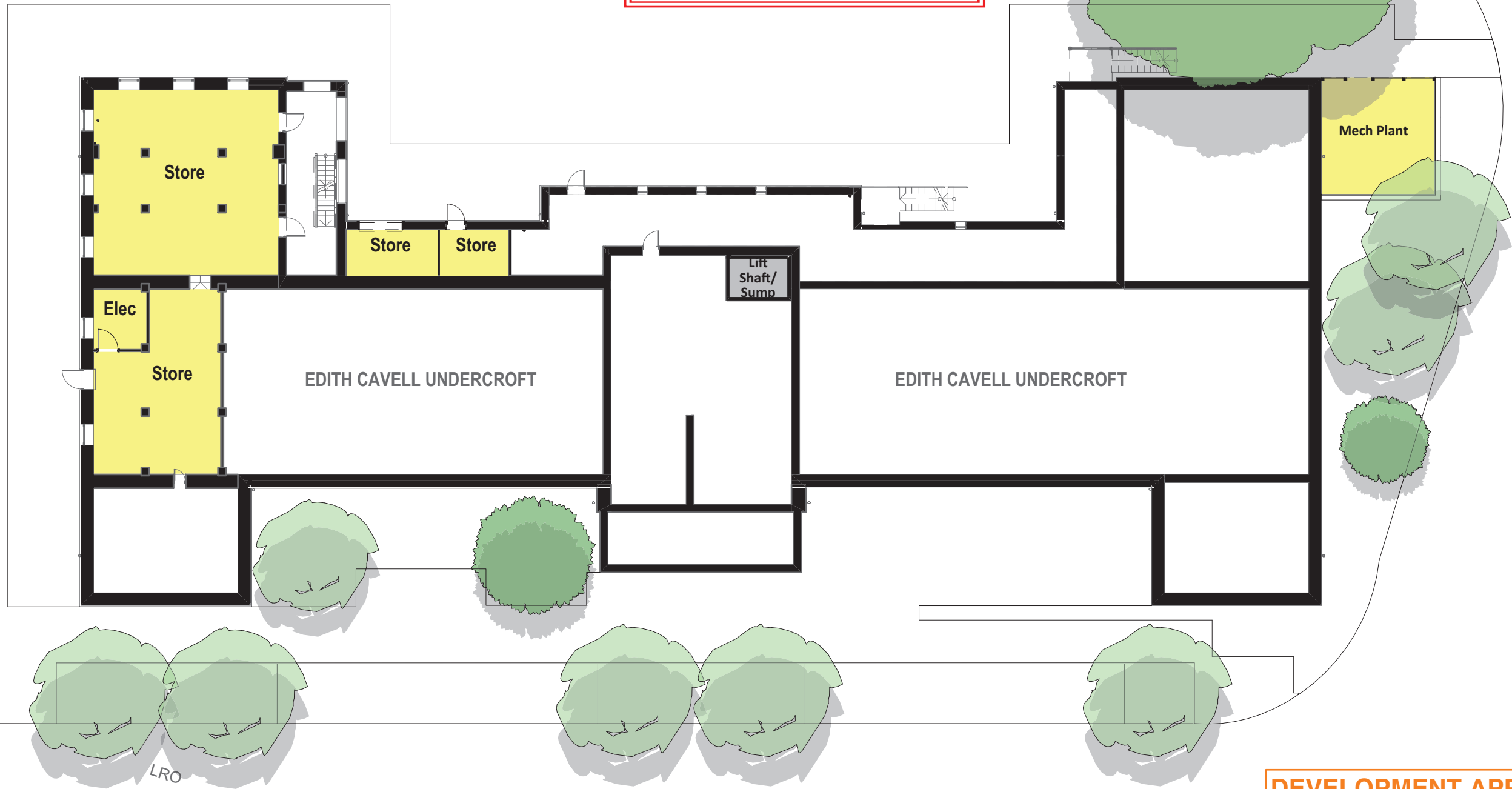


DEVELOPMENT APPROVAL NOT FOR CONSTRUCTION

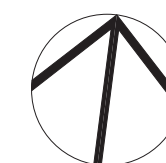


Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

AMENDED IN RED  
By: Chris Hinton  
Date: 8 April 2021



DEVELOPMENT APPROVAL NOT FOR CONSTRUCTION

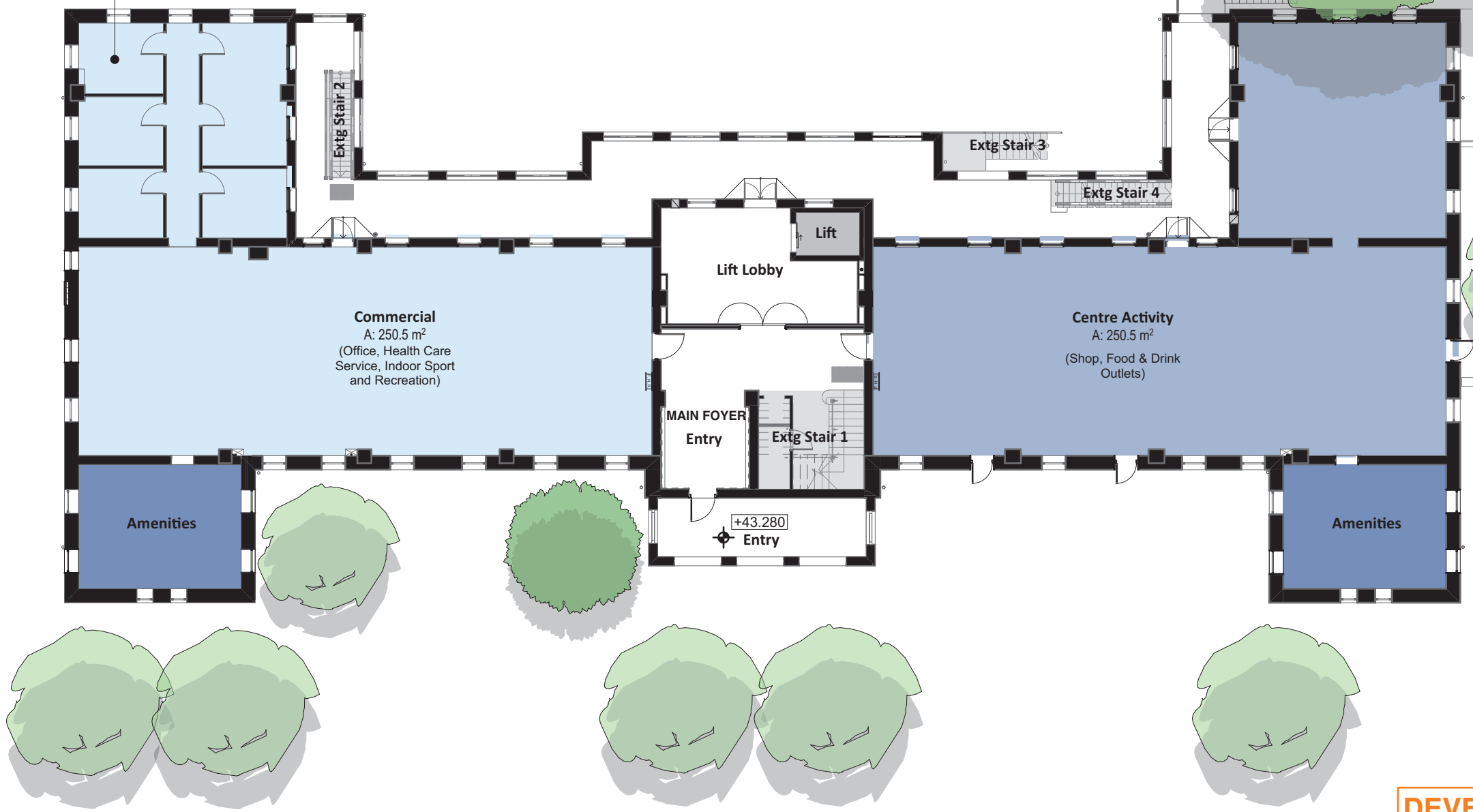


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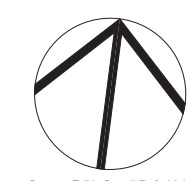
AMENDED IN RED  
By: Chris Hinton  
Date: 8 April 2021



cluster of original nurses' cubicles retained as a representative sample



DEVELOPMENT APPROVAL NOT FOR CONSTRUCTION



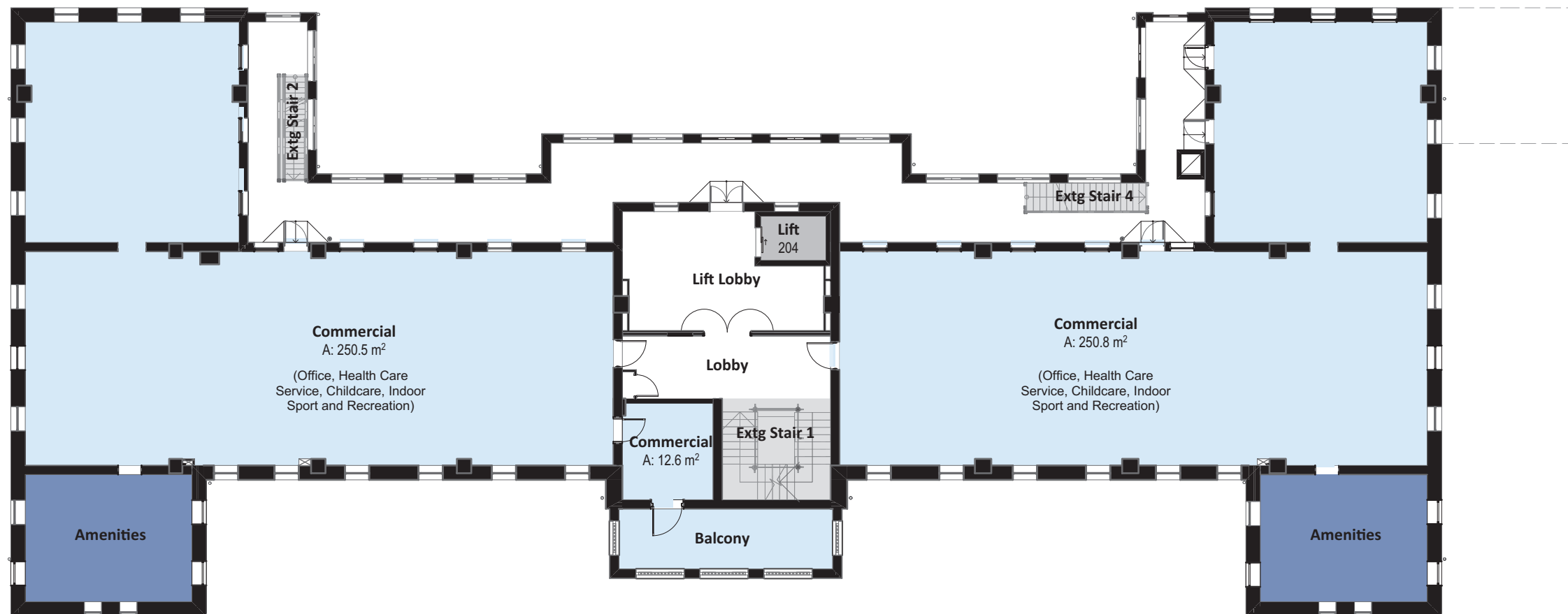


Detailed building design  
subject to further assessment  
under Compliance  
Assessment

AMENDED IN RED

By: Chris Hinton

Date: 8 April 2021



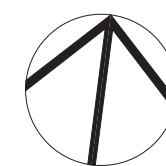
DEVELOPMENT APPROVAL  
NOT FOR CONSTRUCTION

EDITH CAVELL REFURBISHMENT  
Edith Cavell Building Herston QLD  
Hutchinson Builders

Second Floor Plan

scale: 1:200@A3

date:



A-DA-03.12-

L

1064-01

07/12/20

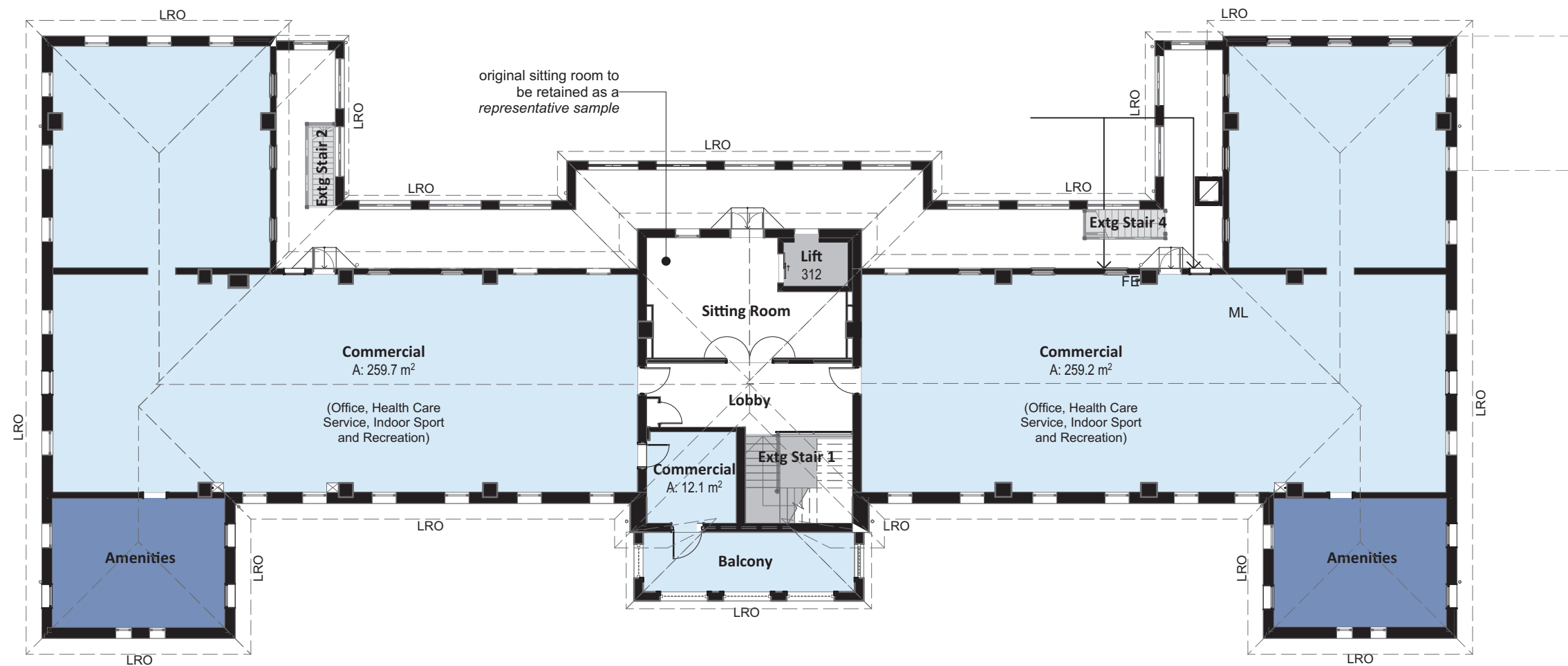




Detailed building design  
subject to further assessment  
under Compliance  
Assessment

**AMENDED IN RED**

By: Chris Hinton  
Date: 17 March 2020



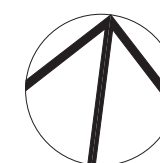
**DEVELOPMENT APPROVAL**  
NOT FOR CONSTRUCTION

**EDITH CAVELL REFURBISHMENT**  
Edith Cavell Building Herston QLD  
Hutchinson Builders

**Third Floor Plan**

scale: 1:200@A3

date:



**A-DA-03.13-**

**J**

1064-01

07/12/20

Detailed building design  
subject to further assessment  
under Compliance  
Assessment

**AMENDED IN RED**

By: Chris Hinton

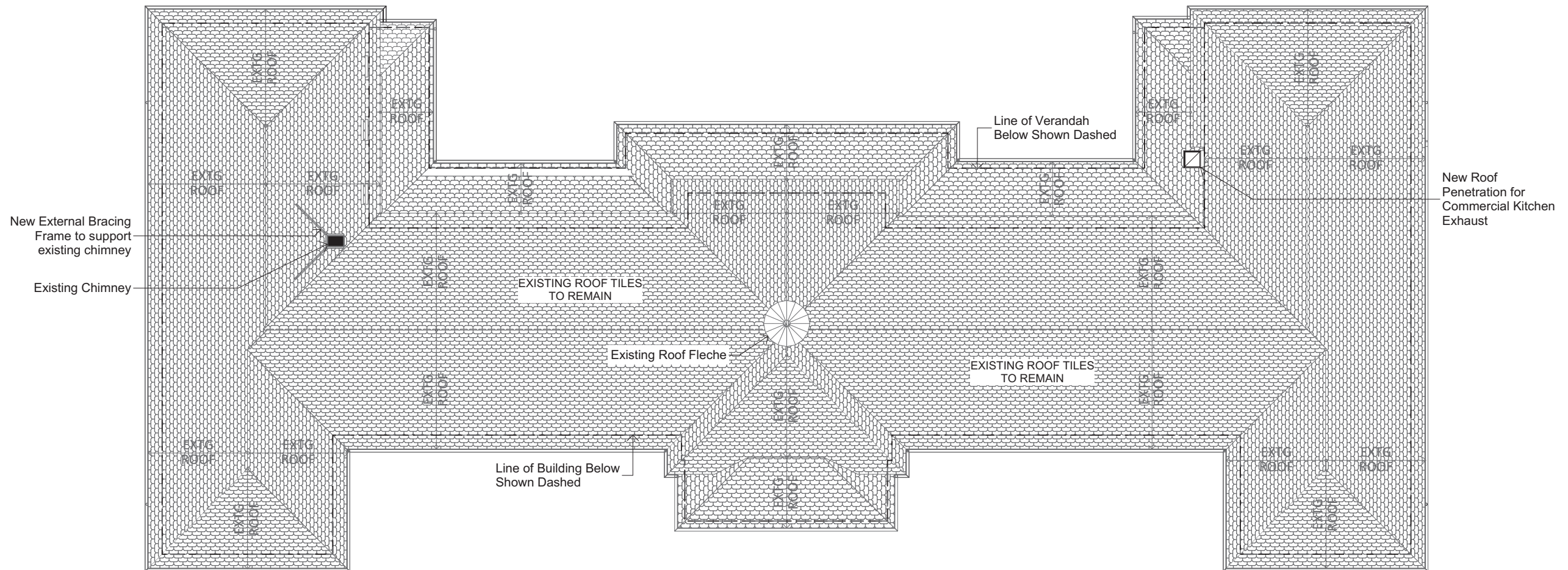
Date: 8 April 2021



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021



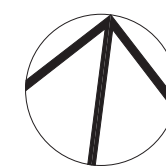
**DEVELOPMENT APPROVAL**  
NOT FOR CONSTRUCTION

**EDITH CAVELL REFURBISHMENT**  
Edith Cavell Building Herston QLD  
Hutchinson Builders

**Roof Plan**

scale: 1:200@A3

date:



**A-DA-04.03-**

1064-01

**G**

07/12/20

**AMENDED IN RED**

By: Chris Hinton

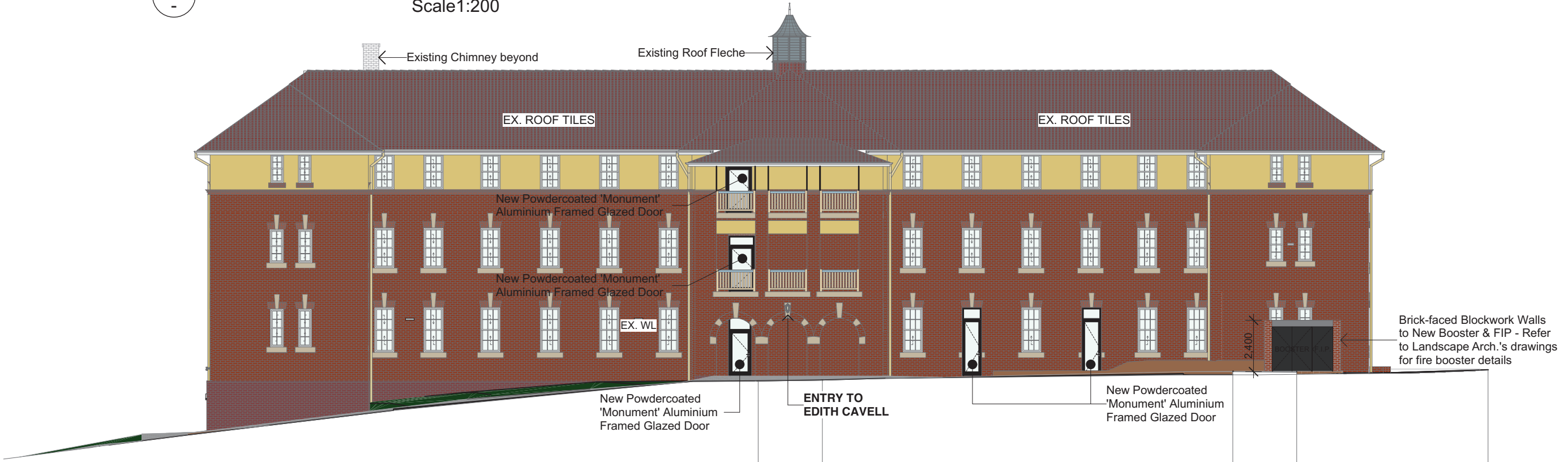
Date: 8 April 2021



Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

1  
-

North Elevation  
Scale 1:200



2  
-

South Elevation  
Scale 1:200

**EDITH CAVELL REFURBISHMENT**  
Edith Cavell Building Herston QLD  
Hutchinson Builders

**Elevations**  
scale: 1:200@A3  
date:

PLANS AND DOCUMENTS referred to in the PDA  
**DEVELOPMENT APPROVAL**  
Approval no: DEV2019/1003  
Date: 31 May 2021



**DEVELOPMENT APPROVAL**  
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**A-DA-09.04- G**  
1064-01 07/12/20



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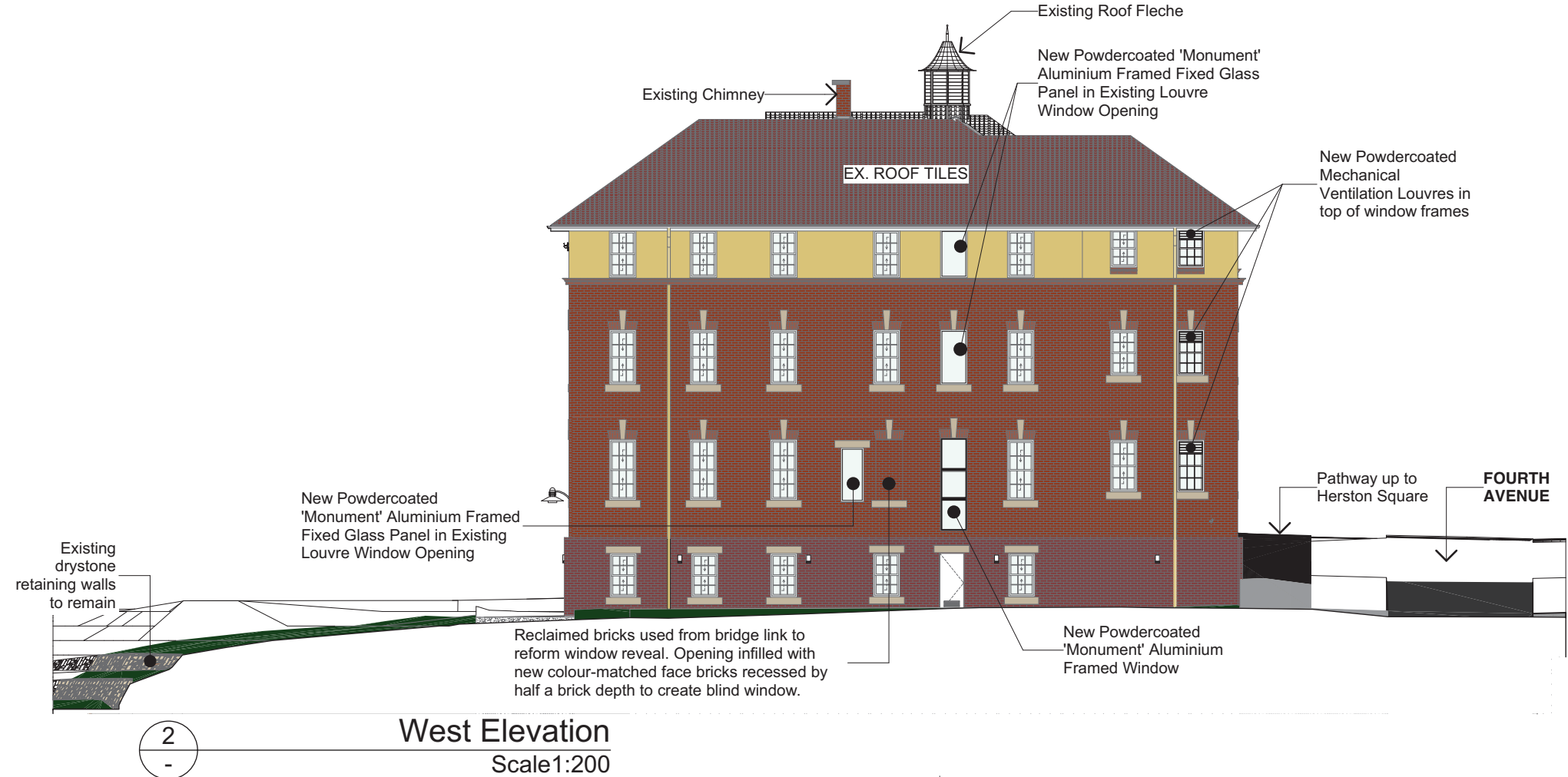
**East Elevation**  
Scale 1:200

**AMENDED IN RED**

By: Chris Hinton  
Date: 8 April 2021



Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment



**West Elevation**  
Scale 1:200

**PLANS AND DOCUMENTS** referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003  
Date: 31 May 2021



**DEVELOPMENT APPROVAL**  
NOT FOR CONSTRUCTION

**AMENDED IN RED**

By: Chris Hinton

Date: 8 April 2021

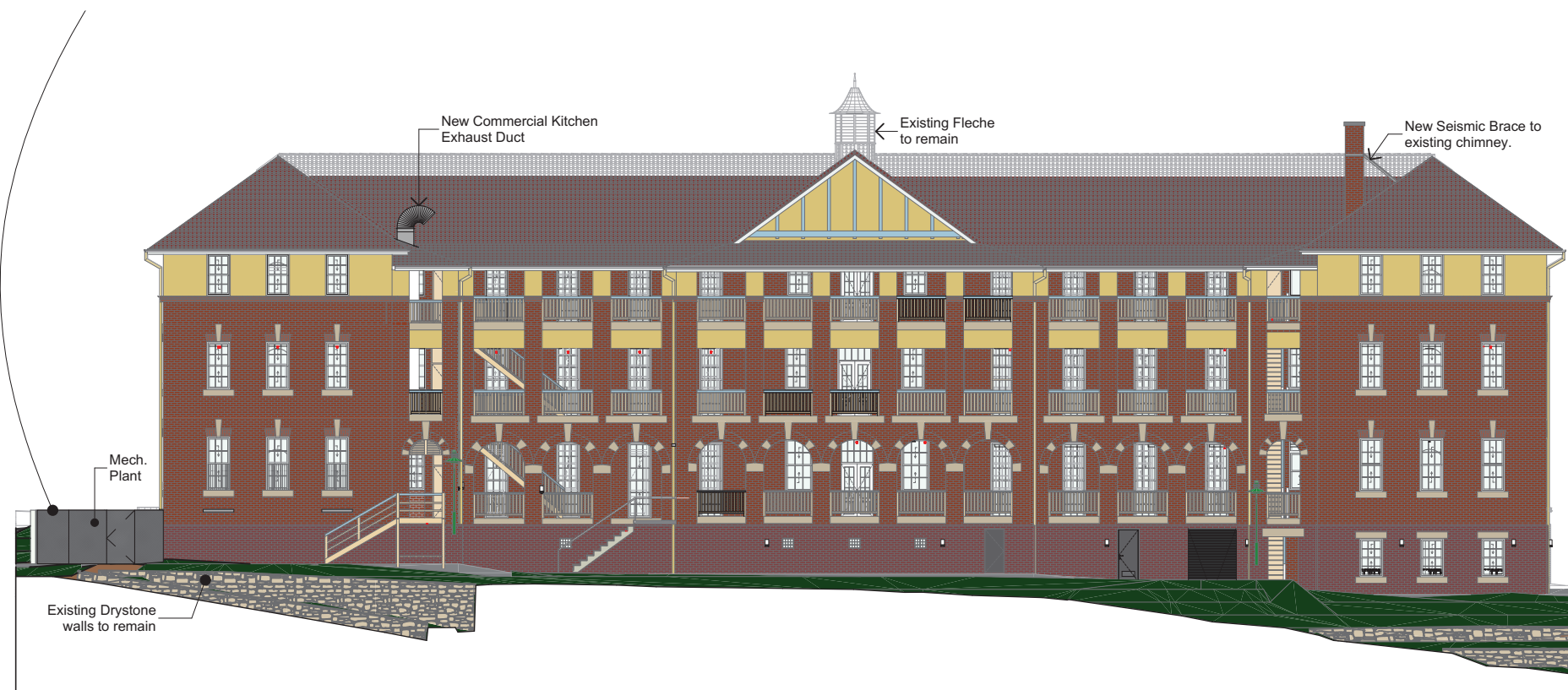


Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021



1  
-

North Elevation

Scale 1:250

**DEVELOPMENT APPROVAL**  
NOT FOR CONSTRUCTION



**EDITH CAVELL REFURBISHMENT**  
Edith Cavell Building Herston QLD  
Hutchinson Builders

**Proposed Materials & Details**

scale: 1:250@A3

date:

**A-DA-09.06-**

**D**

1064-01

07/12/20

p 07 3251 6900  
www.elevationarchitecture.com.au  
info@elevationarchitecture.com.au  
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**AMENDED IN RED**

By: Chris Hinton

Date: 8 April 2021

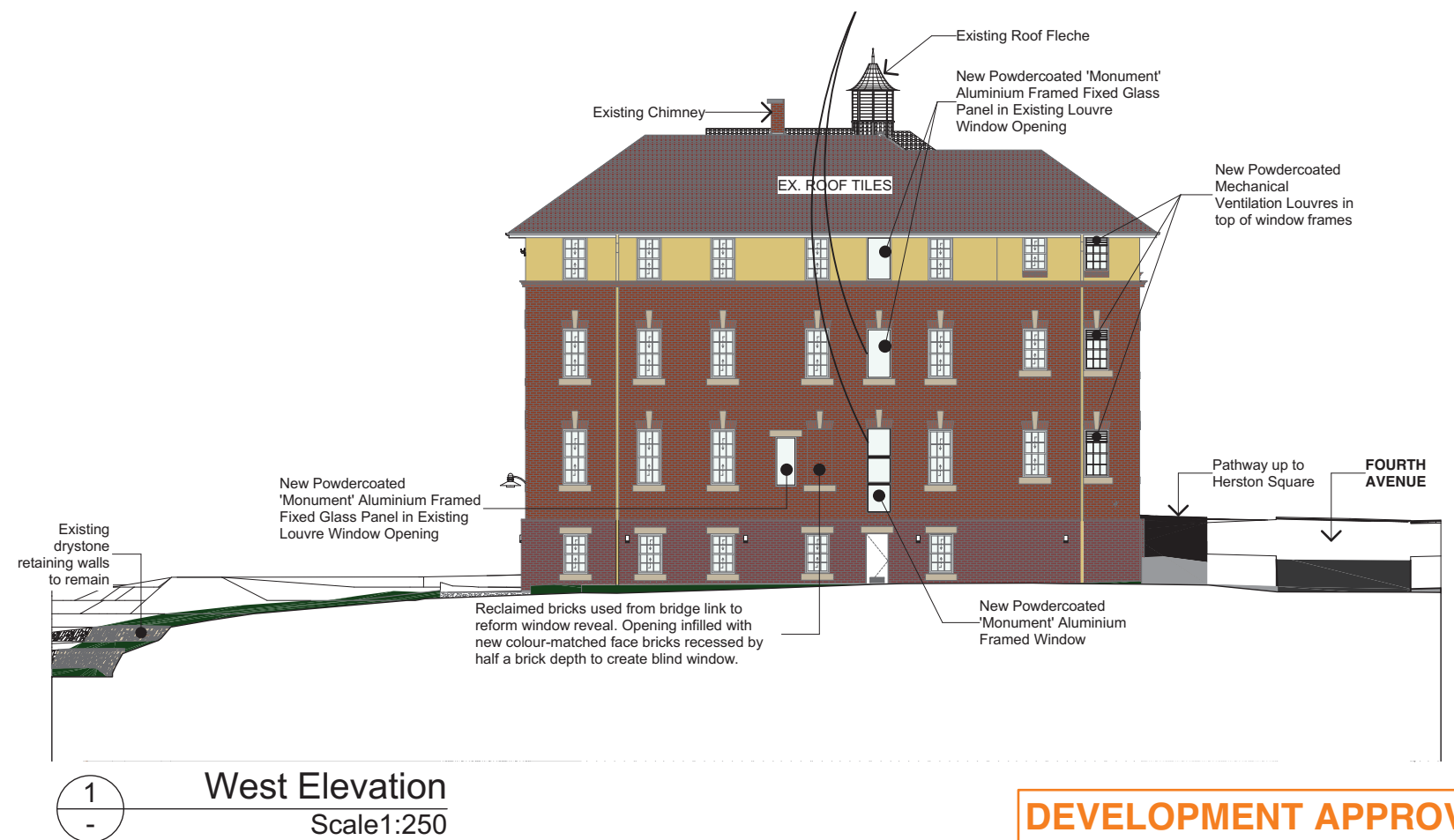


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Approval no: DEV2019/1003

Date: 31 May 2021



**DEVELOPMENT APPROVAL**  
NOT FOR CONSTRUCTION

**EDITH CAVELL REFURBISHMENT**  
Edith Cavell Building Herston QLD  
Hutchinson Builders

**Proposed Materials & Details**

scale: 1:250@A3

date:

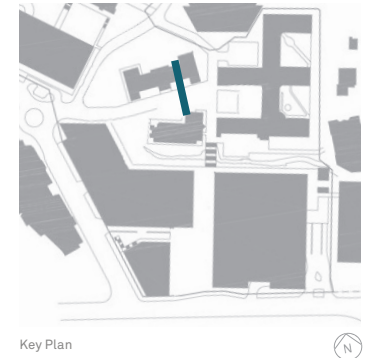
**A-DA-09.08- D**

1064-01

07/12/20

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

**Approval no:** DEV2019/1003  
**Date:** 31 May 2021



Key Plan



**FOURTH AVENUE SECTION**



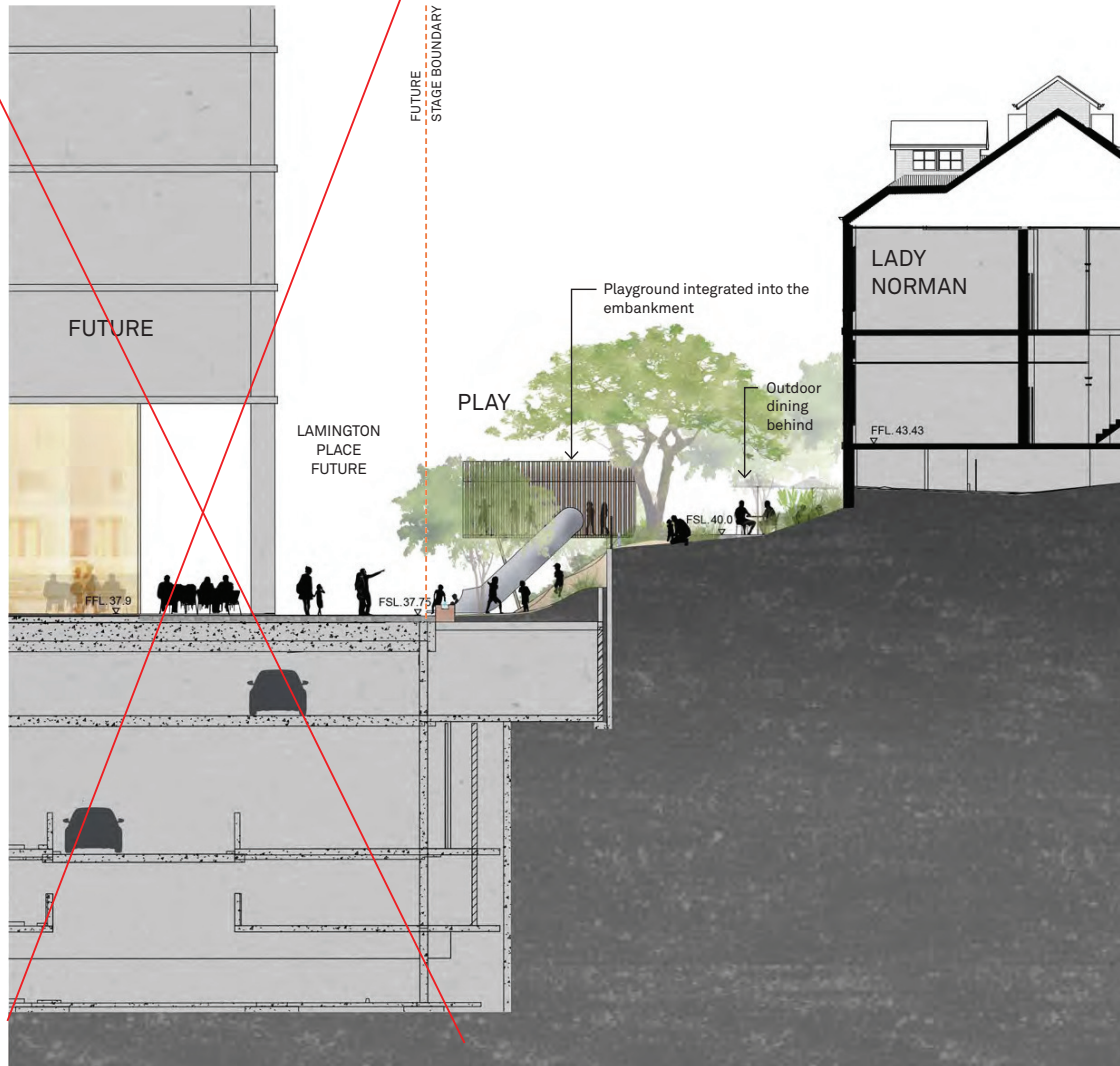
Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment

**AMENDED IN RED**

**By:** Chris Hinton  
**Date:** 8 April 2021



EXCLUDED from this  
PDA DEVELOPMENT APPROVAL



PLAY SECTION

0 1 5 10 15m

HASSELL

Drawing No.  
DA-L-204

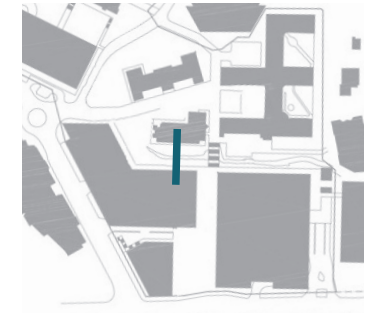
Scale  
1:200 @ A3

Client  
Australian Unity

Project Name  
Herston Quarter Heritage

Revision  
DA Issue 1

Date  
02.05.2019



Key Plan



AMENDED IN RED

By: Chris Hinton

Date: 8 April 2021



Detailed building, public  
realm and landscape  
design subject to further  
assessment under  
Compliance Assessment

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021





**AMENDED IN RED**

By: Chris Hinton

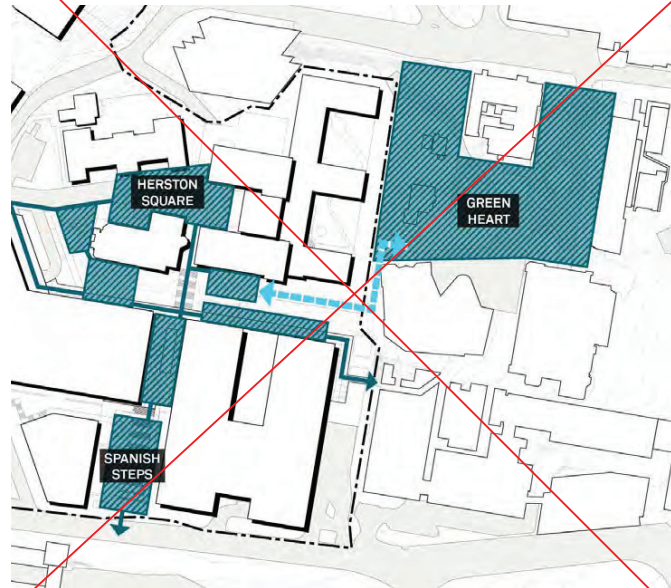
Date: 8 April 2021



## Connecting the Green Heart

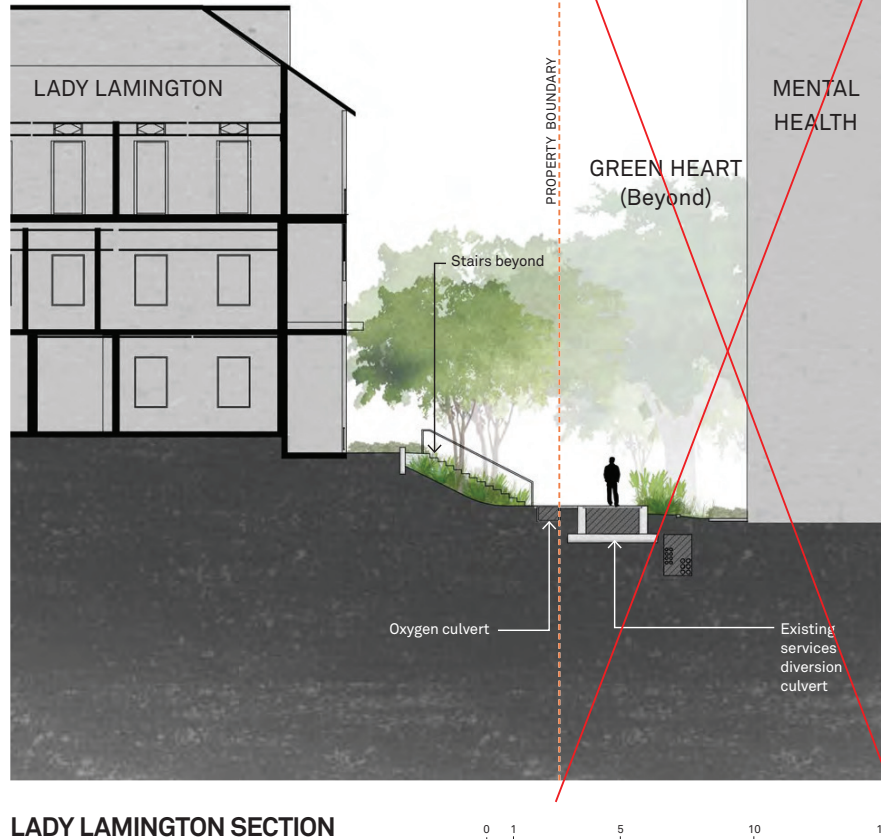
A pathway connection with stairs will negotiate the steep level change from the Green Heart up to Herston Quarter. The pathway will link the two spaces with a legible connection from the historic 'Nurse's Walk' around the southern side of Lady Lamington and to Herston Square.

**EXCLUDED from this PDA DEVELOPMENT APPROVAL**



Public Realm Diagram

**EXCLUDED from this PDA DEVELOPMENT APPROVAL**



LADY LAMINGTON SECTION



Key Plan

**Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment**

HASSELL

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2019/1003

Date: 31 May 2021



Drawing No. DA-L-210

Scale 1:200 @ A3

Client Australian Unity

Project Name Herston Quarter Heritage

Revision DA Issue 1

Date 02.05.2019

**PLANS AND DOCUMENTS**  
referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2019/1003  
Date: 31 May 2021



**AMENDED IN RED**

By: Chris Hinton  
Date: 8 April 2021

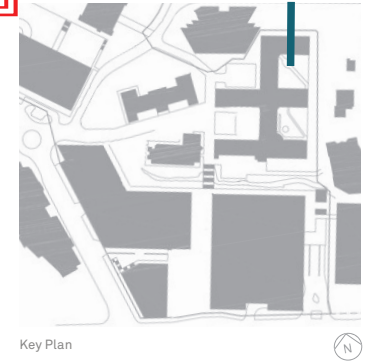


**EXCLUDED from this  
PDA DEVELOPMENT APPROVAL**

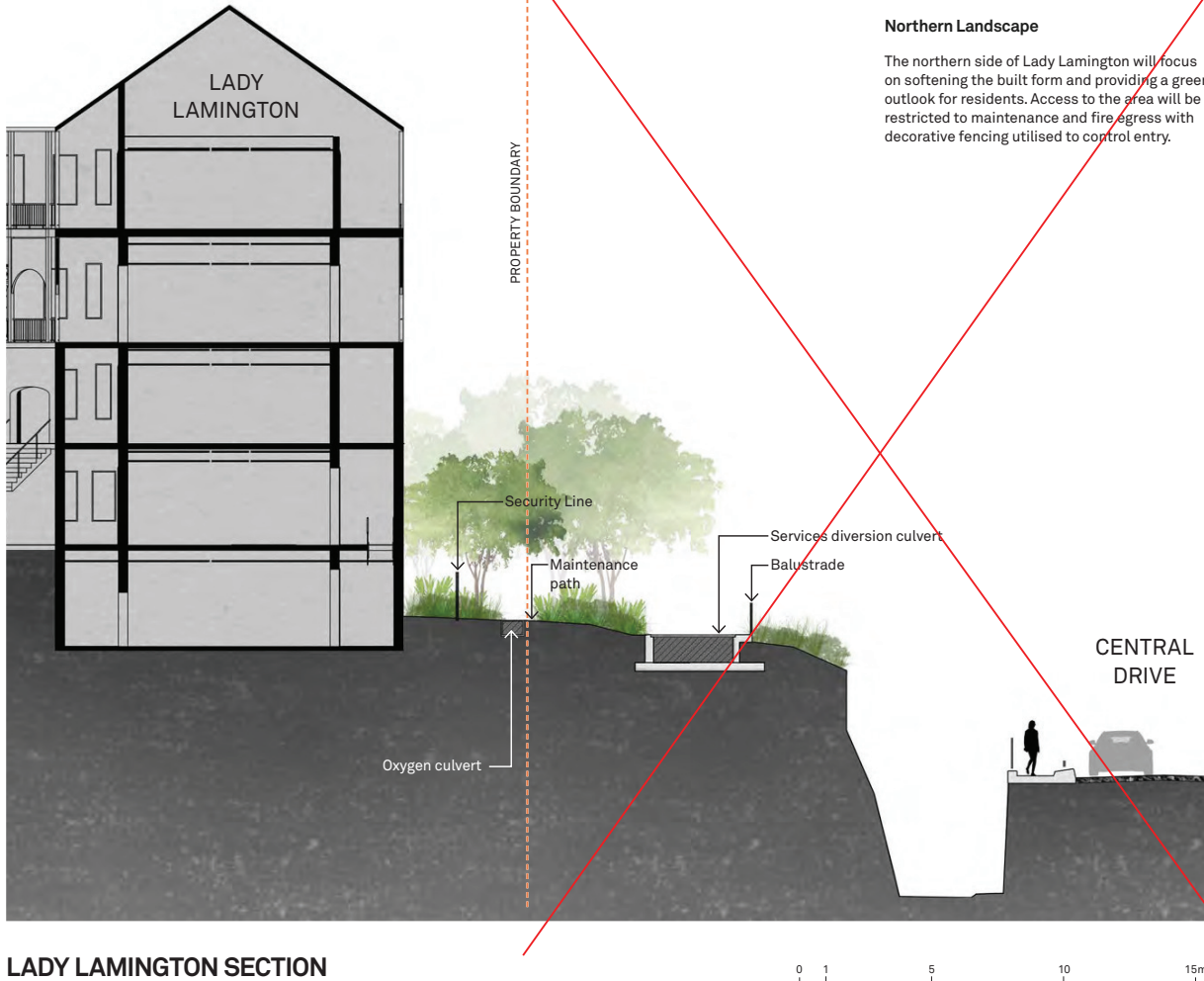
**Northern Landscape**

The northern side of Lady Lamington will focus on softening the built form and providing a green outlook for residents. Access to the area will be restricted to maintenance and fire egress with decorative fencing utilised to control entry.

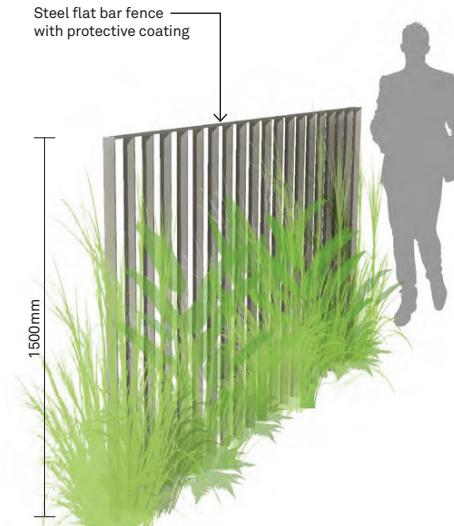
**Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment**



Key Plan



LADY LAMINGTON SECTION










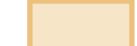








**Security Fence Vignette**

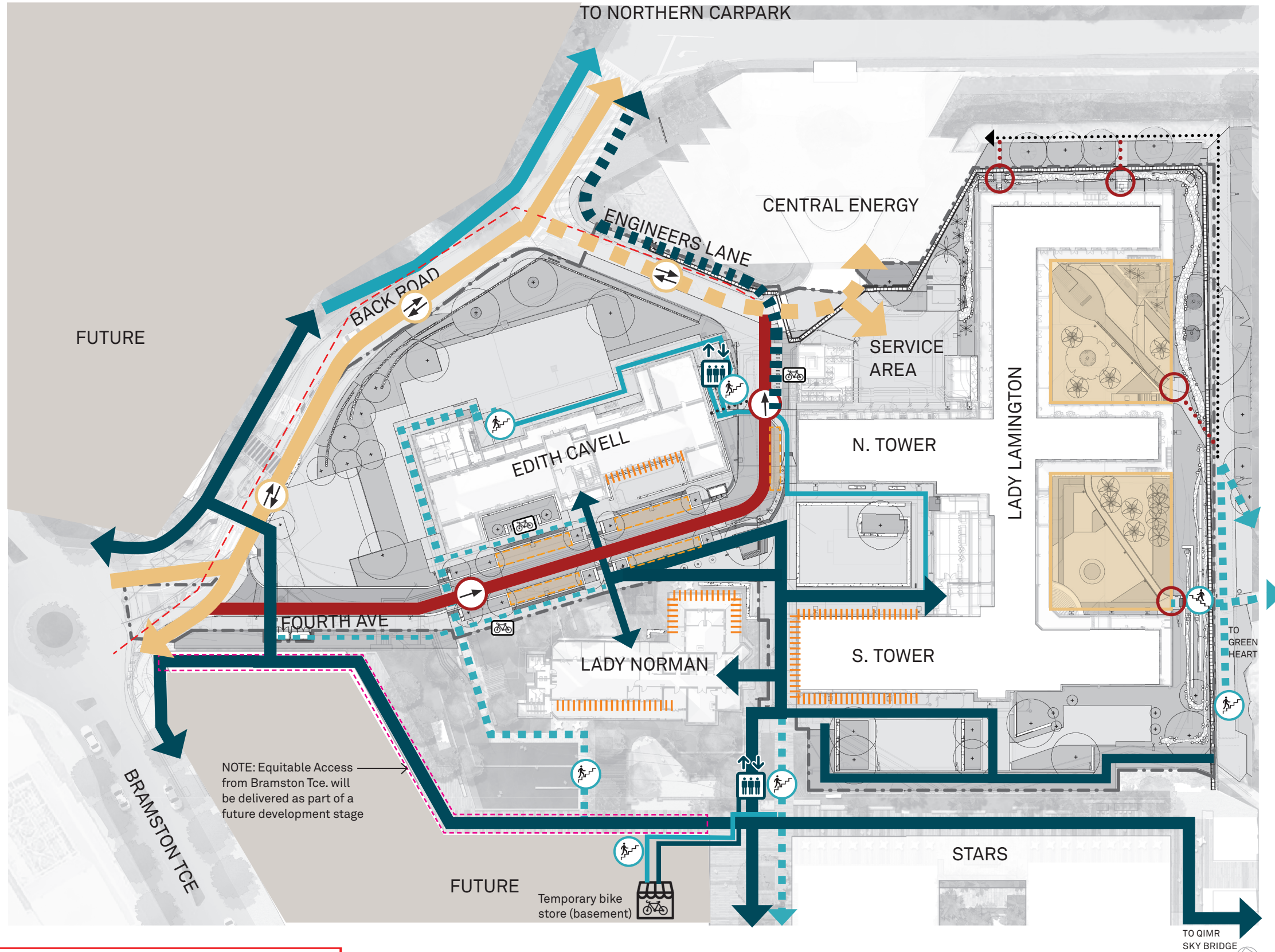
A simple visually recessive flat bar fence will be utilised along the security line. The fence will generally be located within planting to further soften its visual impact on the landscape.

# Logical and seamless integration is provided to the development.

Enhanced movement network ensure dda connectivity via new public realm levels and lifts, connecting people between precincts and key destinations. A new shared zone will provide a gateway entry into the precinct heart and foster a more pedestrianised and active heritage core. Pedestrian connection to key areas are prioritised and back of house areas are discouraged.

KEY

-  PRIMARY EQUITABLE CONNECTION
-  PRIMARY CONNECTION
-  SECONDARY CONNECTION
-  SECONDARY CONNECTION (DDA)
-  MAINTENANCE ONLY
-  STAIRS
-  LIFT
-  EXCLUSIVE USE AREA
-  ACTIVE FRONTAGES
-  FUTURE STAGE CONNECTION
-  SHARED ZONE - ONE WAY
-  VEHICULAR MOVEMENT
-  PARKING
-  FIRE EGRESS (ONLY)
-  BIKE STORE (STARS BASEMENT)
-  BIKE RACKS



# HERITAGE SIGNIFICANCE LEGEND

Levels of Significance (identified in Conservation Management Report)

- A Highly Significant
- B Significant
- C Not Significant



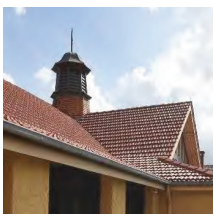

Refer to A-DA-03.01 to A-DA-03.04 for location and extent of these elements

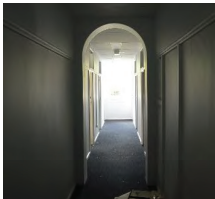

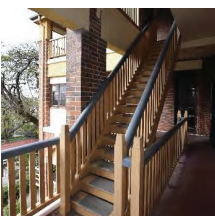

**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2019/1003

Date: 9 August 2019



	<b>1. Exterior brickwork; rough cast</b>	In accordance with the CMP, the original external brickwork will not be coated with clear finishes or paint. The rough cast finish on the third floor will be repainted in the original ochre colour.
	<b>2. Exterior joinery</b>	In accordance with the CMP, the original windows, doors, mouldings and trims will be retained where possible and repaired where necessary. Where replacement is necessary, new doors and windows are to match the original detail and material. Original hardware is also to be maintained where possible, however new hardware may be installed provided that it is discreet.
	<b>3. Roof and fleche</b>	In accordance with the CMP, where it is necessary to replace terracotta tiles, replacement tiles should match the original details. If the gutters or downpipes require replacement, use original profiles and details. Conserve the fleche by ensuring maintenance is undertaken.
	<b>4. Front balconies</b>	In accordance with the CMP, the front balconies are to be opened and restored to their original state.

	<b>5. Corridors</b>	In accordance with the CMP, the corridors are significant in demonstrating circulation through the buildings. Policy 15 states that Evidence of the layout of the corridors should be retained, <b>where possible</b> . This will need to be coordinated with the tenant's final fitout requirements.
	<b>6. Northern verandahs</b>	In accordance with the CMP, the verandahs are not to be enclosed. Partitions may be inserted on the verandahs provided they are unobtrusive and reversible. The verandah balustrade should be repaired where necessary. If reconstruction is required, the original details should be used. Alterations or additions to the verandah balustrade for code compliance should be undertaken with materials that are distinct from the existing and designed to be unobtrusive.
	<b>7. External timber stairs</b>	In accordance with the CMP, the verandah stairs may be adapted or removed, as required to be code compliant.
	<b>8. Swimming pool &amp; amenities</b>	In accordance with the CMP, the swimming pool and amenities may be removed.

**Development Approval**  
NOT FOR CONSTRUCTION

## HERITAGE SIGNIFICANCE LEGEND

Levels of Significance (identified in Conservation Management Report)





- A Highly Significant
- B Significant
- C Not Significant

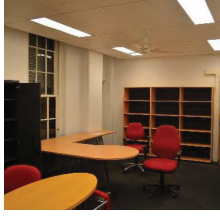
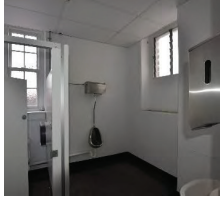



Refer to A-DA-03.01 to A-DA-03.04 for location and extent of these elements

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003  
Date: 9 August 2019



	<b>9. Main foyer</b>	In accordance with the CMP, the main foyer is to be conserved, including the timber panelling and plaque. Retain a clear finish on the silky-oak panelling.
	<b>10. Main internal stairs</b>	In accordance with the CMP, the main internal stairs are to be conserved. Alterations to the handrails for code compliance should be distinct from the existing and be designed to be unobtrusive.
	<b>11. Sitting rooms</b>	In accordance with Policy 15 of the CMP, the sitting room on the third floor will be retained as a representative sample.
	<b>12. Original nurses' cubicles/rooms</b>	In accordance with Policy 15 of the CMP, a cluster of cubicles on the first floor will be retained as a representative sample.

	<b>13. Office fit-outs (first, second &amp; third floors)</b>	In accordance with the CMP, the partitions and suspended ceilings may be removed.
	<b>14. Bathrooms</b>	In accordance with the CMP, the bathrooms and toilets may be refurbished as required for new uses. The bathrooms could be adapted for other uses.
	<b>15. Foundation stone</b>	In accordance with the CMP, the foundation stone is to be conserved.
	<b>16. Metal shutters</b>	In accordance with the CMP, the metal shutters on the rear elevation may be removed.
	<b>17. Mature plantings and drystone wall</b>	In accordance with Policy 21 of the CMP, the existing mature plantings and majority of the drystone wall will be retained

Development Approval  
NOT FOR CONSTRUCTION

# 04.1 External Materials

Preliminary | REFER TO PROPOSED ELEVATIONS FOR LOCATIONS OF MATERIALS

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019



BRICK



**BK 1**  
RETAINED ORIGINAL RED BRICK



**BK 2**  
RETAINED ORIGINAL DARK BRICK

PAINT



**PT 1**  
PALE BEIGE TO TOWER  
NEW PAINT TO MATCH EXISTING



**PT 2**  
BEIGE TO TOWER BASE  
NEW PAINT TO MATCH EXISTING



**PT 3**  
WHITE PAINT TO ALL TIMBER WORK  
NEW PAINT TO MATCH EXISTING



**PT 4**  
PAINT TO LEVEL 1 UPSTANDS - TOWERS  
NEW PAINT TO MATCH EXISTING

ROOF



**RT 1**  
ORIGINAL ROOF TILE  
REPAIRS TO MATCH EXISTING



**GT 1**  
GUTTERS TO E BLOCK & TOWERS  
NEW PAINT TO MATCH EXISTING

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 31 May 2021

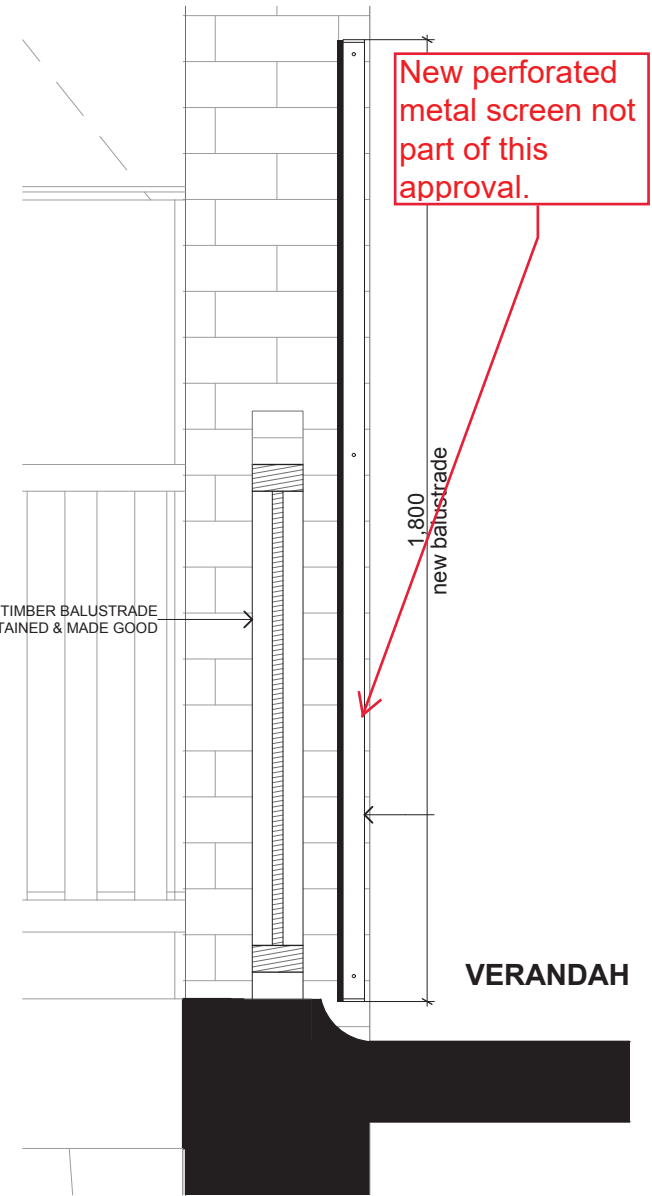
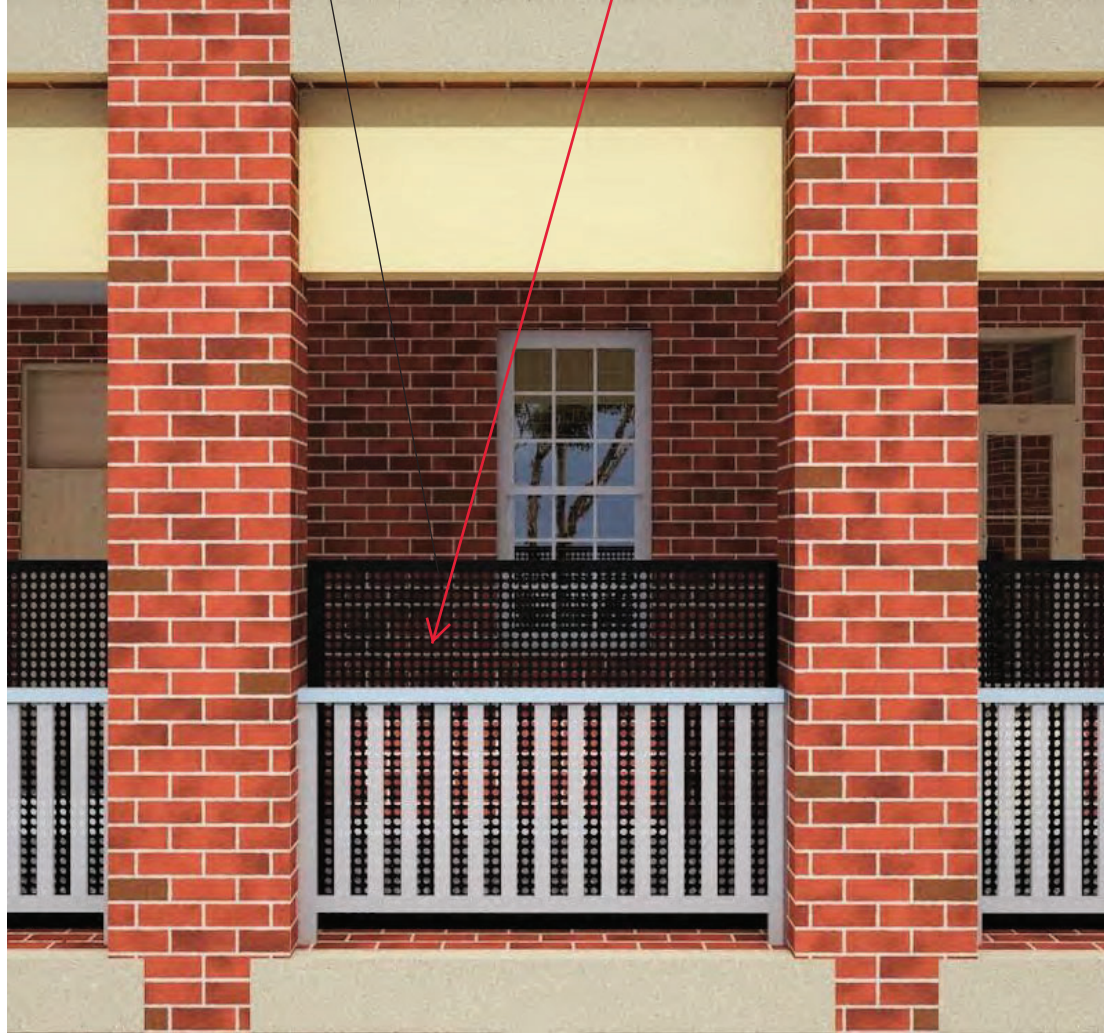


New perforated metal screen not part of this approval.

AMENDED IN RED

By: Chris Hinton

Date: 8 April 2021



2  
-

Balustrade Detail  
1:10

**Development Approval**  
NOT FOR CONSTRUCTION

# 04.1 External Materials

Preliminary | REFER TO PROPOSED ELEVATIONS FOR LOCATIONS OF MATERIALS

BALUSTRADES



**BAL 01**  
NEW COMPLIANT TIMBER BALUSTRADE & CHARCOAL TOP RAIL  
TIMBER COLOURS TO MATCH EXISTING



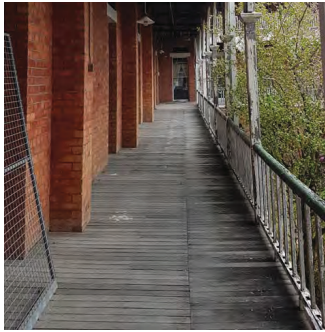
**EXS 01**  
EXISTING SCREEN TO BE RESTORED

DOORS & WINDOWS



**EXISTING & PROPOSED**  
NEW FRENCH DOORS / WINDOWS TO BE PAINTED TO MATCH EXISTING FRAME COLOURS - WHITE

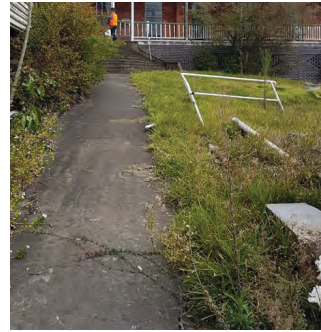
PATHS & DECKING



**E BLOCK**  
TIMBER VERANDAH REPLACED WITH TIMBER DECKING. SPECIES TO BE CONFIRMED BY BUILDER



**E BLOCK & TOWERS**  
CONCRETE VERANDAH - REPAIRED WHERE NECESSARY



**EXISTING COURTYARDS**  
CONCRETE PATHS - REPAIRED WHERE NECESSARY

**PLANS AND DOCUMENTS** referred to in the PDA **DEVELOPMENT APPROVAL**

Approval no: DEV2019/1003

Date: 31 May 2021



NEW STUDENT ENTRY



**GLAZED OPENINGS**  
EXPRESSED BLACK STEEL LINTELS



**EXTERNAL DOORS**  
CHARCOAL FRAMED CLEAR GLAZING



**EXTERNAL WALLS**  
EXPOSED & TEXTURED CONCRETE

**AMENDED IN RED**

By: Chris Hinton

Date: 8 April 2021



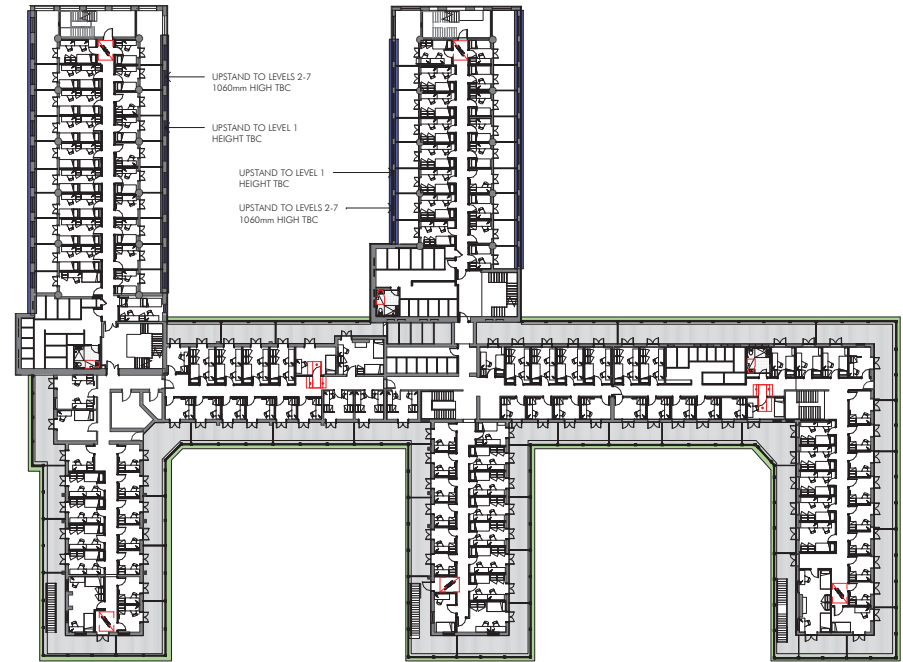


# 05.2 Balustrades

## Existing Balustrade Types & Extents



BALUSTRADE TYPE 1 - TIMBER



BALUSTRADE TYPE EXTENTS - TYPICAL



SOUTH TOWER



SOUTH TOWER



NORTH TOWER

BALUSTRADE TYPE 2 - CONCRETE UPSTAND

- BALUSTRADE TYPE 1 - TIMBER  
 TO BE REMOVED AND REPLACED WITH COMPLIANT BALUSTRADE (USING TIMBER EQUAL OR SIMILAR TO EXISTING )WHERE EXISTING BALUSTRADE IS NOT STRUCTURALLY SOUND
- BALUSTRADE TYPE 2 - CONCRETE UPSTAND  
 TO BE CLEANED/REPAIRED WITH ADDITIONAL TOP RAIL TO BE ADDED TO MAKE COMPLIANT

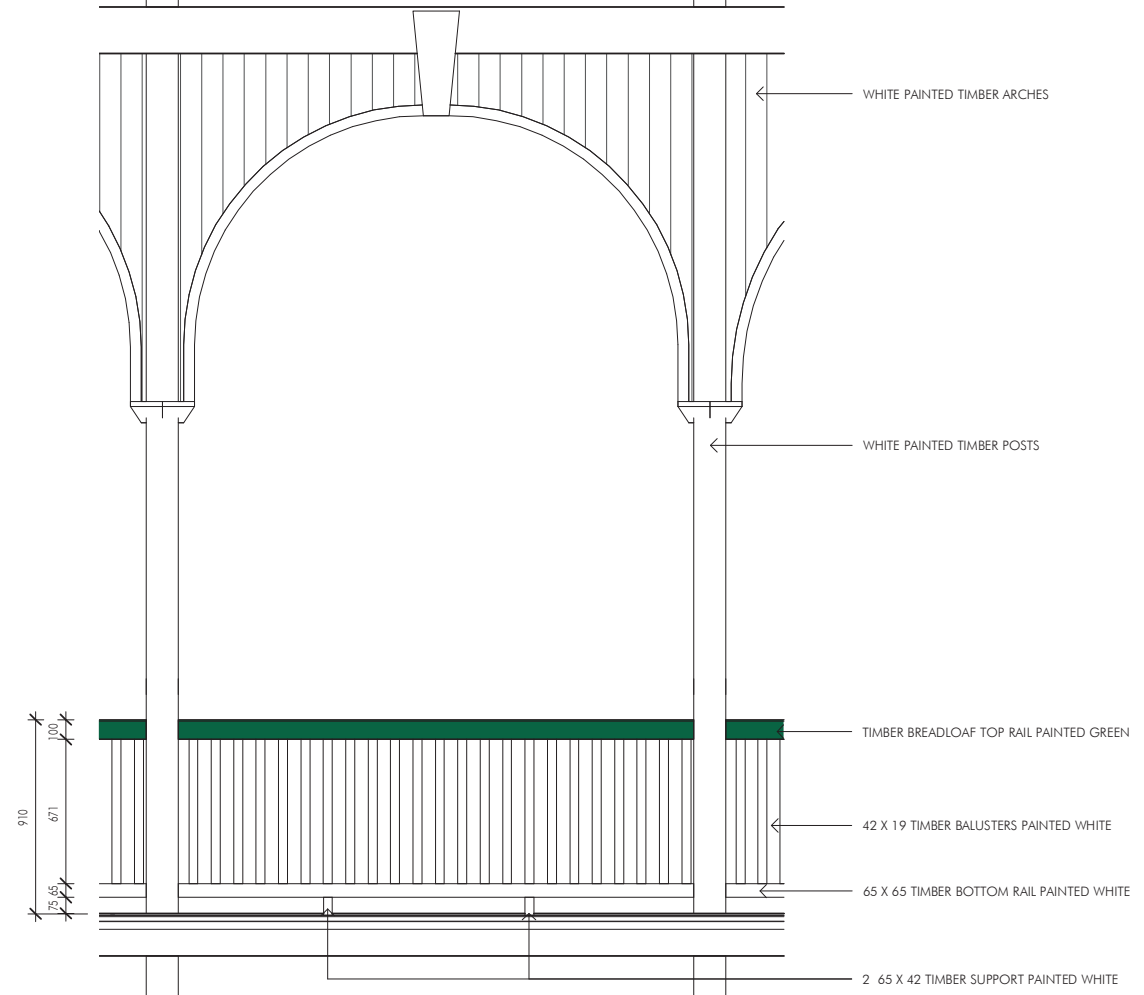
# 05.2.1 Balustrades

## Existing Balustrade Type 1

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019

EXISTING BALUSTRADE ELEVATION  
1:25

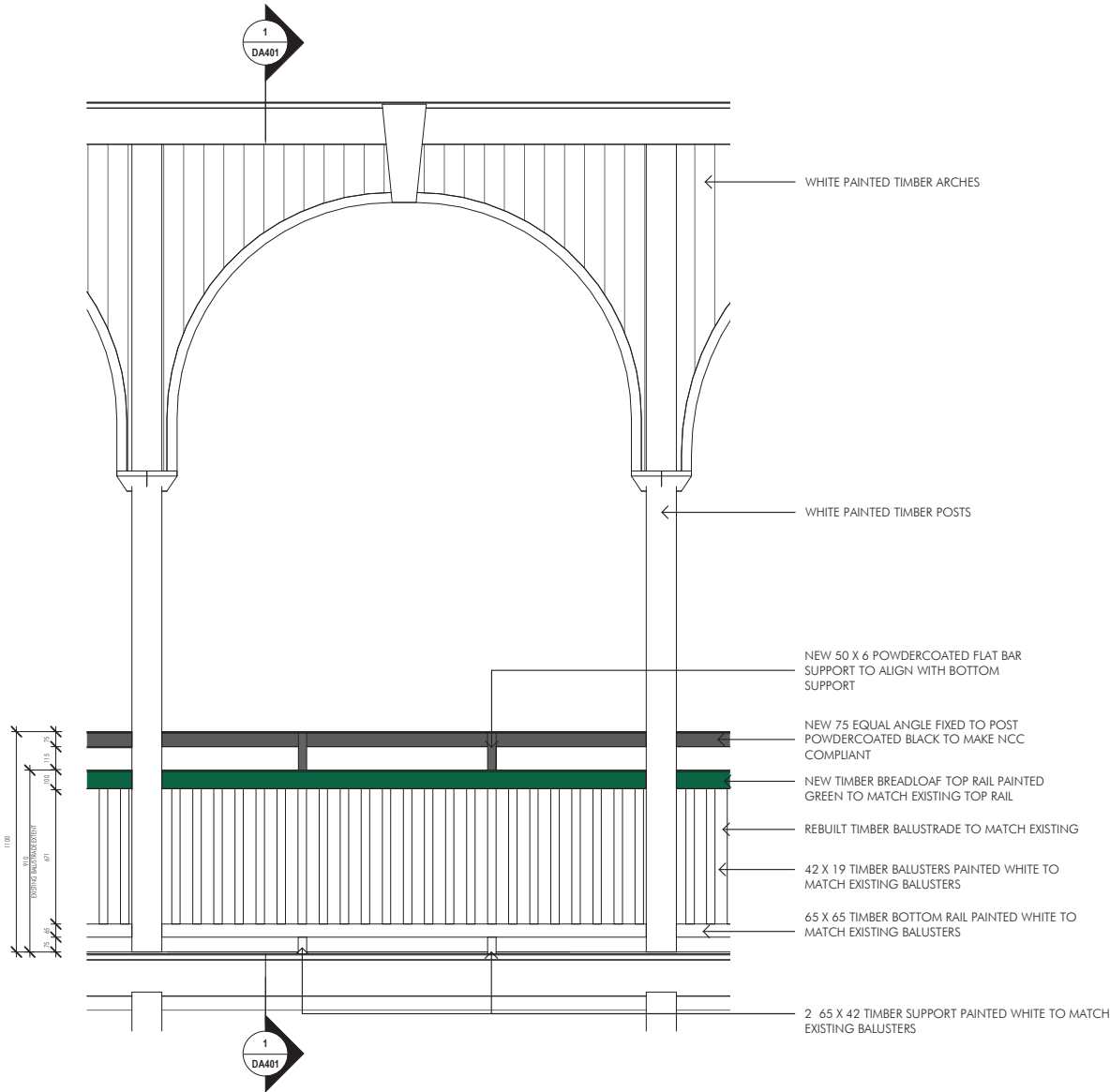
# 05.2.2 Balustrades

## Proposed Balustrade Type 1

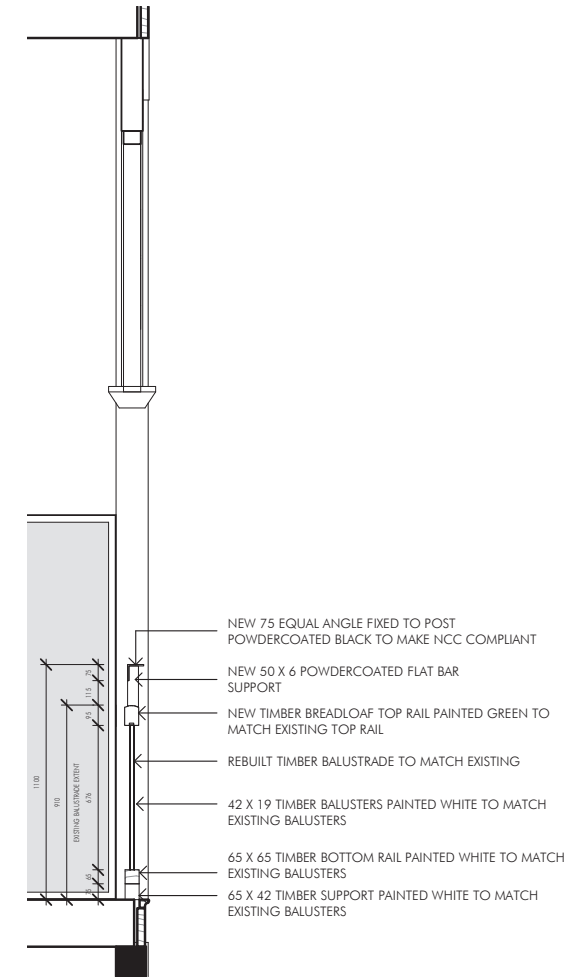
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019

PROPOSED BALUSTRADE ELEVATION  
1:25



PROPOSED BALUSTRADE SECTION  
1:25

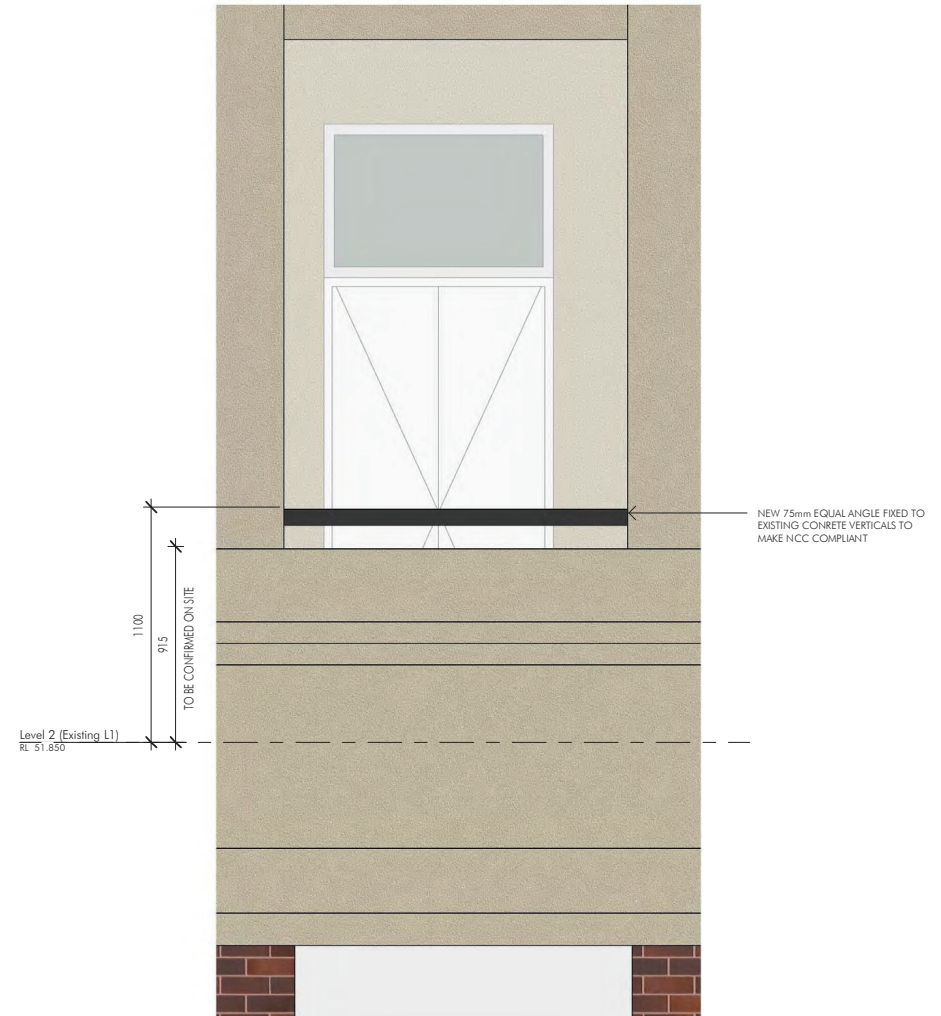
# 05.2.3 Balustrades

Existing Balustrade Type 2 - Proposed

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019

EXISTING TOWER (NORTH & SOUTH)  
LEVEL 2 BALUSTRADE ELEVATION  
1:25

NOTE: BALUSTRADE HEIGHTS TO BOTH TOWERS TO BE CONFIRMED ON SITE. BALUSTRADE HEIGHT WILL DETERMINE IF THE ADDITIONAL 75mm EQUAL ANGLE IS REQUIRED. TO BE CONFIRMED WITH CERTIFIER.

# 05.4 Front Courtyard

Existing

**AMENDED IN RED**

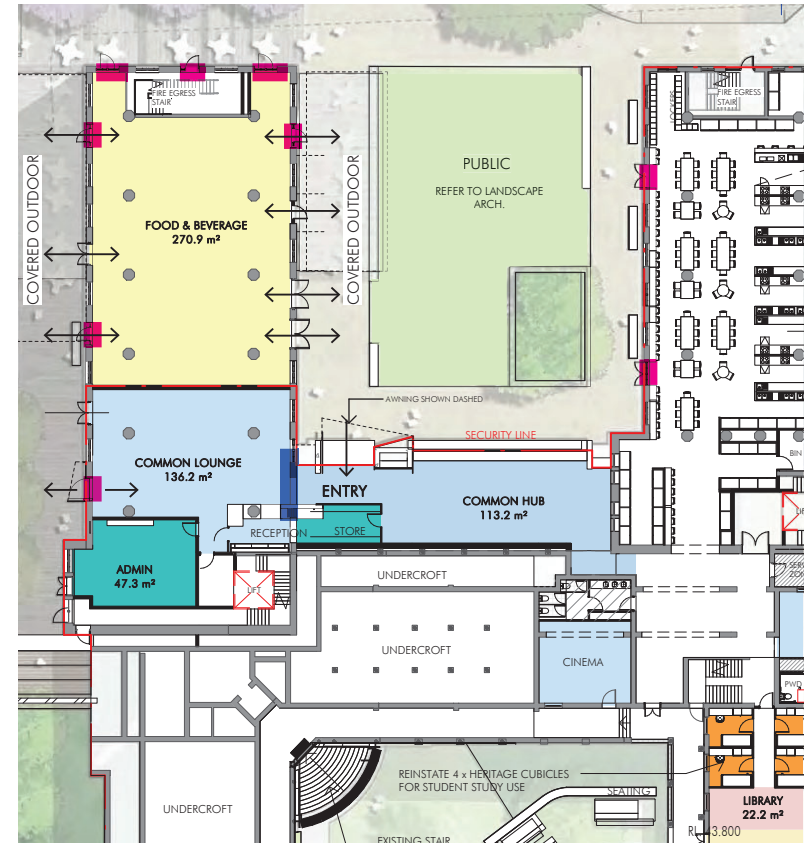
By: Sarah Hampstead  
Date: 8 August 2019



This approval does not include the internal design or layout of the Heritage Buildings. These items are subject to further assessment under separate Compliance Assessment.

**PLANS AND DOCUMENTS** referred to in the PDA  
**DEVELOPMENT APPROVAL**

Approval no: DEV2019/1003  
Date: 9 August 2019

- PARTIAL DEMOLITION OF EXTERNAL WALL REQUIRED FOR COMMON AREA/BUILDING ENTRY ACCESS
- EXISTING WINDOWS - TO BE REPLACED WITH FRENCH DOORS
- EXISTING WINDOWS - TO REMAIN/REFURBISHED WHERE NECESSARY

# 05.7 Tower Lift & Stair

Existing

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019




Lift enclosures North and South towers

The lifts in the Tower blocks are enclosed in silky-oak panelling and demonstrate the quality of finishings that are characteristic of the towers.

A



SILKY OAK LIFT FACADE TO BE RETAINED AND ALTERED TO RECEIVE NEW LIFT DOORS

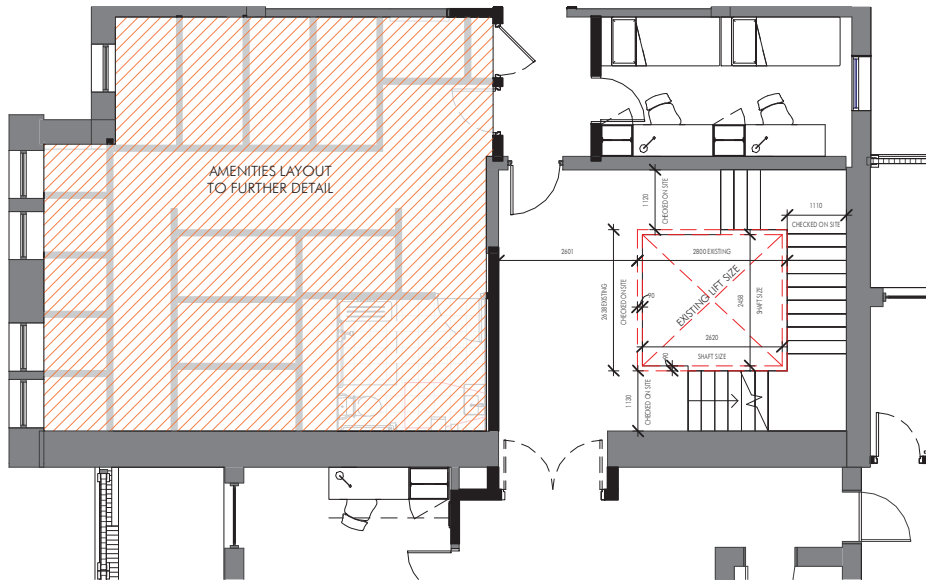
# 05.7 Tower Lift & Stair

Proposed

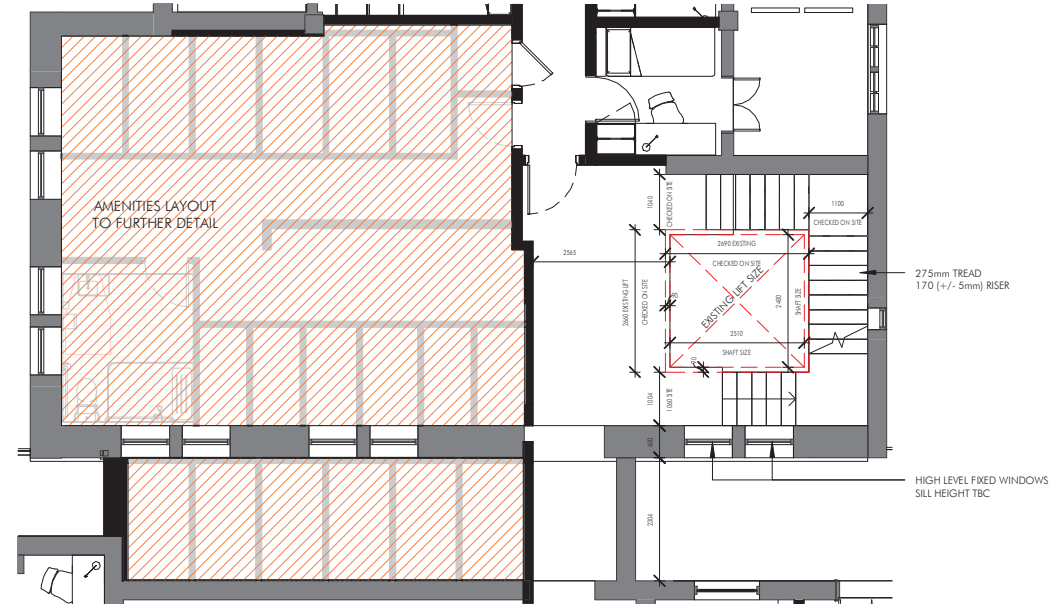
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019



SOUTH TOWER LIFT & STAIR  
1:100



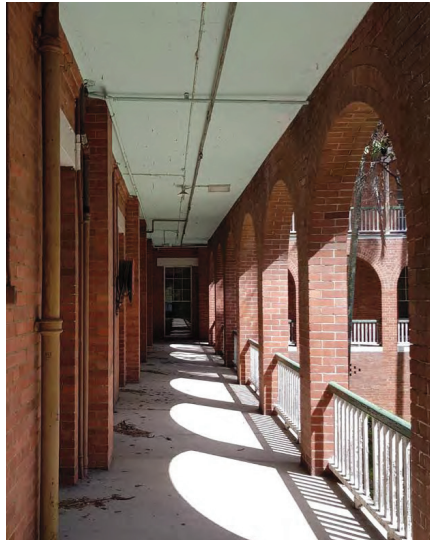
NORTH TOWER LIFT & STAIR  
1:100

SITE MEASURE AND INSPECTION REQUIRED TO CONFIRM LIFT SHAFT SIZE AND STAIR CLEARANCE  
STAIR WIDTH MAY REQUIRE ALTERATION TO ACHIEVE NCC COMPLIANCE REQUIREMENTS  
STAIR REFURBISHMENT/REPLACEMENT DEPENDENT ON LIFT  
SILKY OAK FACADE PANELING REQUIRES ALTERATION TO ACCOMMODATE COMPLIANT LIFT DOOR DETAIL.

# 05.10 Screening

Proposed Screening Intent & Locations

EXAMPLE OF CURRENT VERANDAH CONDITIONS



**AMENDED IN RED**

By: Chris Hinton

Date: 8 April 2021



Detailed building, public realm and landscape design subject to further assessment under Compliance Assessment



**PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL**

Approval no: DEV2019/1003

Date: 31 May 2021



PERFORATED PRIVACY SCREENS HAVE BEEN ALIGNED TO THE EXISTING TIMBER POSTS TO THE BALCONY TO MINIMISE DISRUPTION TO THE FACADE.

THE PERFORATED WHITE, METAL, SCREENS TO BE 1800mm HIGH



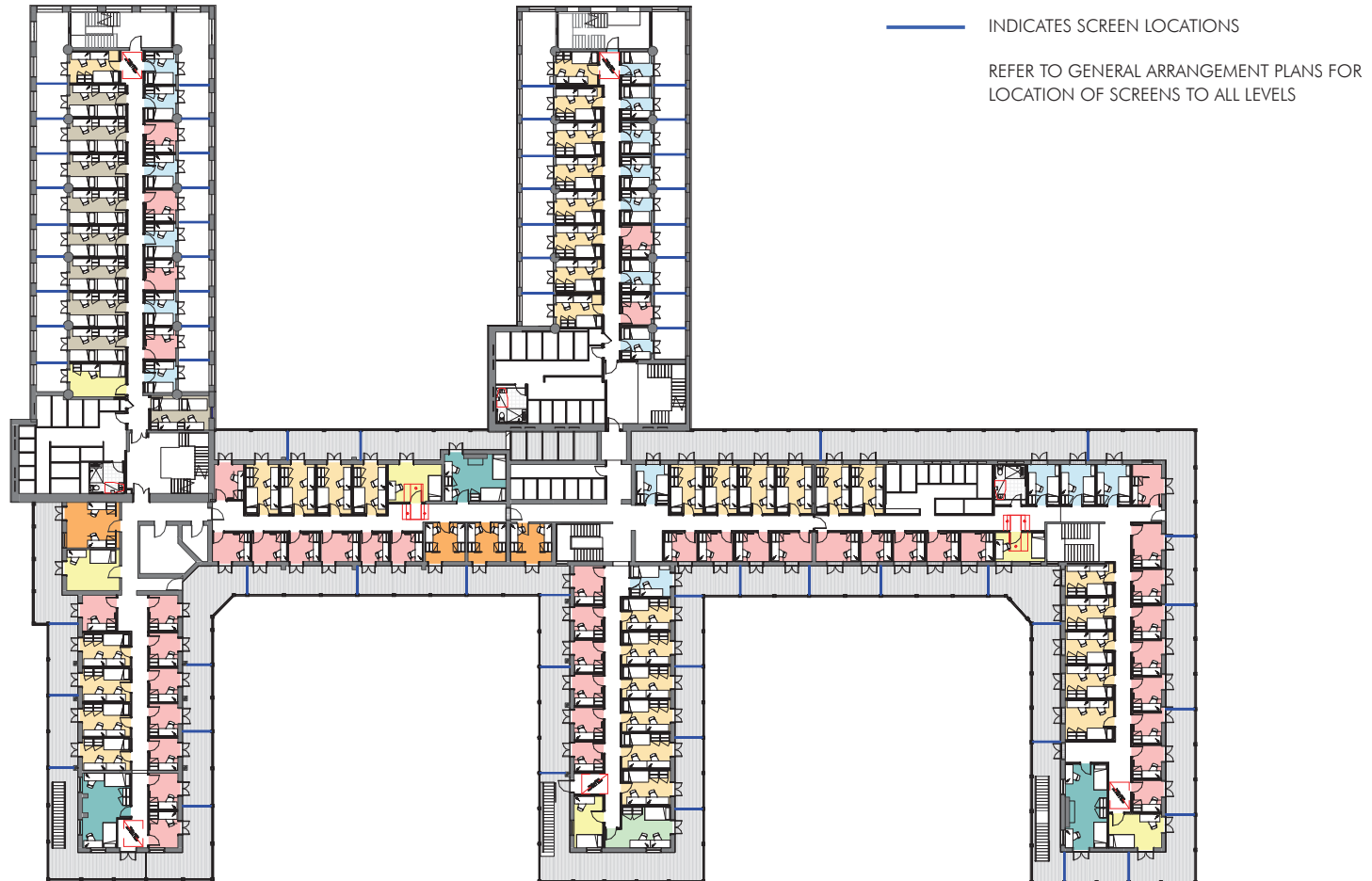
# 05.10 Screening Locations Typical

Proposed Screening Locations

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019



# 05.11 Original Ceiling Locations

## Existing Ceilings

NEW SUSPENDED PLASTERBOARD CEILINGS ARE PROPOSED TO ALL AREAS UNLESS NOTED OTHERWISE ON THE FOLLOWING PLANS.

METAL CEILINGS  
1896 & 1914 Wing

"Original pressed metal and ripple iron ceilings survive in the 1896 and 1914 wings. Some of the ceilings have been covered with later suspended ceilings. Keep original metal and pressed metal ceilings even if new lowered ceilings are installed. Avoid damage to existing ceilings if new suspended ceilings are installed. Repair and reveal original ceilings in the main entrance and in other spaces where this can be done."

(Lady Lamington Nurses' home conservation management Plan Policy, pg.83)

**AMENDED IN RED**  
By: Chris Hinton  
Date: 8 April 2021



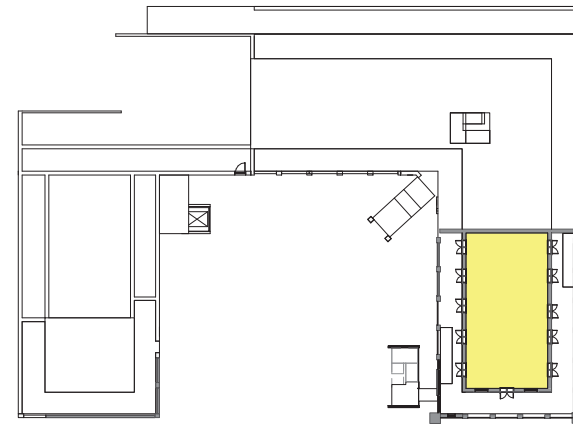
**Detailed building design subject to further assessment under Compliance Assessment**



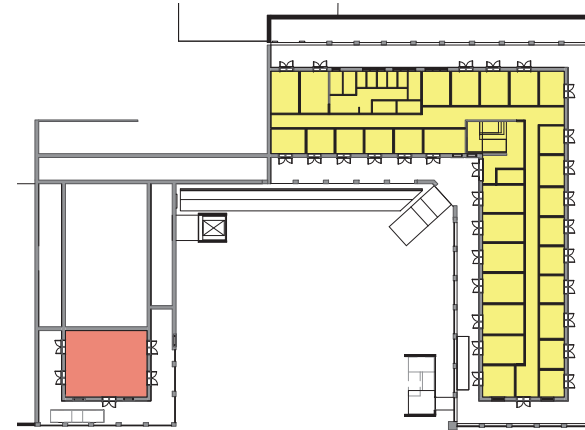
DECORATIVE METAL CEILING

TIMBER CEILING

MINI ORB/RIPPLE IRON METAL SHEETING CEILING



**BASEMENT 2 - EXISTING CEILING LOCATIONS**  
1:500



**BASEMENT 1 - EXISTING CEILING LOCATIONS**  
1:500

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003  
Date: 31 May 2021



**CEILING TYPES**

- ORIGINAL MINI ORB/RIPPLE IRON METAL SHEETING TO BE RETAINED & TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- ORIGINAL PRESSED METAL CEILING TO BE RETAINED & TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- ORIGINAL TIMBER CEILING TO BE RESTORED/REPLACED
- ORIGINAL FLAT-SHEETED METAL CEILING TO BE RETAINED & TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- EXISTING CONCRETE CEILING/SOFFIT TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- EXTENT OF ORIGINAL CEILINGS TO BE REPAIRED AND REVEALED

NOTE:  
CEILING TYPES HIGHLIGHTED ON PLANS REFLECTS THE ORIGINAL CEILING TYPE LOCATIONS AND DOES NOT INCLUDE AREAS WHERE THE ORIGINAL CEILINGS HAVE BEEN COVERED WITH SUSPENDED PLASTERBOARD CEILINGS.  
EXTENT OF SUSPENDED PLASTERBOARD TO BE CONFIRMED ON SITE

# 05.11 Original Ceiling Locations

Existing Ceilings

**AMENDED IN RED**

By: Chris Hinton

Date: 8 April 2021



Detailed building design  
subject to further  
assessment under  
Compliance Assessment

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

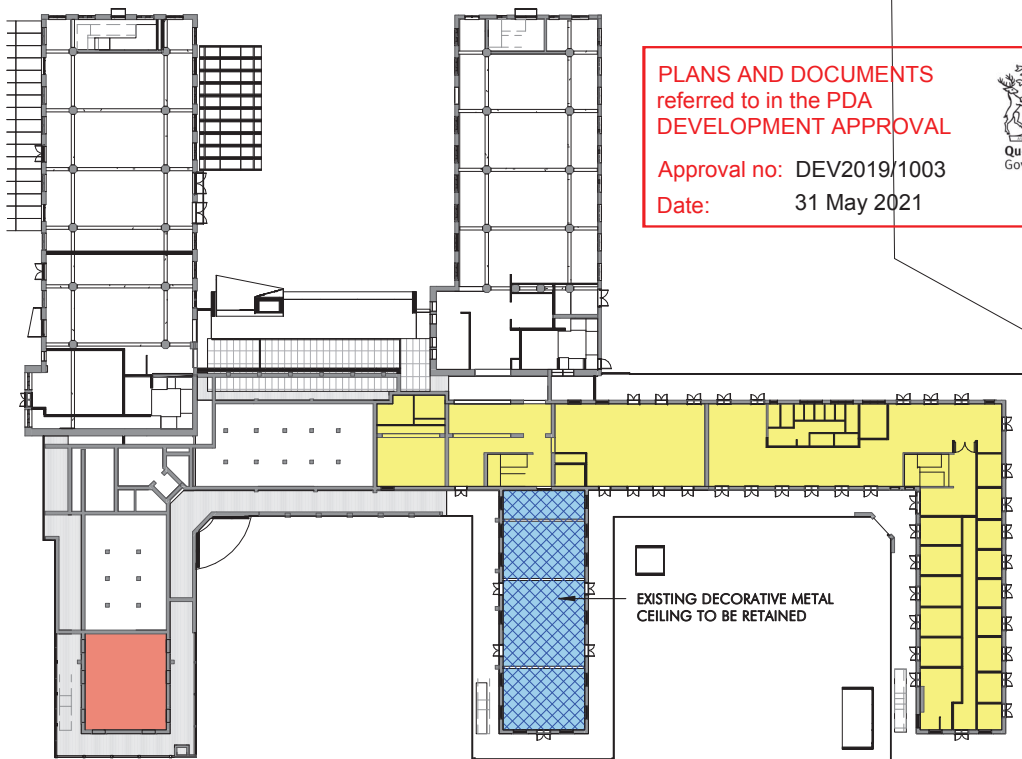
Date: 31 May 2021



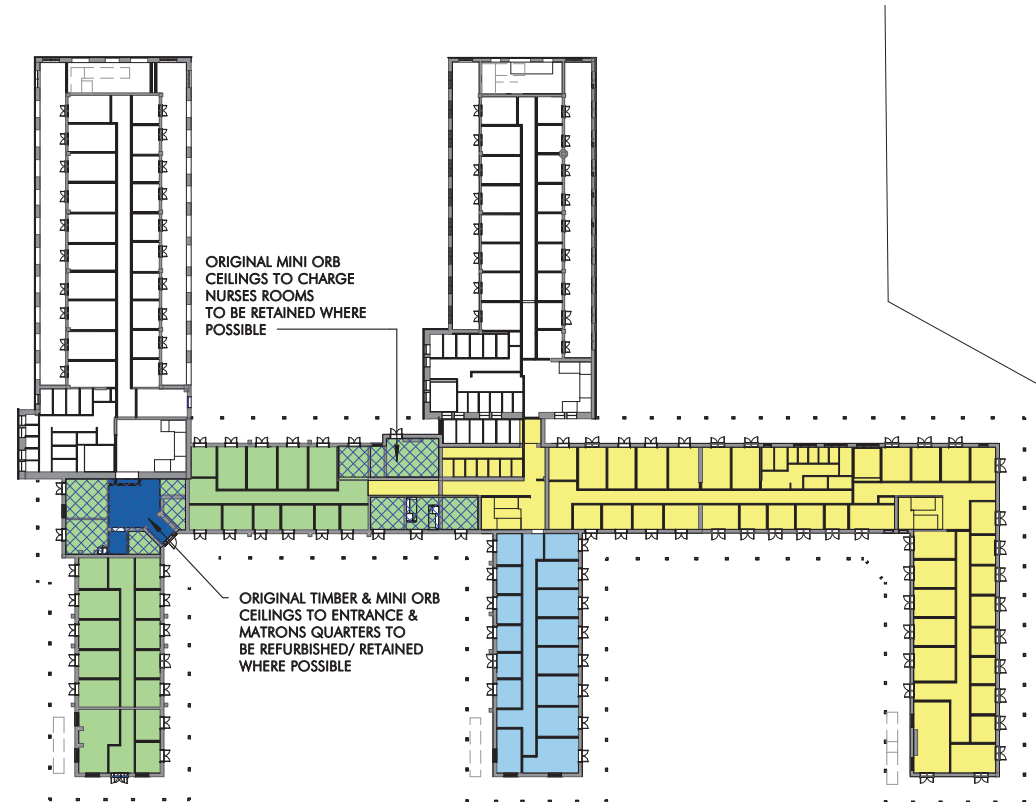
### CEILING TYPES

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EXTENT OF SUSPENDED PLASTERBOARD TO BE CONFIRMED ON SITE



GROUND (EXISTING BASEMENT) - EXISTING CEILING LOCATIONS  
1:500



LEVEL 1 (EXISTING GROUND) - EXISTING CEILING LOCATIONS  
1:500

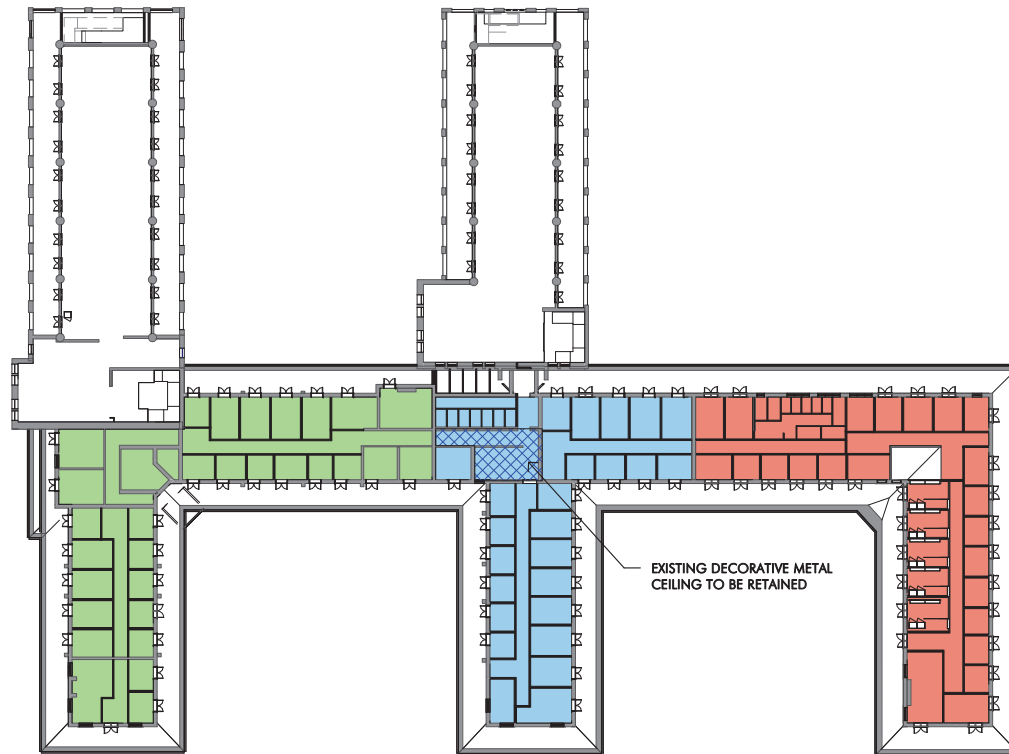
# 05.11 Original Ceiling Locations

## Existing Ceilings

### CEILING TYPES

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 EXTENT OF SUSPENDED PLASTERBOARD TO BE CONFIRMED ON SITE



LEVEL 2 (EXISTING LEVEL 1) - EXISTING CEILING LOCATIONS  
 1:500

AMENDED IN RED

By: Chris Hinton  
 Date: 8 April 2021



**Queensland**  
Government

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