

# Rockpool Northshore


Aged Care Facility



PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1529/2

Date: 07 March 2025



Queensland  
Government

**GJG**  
Architects

ABN 69 637 879 228  
PO Box 1173, Elanora QLD 4221  
Telephone (07) 5520 1134

Project  
Northshore ACF

Client  
Rockpool

6	28.01.25	Brick Scope Reduction
5	18.9.24	Further Issues Response
4	25.7.24	DA Submission
3	18.6.24	Pre DA Issue
2	11.6.24	Pre-Lodge 2 Issue
1	3.5.24	Prelim 1
Issue	Date	Amendment

Drawing Title	Drawing Number
Cover Sheet	2391-DA-1.0
Scale @ A3 orig.	





Proposed Unit Type Breakup						
	Total	T1	T2	T3	S1	S2
GF	18	10	8	0	0	0
L1	30	4	7	15	2	2
L2	30	4	7	15	2	2
L3	30	4	7	15	2	2
L4	30	4	7	15	2	2
L5	15	0	4	9	1	1
	153	26	40	69	9	9

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2	11.6.24	Pre-Lodge 2 Issue
1	3.5.24	Prelim 1
Issue	Date	Amendment

Drawing Title	Drawing Number
Locality Plan	2391-DA-1.1
Scale 1 : 3000 @ A3 orig.	

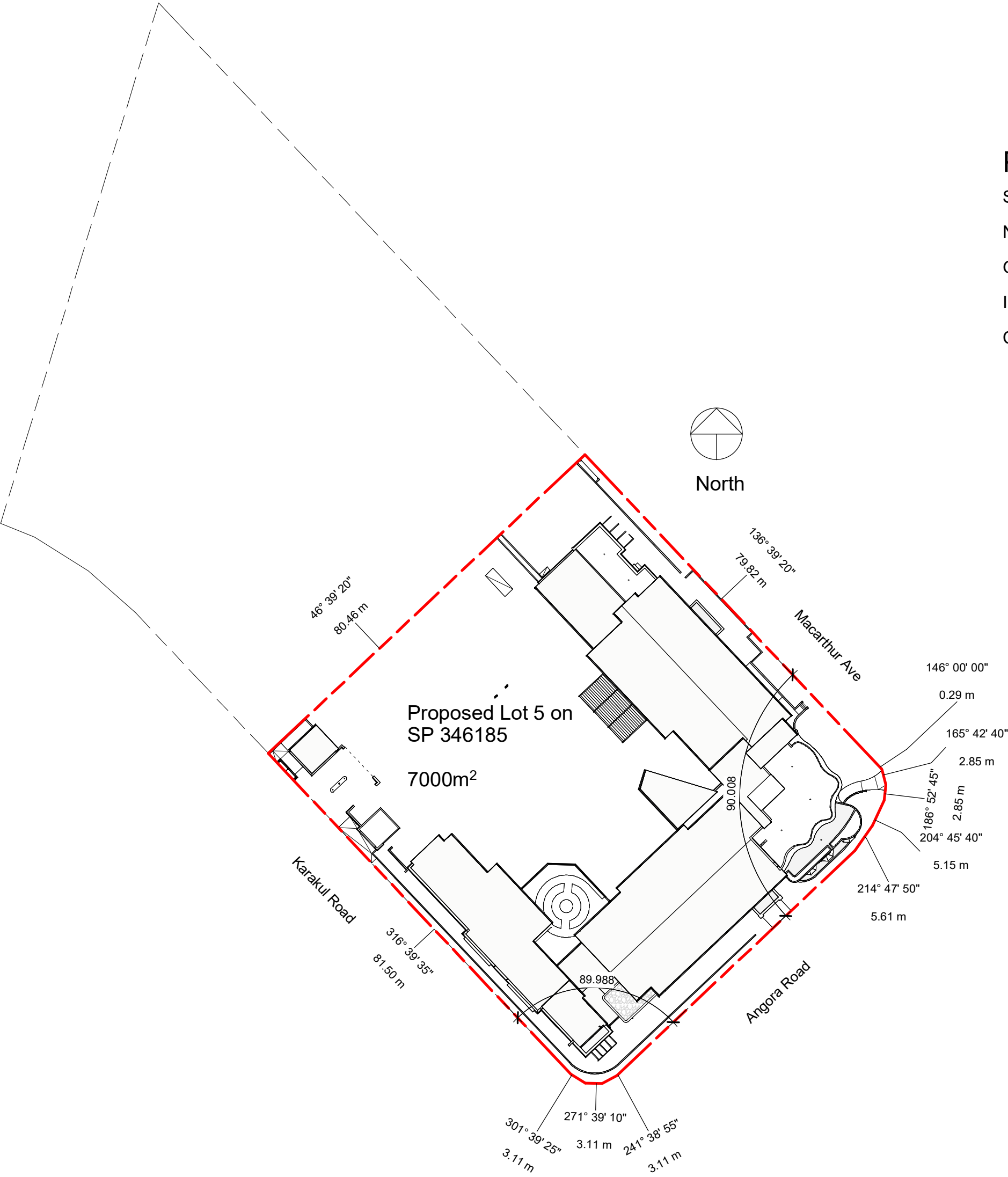
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Project Data

Site Area	7000 m <sup>2</sup>
Number of Residents	153
GFA	9193 m <sup>2</sup>
Impervious Area	4983 m <sup>2</sup>
Car Parks	44



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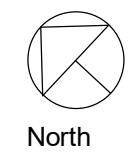
Project  
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4	28.01.25	Brick Scope Reduction
3	18.9.24	Further Issues Response
2	25.7.24	DA Submission
1	18.6.24	Pre DA Issue
Issue	Date	Amendment

Drawing Title Site Plan Scale 1 : 750 @ A3 orig.	Drawing Number 2391-DA-1.2
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Shared Zone  
signage/delineation  
to be provided

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Inside corners of  
indented parking  
bays to have a min.  
300mm radius -  
required to allow  
effective street  
sweeping/cleaning.

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8	28.01.25	Brick Scope Reduction
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6	25.7.24	DA Submission
5	18.6.24	Pre DA Issue
4	26.5.24	Interim Issue Carpark change and Bin store
Issue	Date	Amendment

Drawing Title	Drawing Number
Ground Floor	2391-DA-2.1
Scale 1 : 500 @ A3 orig.	

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**AMENDED IN RED**

By: Elrico Koeberg  
Date: 13 February 2025







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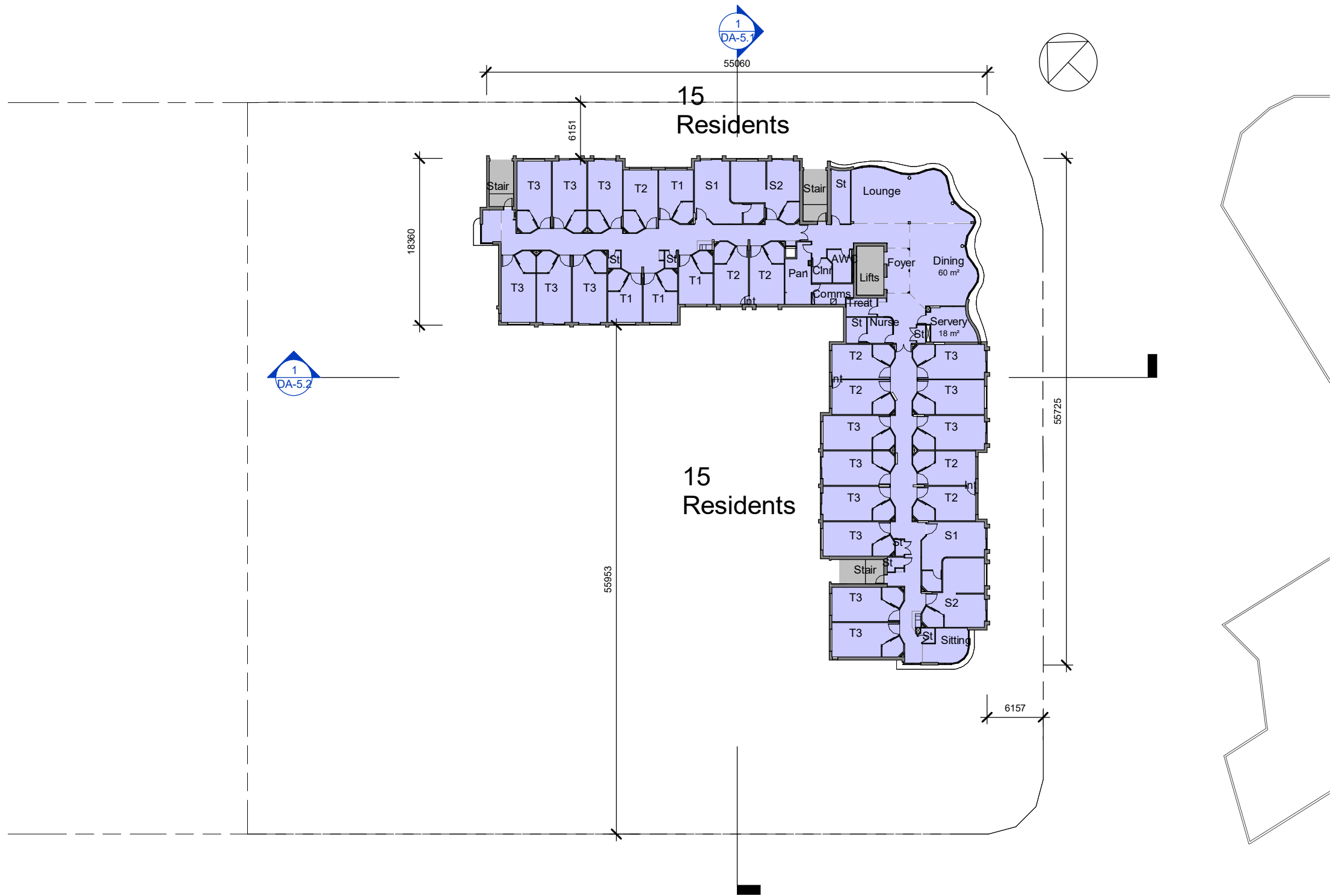
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Issue	Date	Amendment

Drawing Title	Drawing Number
Level 1	2391-DA-2.2
Scale 1 : 500 @ A3 orig.	

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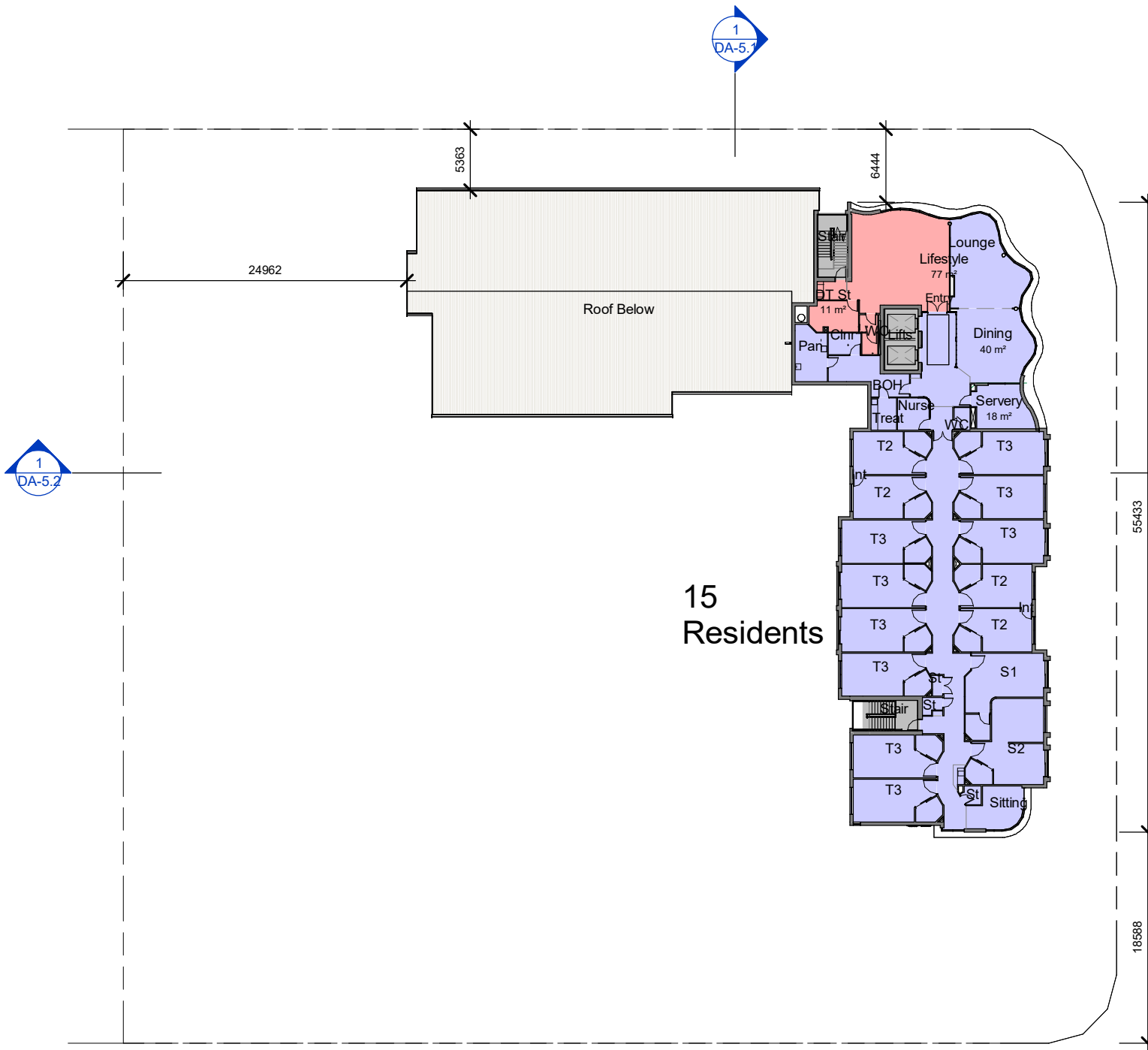
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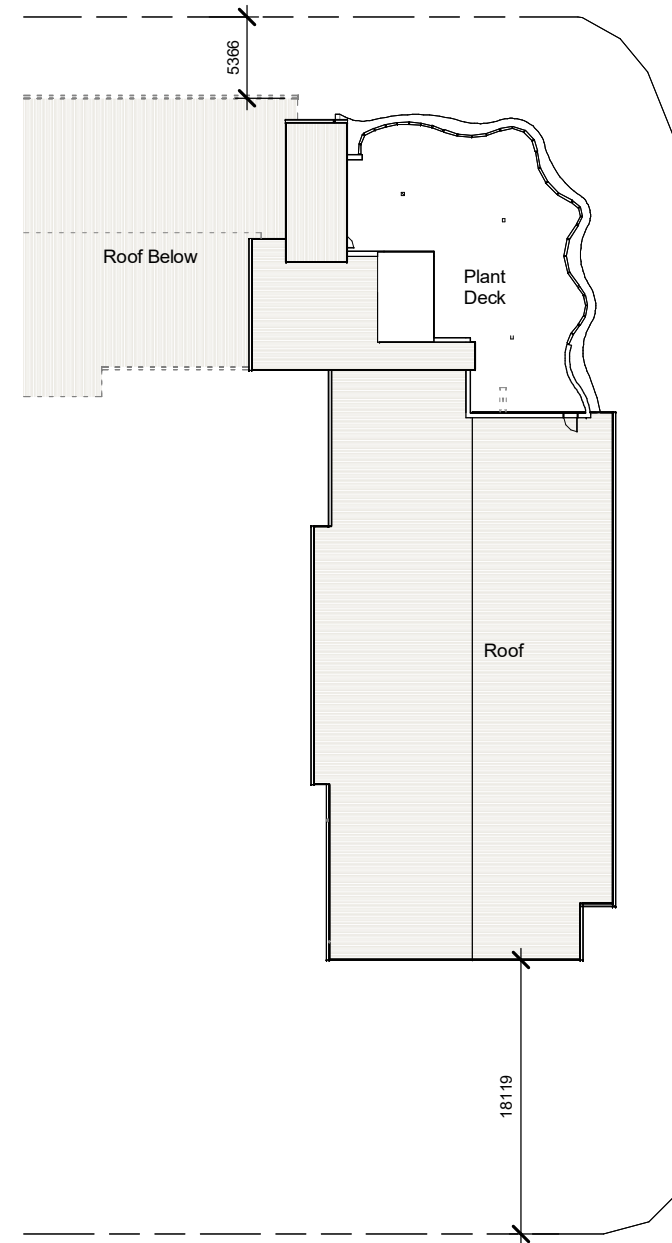
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1	3.5.24	Prelim 1
Issue	Date	Amendment

Drawing Title	Drawing Number
Typical Level	2391-DA-2.3
Scale 1 : 500 @ A3 orig.	





1 Level 5  
1 : 500



2 Roof Plan  
1 : 500

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Drawing Title	Drawing Number
Level 5 and Roof	2391-DA-2.4
Scale 1 : 500 @ A3 orig.	

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1

Macarthur Avenue

1 : 300

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2	21.5.24	Prelim 1.5
Issue	Date	Amendment

Drawing Title	Drawing Number
Macarthur Ave Elevation Scale 1 : 300 @ A3 orig.	2391-DA-3.1

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1

Angora Road  
1 : 300

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Drawing Title	Drawing Number
Angora Road Elevation Scale 1 : 300 @ A3 orig.	2391-DA-3.2



1

Karakul Road

1 : 300

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3	11.6.24	Pre-Lodge 2 Issue
2	21.5.24	Prelim 1.5
Issue	Date	Amendment

Drawing Title	Drawing Number
Karakul Road Elevation	2391-DA-3.3
Scale 1 : 300 @ A3 orig.	

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1 NW Elevation  
1 : 300

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Project

Northshore ACF

Client

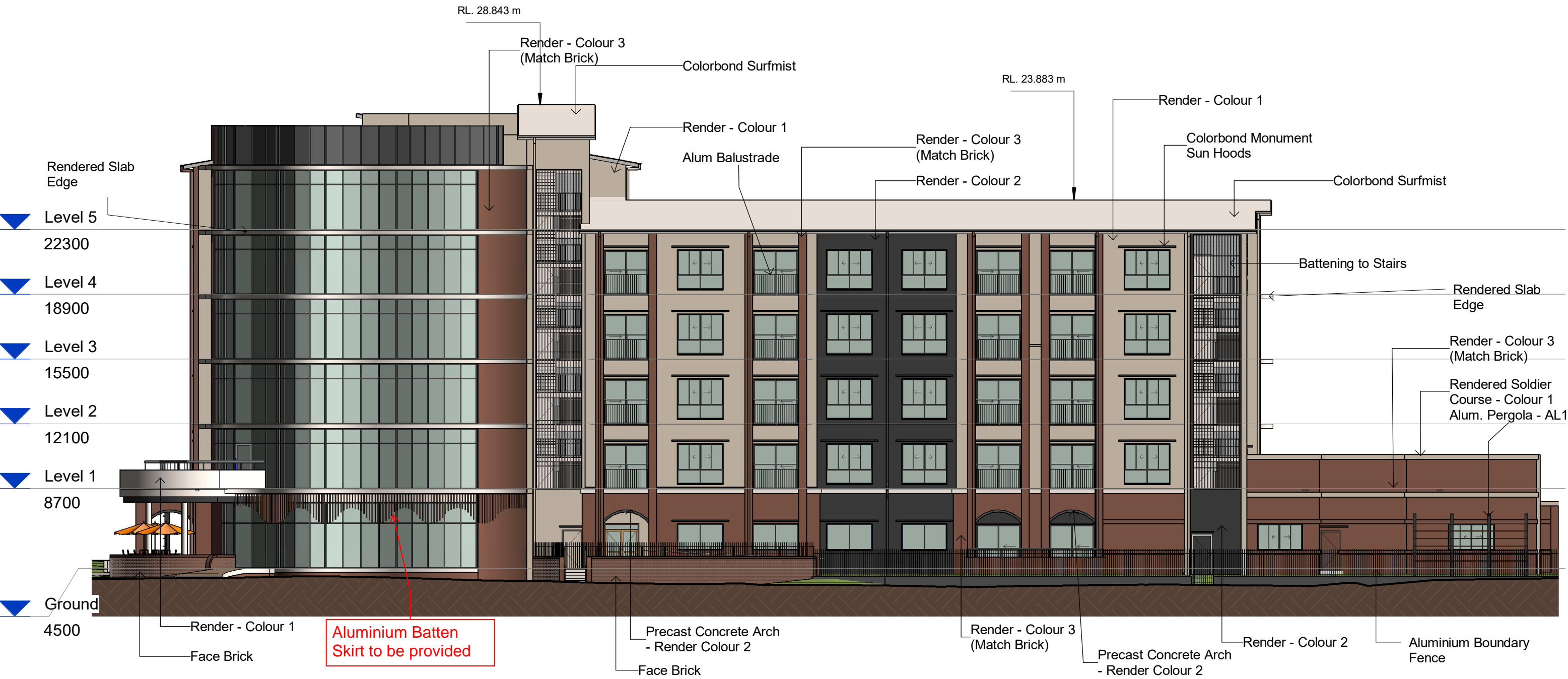
Rockpool

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Issue	Date	Amendment

Drawing Title	Drawing Number
NW Elev. - From Neighbourhood @ A3 orig.	2391-DA-3.4

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1 Macarthur Ave - Materials  
1 : 200

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2	18.6.24	Pre DA Issue
1	11.6.24	Pre-Lodge 2 Issue
Issue	Date	Amendment

Drawing Title	Drawing Number
Materials Elevations 1	2391-DA-4.1
Scale 1 : 200 @ A3 orig.	

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1 Angora Road - Materials  
1 : 200

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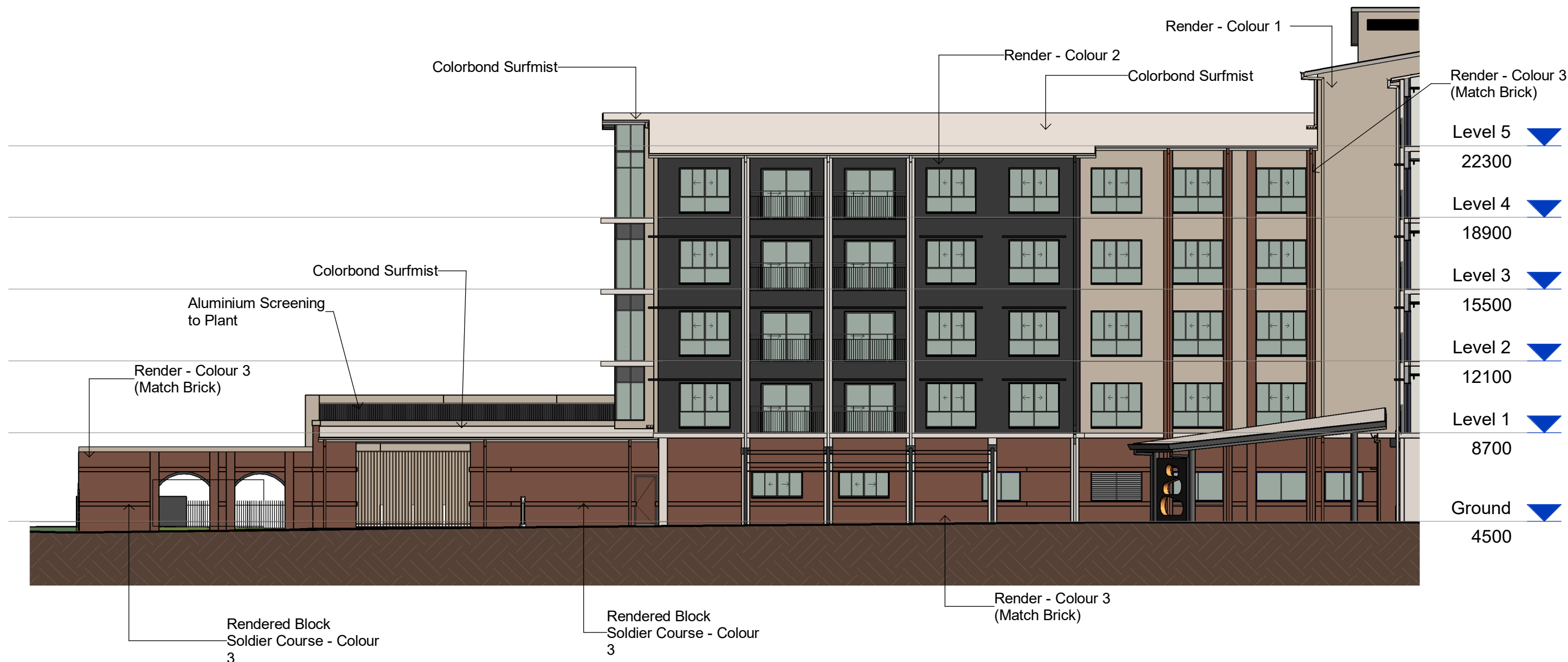
Client  
Rockpool

Issue	Date	Amendment
5	28.01.25	Brick Scope Reduction
4	18.9.24	Further Issues Response
3	25.7.24	DA Submission
2	18.6.24	Pre DA Issue
1	11.6.24	Pre-Lodge 2 Issue

Drawing Title	Drawing Number
Materials Elevations 2 Scale 1 : 200 @ A3 orig.	2391-DA-4.2

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# 1 Court NE - Materials

1 : 200

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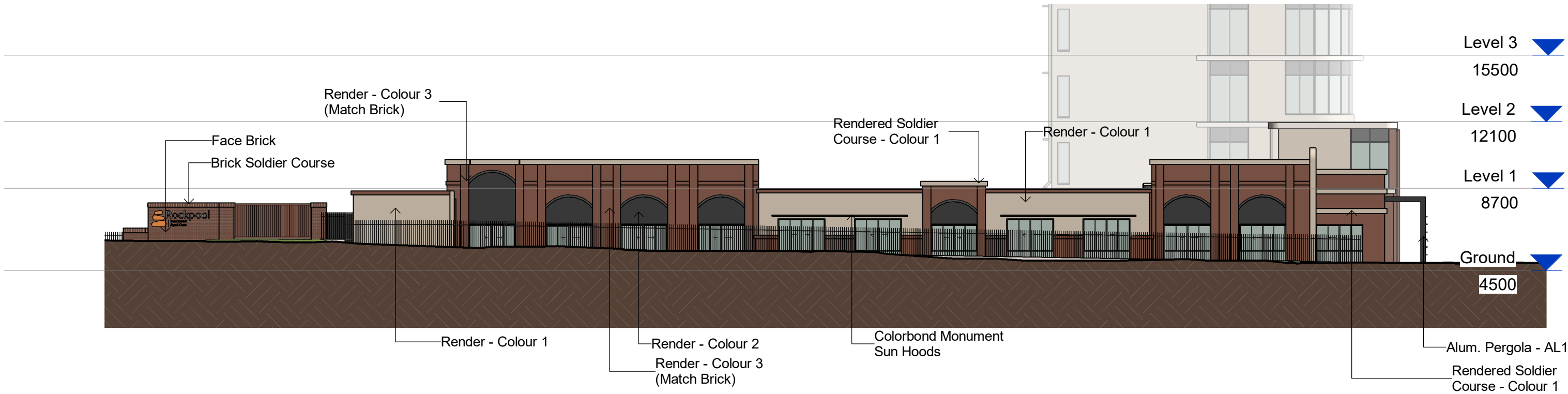
5	28.01.25	Brick Scope Reduction
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3	25.7.24	DA Submission
2	18.6.24	Pre DA Issue
1	11.6.24	Pre-Lodge 2 Issue
Issue	Date	Amendment

Drawing Title	Drawing Number
Materials Elevations 3	2391-DA-4.3
Scale 1 : 200 @ A3 orig.	

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1 Karakul Rd - Materials  
1 : 200

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ABN 69 637 879 228  
PO Box 1173, Elanora QLD 4221  
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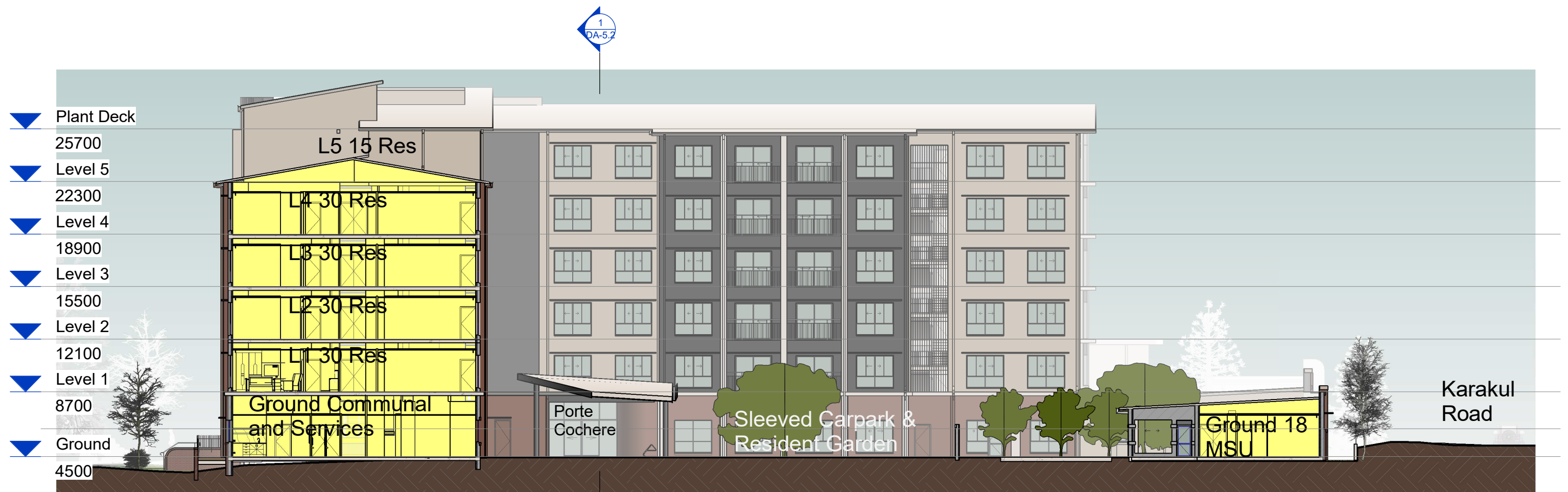
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5	28.01.25	Brick Scope Reduction
4	18.9.24	Further Issues Response
3	25.7.24	DA Submission
2	18.6.24	Pre DA Issue
1	11.6.24	Pre-Lodge 2 Issue
Issue	Date	Amendment

Drawing Title	Drawing Number
Materials Elevations 4	2391-DA-4.4
Scale 1 : 200 @ A3 orig.	



Macarthur  
Avenue

# Macarthur to Karakul

## Section 1

1 : 250

**GJG**  
Architects

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3	18.6.24	Pre DA Issue
2	11.6.24	Pre-Lodge 2 Issue
1	3.5.24	Prelim 1
Issue	Date	Amendment

Drawing Title	Drawing Number
Explanatory Section 1	2391-DA-5.1
Scale 1 : 250 @ A3 orig.	

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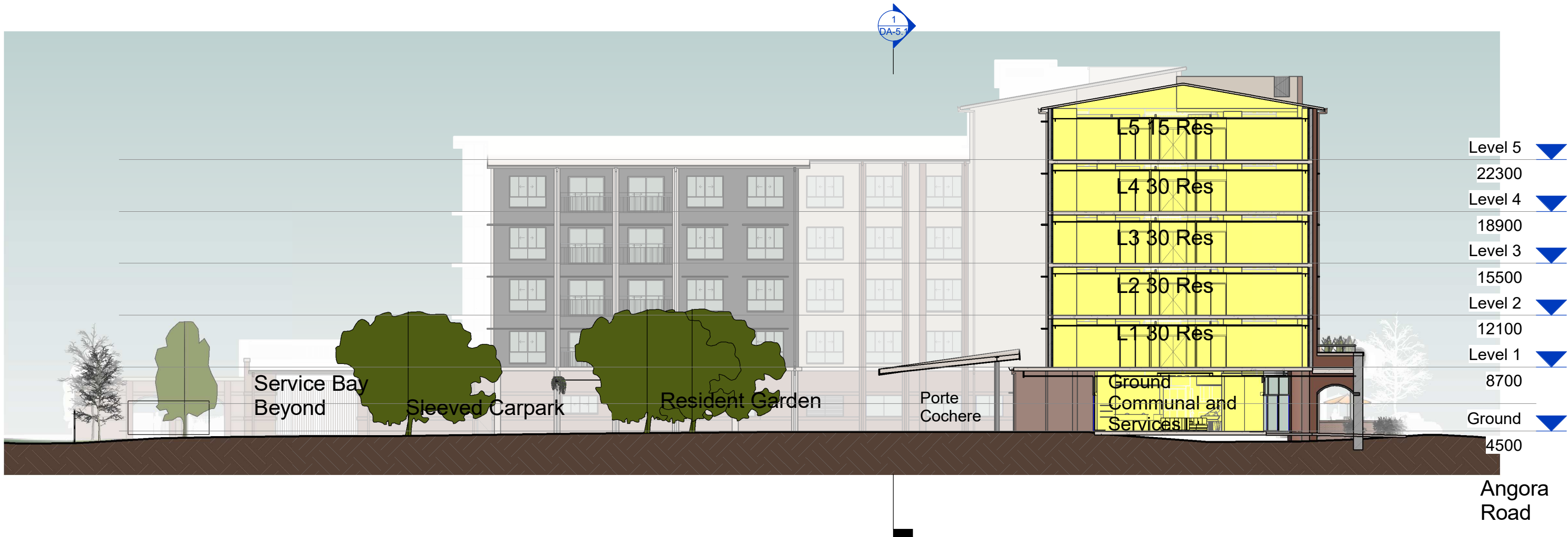


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1 Section from Angora  
1 : 250

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Architects

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Issue	Date	Amendment
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3	18.6.24	Pre DA Issue
2	11.6.24	Pre-Lodge 2 Issue
1	3.5.24	Prelim 1

Drawing Title	Drawing Number
Explanatory Section 2	2391-DA-5.2
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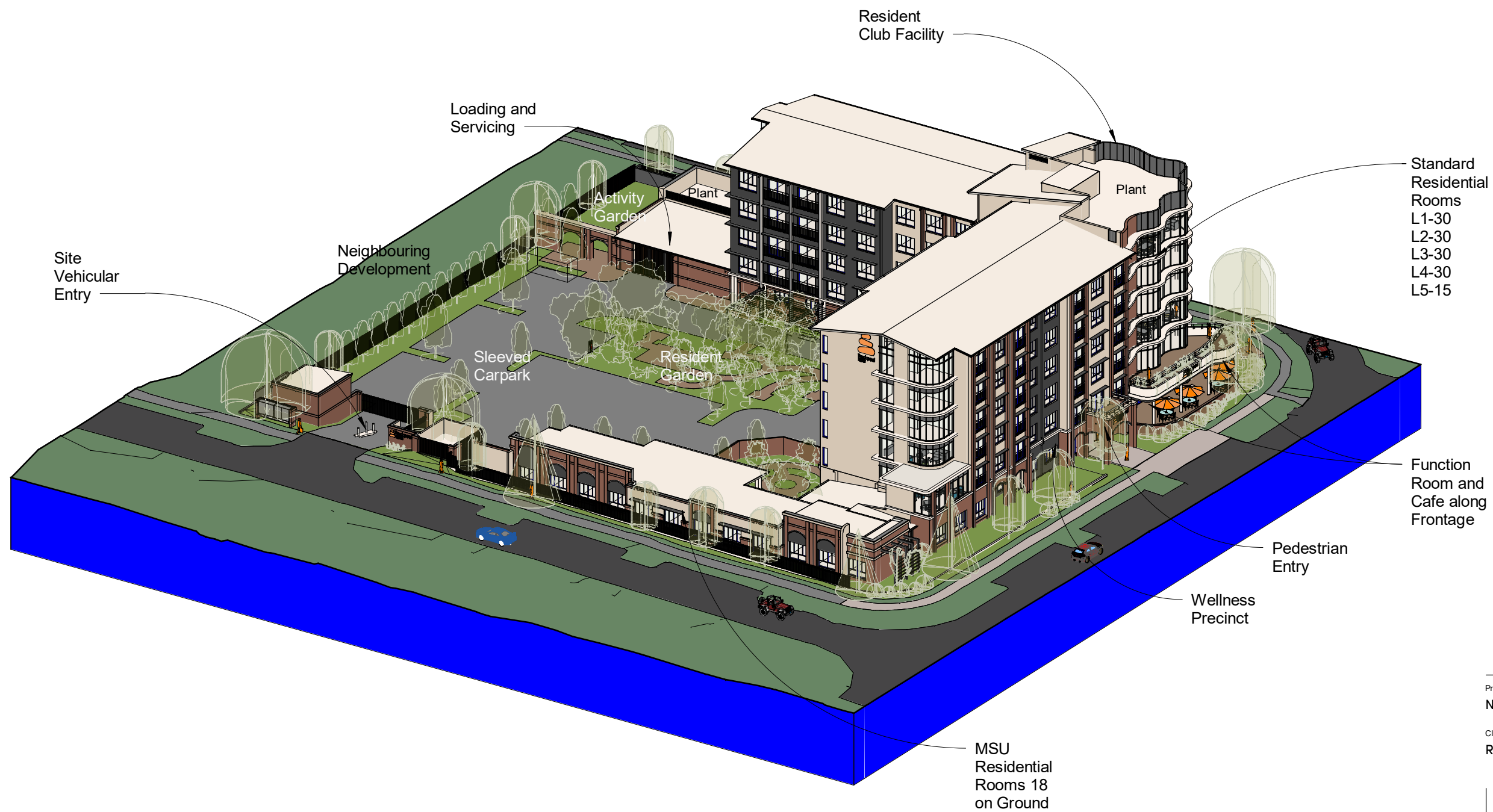
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3	11.6.24	Pre-Lodge 2 Issue
2	21.5.24	Prelim 1.5
Issue	Date	Amendment

Drawing Title	Drawing Number
Massing Model	2391-DA-6.1
Scale @ A3 orig.	

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Drawing Title	Drawing Number
Roundabout View	2391-DA-6.2
Scale @ A3 orig.	

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Drawing Title	Drawing Number
<b>Rear Corner View</b>	<b>2391-DA-6.3</b>
Scale @ A3 orig.	

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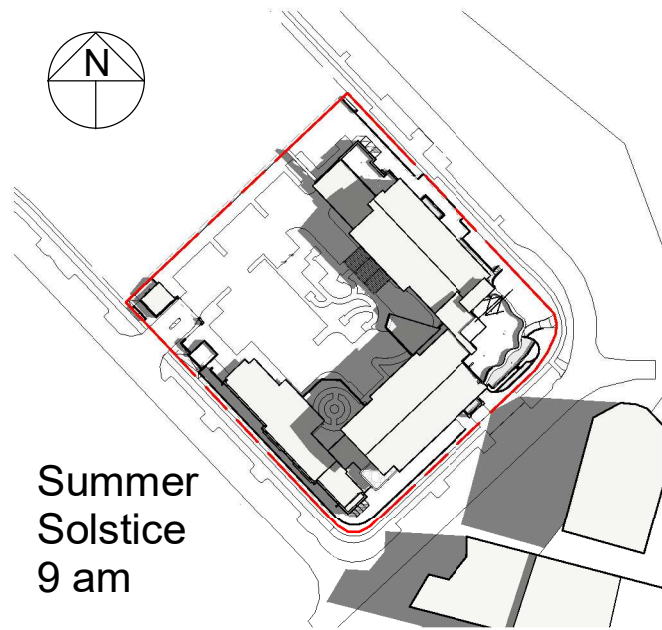
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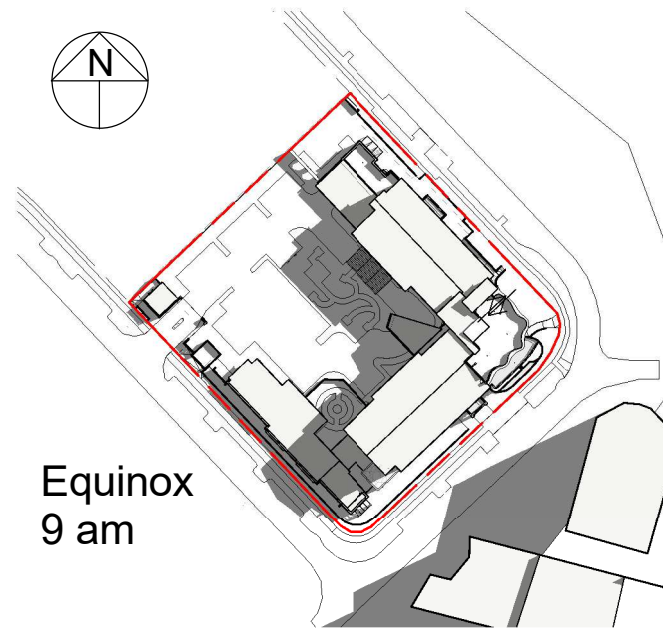
Drawing Title	Drawing Number
Angora Road View	2391-DA-6.4
Scale @ A3 orig.	

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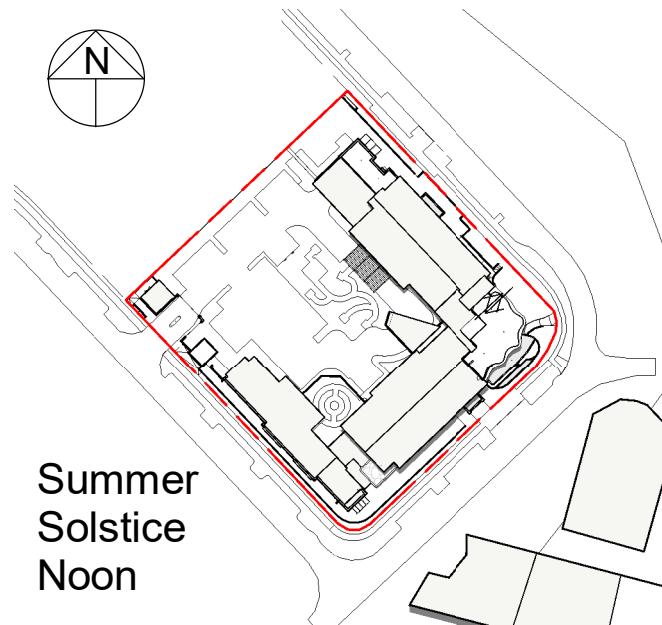
Summer  
Solstice  
9 am



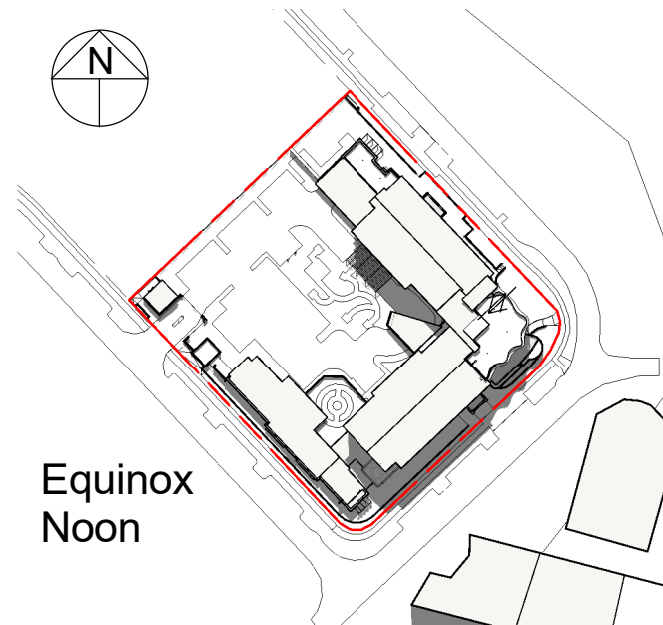
Equinox  
9 am



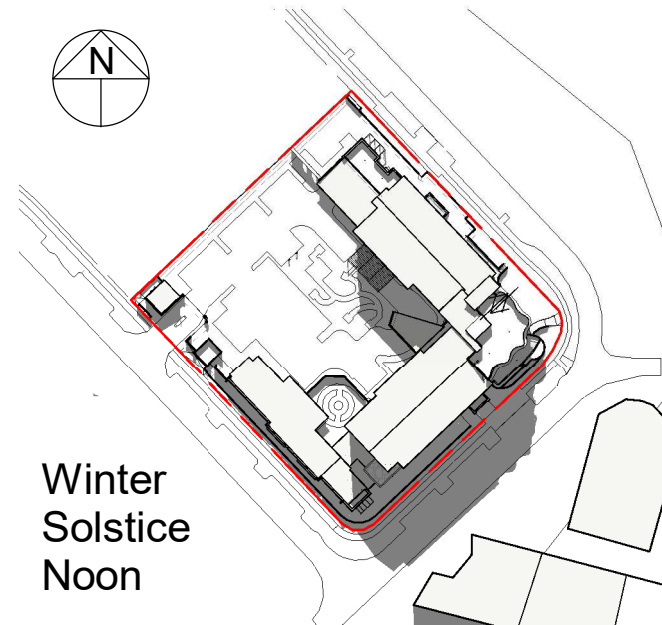
Winter  
Solstice  
9 am



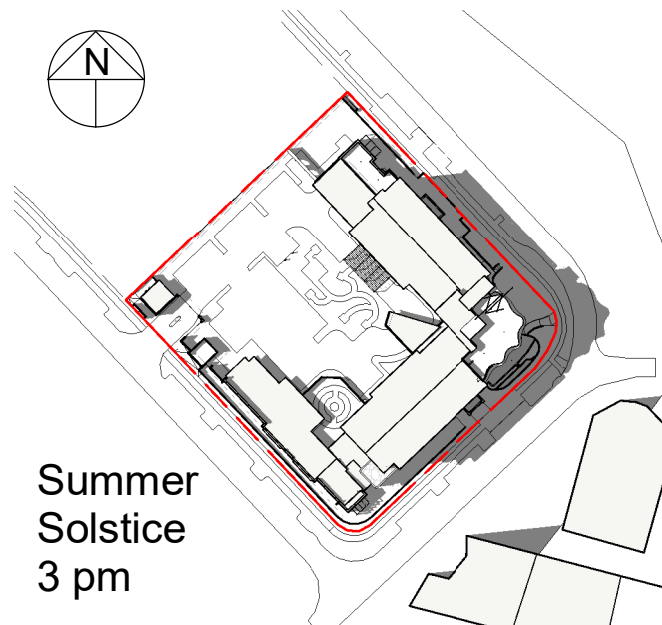
Summer  
Solstice  
Noon



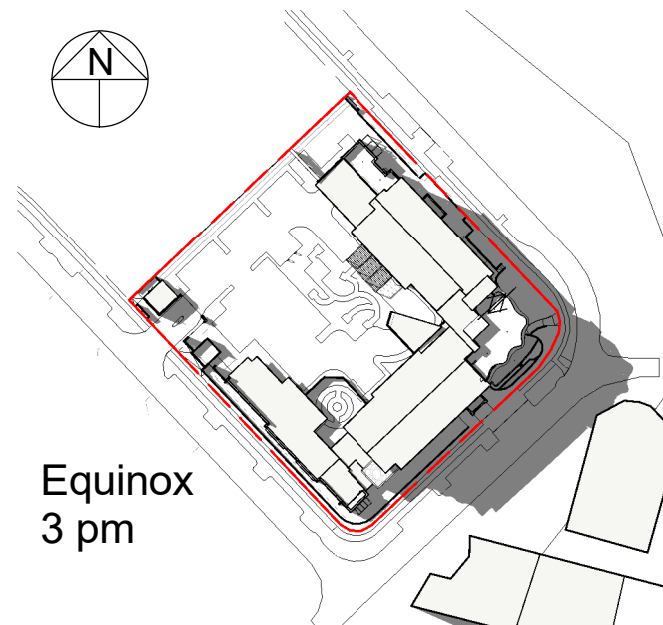
Equinox  
Noon



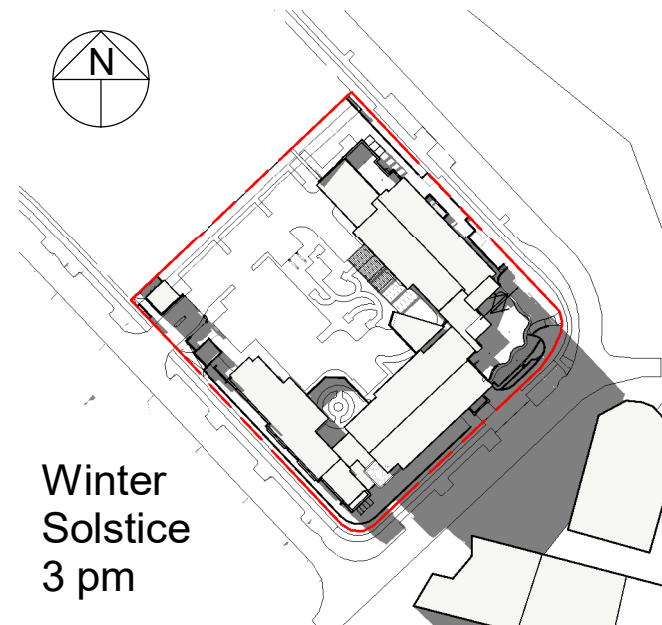
Winter  
Solstice  
Noon



Summer  
Solstice  
3 pm



Equinox  
3 pm




Winter  
Solstice  
3 pm


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2	18.6.24	Pre DA Issue
1	11.6.24	Pre-Lodge 2 Issue
Issue	Date	Amendment

Drawing Title	Drawing Number
Shadow Study	2391-DA-7.1
Scale 1 : 2000 @ A3 orig.	

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SUN SHADING AND WEATHER PROTECTION  
Large Overhangs 600 - 1200mm

SUN SHADING AND WEATHER PROTECTION  
Upper Storey Overhangs create extra sun shading  
and weather protection for lower floor.

VENTILATION  
Juliet Balconies to maximise operable  
ventilation in some resident rooms

FEATURE PERGOLA  
Powdercoated Aluminium with  
battens for training climbing  
plants.

PEDESTRIAN ENTRANCE  
Weather protected Portico entrance  
from street.

LEVEL 1 DECK  
To provide some Resident use space  
on Level 1 but also provide planters  
to soften our corner presentation and  
weatyher protection for the terrace  
under

CAFE TERRACE  
Cafe Terrace for Alfresco  
presentation to corner

W

5:55 PM

9:00 AM

VENTILATION -All resident rooms to have either  
centre opening screened windows or screened  
sliding doors to Juliet Balconies

FEATURE PERGOLA  
Powdercoated Aluminium with  
battens for training climbing  
plants.

N

5:55 AM

21 March

E

SUN SHADING AND WEATHER PROTECTION  
Aluminium Window Hoods generally to building where no  
immediate eaves over.

FLUID CORNER WALL  
Serpentine wall of glazing and brick facing providing good  
vision from Resident common areas.

SLAB EXTENSIONS  
For weather protection and assistance in solar control.

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1529/2  
Date: 07 March 2025



**GJG**  
Architects

ABN 69 637 879 228  
PO Box 1173, Elanora QLD 4221  
Telephone (07) 5520 1134

Project  
Northshore ACF

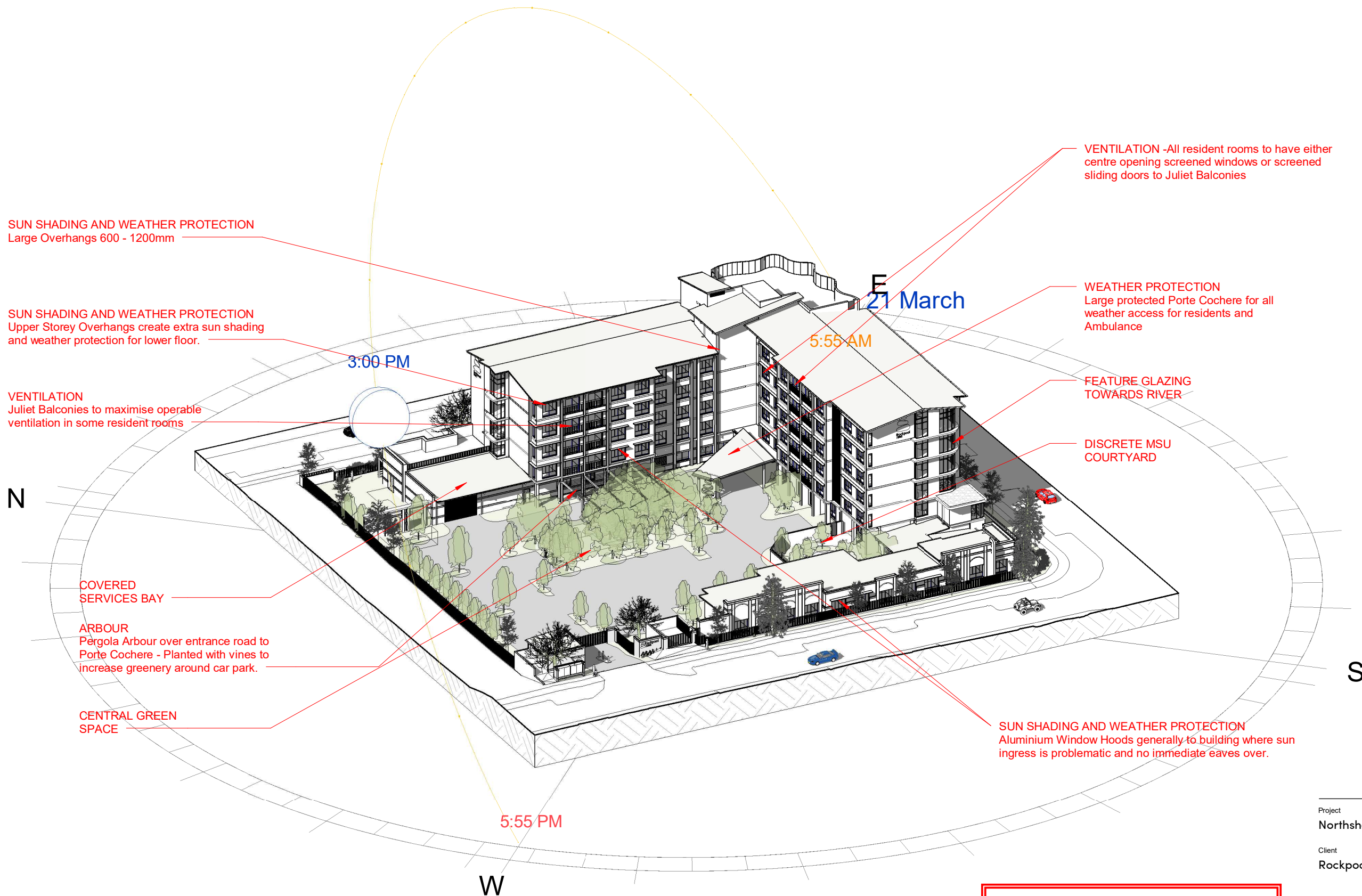
Client  
Rockpool

Issue	Date	Amendment
4	28.01.25	Brick Scope Reduction
3	18.9.24	Further Issues Response
2	25.7.24	DA Submission
1	18.6.24	Pre DA Issue

Drawing Title	Drawing Number
Ext. Features East View Scale @ A3 orig.	2391-DA-8.1

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**GJG**  
Architects  
ABN 69 637 879 228  
PO Box 1173, Elanora QLD 4221  
Telephone (07) 5520 1134

Project  
**Northshore ACF**  
Client  
**Rockpool**

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


Approval no: **DEV2024/1529/2**  
Date: **07 March 2025**

  
Queensland  
Government

4	28.01.25	Brick Scope Reduction
3	18.9.24	Further Issues Response
2	25.7.24	DA Submission
1	18.6.24	Pre DA Issue
Issue	Date	Amendment

Drawing Title	Drawing Number
Ext. Features West View	2391-DA-8.2
Scale @ A3 orig.	

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ARCH  
Arch detail - likley precast  
concrete rendered

FLUID CORNER WALL  
Serpentine wall of glazing and brick facing providing good  
vision from Resident common areas.

SLAB EXTENSIONS  
For weather protection and assistance in  
solar control.

SIGNAGE

FEATURE ARCHWAY  
ENTRANCE

PEDESTRIAN ENTRANCE  
Weather protected Portico entrance  
from street.

PILASTERS  
Blockwork rendered pilasters  
either side of some window -  
colour to be chosen to closely  
resemble brickwork chosen

SUN SHADING AND  
WEATHER PROTECTION  
Aluminium Window Hoods  
generally to building where no  
immediate eaves over.

RENDERED SOLDIER  
COURSE AROUND  
CORNER

FEATURE PERGOLA  
Powdercoated Aluminium with  
battens for training climbing  
plants.



BRICK WALL  
Around Terrace and other key  
interface areas of the building

LEVEL 1 DECK  
To provide some Resident use space  
on Level 1 but also provide planters  
to soften our corner presentation and  
weatyer protection for the terrace  
under

ALUMINIUM BATTENS  
Batten skirt to this face and level to  
provide extra sun protection to  
ground floor common spaces and  
shadow interest.

CAFE TERRACE  
Cafe Terrace for Alfresco  
presentation to corner

RENDERED WALLS  
Upper level walls to be  
generally rendered in  
either light or dark render  
material.

SLAB EDGE EXTENSION  
Rendered

PLANS AND DOCUMENTS  
referred to in the PDA  
DEVELOPMENT APPROVAL

Approval no: DEV2024/1529/2  
Date: 07 March 2025



Queensland  
Government

1

## External Features Detail Blowups - East

**GJG**  
Architects

ABN 69 637 879 228  
PO Box 1173, Elanora QLD 4221  
Telephone (07) 5520 1134


Project  
**Northshore ACF**

Client  
**Rockpool**

Issue	Date	Amendment
4	28.01.25	Brick Scope Reduction
3	18.9.24	Further Issues Response
2	25.7.24	DA Submission
1	18.6.24	Pre DA Issue

Drawing Title	Drawing Number
Detail Blowups East	2391-DA-8.3
Scale @ A3 orig.	

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**RENDERED WALLS**  
Upper level walls to be generally rendered in either light or dark render material.

All resident rooms to have either centre opening screened windows or screened sliding doors to Juliet Balconies. Low sills are essential in Aged Care to assist in outlook if residents are bed ridden.

**SUN SHADING AND WEATHER PROTECTION**  
Aluminium Window Hoods wrapped around corner

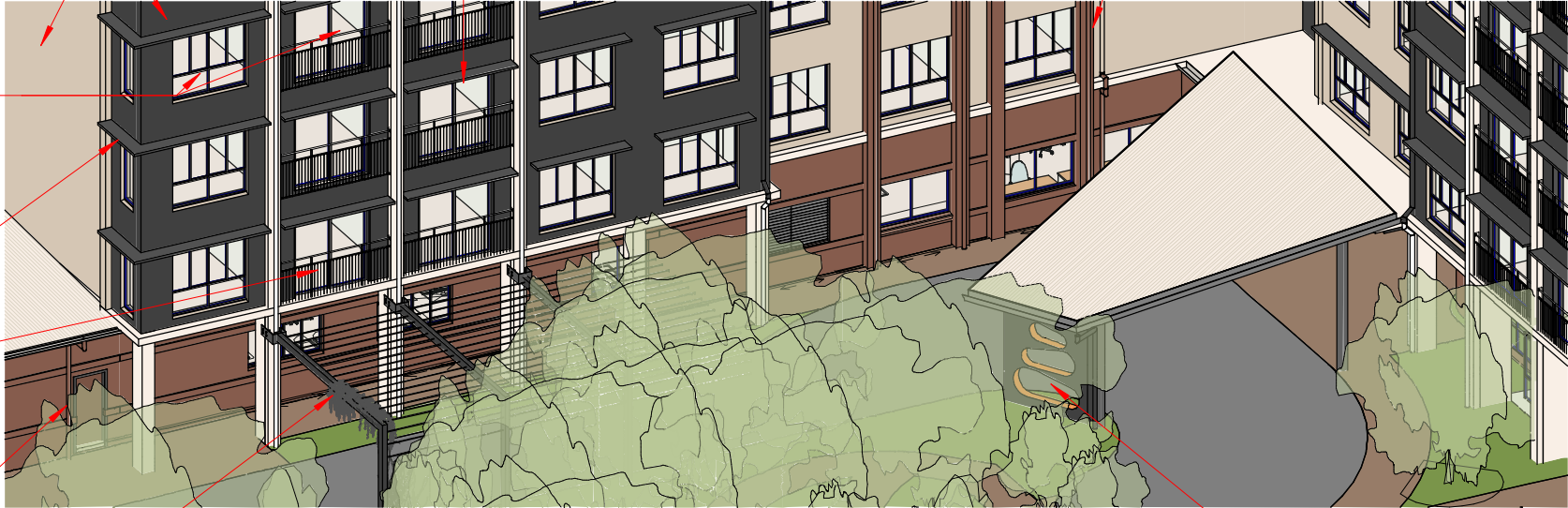
Juliet Balconies to maximise operable ventilation in some resident rooms

**LOWER WALLS**  
Feature colour to lower levels complete with feature corbelling

Aluminium Pergola frames with SS wire strung between. Climbing plants to be trained up to cover this road entrance to Porte Cochere - height sufficient to allow Ambulance access.

**SUN SHADING AND WEATHER PROTECTION**  
Aluminium Window Hoods generally to building where sun ingres will be problematic and no immediate eaves over.

**PILASTERS**  
Blockwork rendered pilasters either side of some window - colour to be chosen to closely resemble brickwork chosen



Feature Cutout panel to Porte Cochere Area

# External Features Detail Blowups - West

1

**RENDERED WALLS**  
Upper part of this wall to be rendered with brick soldier course capping

**SUN SHADING AND WEATHER PROTECTION**  
Aluminium Window Hoods generally to building where no immediate eaves over.

**RENDERED SOLDIER COURSE AROUND CORNER**

**RENDERED BLADE WALL**

**PARAPET CAPPING BAND IN RENDER COLOUR**

**FEATURE CORBELLING**



**BRICK WALLS**  
Feature Face brick with feature soldier course banding where shown

**RENDERED ARCHWAY INFILL**  
Area between window and arch on this face rendered in dark colour - window frames also in dark colour.

**PILASTERS**  
Blockwork rendered pilasters either side of some window - colour to be chosen to closely resemble brickwork chosen

**ARCH**  
Arch detail - likley precast concrete rendered

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

Approval no: DEV2024/1529/2  
Date: 07 March 2025



**GJG**  
Architects

ABN 69 637 879 228  
PO Box 1173, Elanora QLD 4221  
Telephone (07) 5520 1134

Project  
**Northshore ACF**

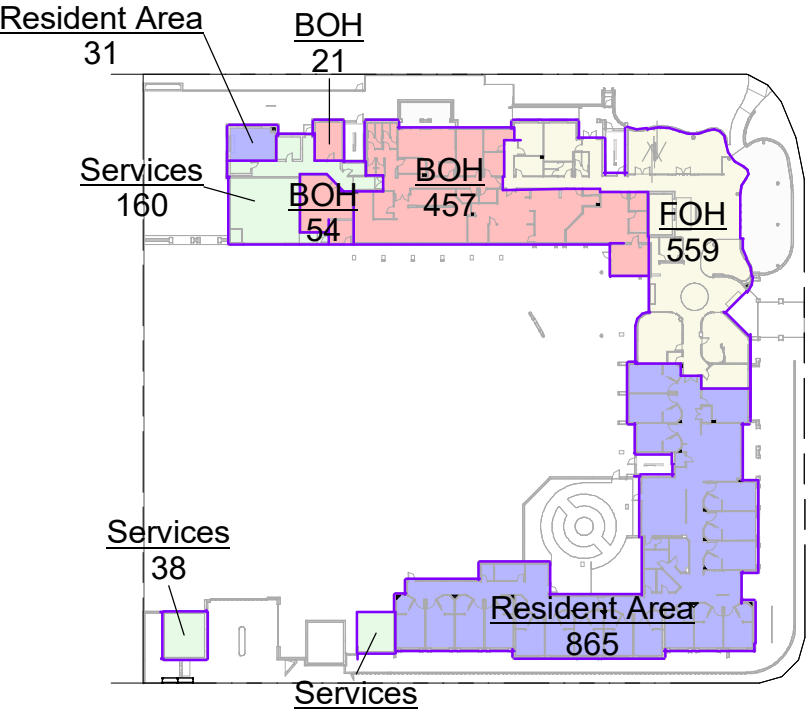
Client  
**Rockpool**

4	28.01.25	Brick Scope Reduction
3	18.9.24	Further Issues Response
2	25.7.24	DA Submission
1	18.6.24	Pre DA Issue
Issue	Date	Amendment

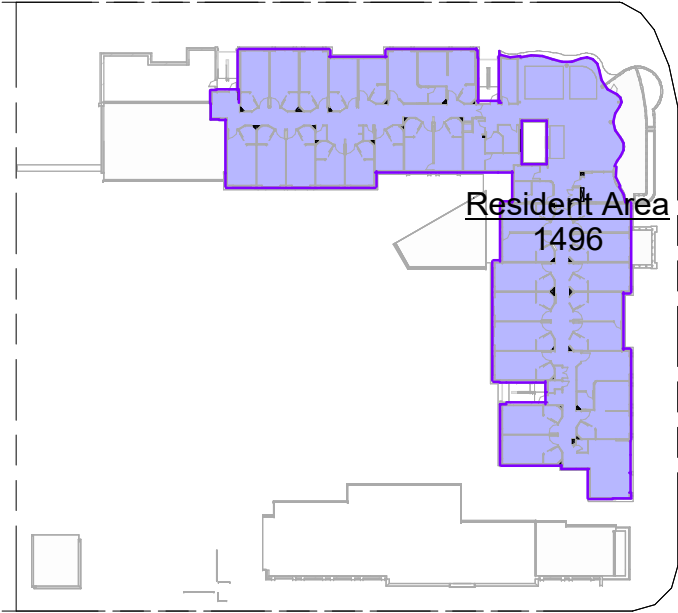
Drawing Title	Drawing Number
Detail Blowups West	2391-DA-8.4
Scale @ A3 orig.	

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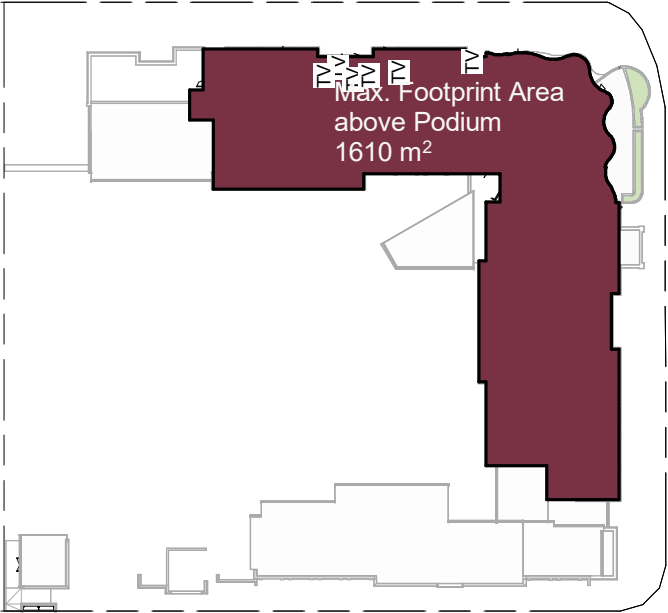




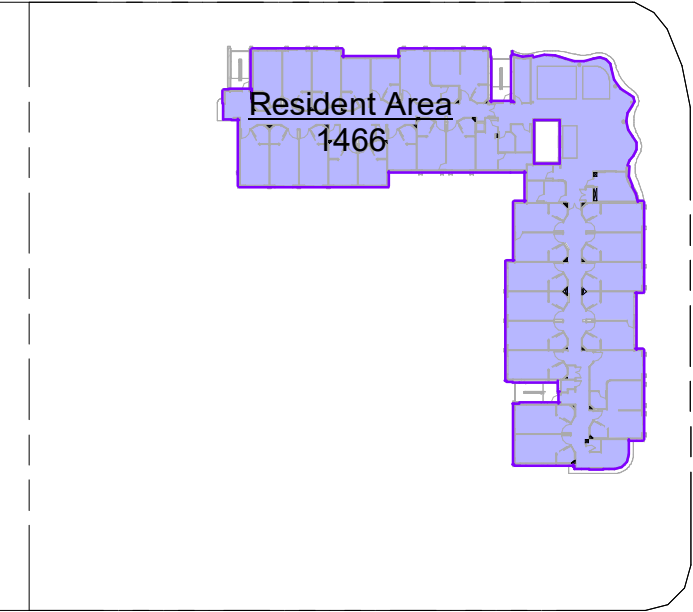
1 Ground  
1 : 1000



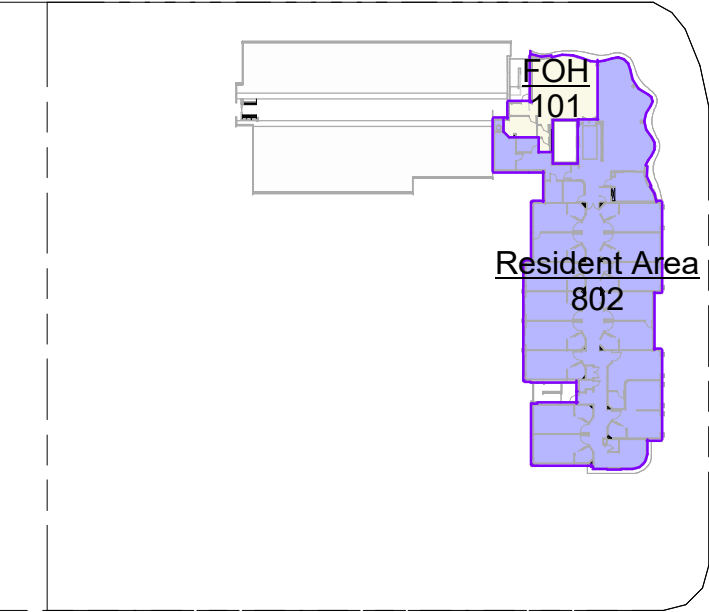
2 Level 1  
1 : 1000



5 Building Footprint  
1 : 1000

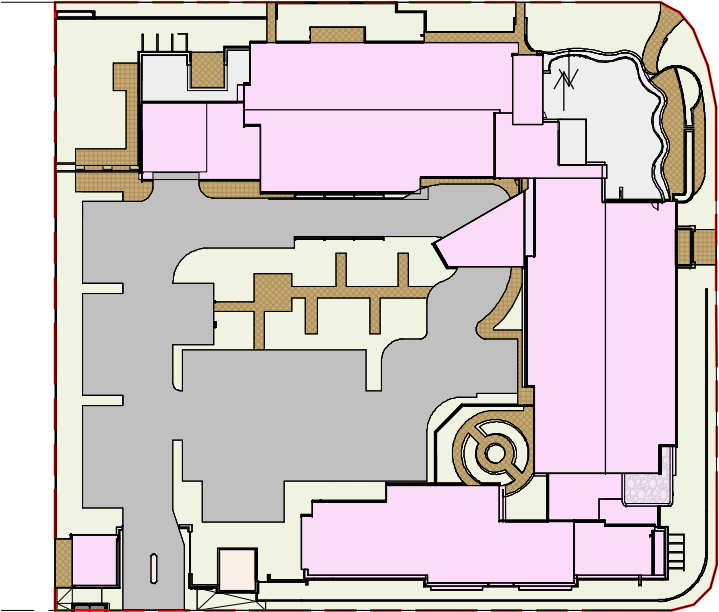


3 Level 2-4  
1 : 1000



4 Level 5  
1 : 1000

GFA	
Name	Area
Ground	
BOH	532
FOH	559
Resident Area	896
Services	226
Level 1	
Resident Area	1496
Level 2	
Resident Area	1466
Level 3	
Resident Area	1466
Level 4	
Resident Area	1466
Level 5	
FOH	101
Resident Area	802
	9011



6 Impervious Area  
1 : 1000

Roof	2362m²
Annillary	361m²
Road	1696m²
Paving	481m²
Total Impervious	4900m²

PLANS AND DOCUMENTS  
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DEVELOPMENT APPROVAL

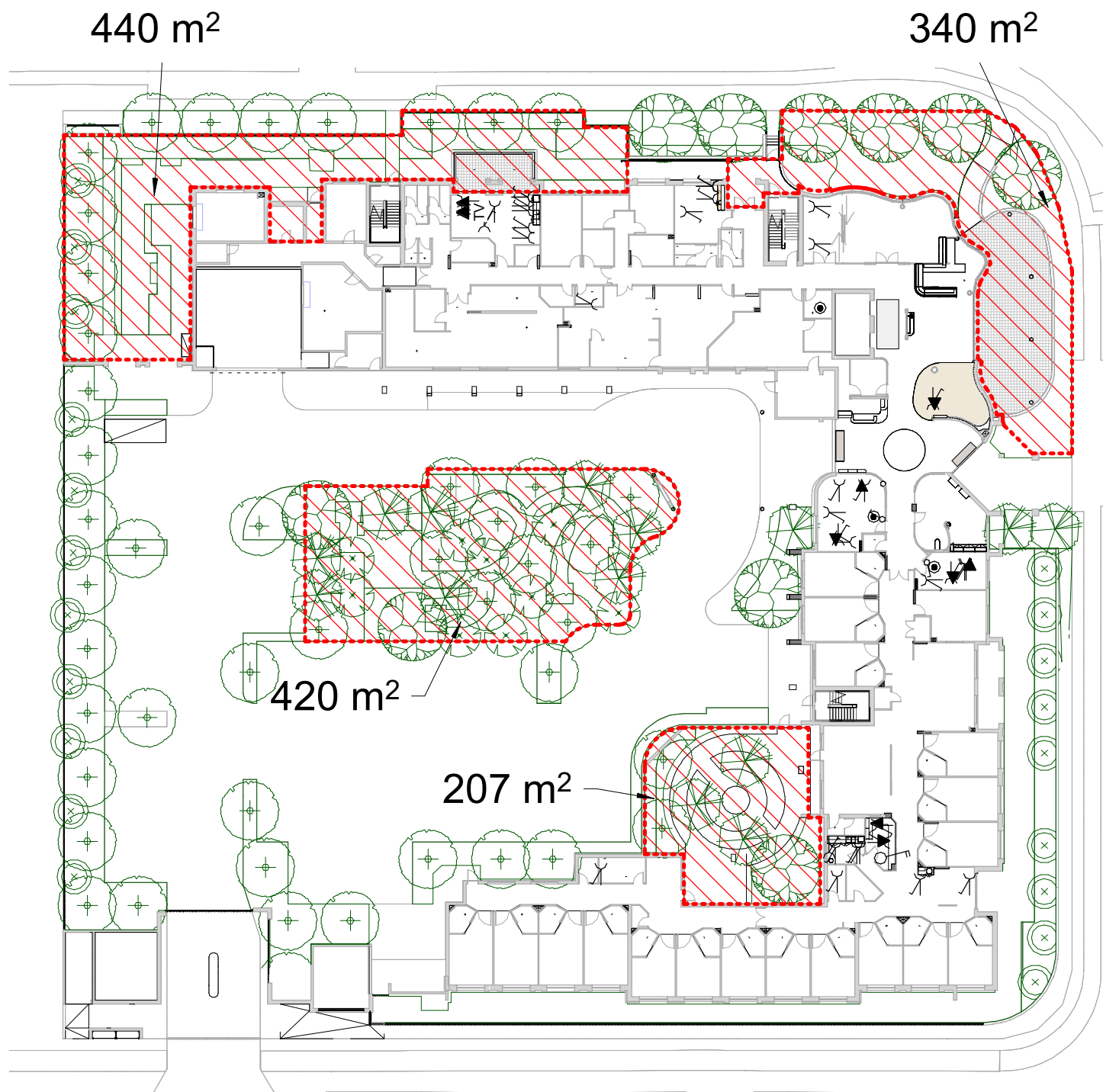
Approval no: DEV2024/1529/2  
Date: 07 March 2025

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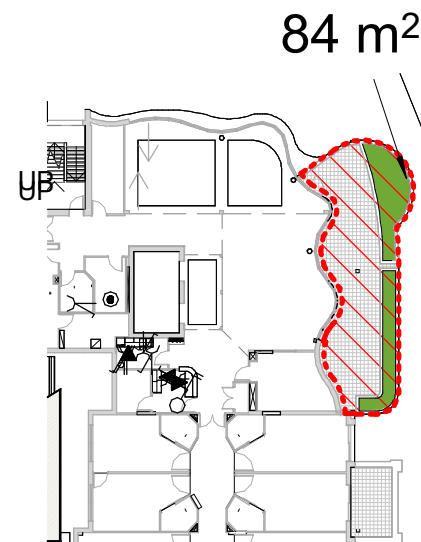
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Telephone (07) 5520 1134

Project Northshore ACF		
Client Rockpool		
5	28.01.25	Brick Scope Reduction
4	18.9.24	Further Issues Response
3	25.7.24	DA Submission
2	18.6.24	Pre DA Issue
1	11.6.24	Pre-Lodge 2 Issue
Issue	Date	Amendment

Drawing Title Areas 1 Scale 1 : 1000 @ A3 orig.	Drawing Number 2391-DA-9.1
---	-------------------------------



1 External Communal Open Space - Ground  
1 : 500



2 Ext COH - L1  
1 : 500

## Total Communal Open Space

External Ground	1407 m <sup>2</sup>
External L1	84 m <sup>2</sup>
Internal	1083 m <sup>2</sup>

Total	2574 m <sup>2</sup>
-------	---------------------

Internal Communal Open Space		
Level	Name	Area
Ground	Cafe Lounge	65
Ground	Club Lounge	52
Ground	Dining	41
Ground	Hobby Shed	24
Ground	Lounge	47
Ground	Sitting	26
Ground	Wellness	35
Ground: 8		292
Level 1	Dining	60
Level 1	Lounge	67
Level 1	Sitting	44
Level 1: 3		172
Level 2	Dining	60
Level 2	Lounge	67
Level 2	Sitting	15
Level 2: 3		143
Level 3	Dining	60
Level 3	Lounge	67
Level 3	Sitting	16
Level 3: 3		144
Level 4	Dining	60
Level 4	Lounge	67
Level 4	Sitting	16
Level 4: 3		144
Level 5	Dining	40
Level 5	DT St	11
Level 5	Lifestyle	77
Level 5	Lounge	45
Level 5	Sitting	16
Level 5: 5		188
Grand total: 25		1082

**GJG**  
Architects

ABN 69 637 879 228  
PO Box 1173, Elanora QLD 4221  
Telephone (07) 5520 1134

Project  
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Client  
Rockpool

PLANS AND DOCUMENTS  
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Date: 07 March 2025



3	28.01.25	Brick Scope Reduction
2	18.9.24	Further Issues Response
1	30.7.24	Open Space Calcs Added
Issue	Date	Amendment

Drawing Title	Drawing Number
Areas 2	2391-DA-9.2
Scale 1 : 500 @ A3 orig.	

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