

Rockpool Northshore

Aged Care Facility

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2024/1529
Date: 2 December 2024



GJG
Architects

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

Project
Northshore ACF

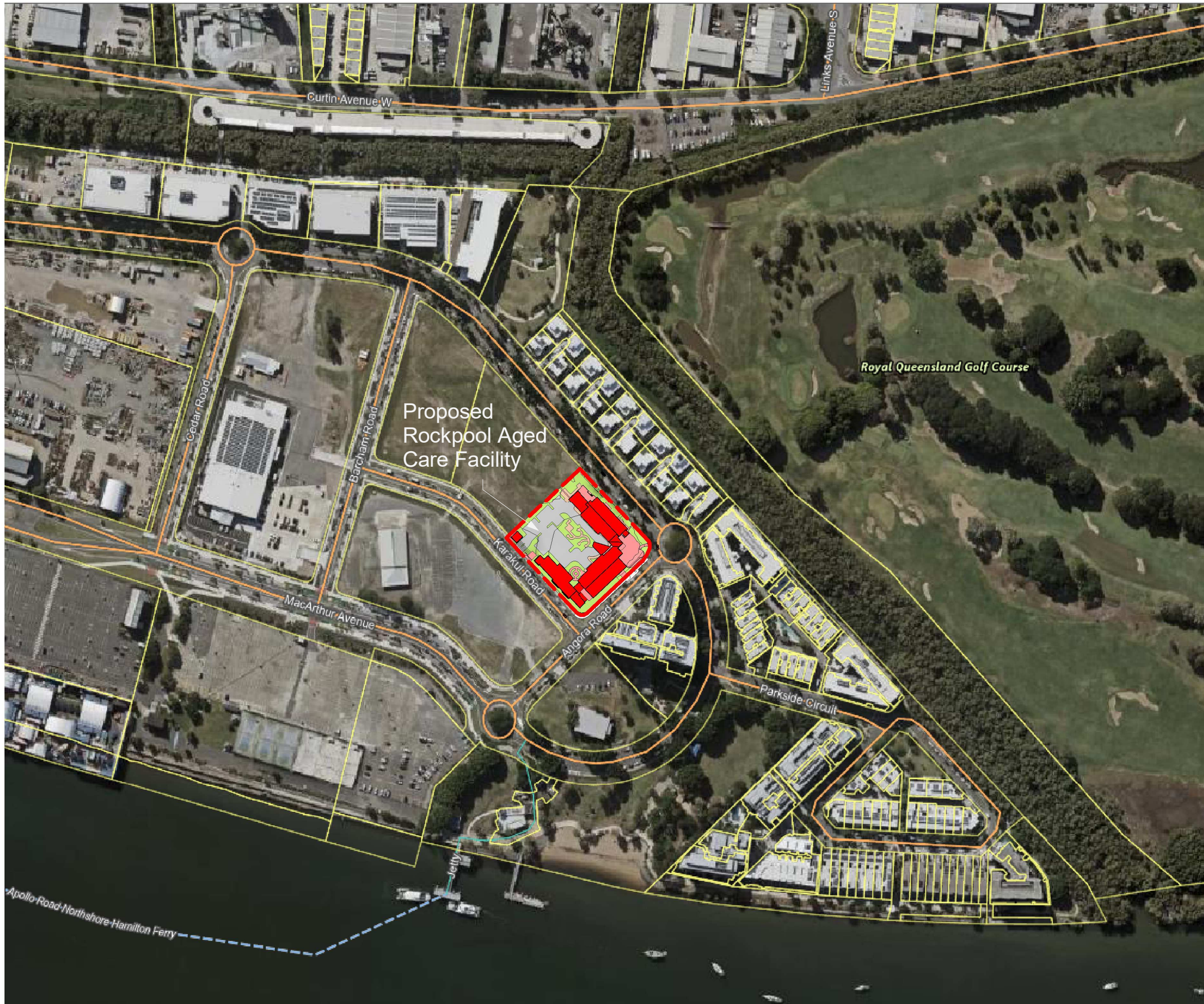
Client
Rockpool

Issue	Date	Amendment
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

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

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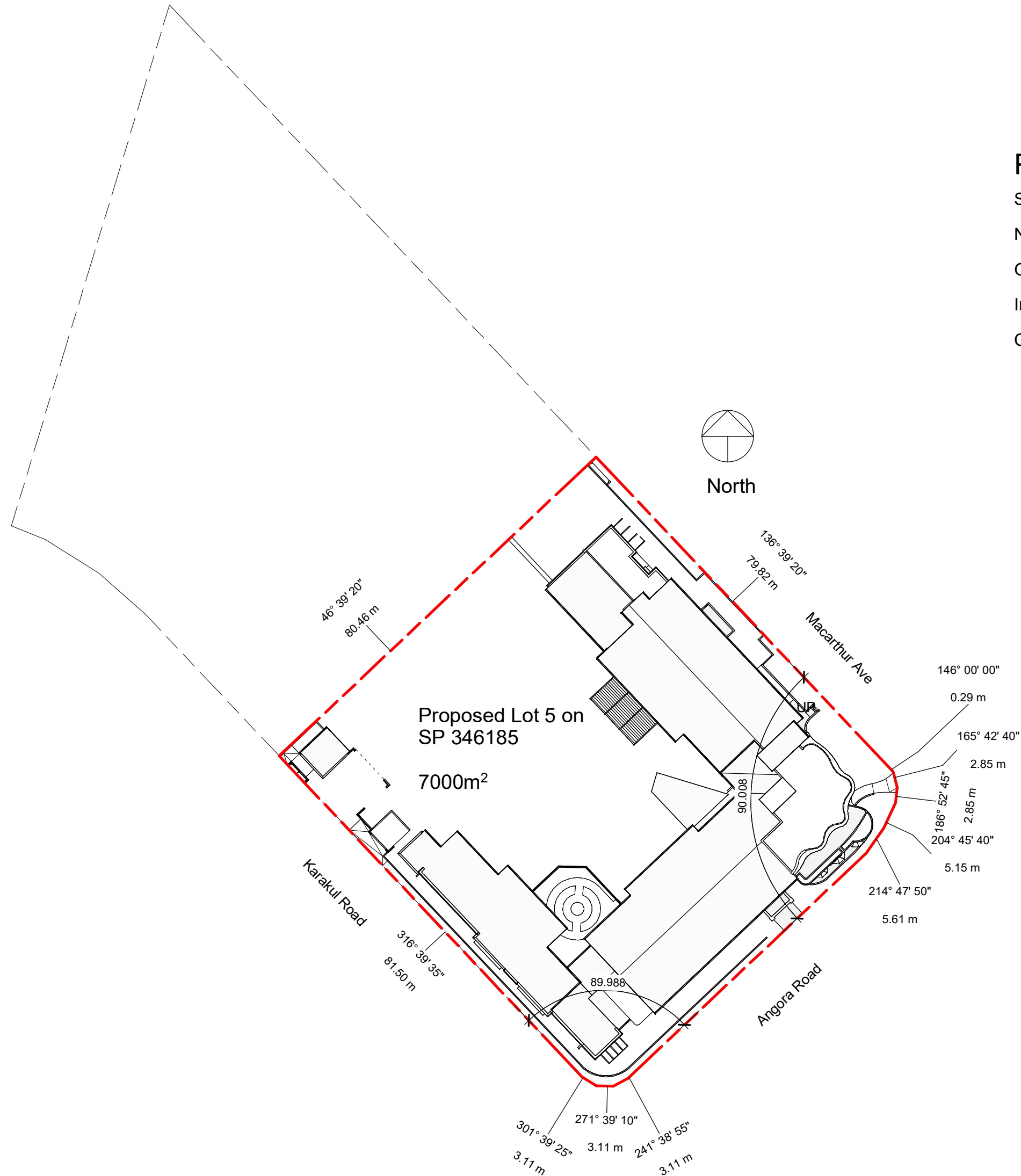
Drawing Title	Drawing Number
Locality Plan	2391-DA-1.1
Scale 1 : 3000 @ A3 orig.	

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Project Data

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



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3	18.9.24	Further Issues Response
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Drawing Title Site Plan Scale 1 : 750 @ A3 orig.	Drawing Number 2391-DA-1.2
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North

Shared Zone signage/delineation to be provided.

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

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AMENDED IN RED

By: Vivian Lun


Date: 11 October 2024



Issue	Date	Amendment
8	2.10.24	PWD Parks noted, some hardsurface clarified
7	18.9.24	Further Issues Response
6	25.7.24	DA Submission
5	18.6.24	Pre DA Issue

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

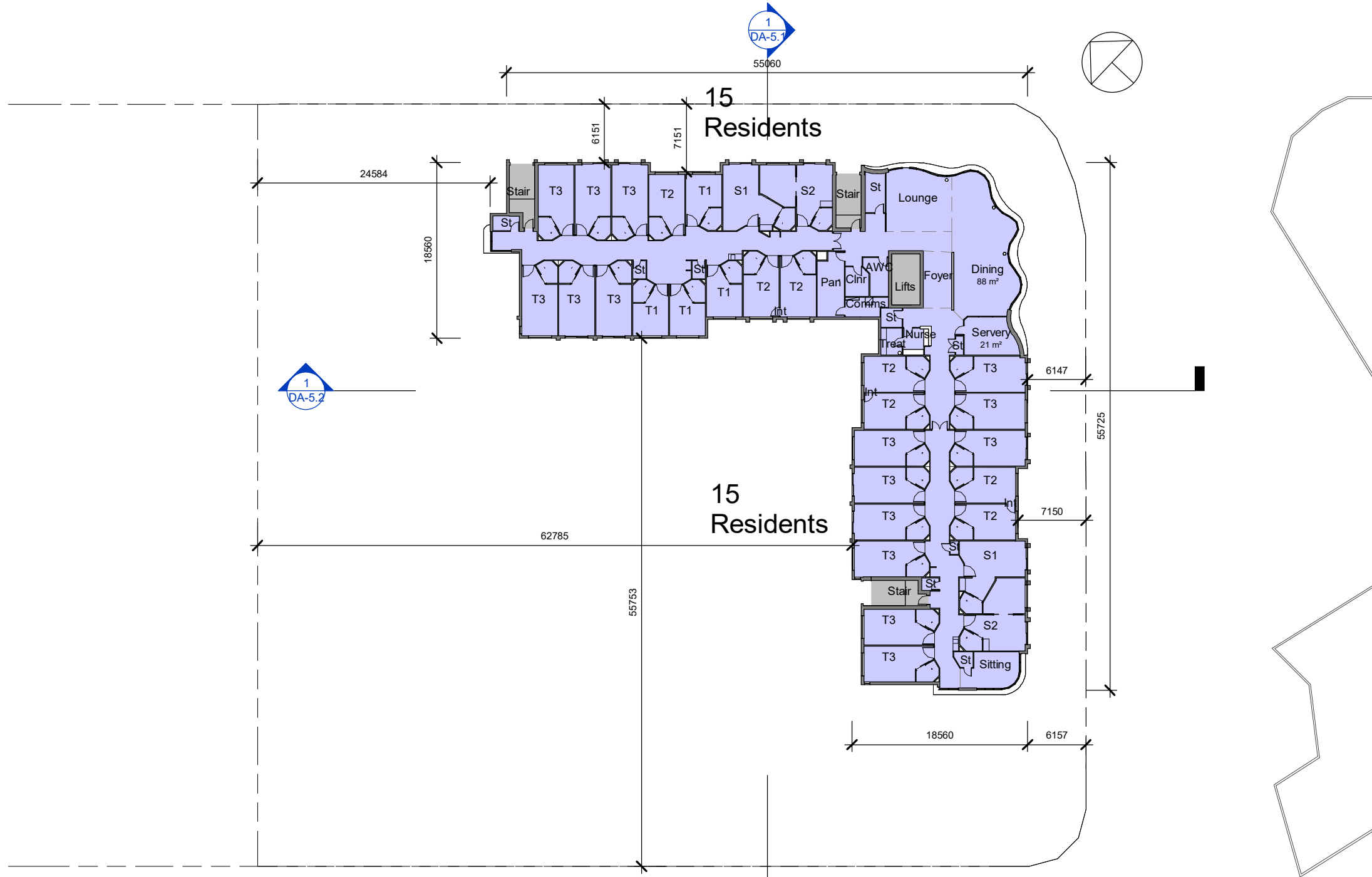
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1	3.5.24	Prelim 1

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



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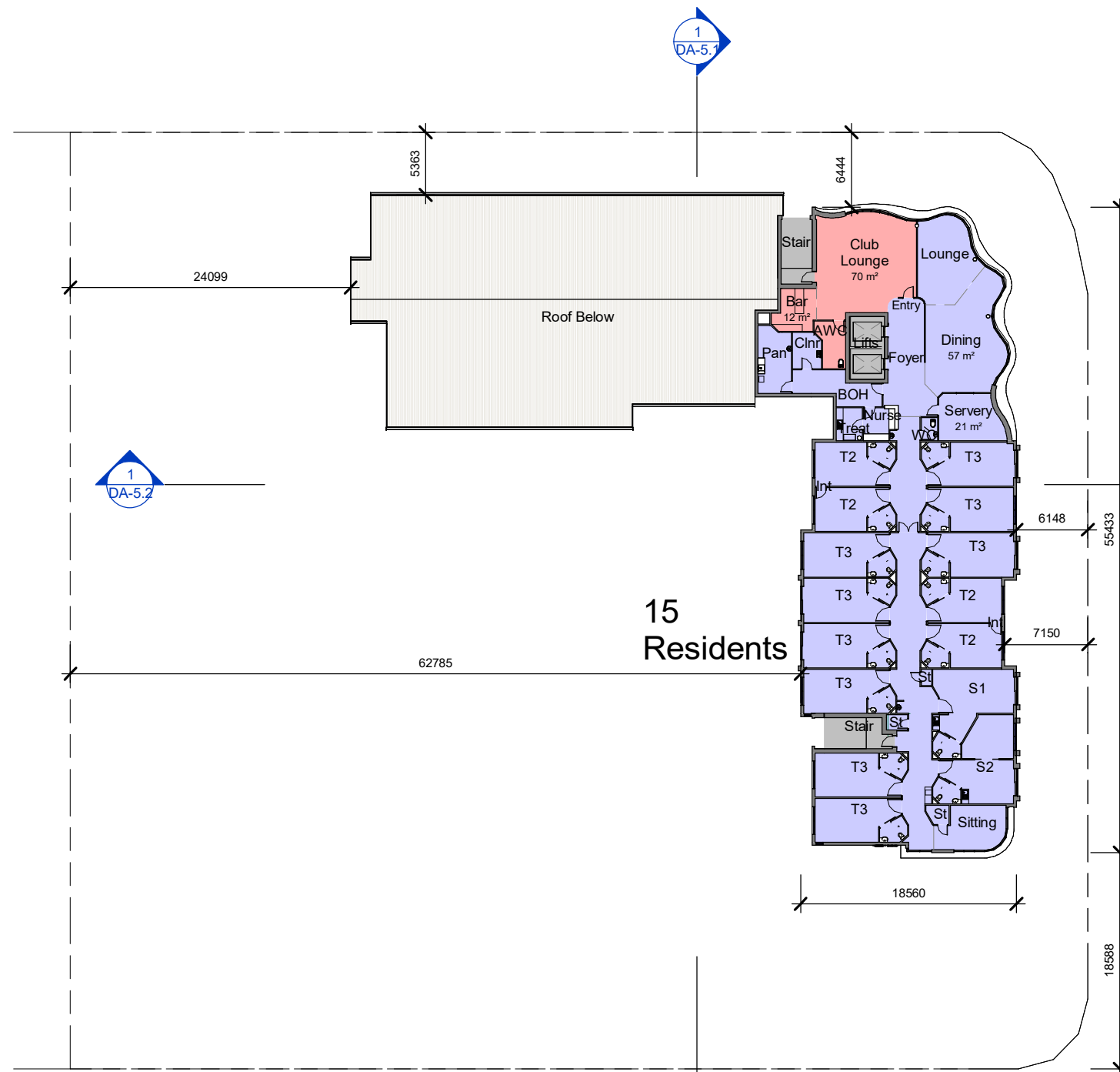
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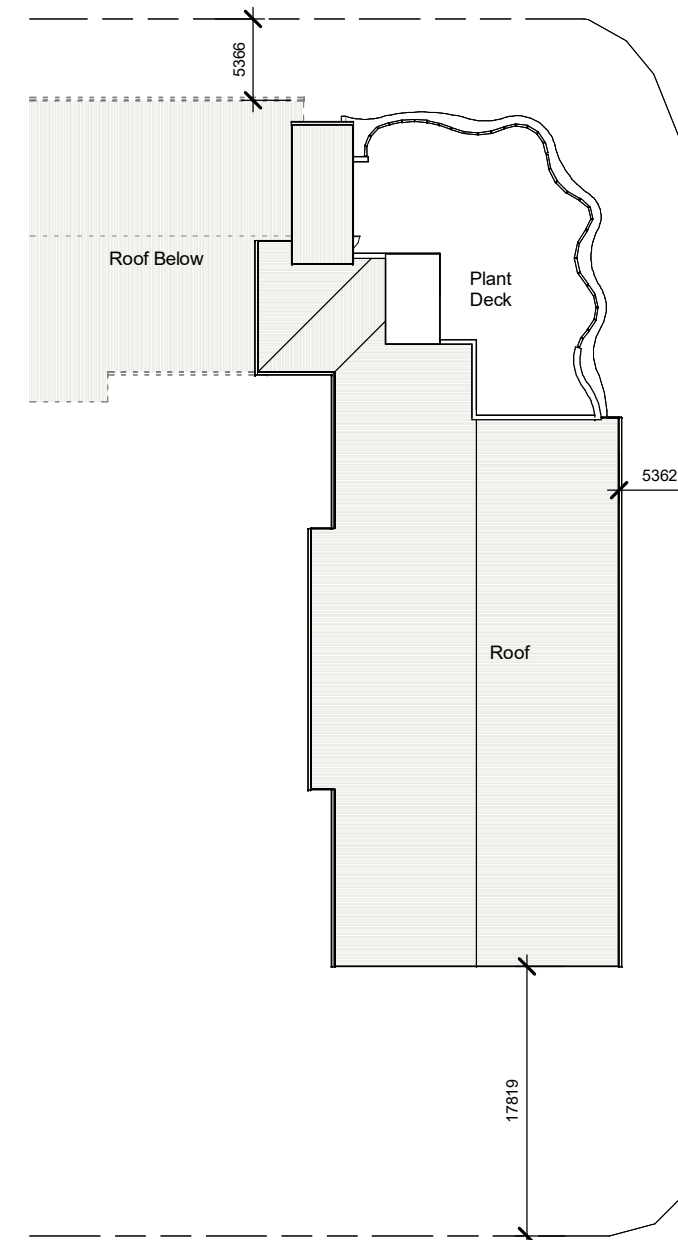
Client
Rockpool

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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 Scale 1 : 500 @ A3 orig.	2391-DA-2.4





1 Macarthur Avenue
1 : 300

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6	18.9.24	Further Issues Response
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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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1	3.5.24	Prelim 1

Drawing Title
Angora Road Elevation
Scale 1 : 300 @ A3 orig.

Drawing Number
2391-DA-3.2

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1 Karakul Road
1 : 300

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

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1 NW Elevation
1 : 300

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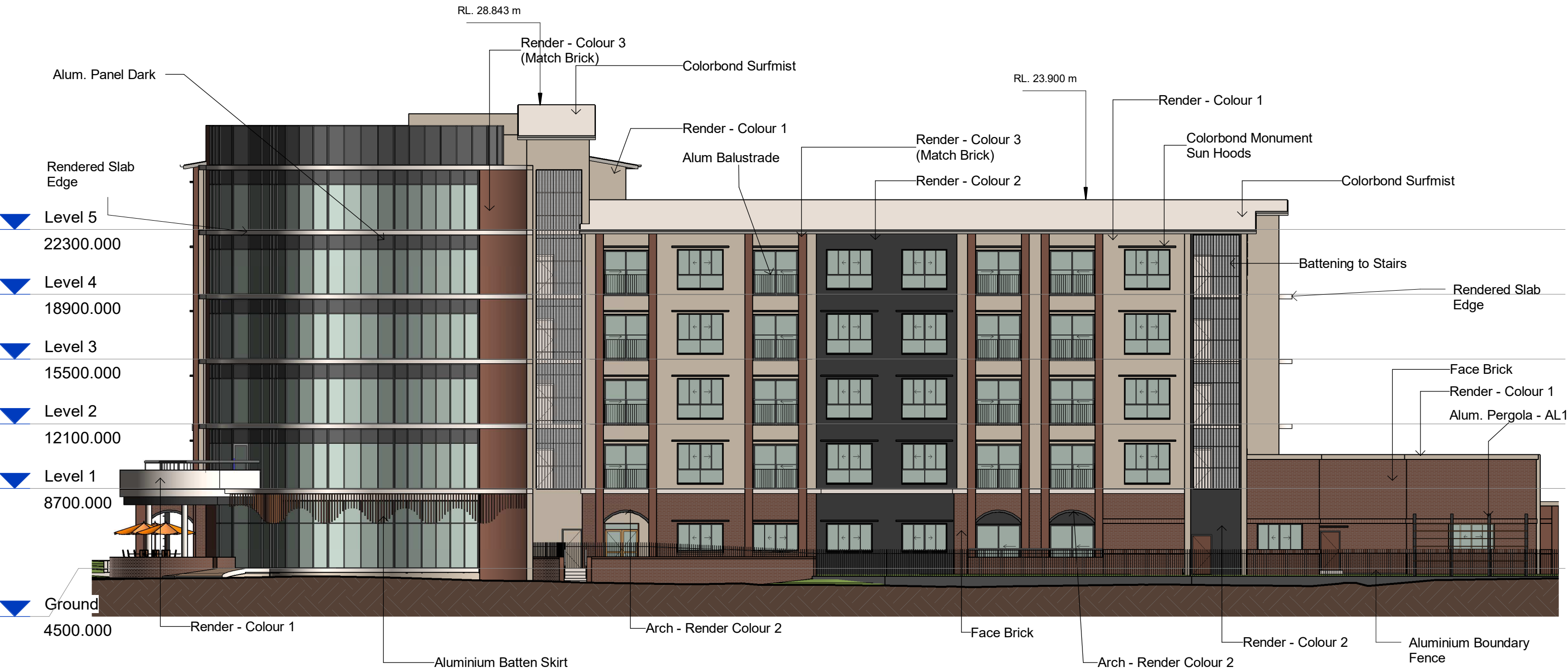


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Drawing Title	Drawing Number
NW Elev. - From Neighbour @ A3 orig.	2391-DA-3.4

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1 Macarthur Ave - Materials
1 : 200

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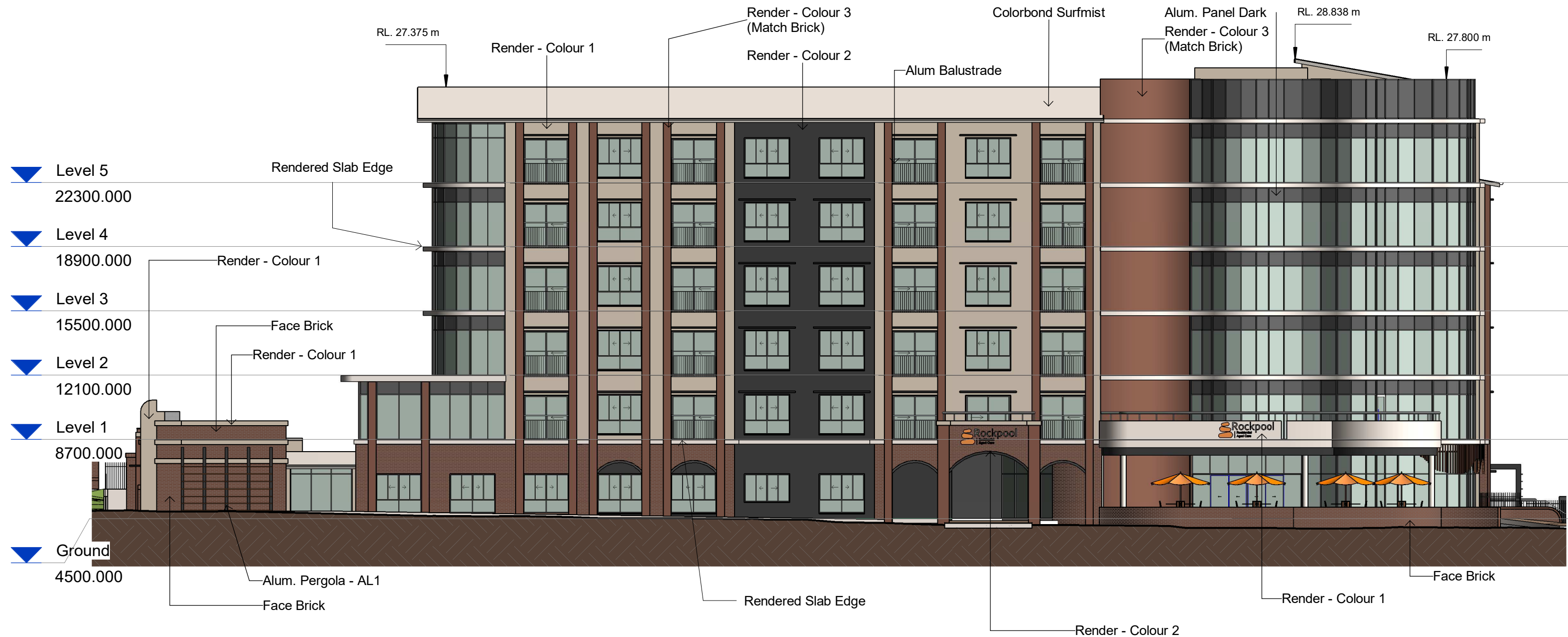


Issue	Date	Amendment
4	18.9.24	Further Issues Response
3	25.7.24	DA Submission
2	18.6.24	Pre DA Issue
1	11.6.24	Pre-Lodge 2 Issue

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

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1 Angora Road - Materials
1 : 200



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

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1 Court NE - Materials
1 : 200

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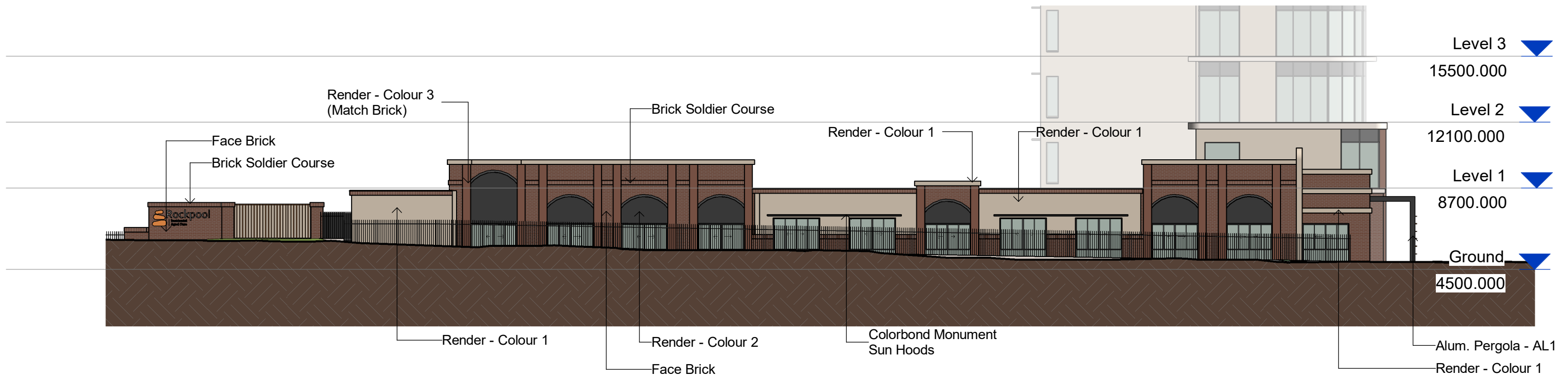
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Queensland Government

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

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1	11.6.24	Pre-Lodge 2 Issue


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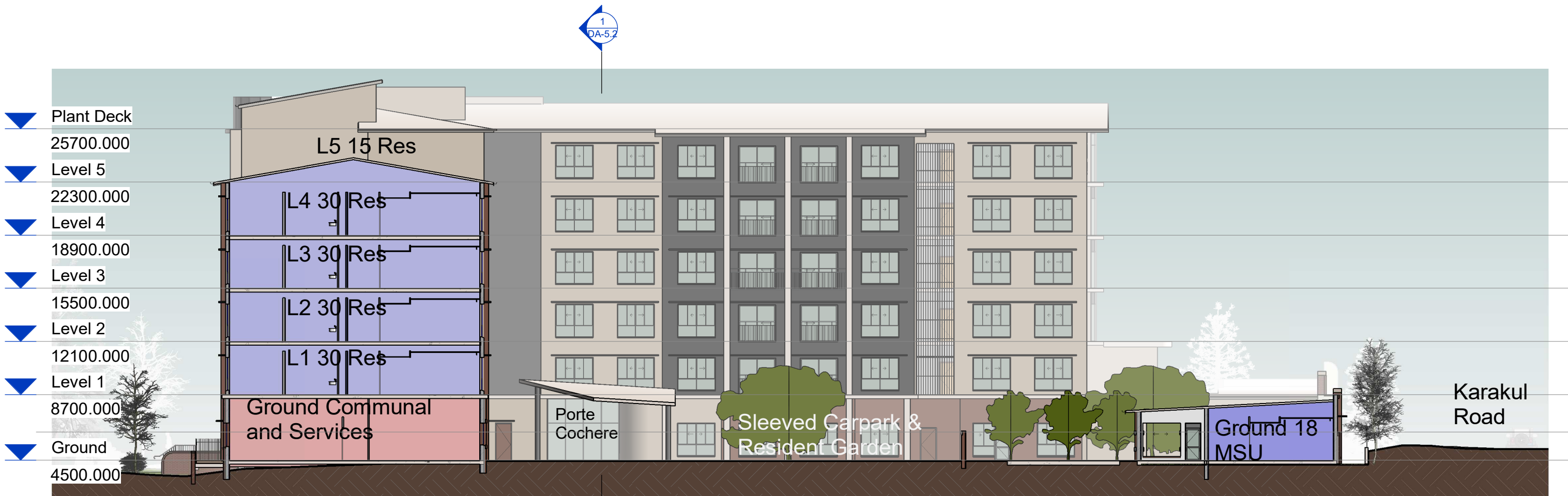
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Macarthur Avenue

Macarthur to Karakul

1 Section
1 : 250



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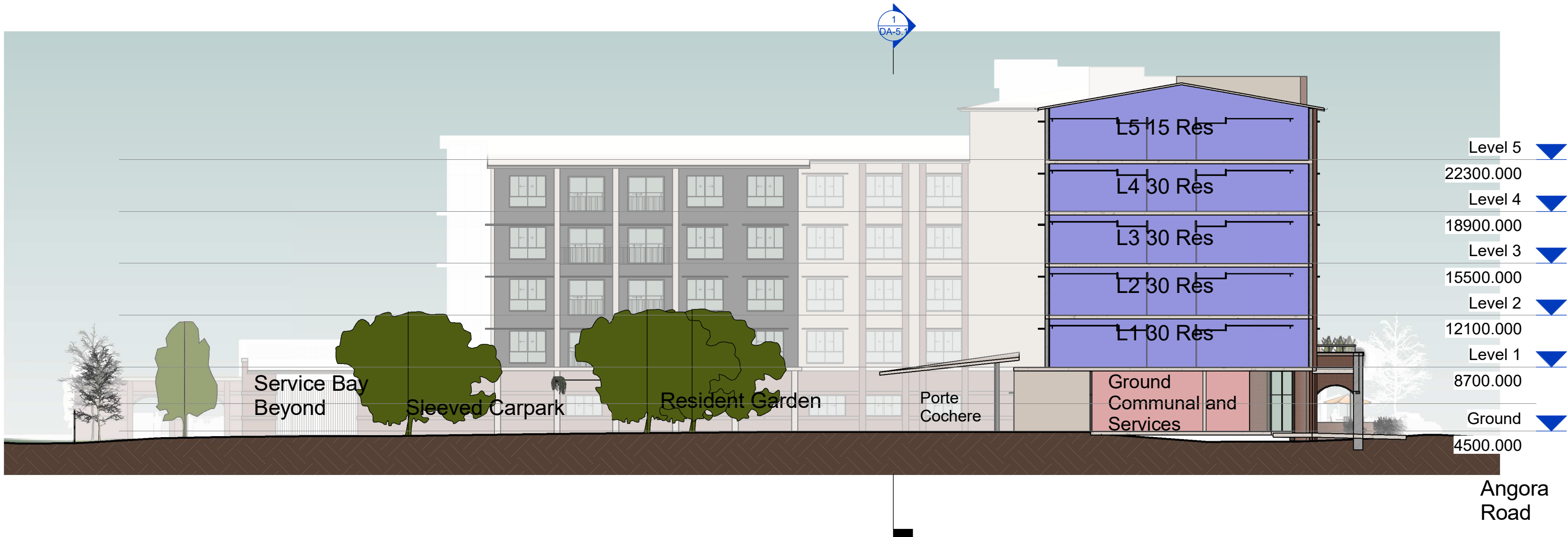


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Drawing Title	Drawing Number
Explanatory Section 1	2391-DA-5.1
Scale 1 : 250 @ A3 orig.	

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1 Section from Angora
1 : 250

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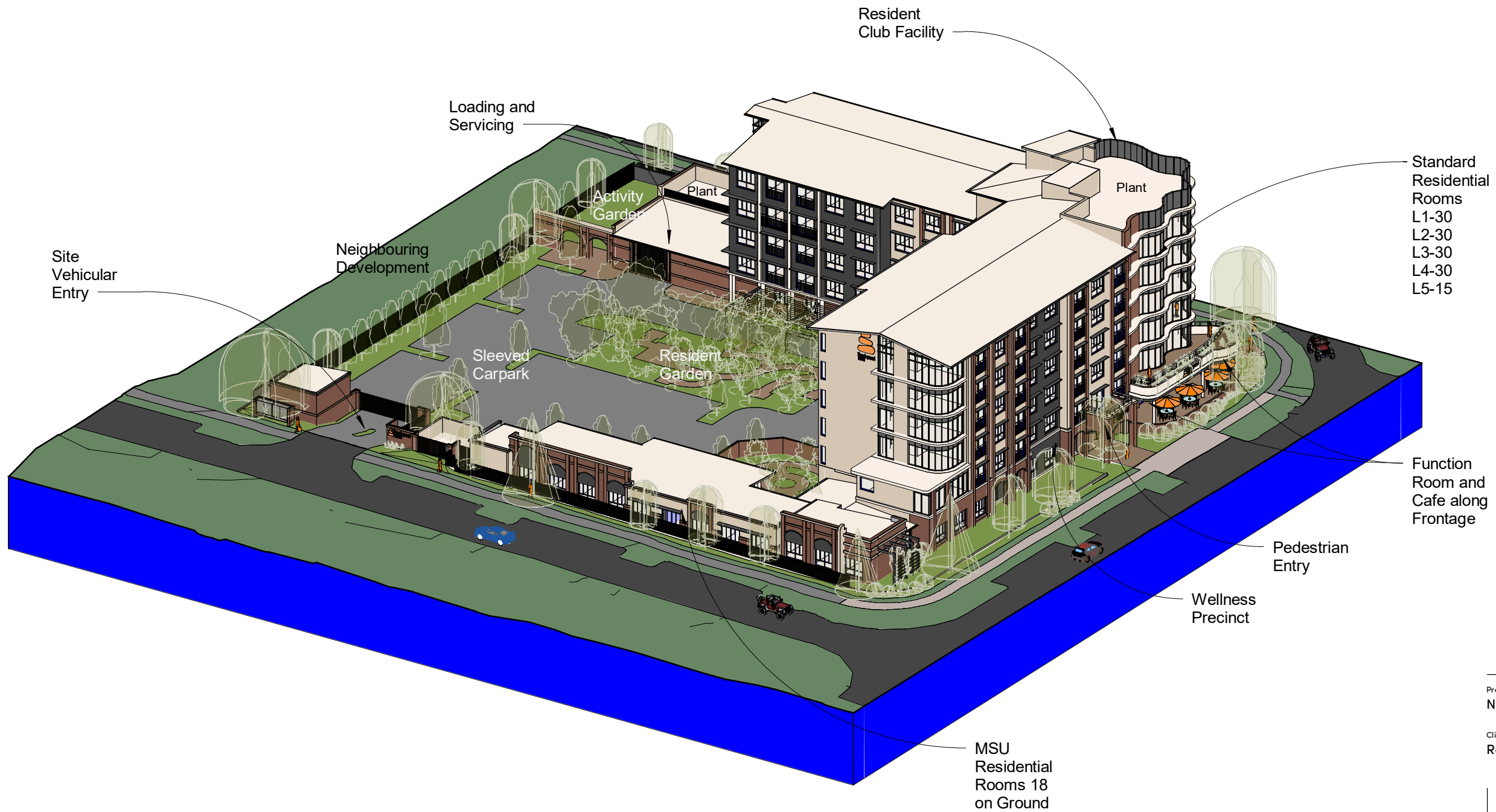
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Drawing Title Explanatory Section 2 Scale 1 : 250 @ A3 orig.	Drawing Number 2391-DA-5.2
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2	21.5.24	Prelim 1.5
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Drawing Title	Drawing Number
Massing 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
Rear Corner View	2391-DA-6.3
Scale @ A3 orig.	

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Drawing Title	Drawing Number
Angora Road View	2391-DA-6.4
Scale @ 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
weatlyher protection for the terrace
under

CAFE TERRACE
Cafe Terrace for Alfresco
presentation to corner

9:00 AM

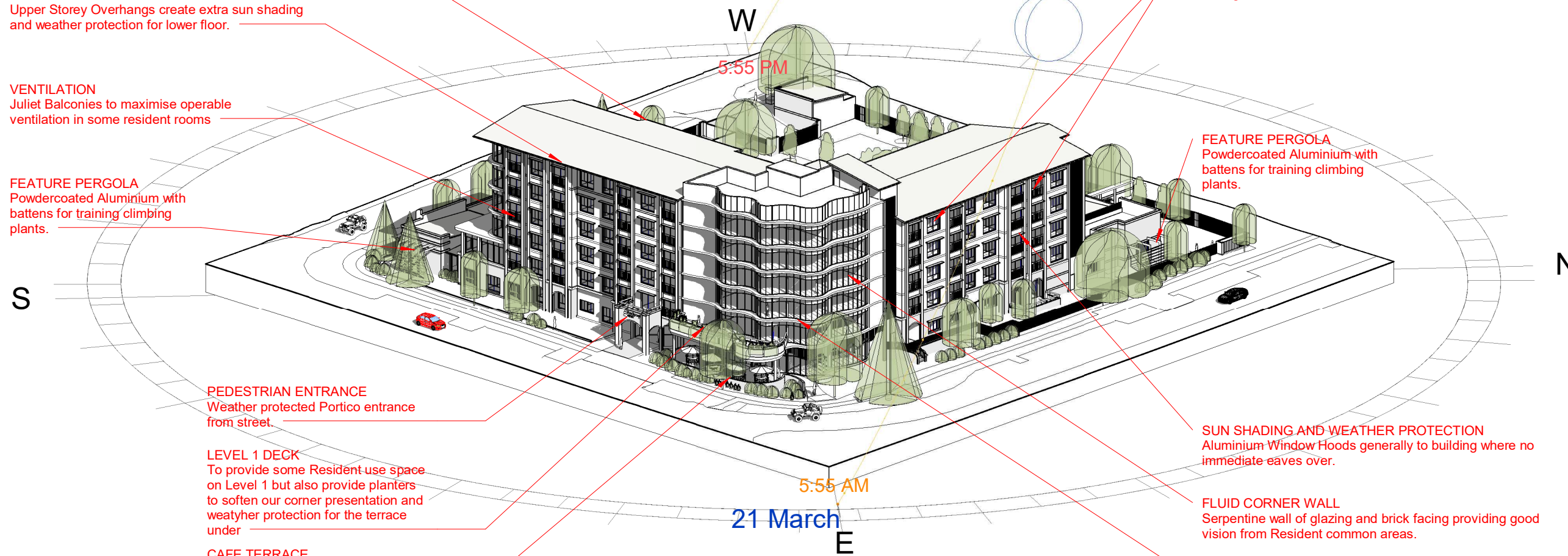
VENTILATION -All resident rooms to have either
centre opening screened windows or screened
sliding doors to Juliet Balconies

FEATURE PERGOLA
Powdercoated Aluminium with
battens for training climbing
plants.

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.



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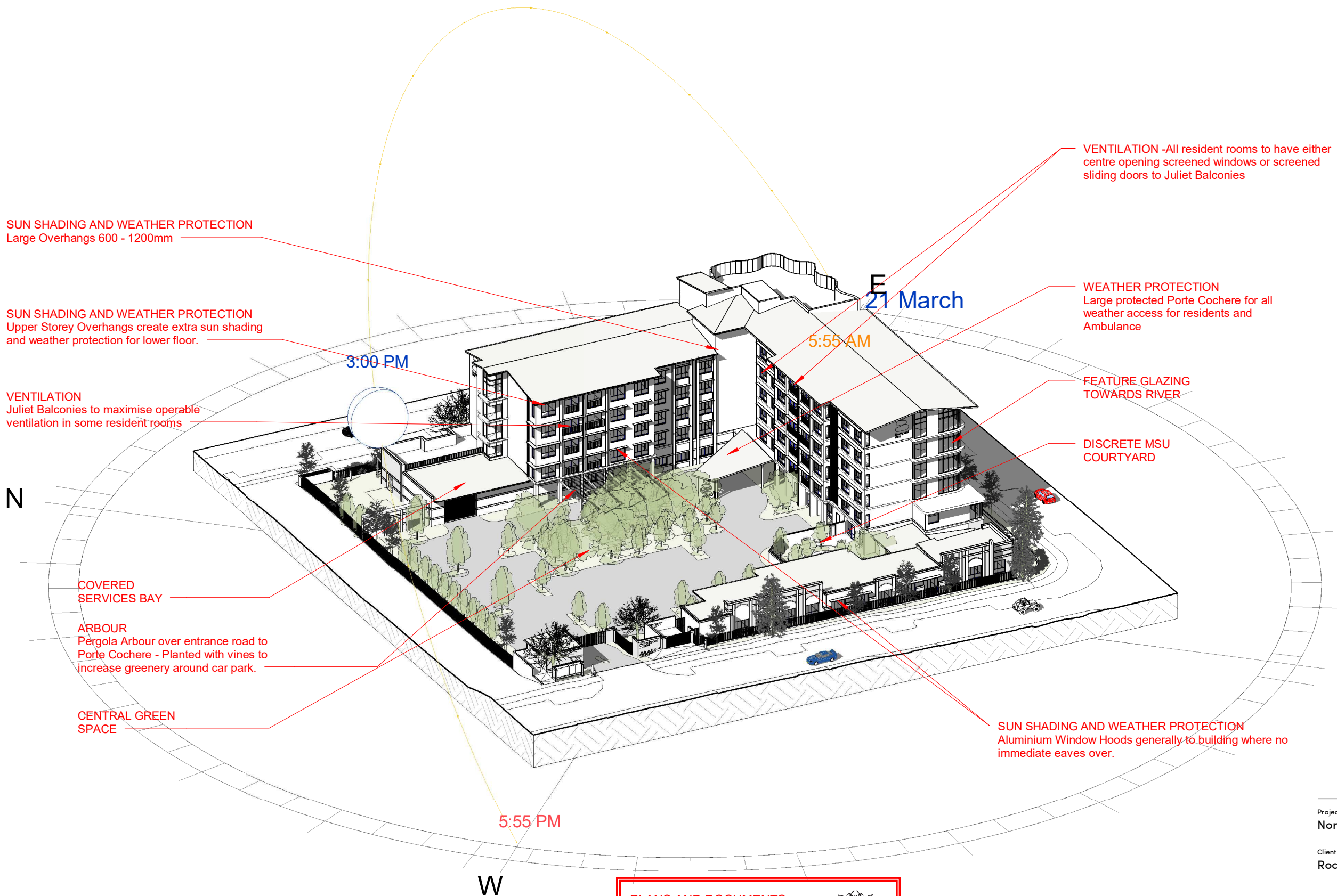
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3	18.9.24	Further Issues Response
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Drawing Title	Drawing Number
Ext. Features East View	2391-DA-8.1
Scale @ A3 orig.	

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

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ARCH
Archdetail in Brickwork - likely 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

BRICK 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

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

SLAB EDGE EXTENSION
Rendered

BRICK WALLS
Feature Face brick to lower level



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

CAFE TERRACE
Cafe Terrace for Alfresco presentation to corner

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

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Drawing Title
Detail Blowups East
Scale @ A3 orig.

Drawing Number
2391-DA-8.3

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External Features Detail Blowups - East

1

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

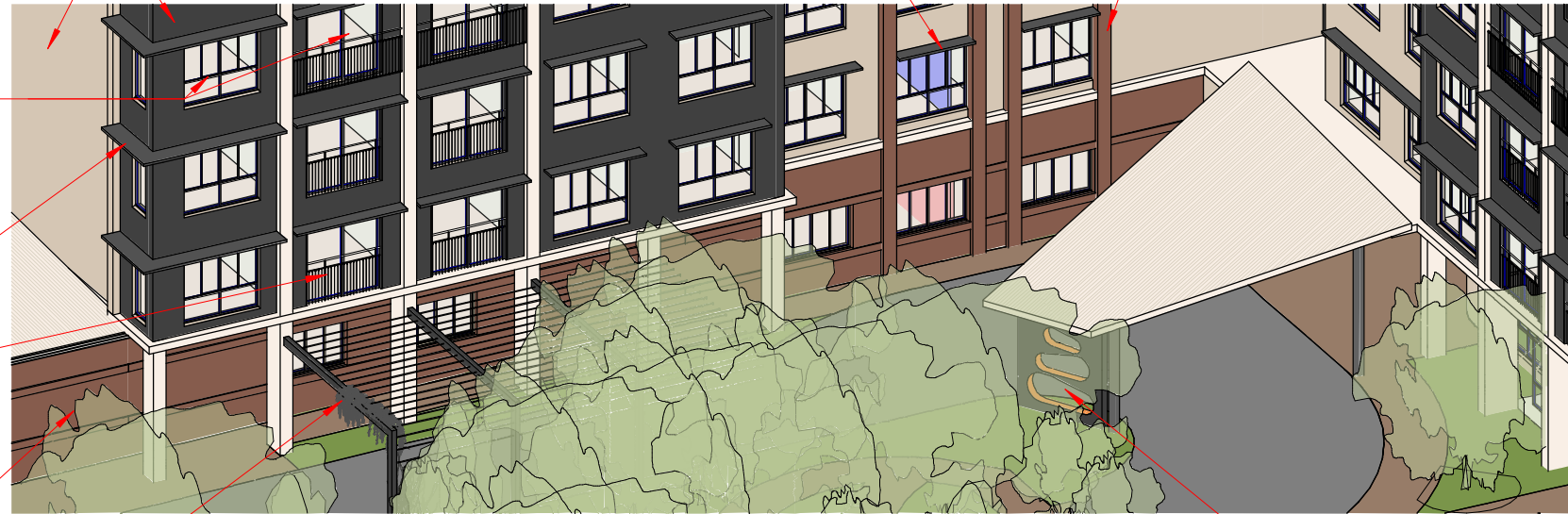
Juliet Balconies to maximise operable ventilation in some resident rooms

BRICK WALLS
Feature Face brick to lower levels complete with feature soldier course banding

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 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

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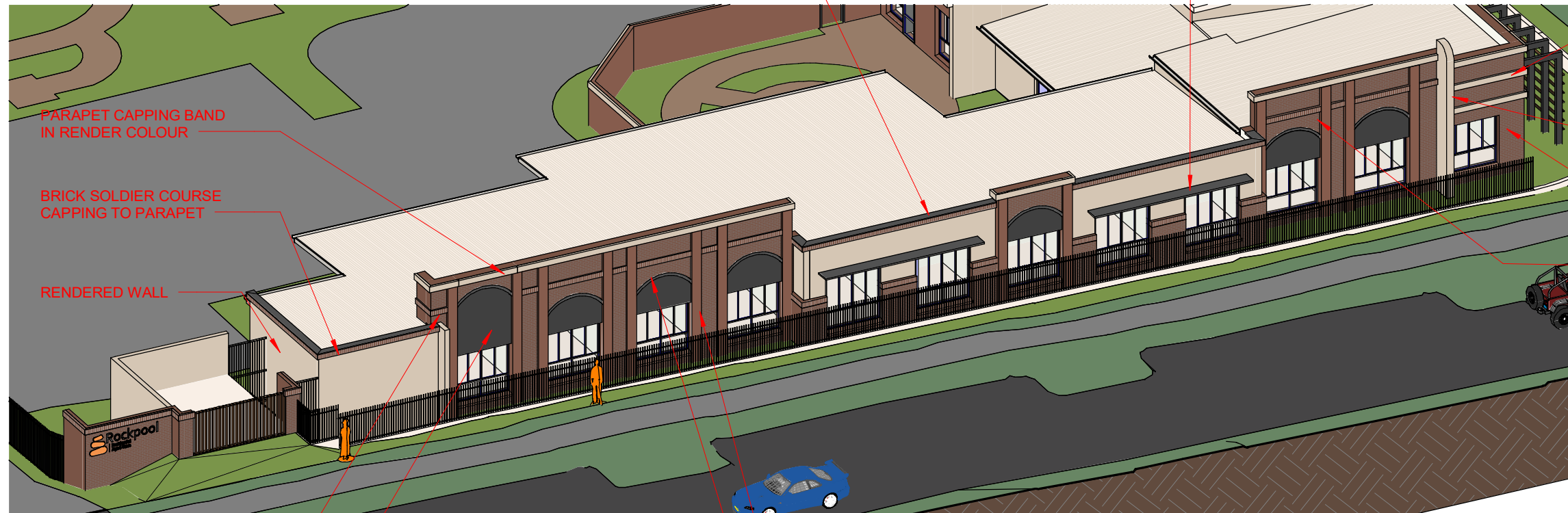


External Features Detail Blowups - West

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

BRICK WALL

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

PARAPET CAPPING BAND IN RENDER COLOUR

BRICK SOLDIER COURSE CAPPING TO PARAPET

RENDERED WALL

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
Archdetail in Brickwork - likely precast concrete rendered

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Project
Northshore ACF

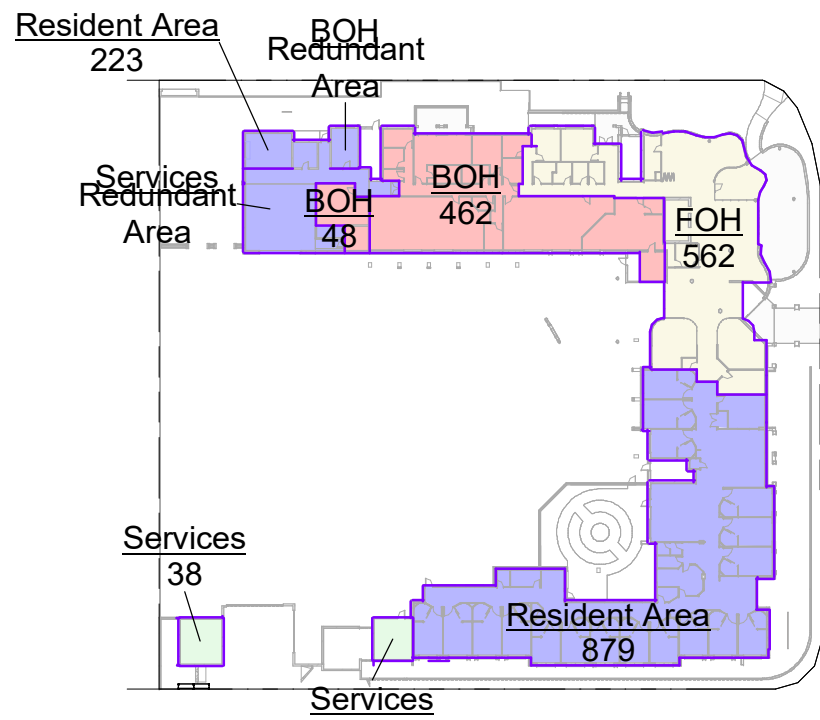
Client
Rockpool

Issue	Date	Amendment
3	18.9.24	Further Issues Response
2	25.7.24	DA Submission
1	18.6.24	Pre DA Issue

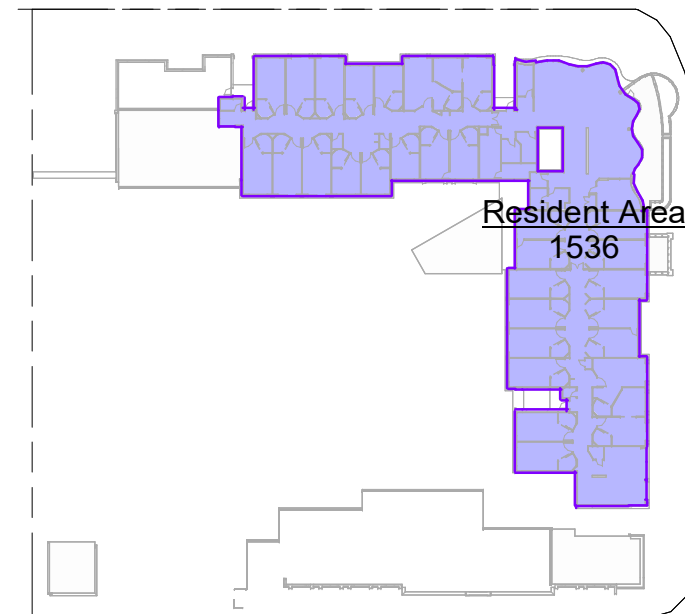
Drawing Title Detail Blowups West	Drawing Number 2391-DA-8.4
Scale @ A3 orig.	

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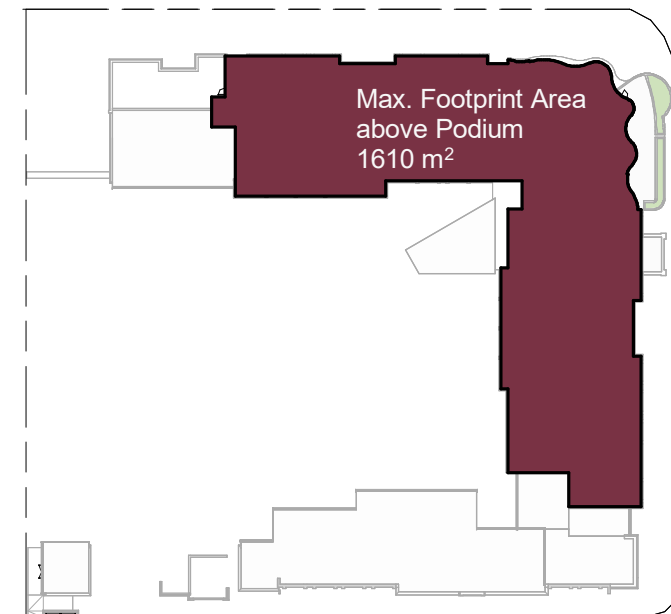




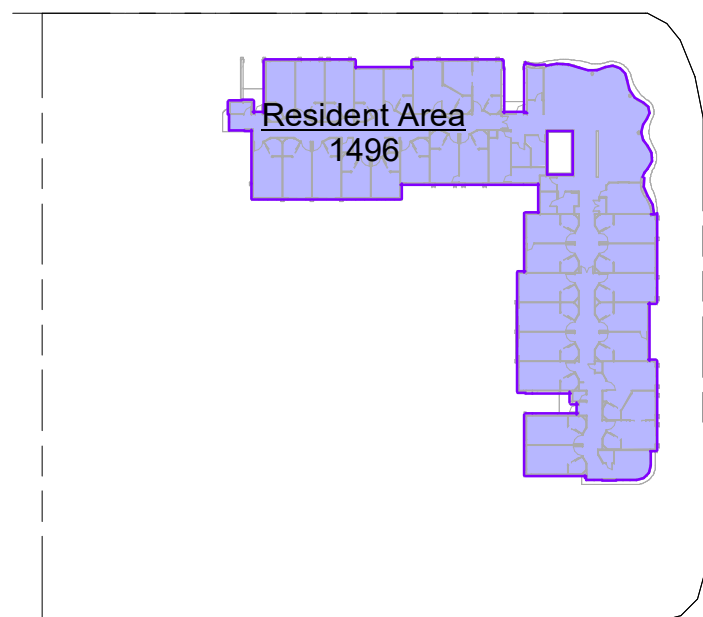
1 Ground
1 : 1000



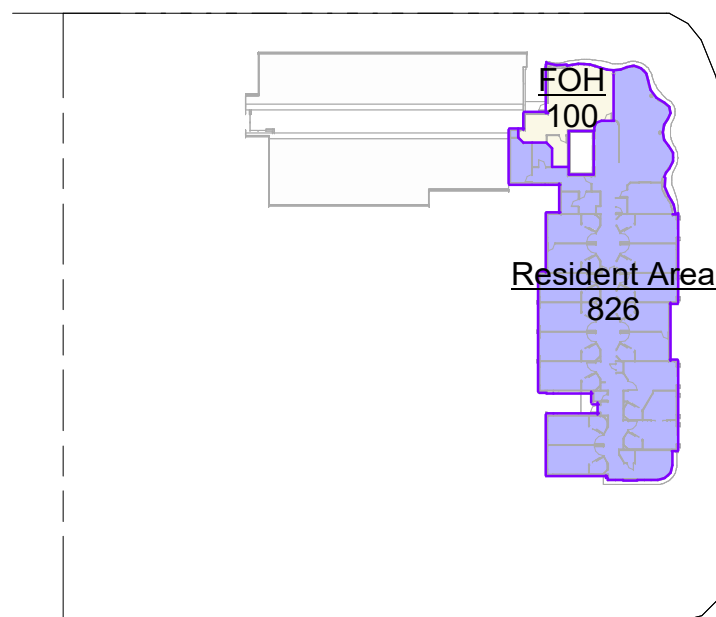
2 Level 1
1 : 1000



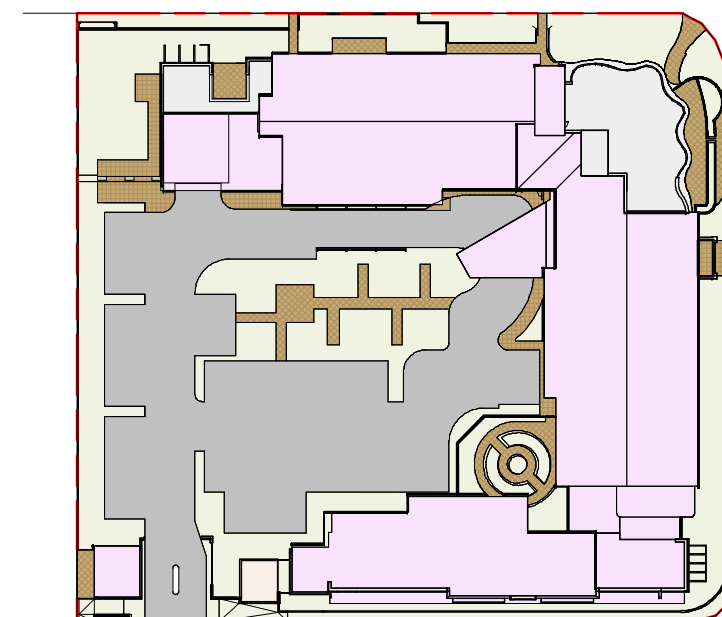
5 Building Footprint
1 : 1000



3 Level 2-4
1 : 1000



4 Level 5
1 : 1000



6 Impervious Area
1 : 1000

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1529

Date: 2 December 2024

Roof	2445m ²
Ancillary	361m ²
Road	1696m ²
Paving	481m ²
Total Impervious	4983m²

GFA	
Name	Area
Ground	
BOH	511
FOH	562
Resident Area	1102
Services	69
Level 1	
Resident Area	1536
Level 2	
Resident Area	1496
Level 3	
Resident Area	1496
Level 4	
Resident Area	1496
Level 5	
FOH	100
Resident Area	826
	9193

GJG
Architects

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Project
Northshore ACF

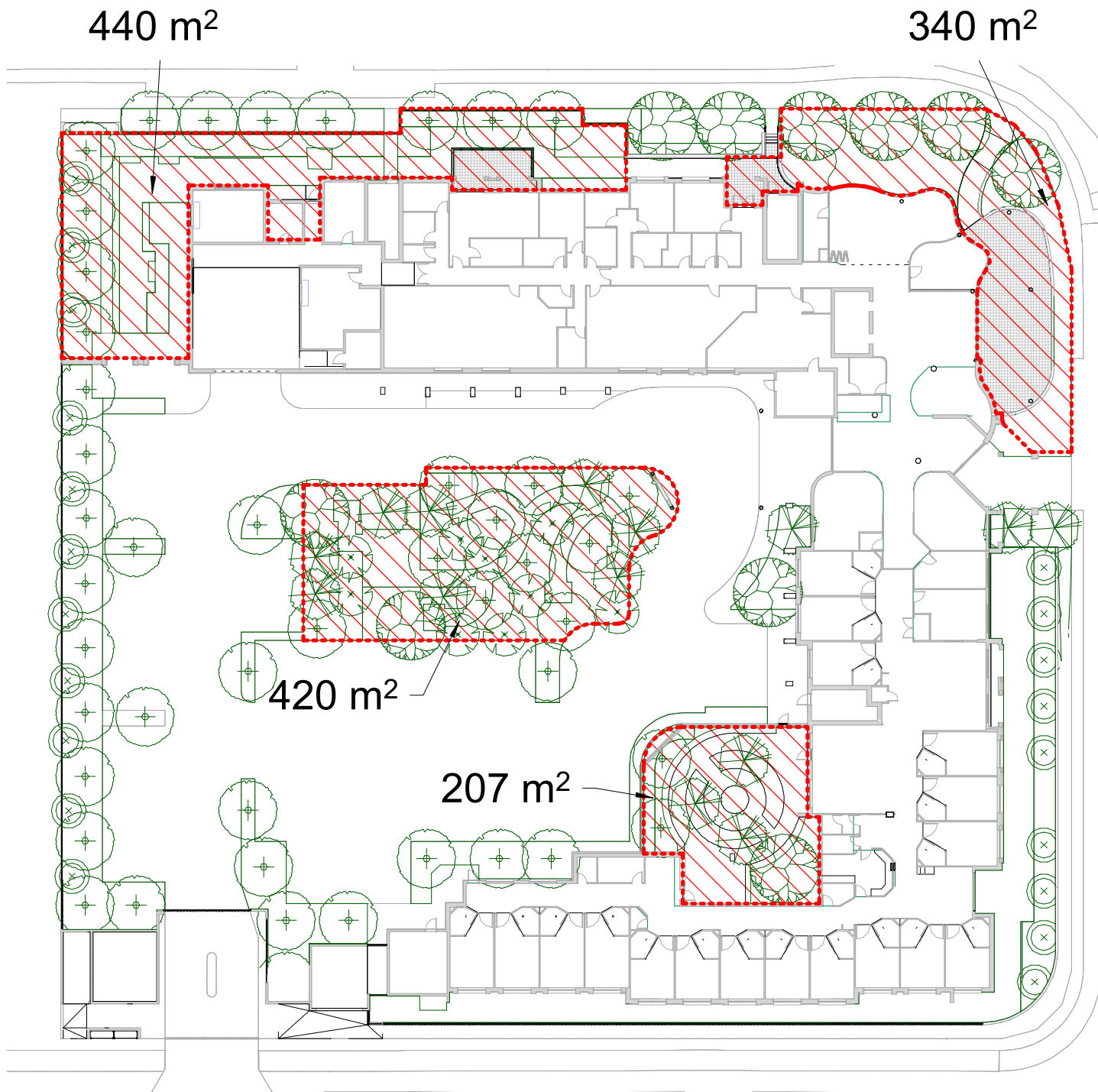
Client
Rockpool

Issue	Date	Amendment
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 Areas 1	Drawing Number 2391-DA-9.1
Scale 1 : 1000 @ A3 orig.	

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1 External Communal Open Space - Ground
1 : 500



2 Ext COH - L1
1 : 500

Total Communal Open Space

External Ground	1407 m ²
External L1	84 m ²
Internal	1138 m ²

Total	2629 m²
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Internal Communal Open Space		
Level	Name	Area
Ground	Cafe Lounge	38
Ground	Dining	53
Ground	Function	60
Ground	Hobby Shed	28
Ground	Lounge	55
Ground	Sitting	26
Ground	Wellness	35
Ground: 8		294
Level 1	Dining	88
Level 1	Lounge	44
Level 1	Sitting	59
Level 1: 3		191
Level 2	Dining	88
Level 2	Lounge	44
Level 2	Sitting	21
Level 2: 3		153
Level 3	Dining	88
Level 3	Lounge	44
Level 3	Sitting	21
Level 3: 3		153
Level 4	Dining	88
Level 4	Lounge	44
Level 4	Sitting	21
Level 4: 3		153
Level 5	Bar	12
Level 5	Club Lounge	70
Level 5	Dining	57
Level 5	Lounge	34
Level 5	Sitting	21
Level 5: 5		195
Grand total: 25		1138



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Issue	Date	Amendment
2	18.9.24	Further Issues Response
1	30.7.24	Open Space Calcs Added

Drawing Title Areas 2 Scale 1 : 500 @ A3 orig.	Drawing Number 2391-DA-9.2
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PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2024/1529
Date: 2 December 2024

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