



ATTACHMENT 10

Revised Architectural Drawings prepared by NG Sanders & Associates





PROPOSED SITE PLAN
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

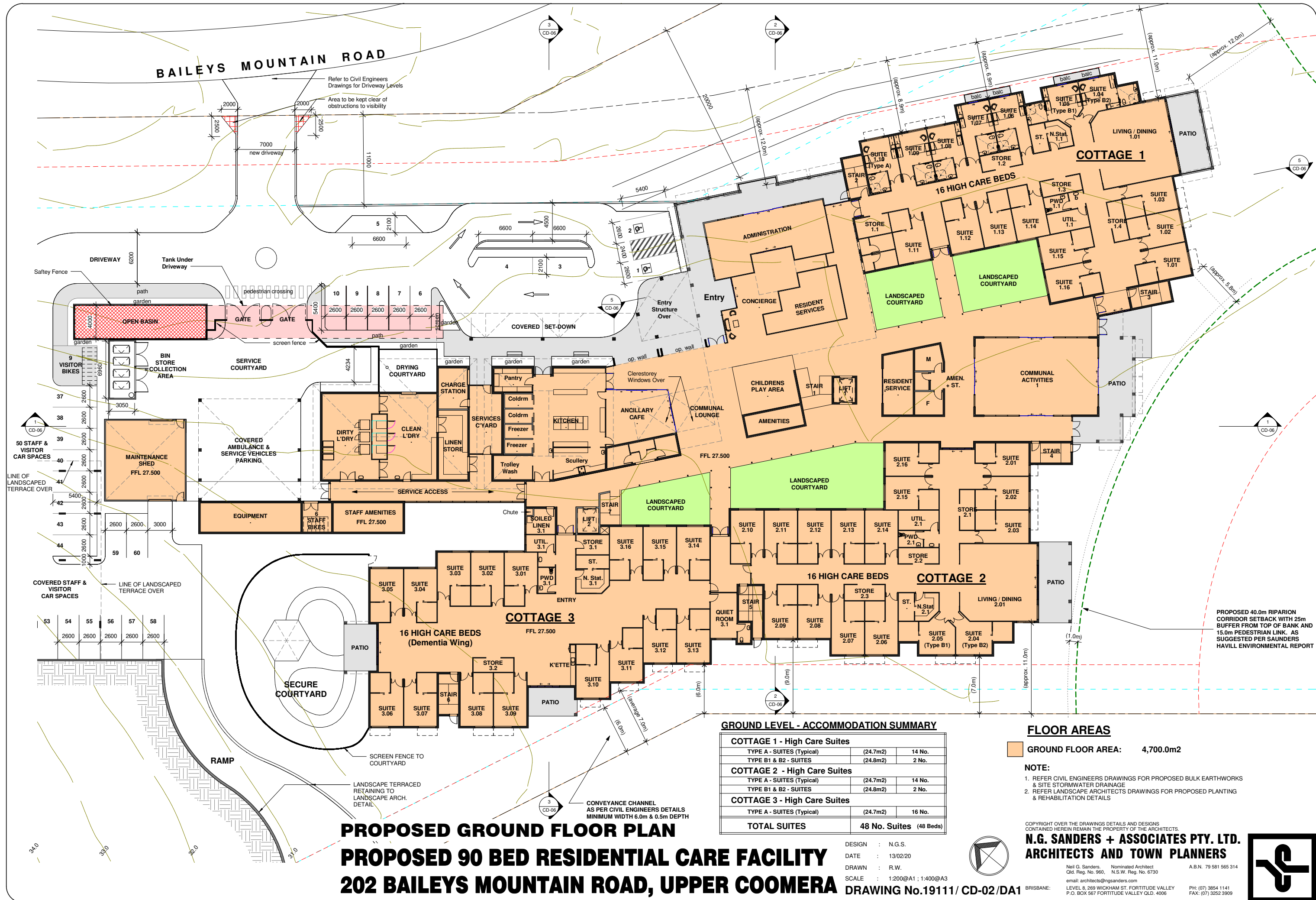
DESIGN : N.G.S.
DATE : 12/02/20
DRAWN : R.W.
SCALE : As indicated
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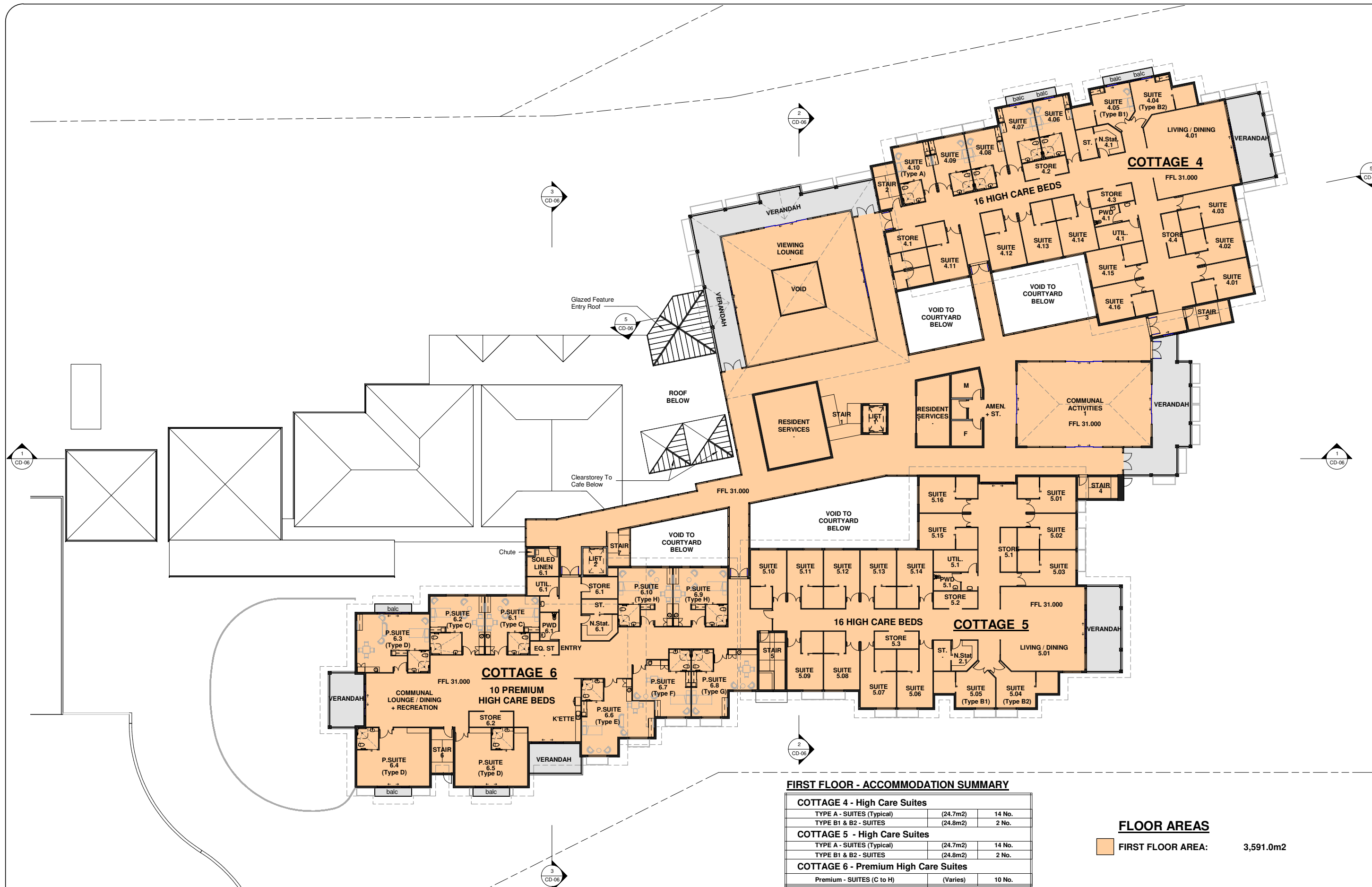
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13/02/2020 9:27:20 AM



10/02/2020 6:32:12 PM



PROPOSED FIRST FLOOR PLAN
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

FIRST FLOOR - ACCOMMODATION SUMMARY

COTTAGE 4 - High Care Suites		
TYPE A - SUITES (Typical)	(24.7m ²)	14 No.
TYPE B1 & B2 - SUITES	(24.8m ²)	2 No.
COTTAGE 5 - High Care Suites		
TYPE A - SUITES (Typical)	(24.7m ²)	14 No.
TYPE B1 & B2 - SUITES	(24.8m ²)	2 No.
COTTAGE 6 - Premium High Care Suites		
Premium - SUITES (C to H)	(Varies)	10 No.
TOTAL SUITES	42 No. Suites	(42 Beds)

FLOOR AREAS

 **FIRST FLOOR AREA:** 3,591.0m²

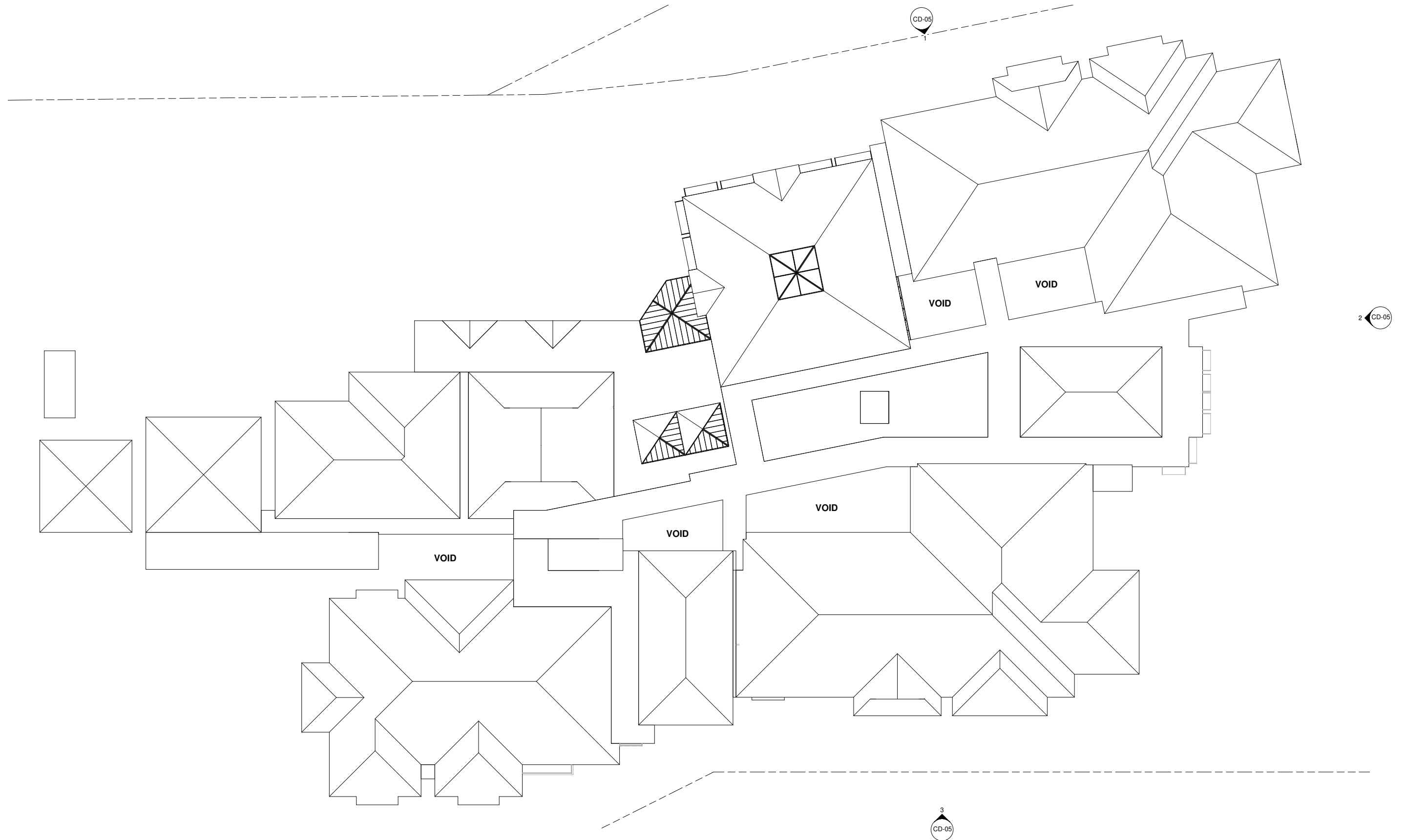
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SCALE : 1:200@A1 ; 1:400@A3
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PROPOSED ROOF PLAN
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

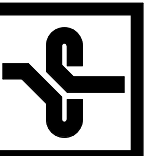
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 DATE : 10/02/20
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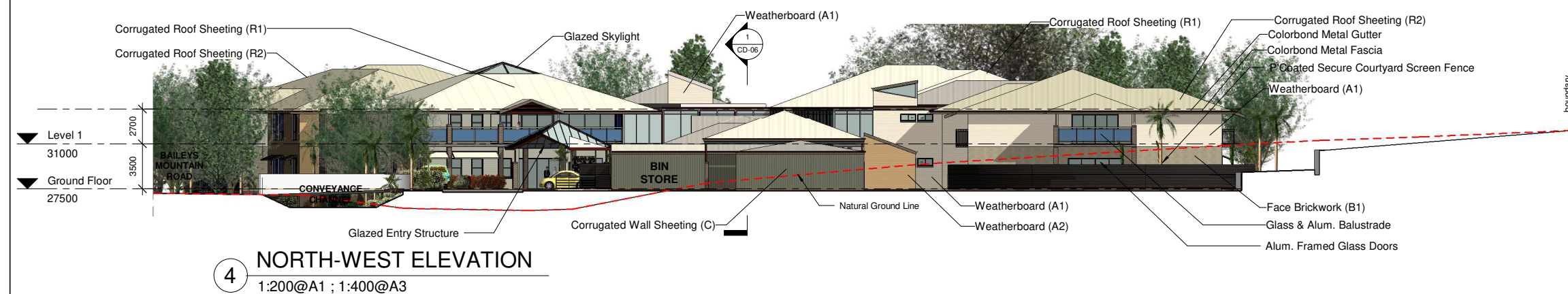
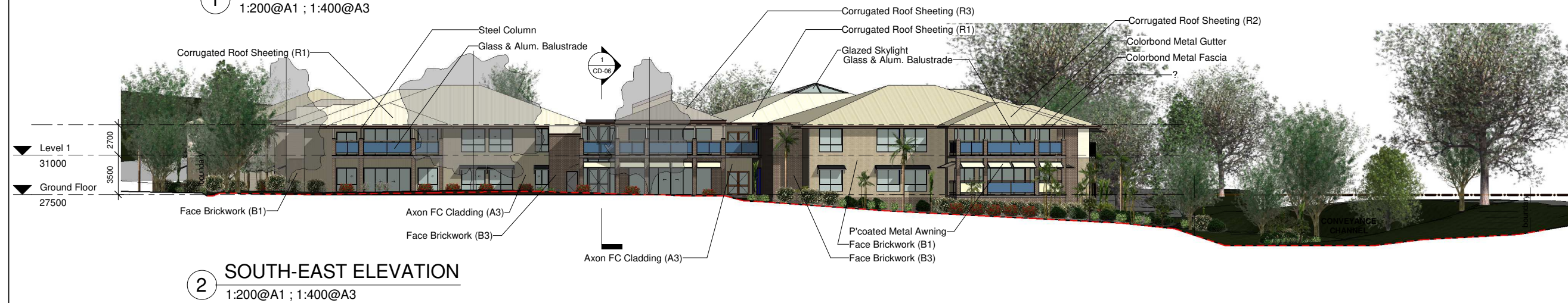
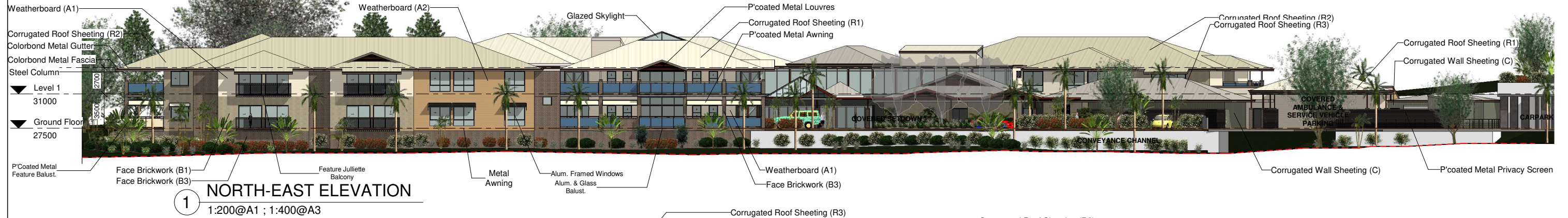
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NOTE:

REFER TO EXTERNAL COLOUR SCHEME FOR DETAIL OF PROPOSED MATERIALS & COLOURS

Complimentary and harmonious colour tones have been selected for the various individual components of the project to provide balanced unity of character to the overall complex, whilst contrasting colours have been employed in locations such as the vertical recesses or the ground level screens or walls in the external building form to further enhance its sculpted configuration.

The selection technique has ensured that each individual sector of the building is broken into clearly identifiable parts which present a more domestic sense of scale.

Whilst maintaining the outcomes of the intent outlined above, the actual colours identified in the Colour Schedule may be varied during construction because of a number of possible factors, for example:

1. Lack of availability of selected product;
2. Manufacturer's seasonal change/ deletion of colour name/ colour tone or selected product all together;
3. Actual product application to constructed substitute providing an outcome dissimilar to that indicated by computer reproduction of Manufacturer's sample;
4. Adjustments in colour selection to better tone with surrounding site characteristics or landscaping features;
5. Comparative cost factors;

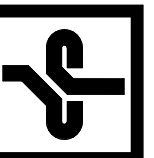
LANDSCAPING IS INDICATIVE ONLY. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR DETAIL OF PROPOSED PLANTING

PROPOSED ELEVATIONS PROPOSED 90 BED RESIDENTIAL CARE FACILITY 202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

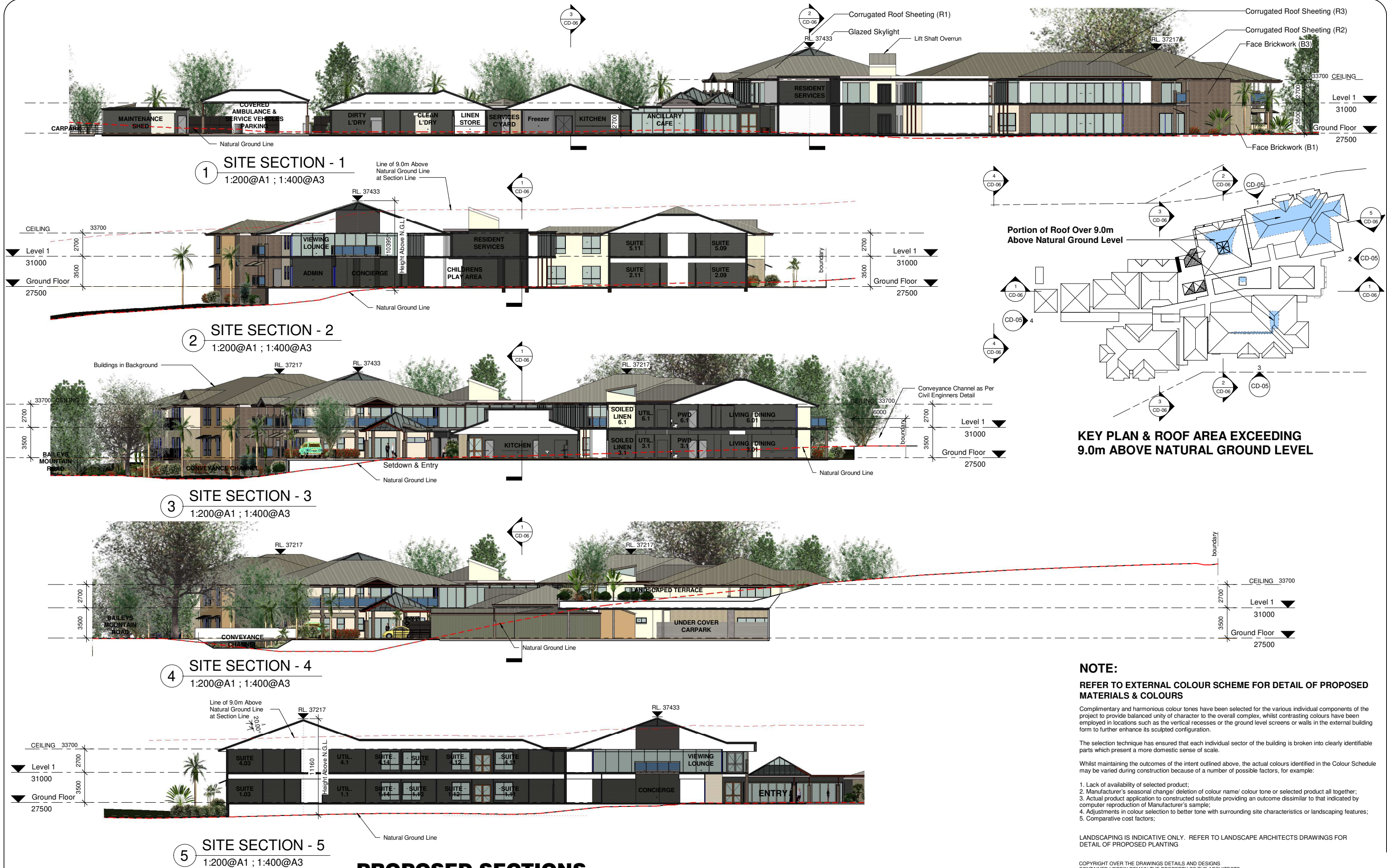
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SCALE : 1:200@A1 ; 1:400@A3
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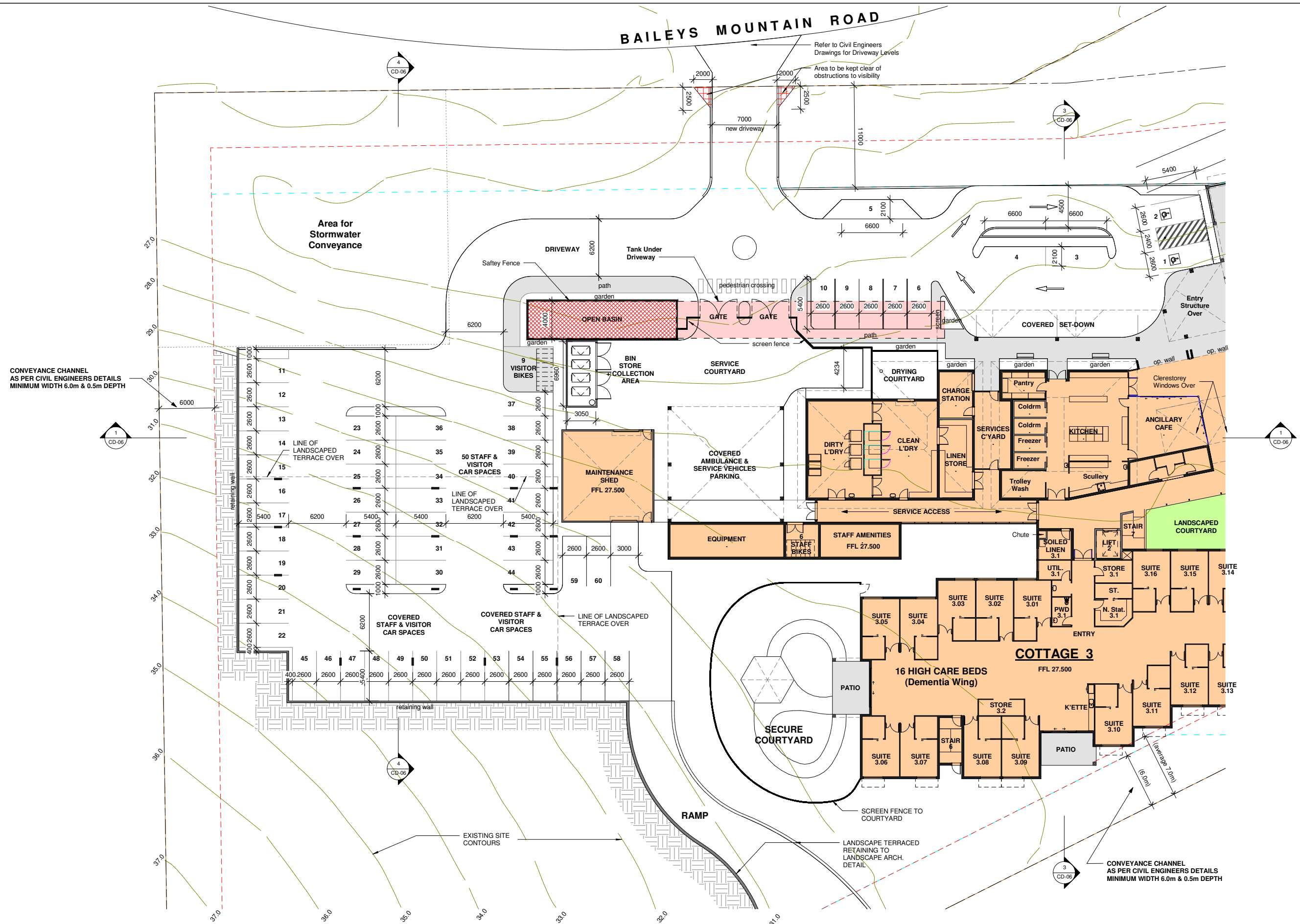
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10/02/2020 6:45:29 PM



PROPOSED SECTIONS
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA



**PROPOSED CAR PARKING PLAN
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA**

DESIGN : N.G.S.
DATE : 13/02/20
DRAWN : R.W.
SCALE : 1:200@A1 ; 1:400@A3

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A circular symbol with a diagonal line and a triangle, used as a north arrow indicator.

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VIEW TOWARDS ENTRY



VIEW FROM EAST TOWARDS COTTAGE 1 & 4

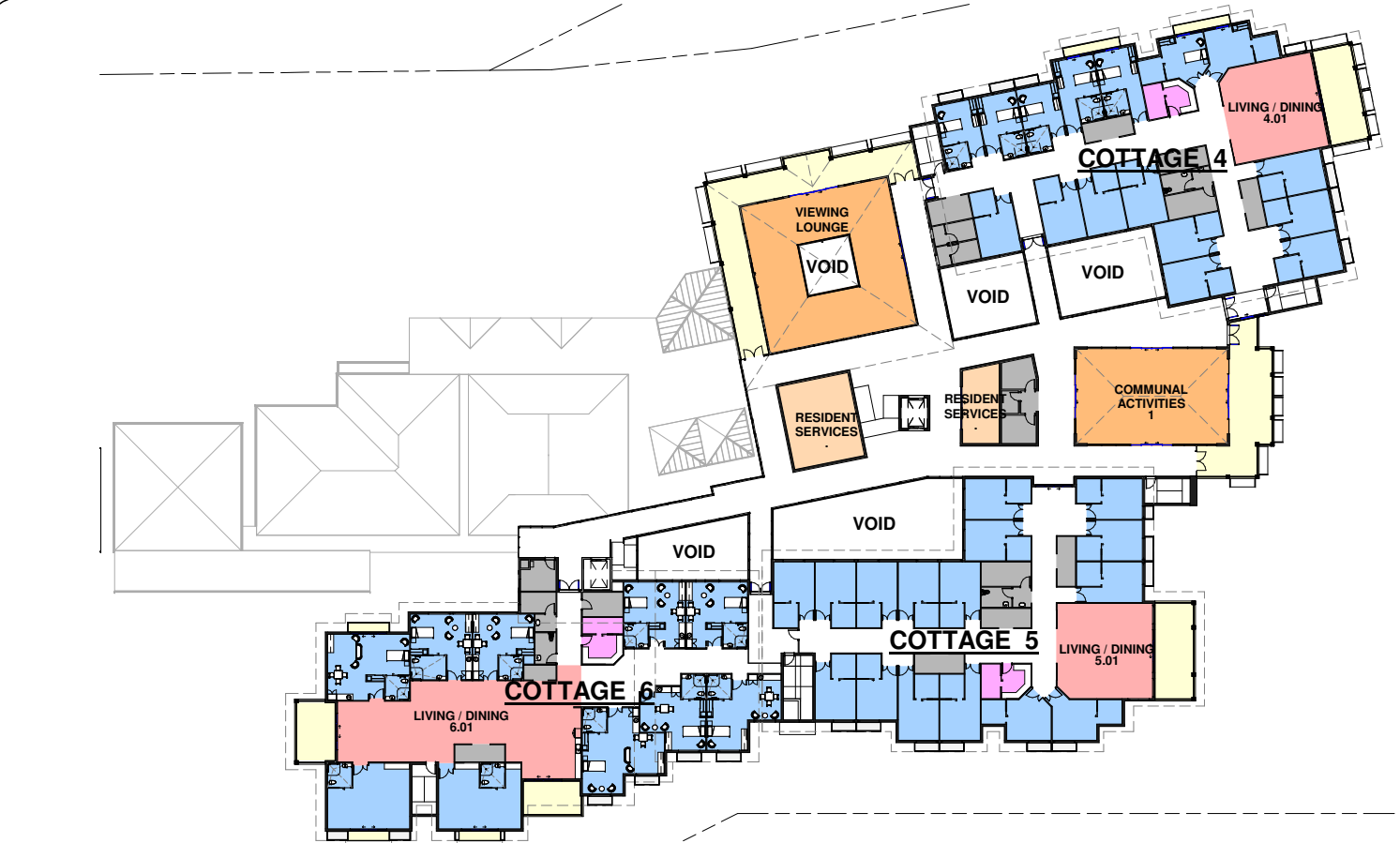
PROPOSED PERSPECTIVE VIEWS
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

DESIGN : N.G.S.
 DATE : 10/02/20
 DRAWN : R.W.
 SCALE : 1 : 1
 DRAWING No.19111/ CD-08/DA1

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 5. Comparative cost factors;

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2 First Floor - Building Use
1:350@A1 ; 1:700@A3



1 Ground Floor - Building Use
1:350@A1 ; 1:700@A3

- BUILDING USE LEGEND**
- BALCONY
 - BOH
 - COMMUNAL ACTIVITIES
 - COURTYARD
 - LOUNGE / DINING
 - RESIDENT SERVICES
 - STAFF
 - SUITES (HIGH CARE)

SITE:
RPD: LOT 58 on SP191940
SITE AREA: 30,870.0m2

FLOOR AREAS
GROUND FLOOR AREA: 4,700.0m2
FIRST FLOOR AREA: 3,591.0m2
TOTAL FLOOR AREA: 8,291.0m2

SITE COVER:
4,990.4m2 (16.1% of SITE AREA)

CAR PARKING
REQUIRED:
- STAFF (30 Staff): 1 car space / staff: 30 spaces
- VISITORS: 1 car space / 3.1 High Care Beds (90 beds): 30 spaces
TOTAL CAR SPACES REQUIRED: 60 Car Spaces

PROVIDED:
TOTAL CAR SPACES PROVIDED: 60 Car Spaces

BICYCLE PARKING
REQUIRED:
- STAFF (30 Staff): 1 bike space / 5 staff: 6 "Class B" Bike Spaces
- VISITORS: 1 bike space / 10 High Care Beds (90 beds): 9 "Class C" Bike Spaces
TOTAL BIKE SPACES REQUIRED: 15 Bike Spaces

PROVIDED:
TOTAL CAR SPACES PROVIDED: 6 "Class B" Bike Spaces
9 "Class C" Bike Spaces

- NOTE:**
- REFER CIVIL ENGINEERS DRAWINGS FOR PROPOSED BULK EARTHWORKS & SITE STORMWATER DRAINAGE
 - REFER LANDSCAPE ARCHITECTS DRAWINGS FOR PROPOSED PLANTING & REHABILITATION DETAILS

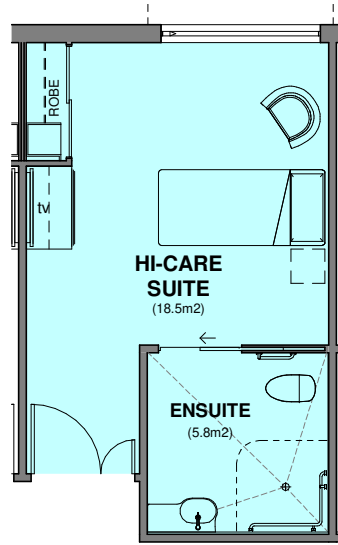
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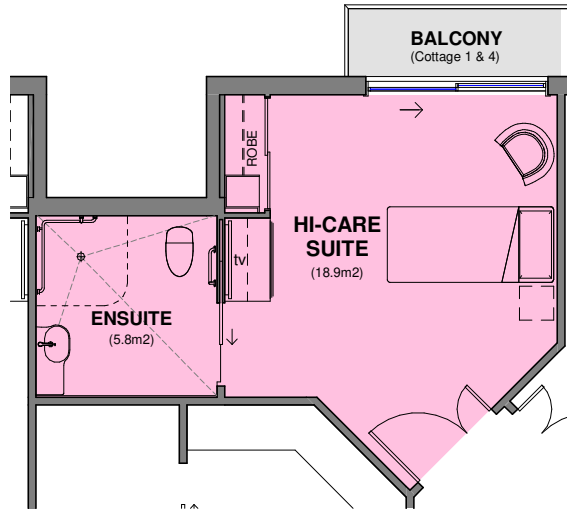


DEVELOPMENT SUMMARY
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

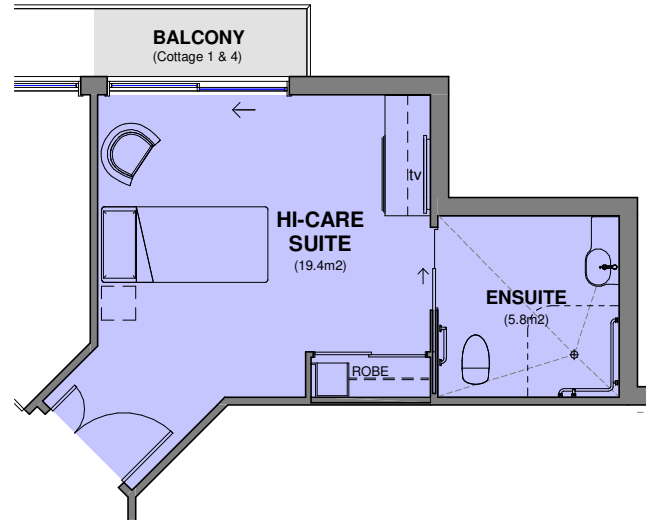
DEVELOPMENT SUMMARY						
LEVEL	COMPONENT		No. Res. Care Suites	No. Beds	GFA	Balcony / Patio / Courtyard
GROUND LEVEL	Residential Care Accommodation	High Care Suites	48	48	1,472	
	Recreation Facilities	Lounge / Dining			476	
		Communal Activities			226	
		Resident Services			291	
	Patio's / Balcony's					210
		Courtyards				639
	Staff Areas	Nurses Stations/ Admin			213	
	Back of House (BOH)	Kitchen / L'Dry / Stores/ Utility Rooms / WC's			818	
FIRST FLOOR	Residential Care Accommodation	High Care Suites	32	32	861	
		Premium High Care Suites	10	10	475	
	Recreation Facilities	Lounge / Dining			375	
		Communal Activities			352	
		Resident Services			97	
	Balcony's					308
		Staff Areas			56	
	Back of House (BOH)	Stores / Utility Rooms / WC's			233	
		Corridors & Stairs			1,142	
	TOTALS		90	90		8,291m2



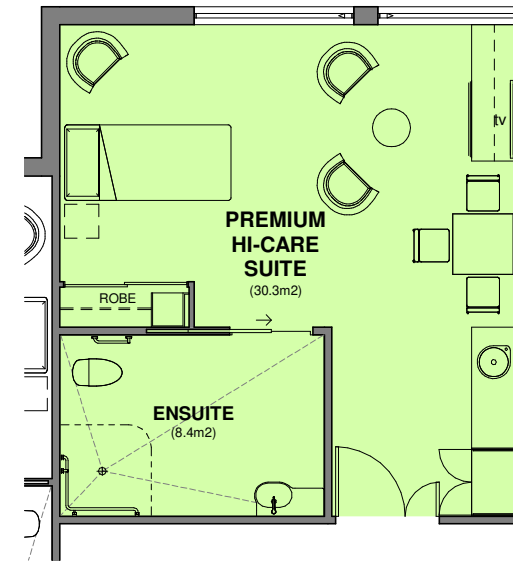
1 DETAIL PLAN
SUITE TYPE "A" - HI-CARE
1:50@A1 ; 1:100@A3



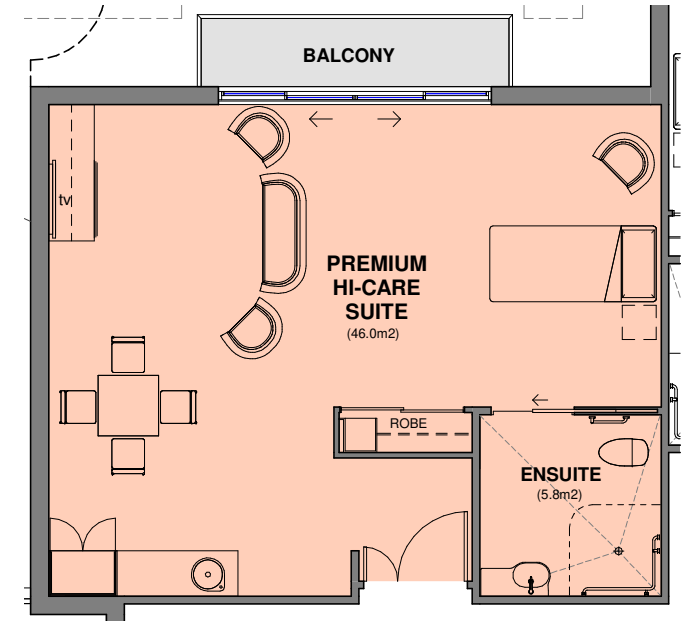
2 DETAIL PLAN
SUITE TYPE "B1" - HI-CARE
1:50@A1 ; 1:100@A3



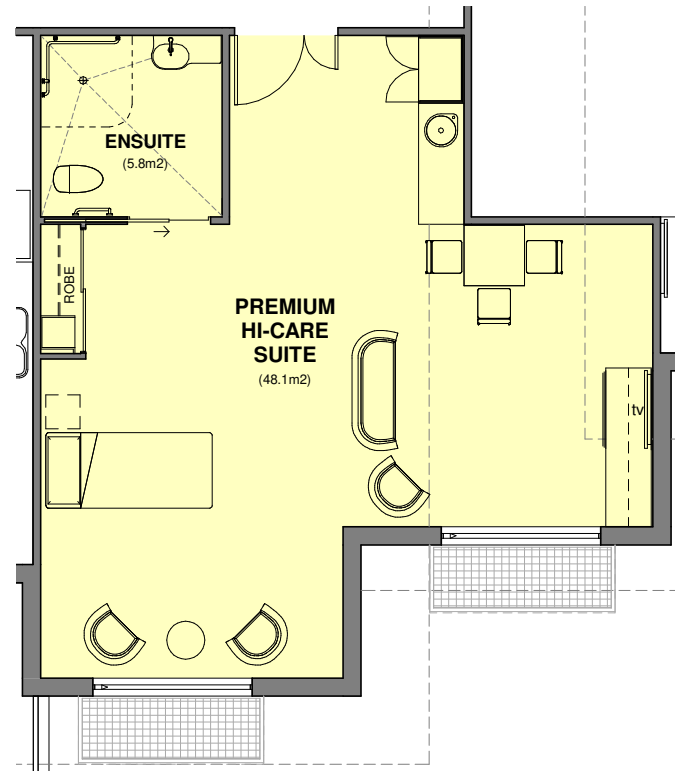
3 DETAIL PLAN
SUITE TYPE "B2" - HI-CARE
1:50@A1 ; 1:100@A3



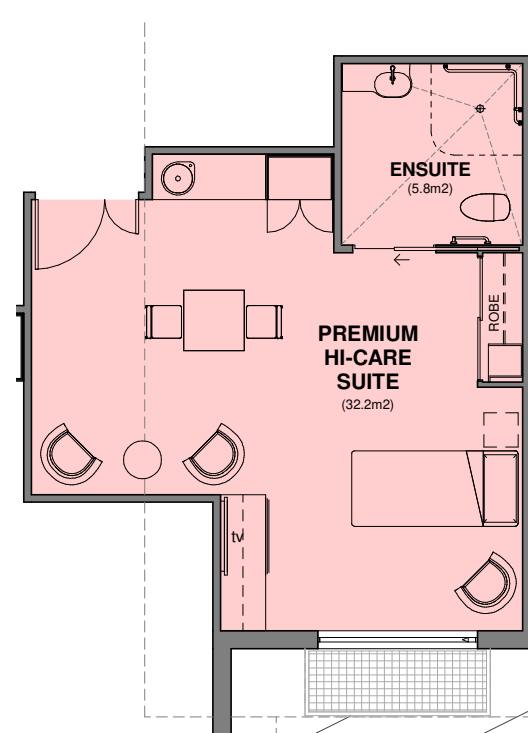
4 DETAIL PLAN
SUITE TYPE "C" - PREMIUM HI-CARE
1:50@A1 ; 1:100@A3



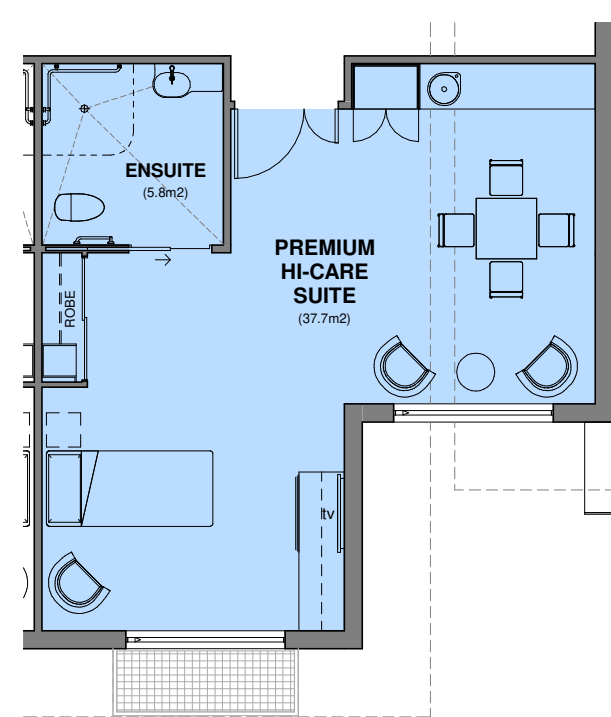
5 DETAIL PLAN
SUITE TYPE "D" - PREMIUM HI-CARE
1:50@A1 ; 1:100@A3



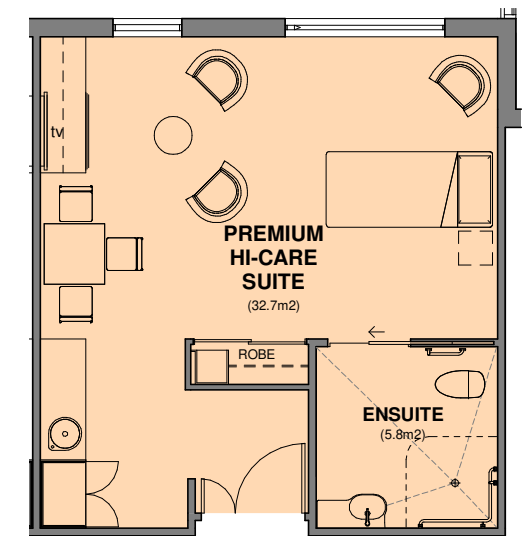
6 DETAIL PLAN
SUITE TYPE "E" - PREMIUM HI-CARE
1:50@A1 ; 1:100@A3



7 DETAIL PLAN
SUITE TYPE "F" - PREMIUM HI-CARE
1:50@A1 ; 1:100@A3



8 DETAIL PLAN
SUITE TYPE "G" - PREMIUM HI-CARE
1:50@A1 ; 1:100@A3



9 DETAIL PLAN
SUITE TYPE "H" - PREMIUM HI-CARE
1:50@A1 ; 1:100@A3

ACCOMMODATION SUMMARY

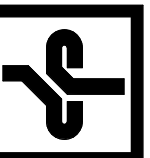
HIGH CARE SUITES

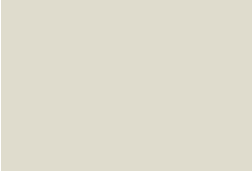
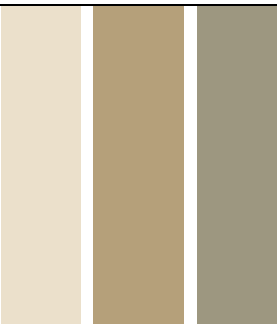
SUITE TYPE	No.	BEDS / ENS*	ENCLOSED AREA
TYPE A - SUITE (Typical)	72 No.	1 Bed / 1 Ens*	(24.7m²)
TYPE B1 - SUITE	4 No.	1 Bed / 1 Ens*	(24.8m²)
TYPE B2 - SUITE	4 No.	1 Bed / 1 Ens*	(24.8m²)
TYPE C - PREMIUM SUITE	2 No.	1 Bed / 1 Ens*	(39.3m²)
TYPE D - PREMIUM SUITE	3 No.	1 Bed / 1 Ens*	(52.3m²)
TYPE E - PREMIUM SUITE	1 No.	1 Bed / 1 Ens*	(54.4m²)
TYPE F - PREMIUM SUITE	1 No.	1 Bed / 1 Ens*	(38.4m²)
TYPE G - PREMIUM SUITE	1 No.	1 Bed / 1 Ens*	(43.9m²)
TYPE H - PREMIUM SUITE	2 No.	1 Bed / 1 Ens*	(38.9m²)
TOTAL	90 Suites	(90 Beds)	

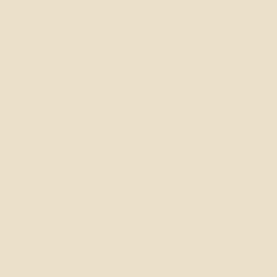
TYPICAL AGED CARE SUITE PLANS PROPOSED 90 BED RESIDENTIAL CARE FACILITY 202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

DESIGN : N.G.S.
DATE : 06/02/20
DRAWN : R.W.
SCALE : As indicated
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ITEM	BRAND	COLOUR	SAMPLE IMAGE
Roof, cappings, flashings - R1	Colorbond	Surfmist	
- R2	Colorbond	Evening Haze	
- R3	Colorbond	Dune	
Gutters	Colorbond	Manor Red	
Barge board & fascia	Colorbond	Jasper	
Fascia (above Main Entry & Set-down area)	Colorbond	Manor Red	
Downpipes	Dulux	To match wall	
Gable – f.c. panels - GP	Dulux	Pollinate Half	
- decor strips - GS	Dulux	Eastern Gold	
Soffit	Dulux	Vivid White	

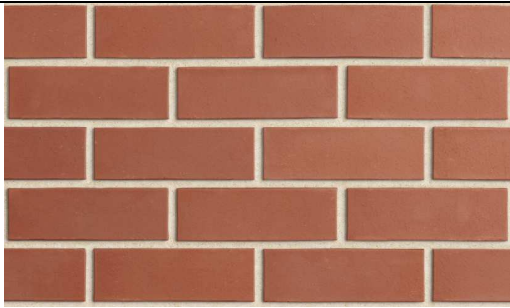
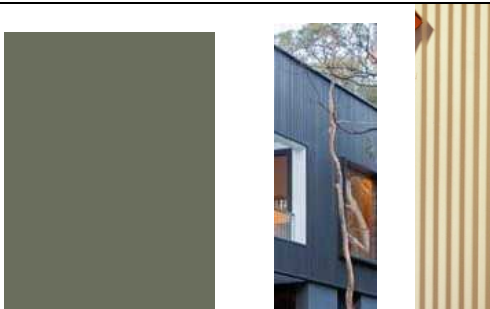
ITEM	BRAND	COLOUR	SAMPLE IMAGE
Walls A1 - Sycon/James Hardie Linea weatherboard 1	Dulux	Pollinate Half	 
Walls A2 - Sycon/James Hardie Linea weatherboard 2	Dulux	Eastern Gold	 
Walls A3 – Sycon/James Hardie Axon cladding 3	Dulux	Pebbles	 
Walls T1 - trims for windows - James Hardie Axent	Dulux	Pollinate Half	
Walls T2 – trims for windows- James Hardie Axent	Dulux	Pebbles	

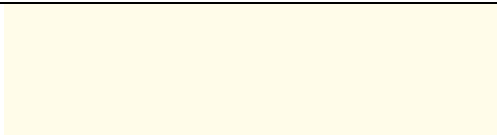
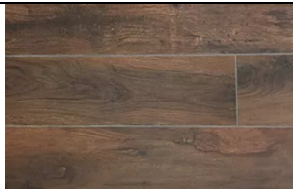
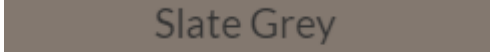
EXTERNAL COLOUR SCHEDULE (1 of 3)
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

DESIGN : N.G.S.
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ITEM	BRAND	COLOUR	SAMPLE IMAGE
Walls B1 – brick 1	PGH Smooth	Pearl Grey	
Walls B2 – brick 2	PGH Smooth	Red	
Walls B3 – brick 3	PGH Smooth	Choc Tan	
Walls C – corrugated wall cladding	Stramit	Mangrove	
Sun/ privacy Screens - Type X	Dulux p./coat	White Birch	

ITEM	BRAND	COLOUR	SAMPLE IMAGE
- Type Y	Dulux p./coat	Cove Satin	
A/C plant baffles/louvres	Dulux p./coat	Surfmist	
Windows & Doors Frames - Alumin.	Dulux p./coat.	White Birch	
Posts - P1	Dulux p./coat.	Manor Red	
Posts - P2	Dulux	Pollinate Half	
Ceramic Floor Tiles 600x300, all min. P5/R11 - CT1	Edge Tile and Stone	Stormy Red Anti Slip Timber Planks Porcelain 200x1200x10	
- CT2	Edge Tile and Stone	Beige Rock Porcelain Paver P5 400x600x20	
- grout	Ardex FG-8	Slate Grey	

EXTERNAL COLOUR SCHEDULE (2 of 3)
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

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DATE : 06/02/20
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SCALE :
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ITEM	BRAND	COLOUR	SAMPLE IMAGE
Roller Doors – Maint. Shed / L’dry / Charge Station	Colorbond	Mangrove	
- surround	Dulux	Pebbles	
Fences/ Screens/ Bin Store Enclosure & Doors - F1	Dulux p./coat.	Pale Eucalypt Satin	
- F2	Dulux p./coat.	Jasper Satin	
Verandah - Balustrades & Posts – type VA (ground level)	Dulux	Balustrade – to match Manor Red Post – to match White Birch	 
– type VB (upper level)	Dulux	Balustrade – to match Jasper Post – to match White Birch	 
Retaining walls - Block work - Type 1	Boral	Designer Block Split Face Almond	
- Block work - Type 2	Boral	Designer Block Split Face Pearl Grey	
Landscape balustrades/ handrails - LB	Dulux p./coat.	Pale Eucalypt Satin	

Note:

Complimentary and harmonious colour tones have been selected for the various individual components of the project to provide balanced unity of character to the overall complex, whilst contrasting colours have been employed in locations such as the vertical recesses or the ground level screens or walls in the external building form to further enhance its sculpted configuration.

The selection technique has ensured that each individual sector of the building is broken into clearly identifiable parts which present a more domestic sense of scale.

Whilst maintaining the outcomes of the intent outlined above, the actual colours identified in the Colour Schedule may be varied during construction because of a number of possible factors, for example:

1. Lack of availability of selected product;
2. Manufacturer’s seasonal change/ deletion of colour name/ colour tone or selected product all together;
3. Actual product application to constructed substitute providing an outcome dissimilar to that indicated by computer reproduction of Manufacturer’s sample;
4. Adjustments in colour selection to better tone with surrounding site characteristics or landscaping features;
5. Comparative cost factors;

EXTERNAL COLOUR SCHEDULE (3 of 3)
PROPOSED 90 BED RESIDENTIAL CARE FACILITY
202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

DESIGN : N.G.S.
DATE : 06/02/20
DRAWN : R.W.
SCALE :
DRAWING No.19111/ CD-14/DA1

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ATTACHMENT 11

Revised Landscape Concept Package
prepared by Saunders Havill Group





202 BAILEYS MOUNTAIN ROAD, UPPER COOMERA

RESIDENTIAL CARE CENTRE

LANDSCAPE CONCEPT PACKAGE - 8781 - FEBRUARY 2020 - E

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group

UPS
URBAN PLANNING SERVICES

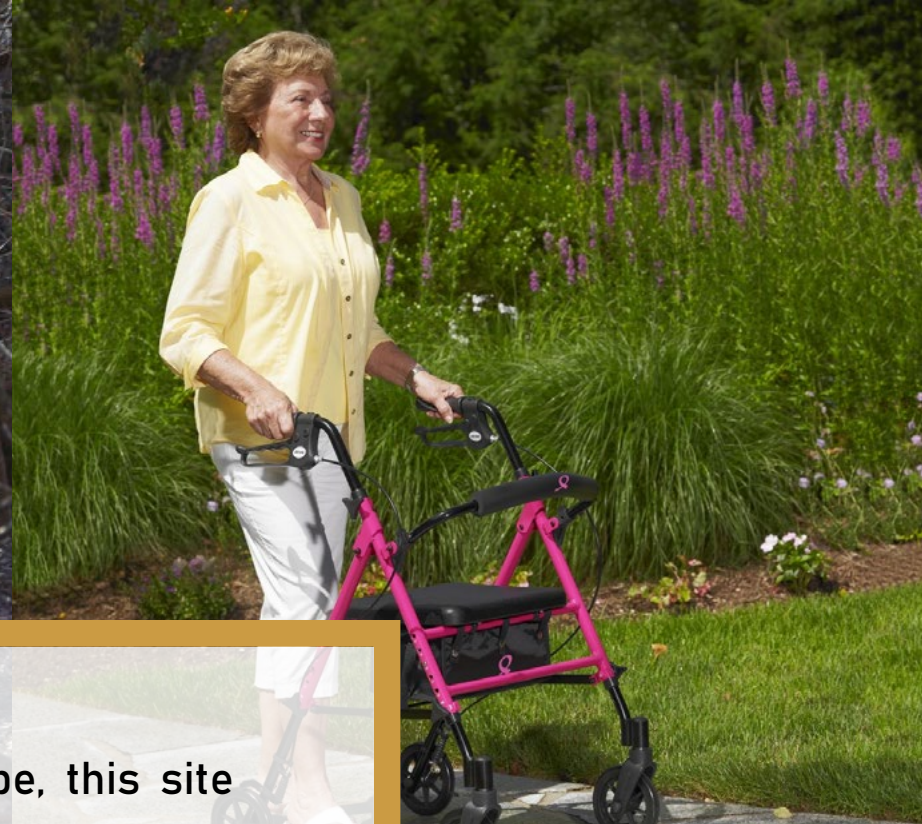
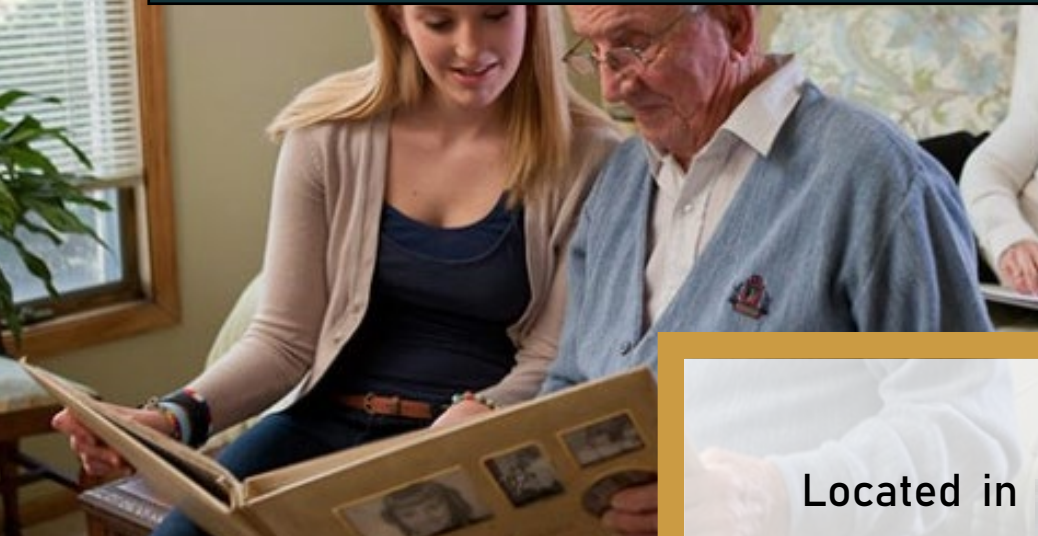
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THE GOAL

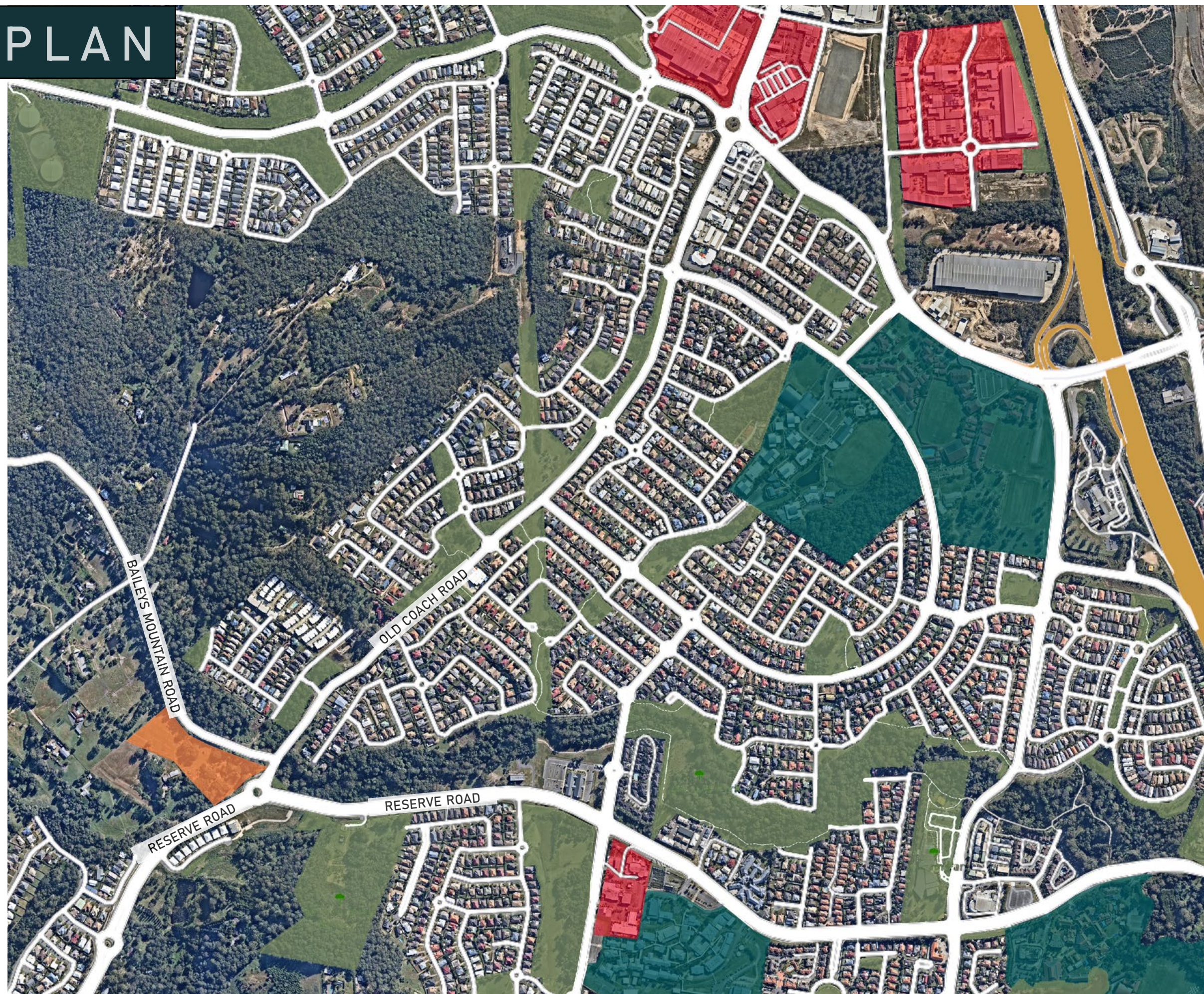


Located in a transition between urban form and the natural landscape, this site connects the two. The retained waterway corridor and landscape attributes within the site, where the design aims to seamlessly connect the built form with the surrounding natural landscape. The open flow building is complemented with vegetation and integrates with the external areas. The external space facilitates views from the building and units and provides opportunity for passive recreational pursuits. Visitors are encouraged to engage with the natural elements of the existing creek line and have access to all other amenities. The location allows for a unique visual connection to the existing landscape, which is reflected in many of the design elements. This design delivers a living environment that is both enabling and beneficial to both the residents, visitors, and the existing environment.



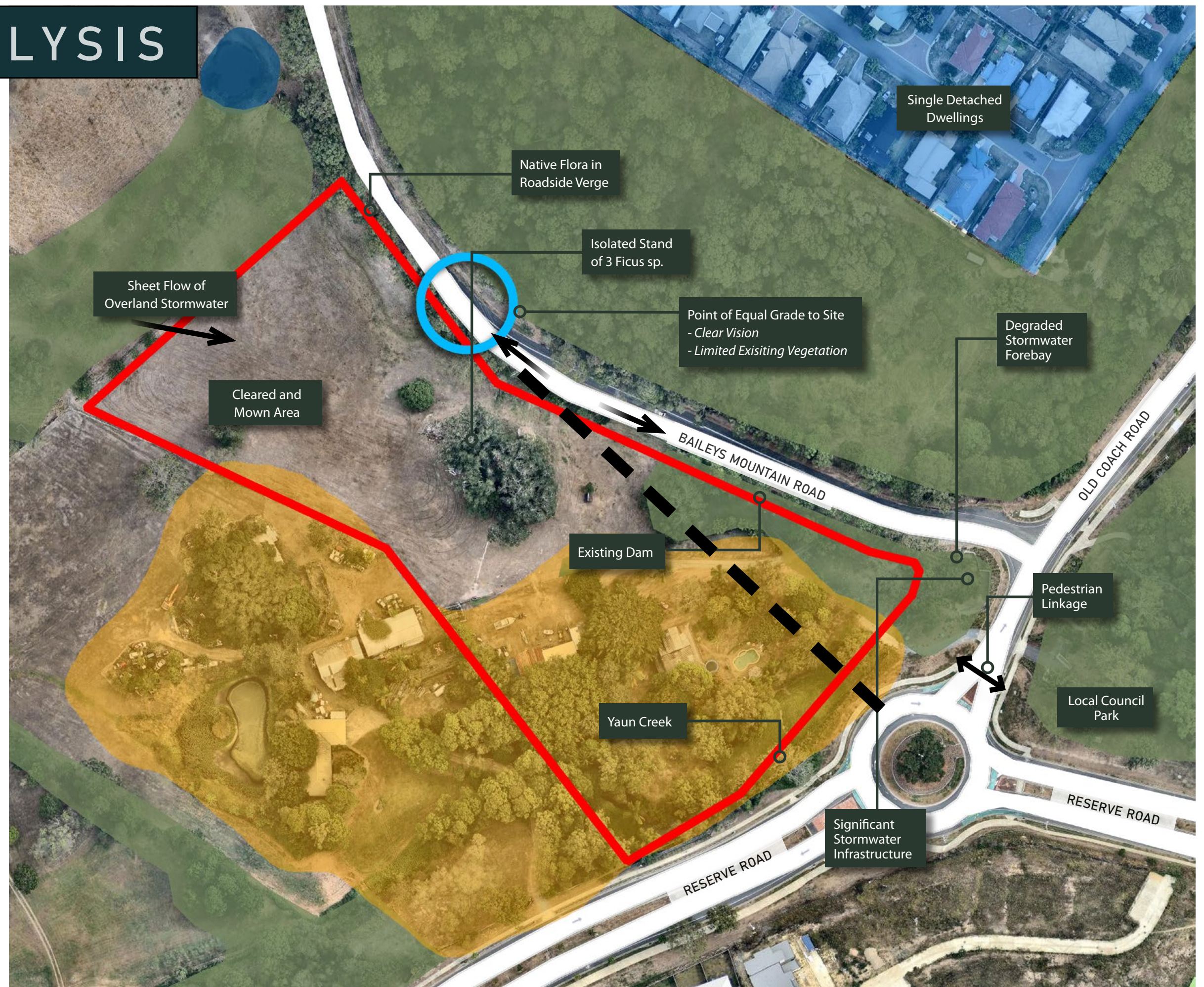
CONTEXT PLAN

- Transport matrix
- Site
- Major road
- Schools
- Green space
- Shopping centres



SITE ANALYSIS

-  Transport matrix
-  Site Boundary
-  Future Baileys Mountain Road Re-alignment
-  Potential Entry Point
- Clearer Vision
- Approx. Equal Grade
- Limited Existing Vegetation
-  Housing
-  Existing vegetation
-  Housed land on/near site



MASTERPLAN

1. External dementia area to include: walking trail (looped), seating, shade, finishes with textural qualities. Pathways subject to PWD compliance which may alter in final design.
2. Advanced/ feature trees.
3. Feature planting.
4. Pedestrian pathway circulation and connections.
5. Landscape on Podium - with mass planting on podium edge with cascading species.
6. Indicative Top of Bank Creek Line.
7. 15m wide Recreation Linkage corridor including 2.2m width path, seating nodes, and adjoining exercise node.
8. Exercise/ fitness equipment node. 6x6m with Rubber Softfall. Components anodised aluminium/ powdercoated finish.
9. 2.2m Width Pedestrian access path through recreation linkage corridor - bridge over stormwater channel if necessary - subject to final detailed design.
10. Seating node along recreation linkage corridor with shade tree with fit for purpose furniture.
11. Permeable fence line to delineate between recreation linkage and aged care facility, to make secure.
12. General open space with feature tree planting.
13. Storm water swale/ invert - invert and embankment treated with sedges and rockwork. Tree planting on edges forms natural fence and aids erosion control.
14. Stormwater bio basin - Enhanced with peripheral ephemeral planting, area is indicative only subject to final detailed design. - Refer Section pg 09
15. Riparian corridor - Creek corridor to be rehabilitated in accordance with detailed rehabilitation management plan.
16. Potential Baileys Mountain Road Re-alignment.
17. Primary entry point with signage and lighting- Use of feature elements to highlight entry.
18. Staff Carpark and Visitor Carpark - Under landscape podium and surface.
19. 40m Riparian Corridor setback.
20. 3m Maintenance Access Path



1:1000 @ A3

50m

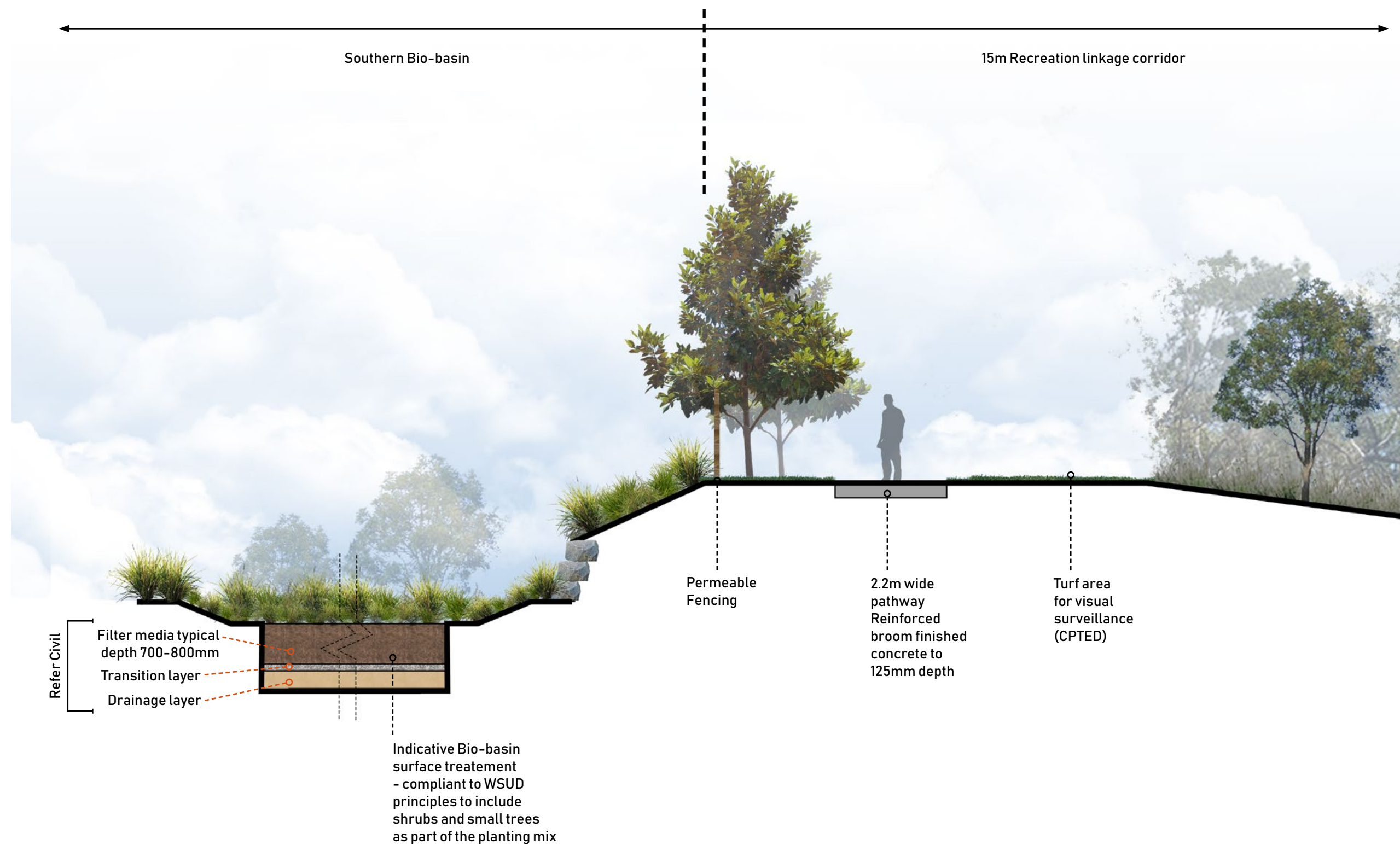


GROUND FLOOR

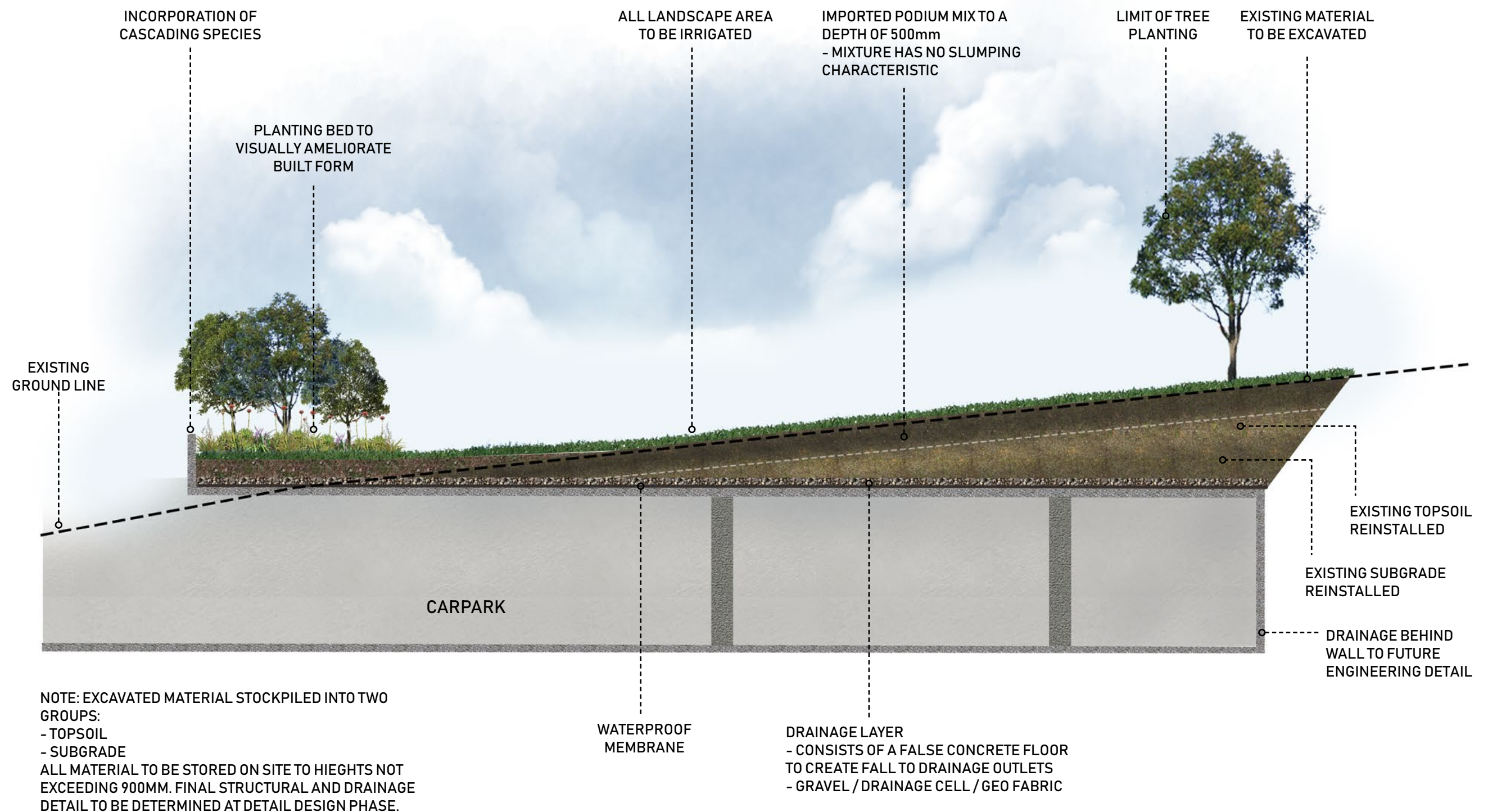
1. Storm water conveyance swale- Enhanced with rock invert, mass planting and specimen trees on upper sides
2. Screen planting between car park and landscape area
3. Varied seating arrangements to create conversation nodes
4. Wire overhead structure with hanging vines
5. Mass planting to reduce hardscape visual impact
6. Feature hardstand finish to courtyards
7. Semi-formal pathway defining the courtyard area and allowing for seating and circulation
8. Staff Courtyard
9. Principle entry point with signage and lighting- Use of feature elements to highlight entry
10. Shelter Facilities
11. 15m wide Recreation Linkage corridor including 2.2m width path, seating nodes, and adjoining exercise node.
12. Underground carpark
13. Deep rooted riparian species to stabilise embankment. Proposed species includes but not limited to:
 - Lomandra longifolia
 - Crinum pedunculatum
 - Melaleuca viminalis
 - Carex appressa
 - Hymenocallis speciosa
14. Permeable fencing delineating private and public open spaces
15. Exercise/ fitness equipment node. 6x6m with Rubber Softfall. Components anodised aluminium/ powder-coated finish.
16. Bio-Retention Basins
17. Fire Egress Points
18. Potential connecting path to linkage corridor
19. Pedestrian path from carpark to principle point of entry
20. Path to link upper precinct of site
21. Retaining walls
22. 3m Maintenance Access Path to stormwater basin



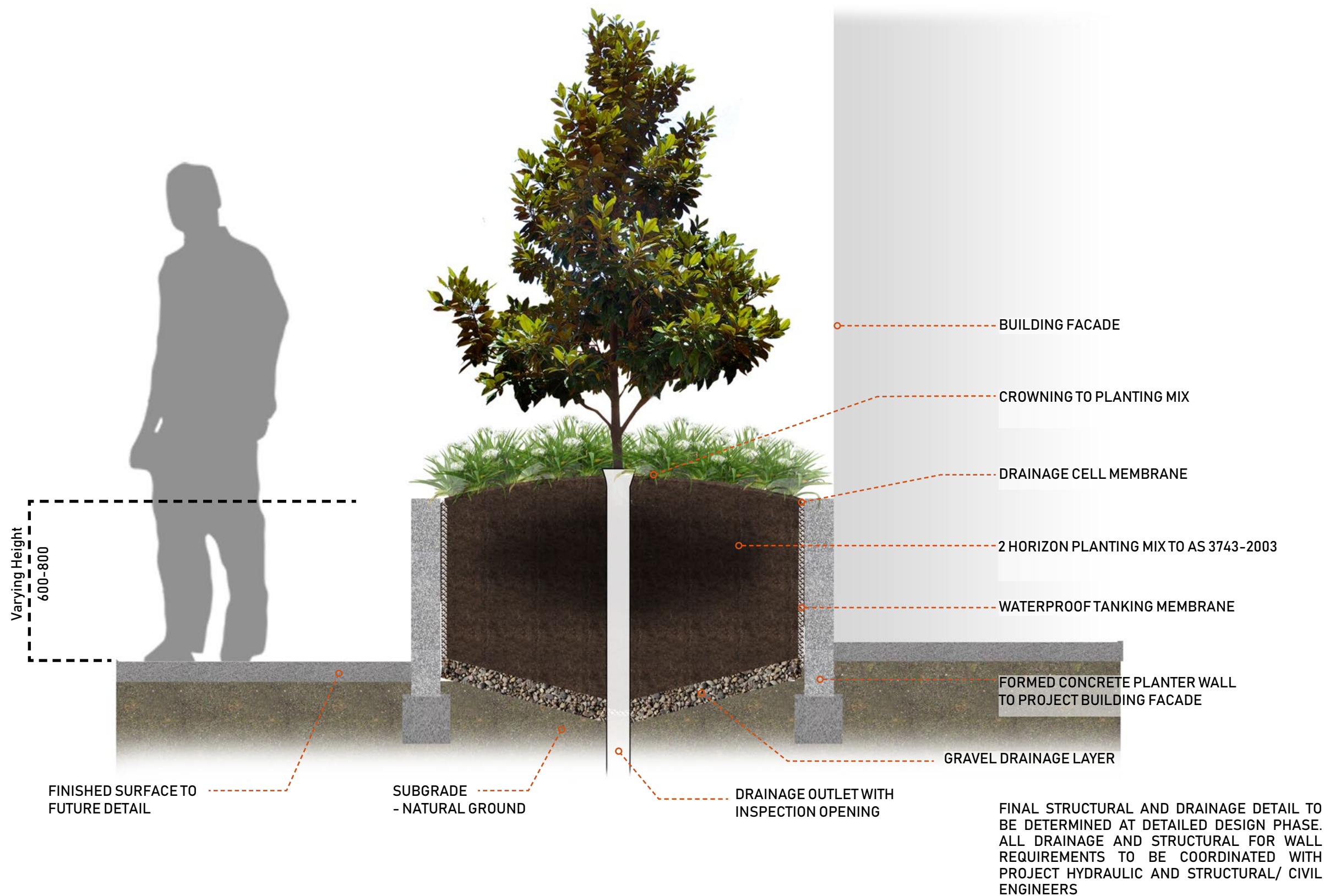
SECTIONS



SECTIONS



INDICATIVE PLANTER BOX DETAIL



LANDSCAPE FINISHES

Dementia and high care garden -



Courtyard arbour elements -



Open Space Finishes -



PLANTING PALETTE

Feature trees -



Weeping Lillypilly



Tristaniopsis



Elaeocarpus

Feature finishes -



Feature planting -



Magnolia



Hymenocallis



Nandina

LANDSCAPE DESIGN NOTES

Planter boxes	All planting "boxes" are placed at ground level and have the capacity to grow on natural soil, thus being deep planters. It is proposed that no tree plantings will occur within these areas, largely due to constraints on area. To provide visual amenity steel overhead (horizontal) trellis work has been included.
Podium Landscape works above the proposed carpark	The revised site plan demonstrates landscape works on a concrete podium covering proposed carparking. The inclusion of such an element reduces the visual impact of the carpark area. The final works (subject to detail design) will include both drainage and irrigation to support the proposed landscape treatment. Due to the extent and potential weight considerations tree plantings will be limited to the perimeter as depicted on the landscape plan. Smaller plantings shall be located on the edge and include cascading material to visually ameliorate the podium face. The remaining area shall be turfed. A concrete balustrade will be incorporated, complying with the required standard for a fall restraint. A purpose made blend shall be included as the final upper 500mm depth.
General Landscape Works	The majority of the landscape works is positioned on natural ground and shall not be constrained by under crofts or podiums with the exception of that described for the podium landscape.

Bio-basin filter media	The basin works are governed by the civil requirements and subject to final detailing. The principle of shrub plantings being accommodated is based on the provision of an adequate depth of filter media. Under WSUD Guidelines a minimum of 700mm is required and will be accommodated where possible. This will be based on final detailed design.
Park Dedication as per the LGIP for trunk Park Infrastructure	The landscape plan demonstrates the area identified for dedication as public open space for conservation purposes to council as a 25m offset from the top of the bank of the creek corridor. The Dedicated recreation linkage corridor (offset for recreation) is outside of the area of land dedicated as public open space for conservation purposes.
The Statement of Landscape Intent (SLI)/ Open Space Management Statement (OSMS) should include the following:	Dedicated areas of public space depicted in graphic form throughout the landscape concept package.

LANDSCAPE DESIGN NOTES

All areas to be dedicated as public open space to have the following park types: A. Conservation buffer to the mapped waterways adjacent to Baileys Mountain Road . B. Recreation Linkage (identified on Council's LGIP as Old Coach Linkage 4);	As above, conservation buffer demonstrated as a 25m offset from top of creek bank. As above, recreation linkage 15m wide corridor outside the conservation buffer.
Compliance of the recreation linkage in accordance with the Desired Standards of Service of Part 4 Local Government Infrastructure Plan of the City Plan;	As above, recreation linkage generally in accordance with DSS in providing 2.2m pedestrian path, seating points, and exercise node.
The conservation buffer and recreation linkage are to be integrated within the adjacent development footprint;	Refer planning report – the conservation buffer and recreation linkage are located within the site boundaries with the recreation linkage visually linked to the passive open space of the development footprint. Pedestrian pathways and open turf areas are visually connected to the recreation linkage corridor to promote a seamless integration with the use permeable fencing and shade trees delineating the boundaries.
Cross sectional elevations to show the grades of batters and associated heights at the interface with the development;	Refer civil for design grade sections – the section within the updated landscape concept package depicts the interface between the bio basin and the recreation linkage corridor, however, connection between the recreation linkage corridor and the development is intended to be at a manageable grade.

Demonstrate what are the landscape treatment details including embellishments (pathways) for all areas of public open space;	Embellishments and pathways within areas of public open space are depicted in detail on the landscape concept plan. The plans provide descriptions to depict detail of embellishments. Final landscape treatment details are to be confirmed at detail design/ operational works phase.
Demonstrate conceptual rehabilitation methodologies for the conservation buffer;	Refer ecology report for conceptual rehabilitation methodologies for conservation buffer. Rehabilitation to natural state including planting of local and regional ecosystem species.
Demonstrate maintenance access (bollards, gates and fencing) to all areas of public open space;	Refer civil for vehicle and maintenance access details. All maintenance access points to have maintenance locking slip rail. Timber bollards around bio basin with wire restraints between bollards to assist safety and restrict access.
The SLI/OSMS is to be prepared in accordance with the following City Plan Policies: A. SC6.11 – Land Development Guidelines; and B. SC6.12 – Landscape Work.	Refer to the statement of landscape intent.

