



Regis Bulimba

Development Application

50 Brisbane St, Bulimba QLD

Rev C
15.04.25



REVISION	DATE	PREPARED	APPROVED
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01 Introduction



Executive Summary

Regis Aged Care have assembled a team including O'Neill Architecture to design a proposal for a new aged care building at 50 Brisbane Street, Bulimba, QLD. The site has operated as an aged care facility, readapted from a hostel use, for 50 years. The proposal replaces an existing 150 bed aged care building on the site currently operated by Regis, which is at end of life and in need of redevelopment to meet current community expectations for the care of our elders.

The site is surrounded by largely two storey detached dwellings as well as a golf course and is a short distance from the Brisbane River. The proposal features 123 private rooms over 4 storeys, including a specialised wing for the accommodation and care of those with dementia – the Memory Support Unit (MSU). A variety of room types offers choice to residents and generous common areas include a ground level resident café and library space nestled into the trees lining the golf course, a landscaped rooftop over this café space, a cinema, family lounge and sitting, lounge, and dining areas throughout the building to service each wing. Vehicle entry is consolidated on Brisbane Street, in line with current site access conditions, with one path to the main entry, porte cochere and drop of area and another to the partially in ground basement carpark, all surrounded by generous landscaping and existing street trees.

The proposal offers a renewed and purpose-built contemporary aged care home that meets modern aged care requirements, standards, and community expectations while ensuring seamless integration with the local neighbourhood character.

Project Team

Architect:	O'Neill Architecture
Town Planner:	RPS
Structural/Civil:	Northrop
Landscape Architect:	Project Urban
Certifier:	Formiga1
Fire Engineering:	WalkerBai Consulting
Acoustic:	ATP Consulting Engineers
Traffic/Waste:	Colliers
Mechanical:	MDA Consulting
Hydraulic and Fire:	Compass Consulting Group
Electrical:	MDA Consulting
Surveyor:	RPS
Vertical Transport:	MDA Consulting

Acknowledgement of Country

ONA acknowledge the Traditional Owners and their custodianship of the lands on which this project is located. We pay our respects to their Ancestors and their descendants, who continue cultural and spiritual connections to Country. We extend this respect to all Aboriginal and Torres Strait Islander people we work with and whose ancestral lands we visit.

02 Current Conditions



Regional Context



Scale NTS



Local Context



Scale NTS



1. Bulimba Golf Club
2. Merry Street Park
3. Johnston Park
4. Bulimba Memorial Park
5. Navy Headquarters South Queensland
6. River Church Brisbane International
7. Waterfront Park
8. Gasworks
9. Perry Park
10. Newstead Park
11. Albion Park Paceway
12. Crosby Park

- Parks
- Brisbane River
- Major Road
- Site



Site Images

Bulimba Parade View - Existing



Brisbane Street View - Existing



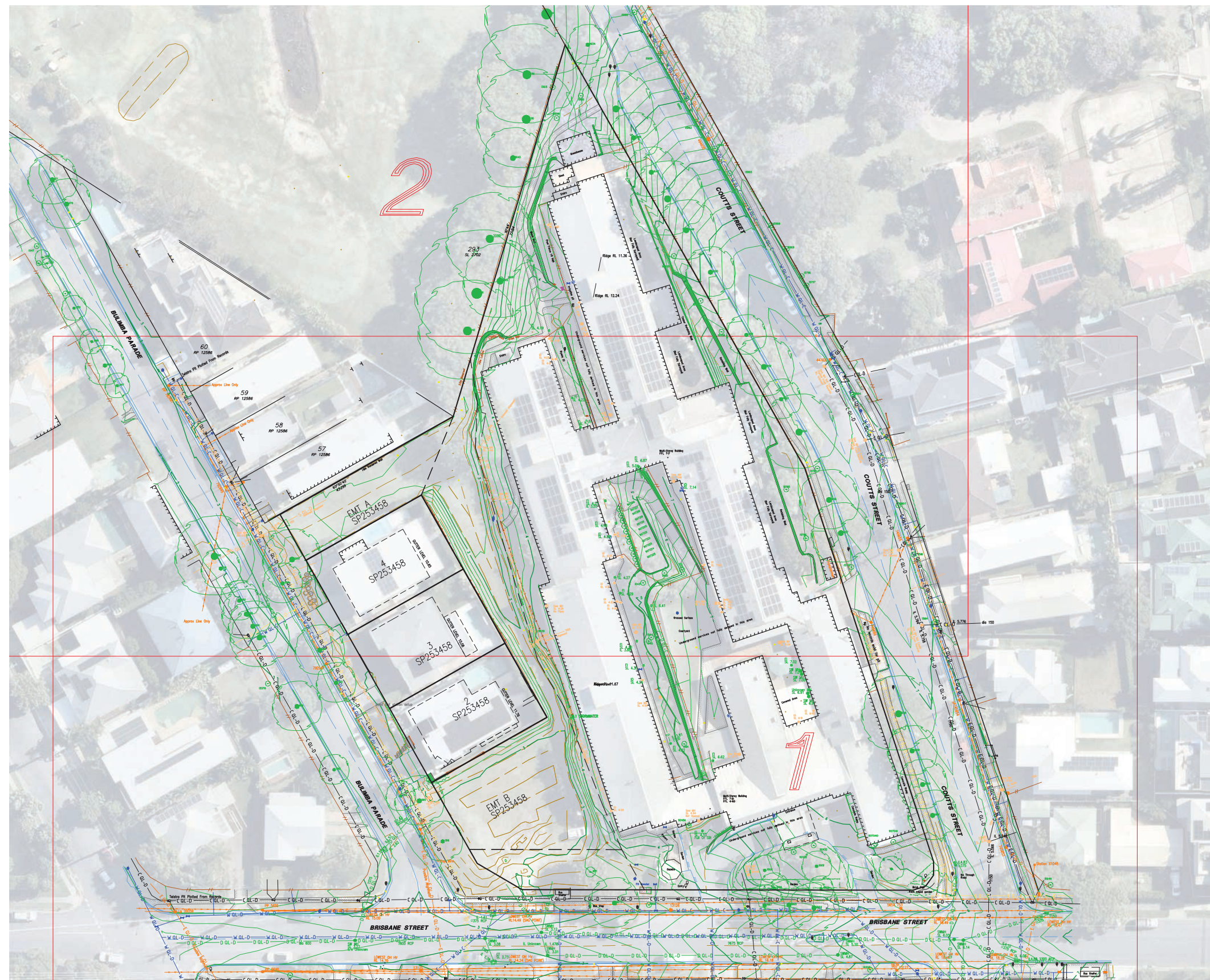
Coutts Street View - Existing



Coutts Street View - Existing



Site Survey



PURPOSE OF PLAN
This plan represents a ground survey of the site to enable architectural and engineering design.
For reason of clarity, certain information is not shown on this plan. Please refer to the accompanying digital data for all survey information and attributes.

CONTOURS
The contours shown represent the site as it was at the time of survey. This is not necessarily the "natural surface" or "ground level" as defined by some codes and thus cannot be used to calculate compliance with some codes' building height limits. Minor Contour Interval: 0.2m

VEGETATION
Only trees greater than or equal to 100mm breast height diameter have been located. Tree heights are approximate only. The species of trees shown are layman's estimates and were not determined by experts.

PROPERTY BOUNDARIES

The property boundaries shown on this plan are plotted from original title records and adjoining property surveys. They have been plotted using surveying methodology that is generally accurate to within 50mm millimetres of the true boundary position. Accurate boundary locations can only be determined by completing a cadastral survey as defined by the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003.

The boundaries shown on this plan have been adopted from the original RPS boundary survey completed on the 10/2014.

The property boundaries shown on this plan must not be relied upon when designing services, buildings or other structures that will be constructed in close proximity to them. Designs of services, buildings or structures that require critical boundary offsets will require accurate boundary locations determined by completing a cadastral survey as defined by the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003.

Boundary corners were not marked at the time of survey.

SUBSURFACE UTILITIES
Quality Levels have been determined adopting AS5488.1:2022 the Australian Standard for Classification of Subsurface Utility Information (SUI)

- Quality Level A (QL-A, ± 500 mm horizontal and vertical) is the highest quality level. The exposed utility was directly measured.
- Quality Level B (QL-B, ± 300 mm horizontal and ± 500 mm vertical) The subsurface utility was traced through surveying and without being exposed.
- Quality Level C (QL-C, ± 300 mm horizontal and may contain no vertical depth). The subsurface utility was plotted by correlation or an interpretation of surface features including GPR point identification.
- Quality Level D (QL-D, tolerance does not apply) is the lowest quality level. The subsurface utility was compiled from existing records only and was not surveyed.

Only Quality Level A utilities have been located accurately. All other utility alignments have tolerances that must be taken into consideration when designing services or buildings that will be constructed in close proximity to them. If these existing underground utility positions are critical for design or construction purposes, the utility location must be accurately determined by pothole verification.

In accordance with the Work Health and Safety Act 2011, manholes have not been entered to obtain invert levels. The invert levels shown are derived from approximate field measurements and existing records. The servicing services are symbolic representations, and whilst they are accurately positioned, they are not to scale. Utility alignments and attributes have been derived from the following sources only:

- Brisbane City Council
- Energex
- NBN Co
- Optus
- Old Urban Utilities

• Telstra
 Before You Dig Enquiry Date: 9/12/24
 Before You Dig Job Number: 38148877

COORDINATE SYSTEM:

The survey data provided in these digital plans is on an arbitrary plane coordinate system, with north defined by Original Survey Plans.

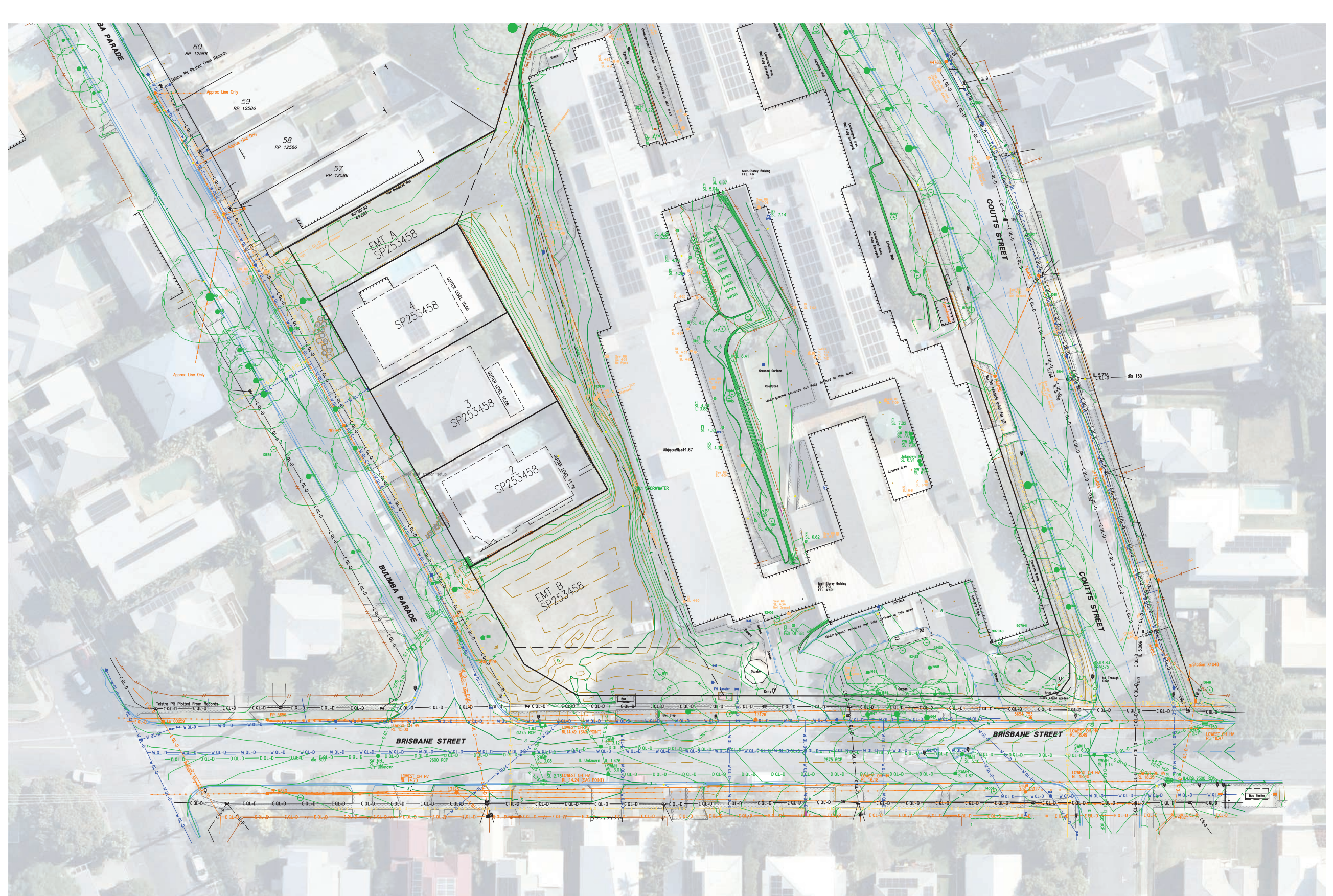
AERIAL IMAGERY

The aerial image shown was acquired from NearMap on 12/12/2012.

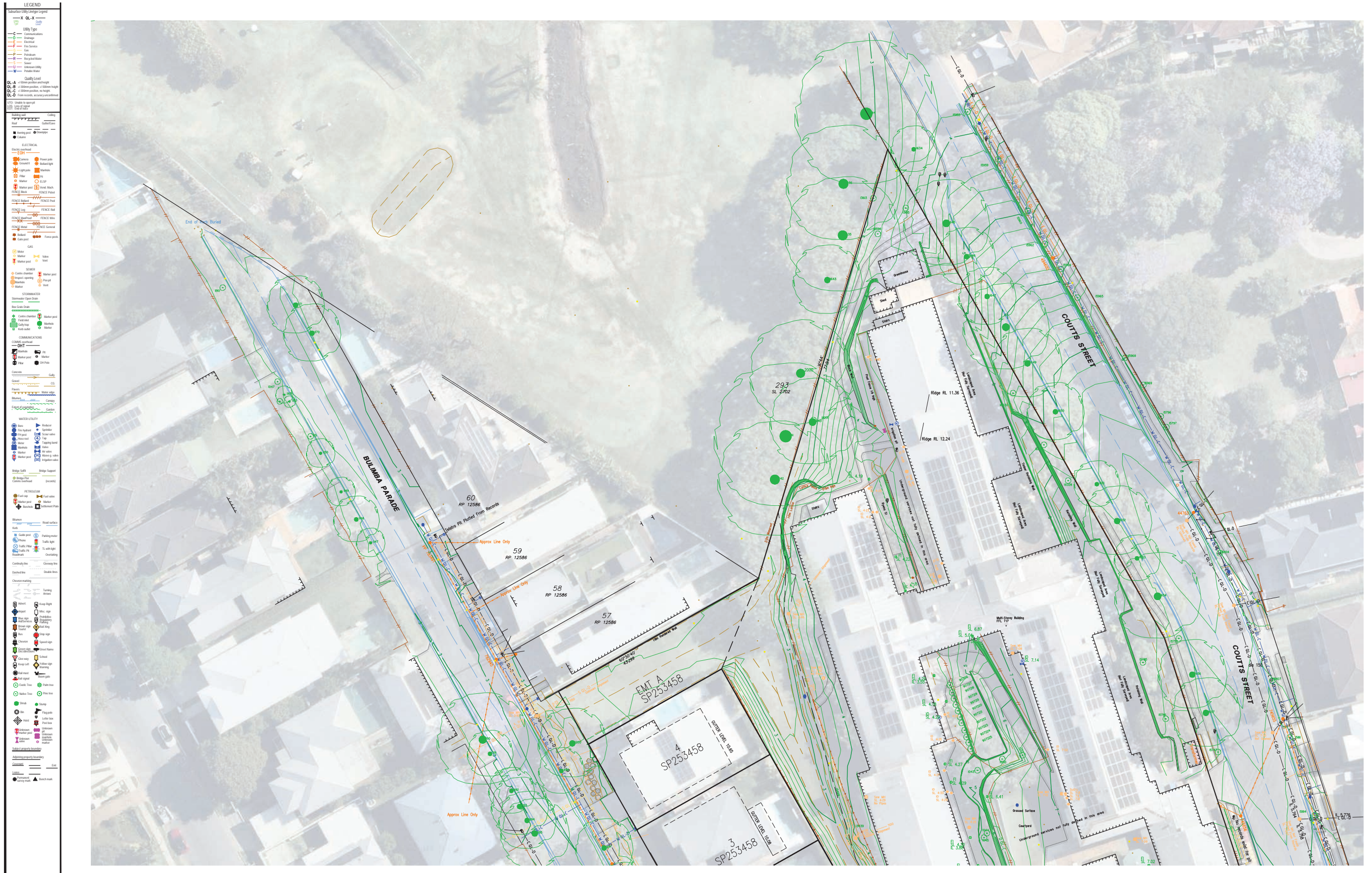
ID	Species	Diameter	Height
1447 NATVE	0.2	7	5
1448 NATVE	0.2	8	6
1449 NATVE	0.2	5	8
1502 NATVE	0.06	6	7
1511 NATVE	0.06	1	2
1552 NATVE	0.11	21	25
1586 LIME TREE	0.02	1	1
1589 NATVE	0.1	11	23
1610 NATVE	0.4	10	8
1611 NATVE	0.4	10	8
1612 NATVE	0.2	8	8
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1648 NATVE	0.9	10	15
1649 NATVE	0.8	12	15
1650 NATVE	0.8	12	15
1651 NATVE	0.4	8	8
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1655 NATVE	0.5	12	8
1656 NATVE	0.5	12	12
1657 NATVE	0.5	12	12
1658 NATVE	0.5	14	14
1659 NATVE	0.5	10	10
1660 NATVE	0.5	10	10
1661 NATVE	0.7	10	10
1662 MODEL LEAF	0.2	5	4
1663 NATVE	0.2	5	4
1664 NATVE	0.3	10	8
1665 NATVE	0.2	10	8
1666 NATVE	0.2	10	8
1667 NATVE	0.2	8	8
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Site Survey



Site Survey



03 Context Analysis



Site Context



Scale NTS

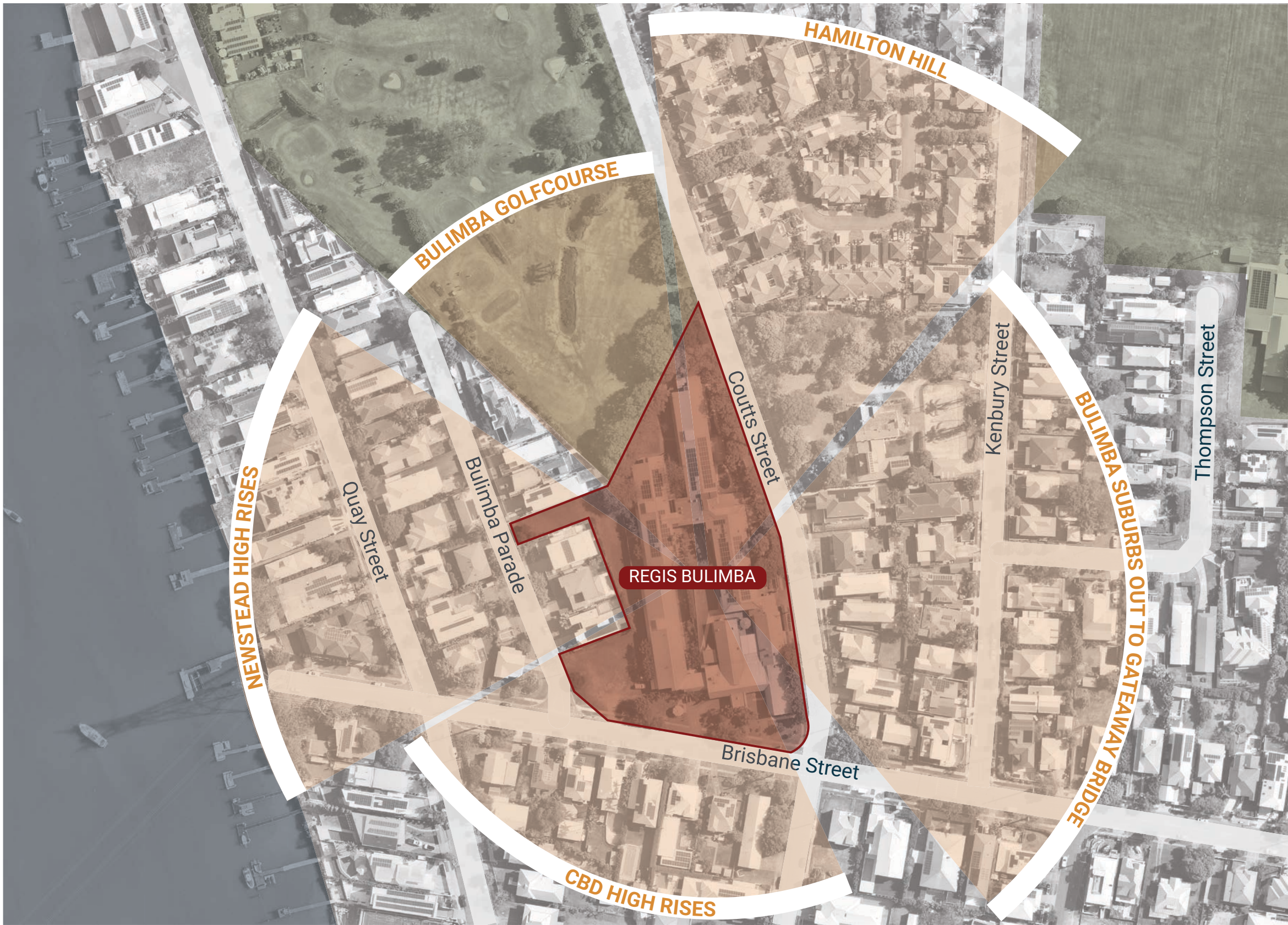


 Bus Stop Location

 Main Pedestrian Routes



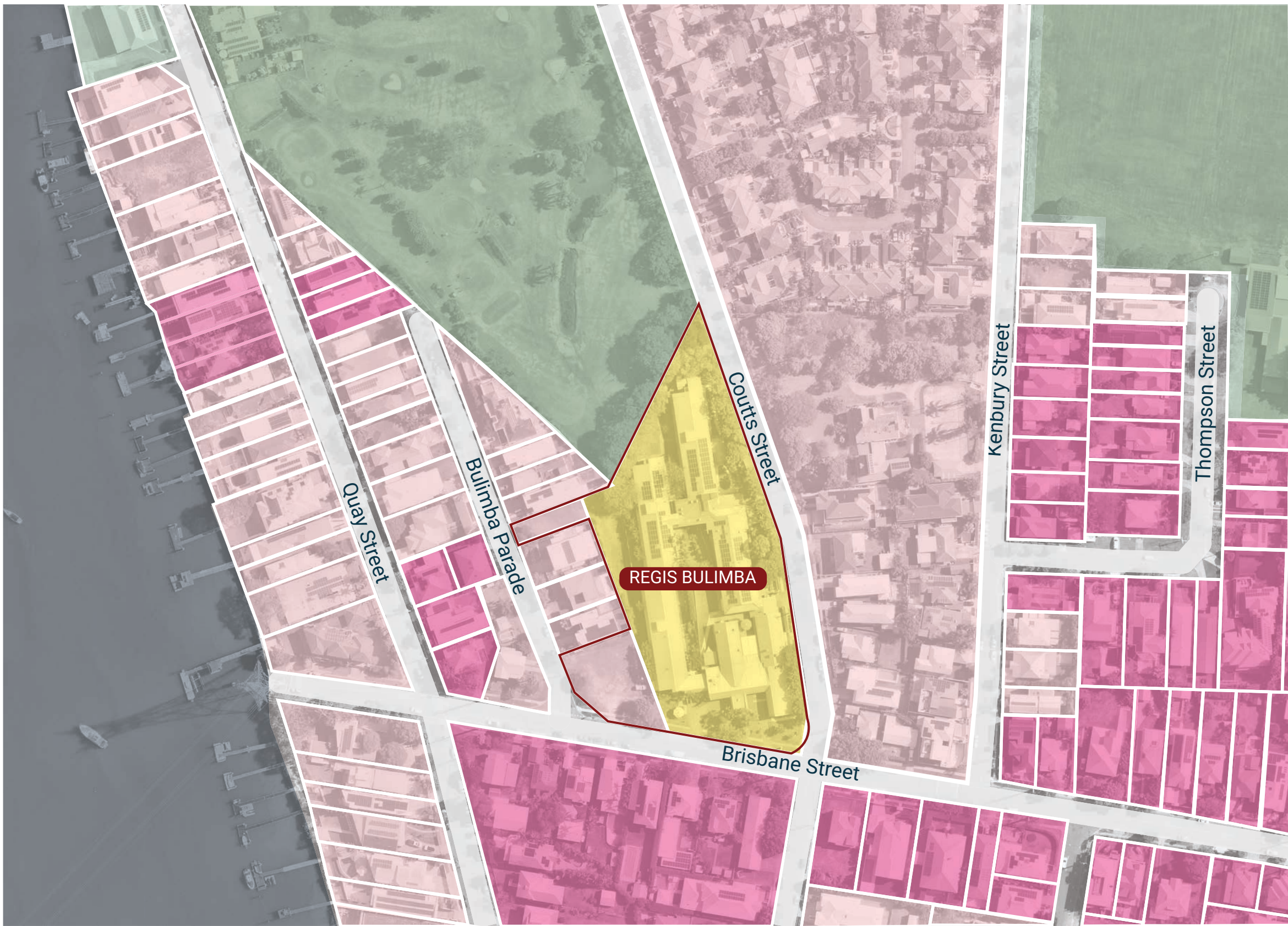
Views



Scale NTS



Brisbane City Council Zoning



Scale NTS



- Low Density Residential Zone
- Character Zone
- Community Facilities (Health Care Purposes)
- Sport & Recreation



04 Design Response



Design Statement

Aged Care Context

Residential Aged Care is now essentially a palliative experience that marks the end of residents' lives. The interactions between family and resident are naturally heightened and intensified by this circumstance. We strive to build cogent humanity into the public spaces of the building. This is all around a building which is essentially institutional – a hospital with oxygen on the floor, not in the room; with 24hr nursing care and support providing quality of life and dignity to all.

Our main strategies for this cogent humanity are

- High levels of tactility and material detail in public spaces
- Fluidity of form as the grid of care layers towards the surrounding landscape
- Centring the building within the site to increase layering of landscape to the periphery

Our affordability strategy is to wrap the primary care function in a cost-effective skin to allow that which is touched and felt to be prioritized and amplified.

Design and Site Response

The building site demands a building in the round, viewed from all sides. This, coupled with the brief requirements and zoning height allowances requires a new approach to scale-making than the traditional housing stock in the surrounding area. This stock is predominantly 2 storey houses working with a 10m frontage rhythm. In response, the design takes on a fine grain with elements of sun shading, screening, a highly articulated façade and select materiality to tie into the surrounds, while buffered by generous landscaping both existing and proposed.

We have created a rhythm of responses to each of the elevational conditions for Regis at Bulimba. Balconies are bespoke and highly articulated, with considered brick textures applied to special spaces, and rendered exteriors mixed with visually open glazing and visually screened areas to balance sun shading, privacy and outlook.

The residences are by necessity medical in nature but individual in character. The building is in the round responding to the orientation, breeze and conditions of each aspect. Key Western views are filtered by shade screening. Streetscapes are treed and layered for privacy. The ground plan is communal in nature with the street landscaped and semi-secured.

The fluidity of forms layered between the landscape become motif for gathering, a signal of calm friendship. The loadbearing parts of these fluid items are purposefully thin imbuing lightness of structure and place.

For people who are less ambulant, creating visual connection to outside and communal spaces assists with a sense of belonging and encourages interaction. It stimulates visitors and carers to assist people to afford themselves of these spaces. Views to Hamilton Hill over the golf course to the North, to the city towards the West, and to the treed streetscape of Coutts Street are prioritised.

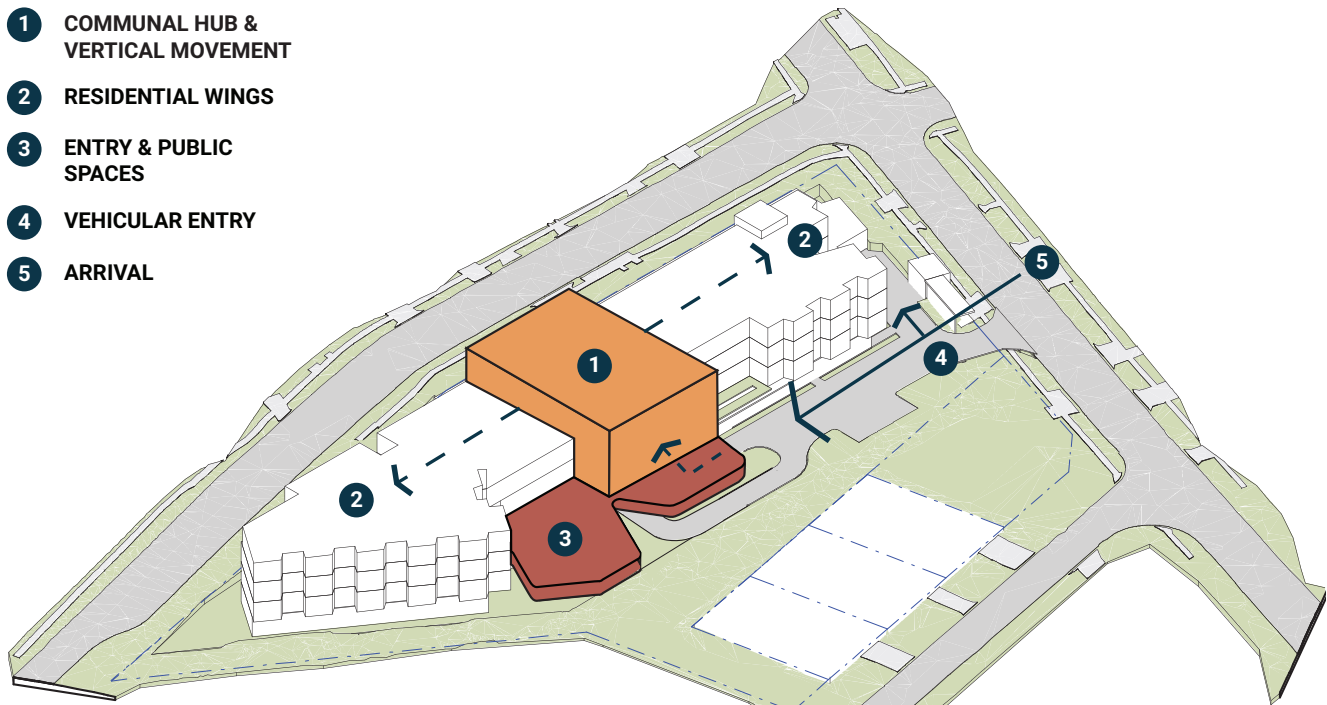
The design simultaneously seeks to respect the existing site conditions, integrate with the surrounding community, and elevate the living standard of aged care.



Building Form

BUILDING FORM

- 1 COMMUNAL HUB & VERTICAL MOVEMENT
- 2 RESIDENTIAL WINGS
- 3 ENTRY & PUBLIC SPACES
- 4 VEHICULAR ENTRY
- 5 ARRIVAL



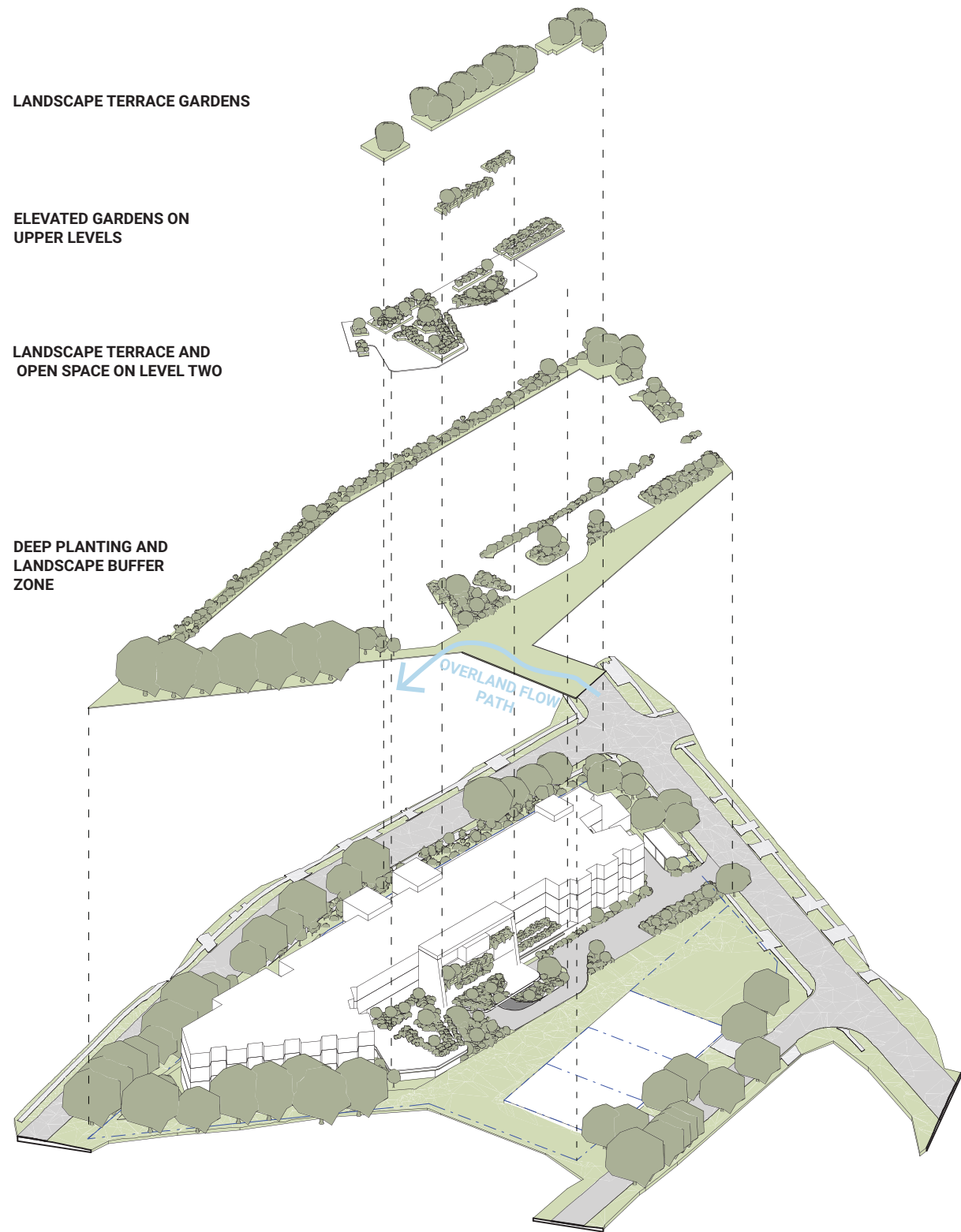
LANDSCAPING

LANDSCAPE TERRACE GARDENS

ELEVATED GARDENS ON UPPER LEVELS

LANDSCAPE TERRACE AND OPEN SPACE ON LEVEL TWO

DEEP PLANTING AND LANDSCAPE BUFFER ZONE

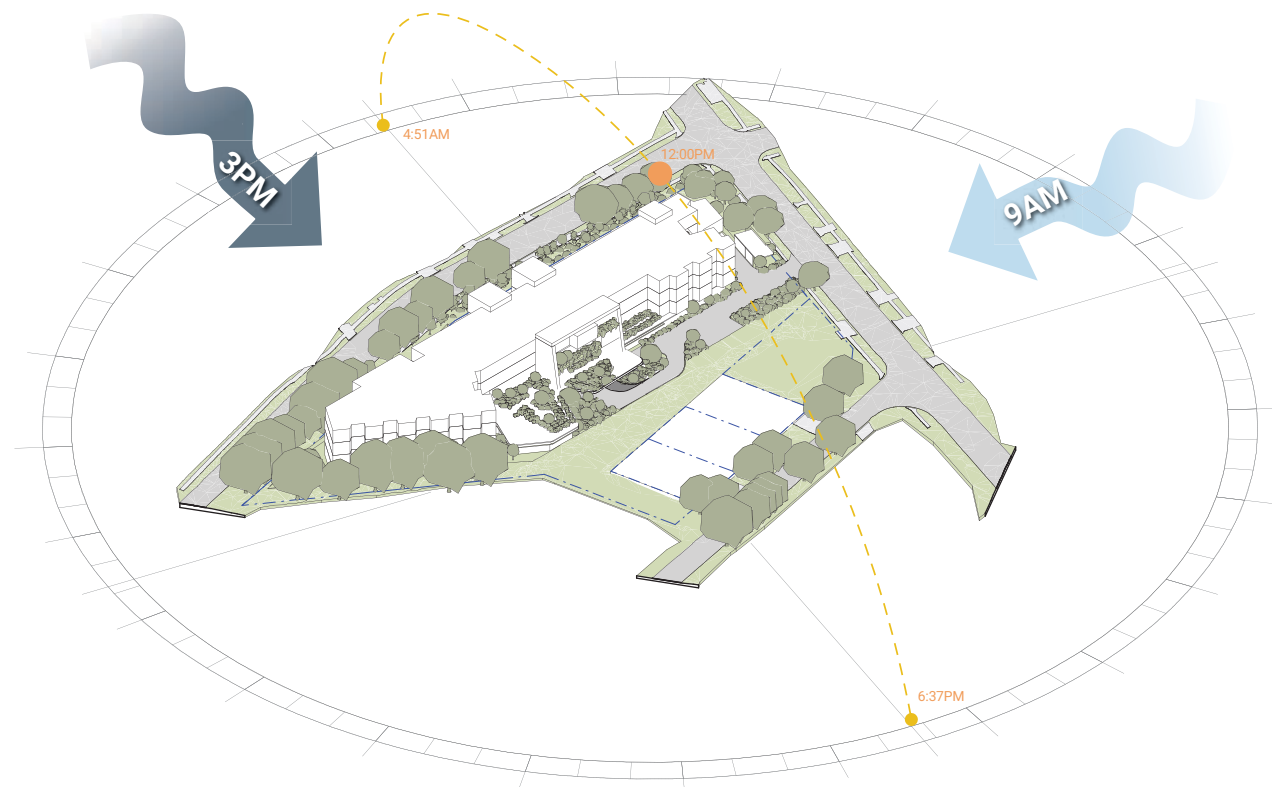


Orientation

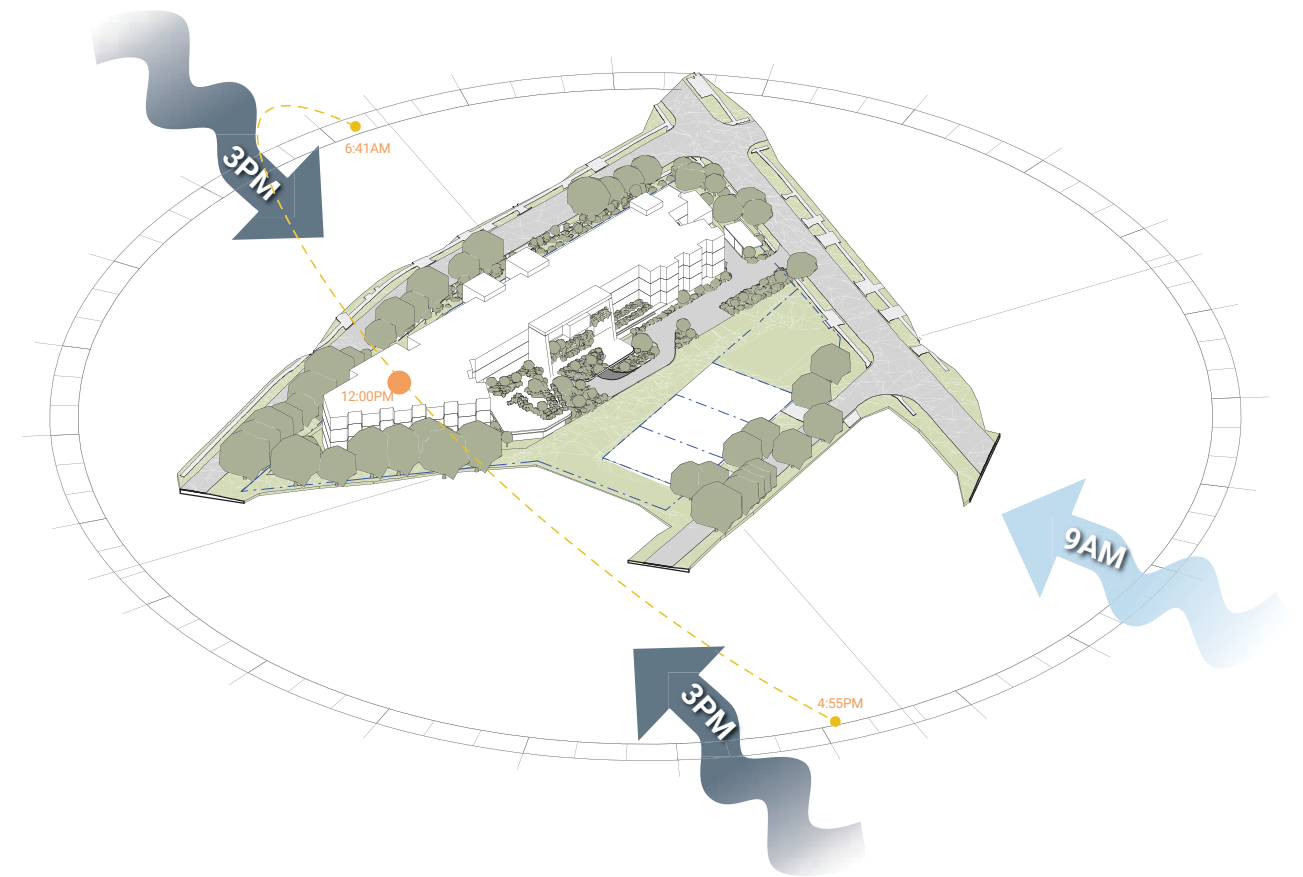
The building is arranged to capture local and distant views, prioritising outlooks to Hamilton Hill to the North over the golf course, views to the city towards the West, and local neighbourhood views through existing street trees to the East and South.

Sun shading and mitigation is customised for each orientation – a mix of vertical and horizontal screens providing shading while also balancing the need for privacy and outlook.

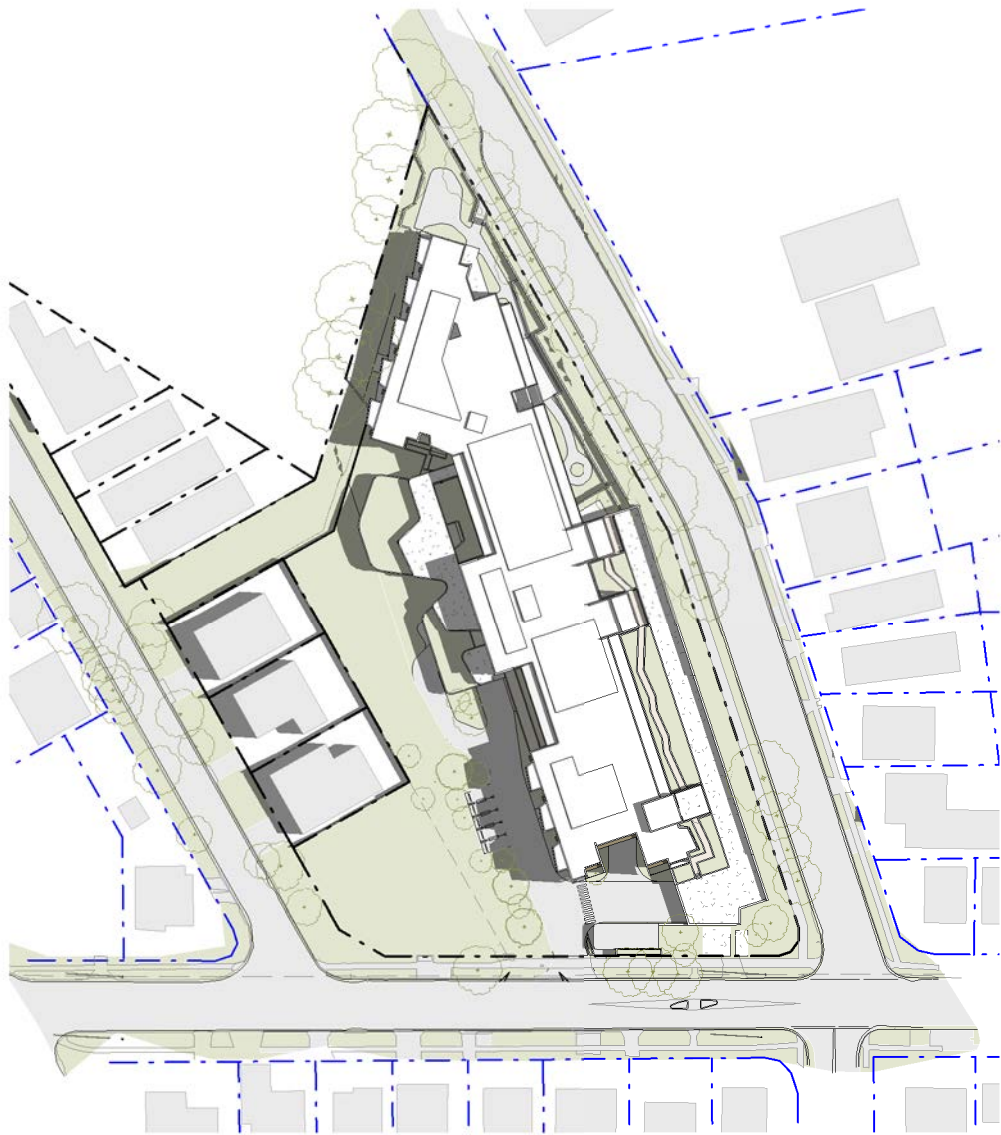
SUMMER



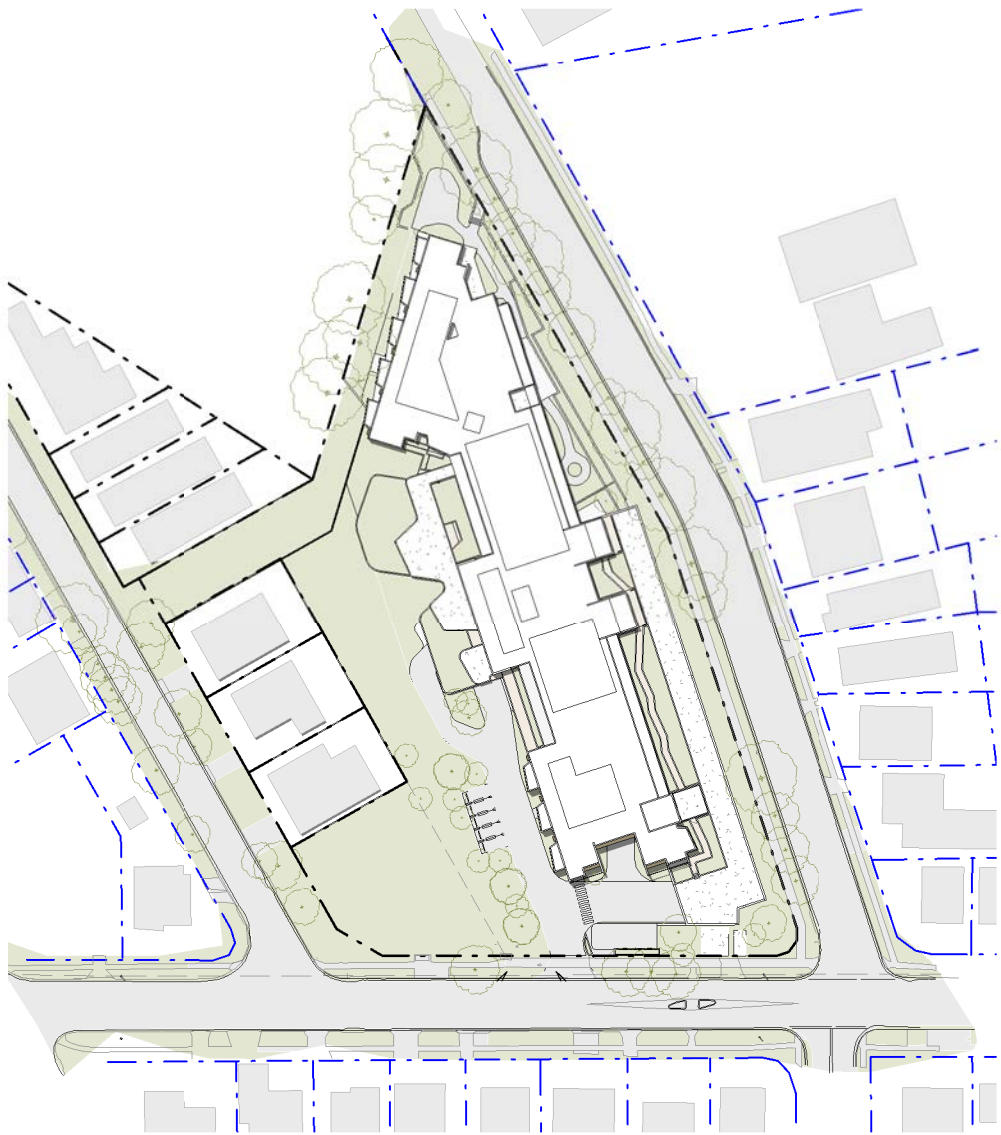
WINTER



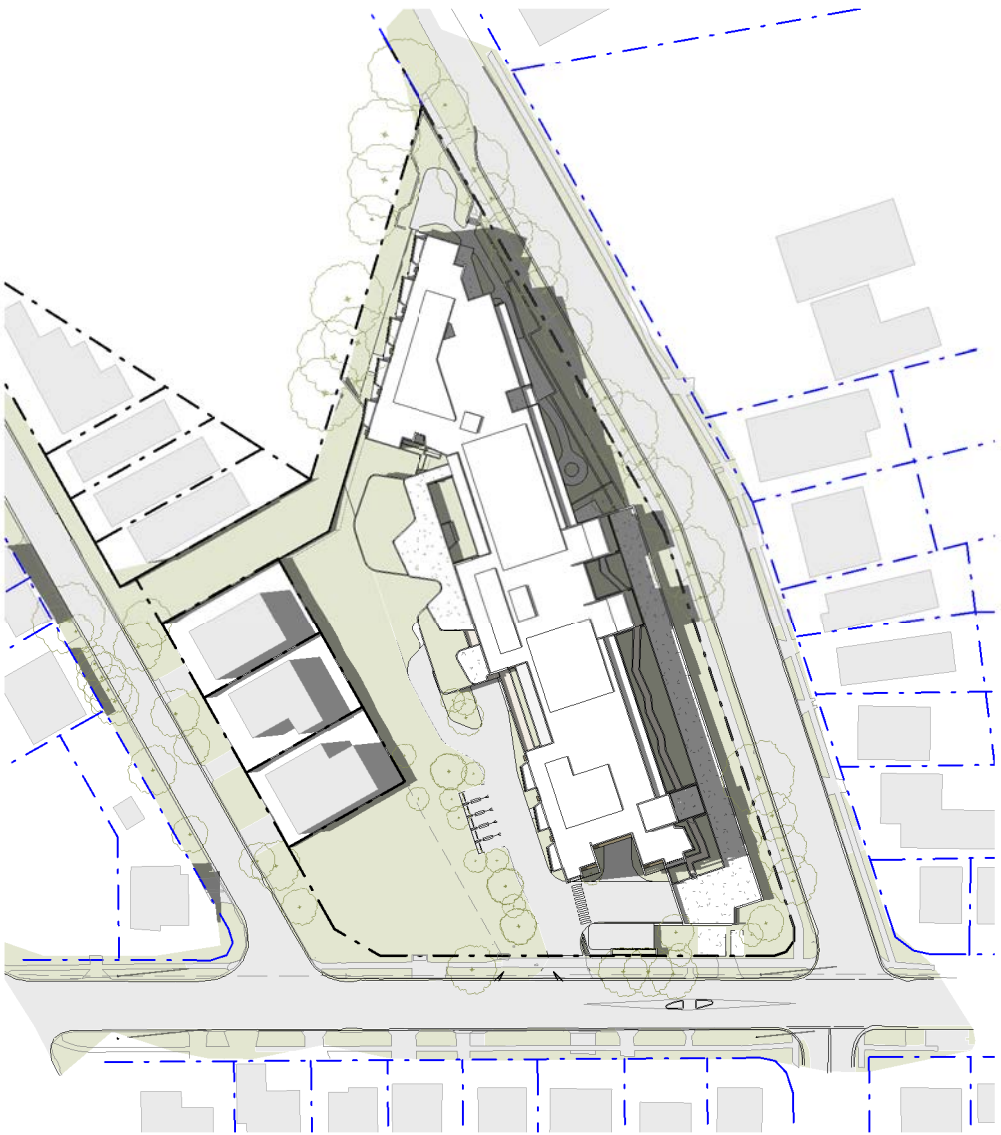
Shadow Diagrams



SUMMER SOLSTICE (DECEMBER 22) 09:00AM



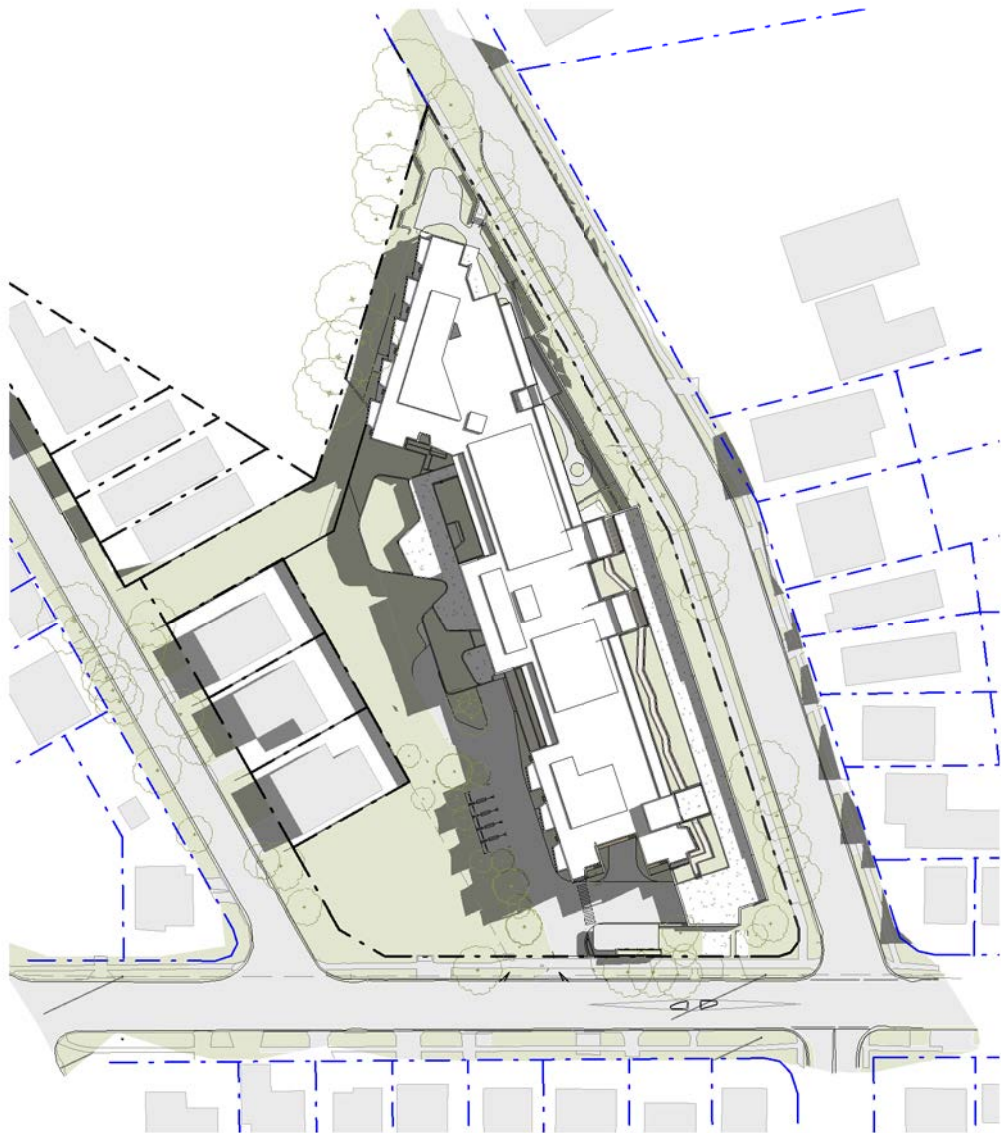
SUMMER SOLSTICE (DECEMBER 22) 12:00PM



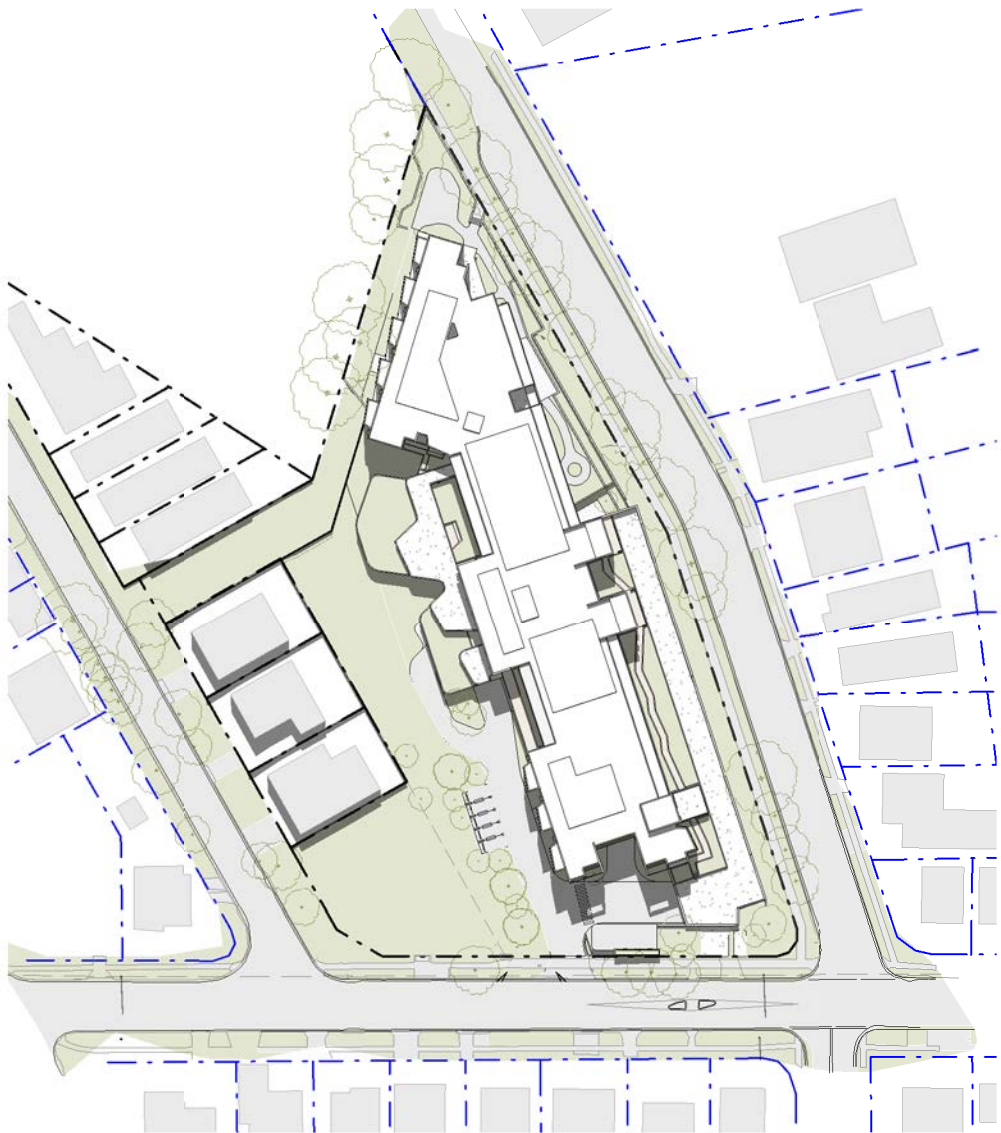
SUMMER SOLSTICE (DECEMBER 22) 03:00PM



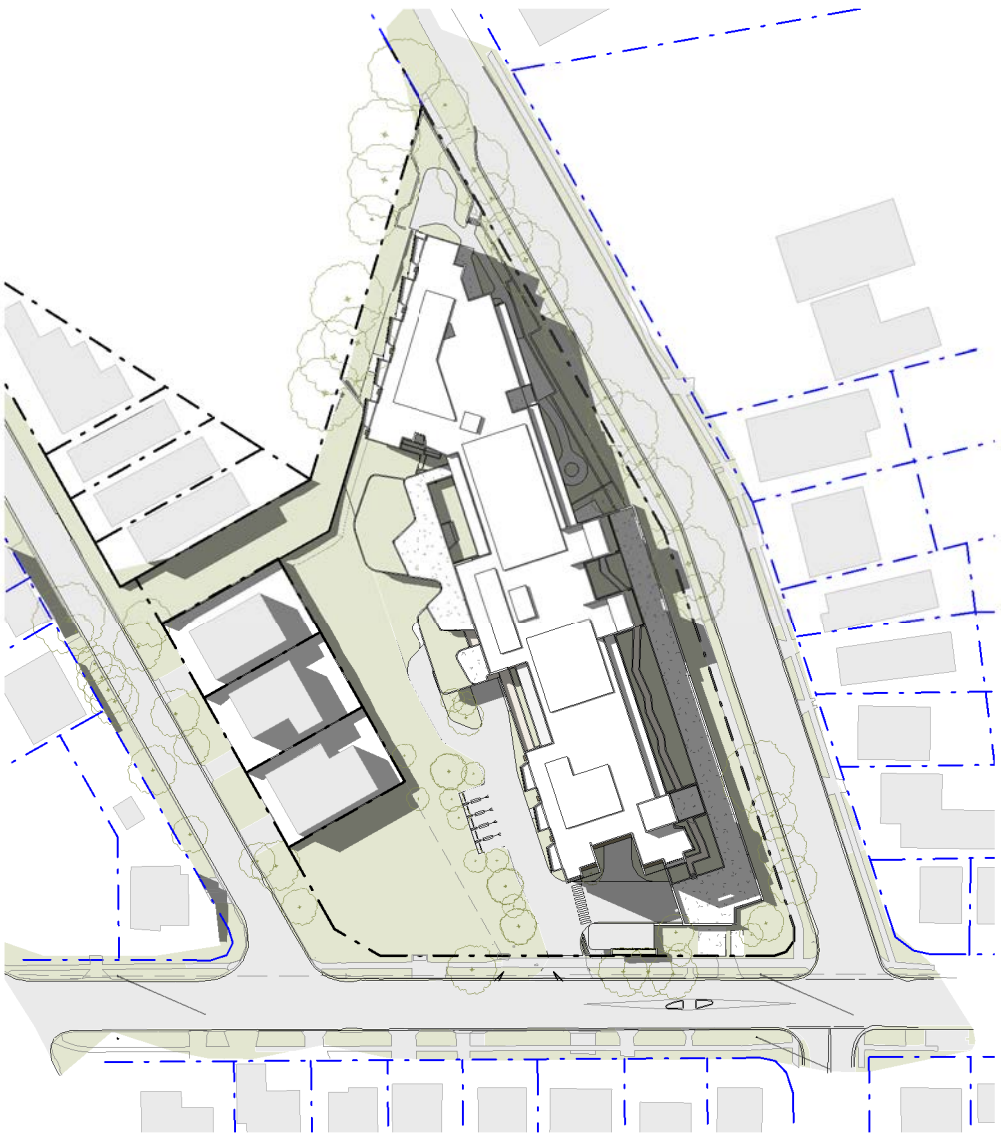
Shadow Diagrams



AUTUMN / SPRING EQUINOX 09:00AM



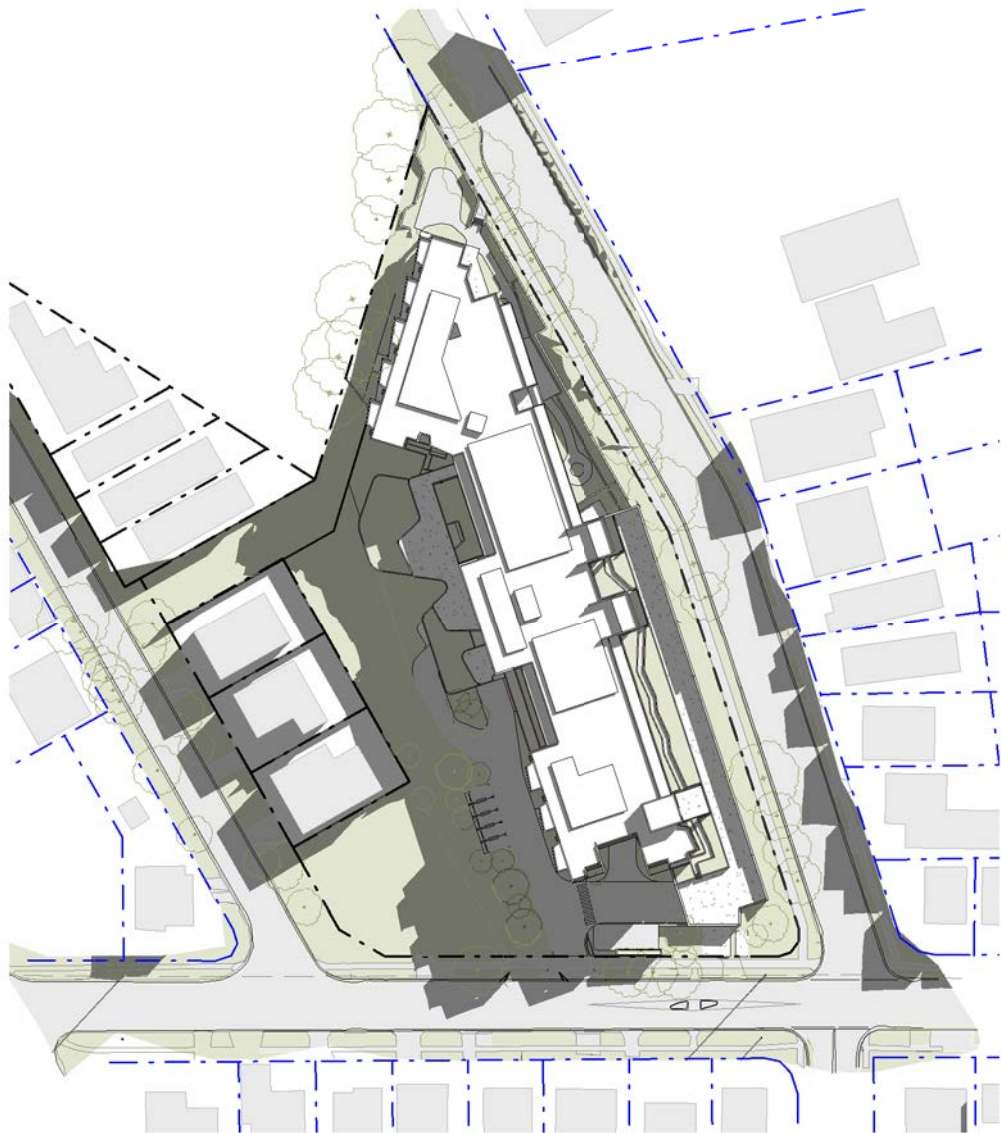
AUTUMN / SPRING EQUINOX 12:00PM



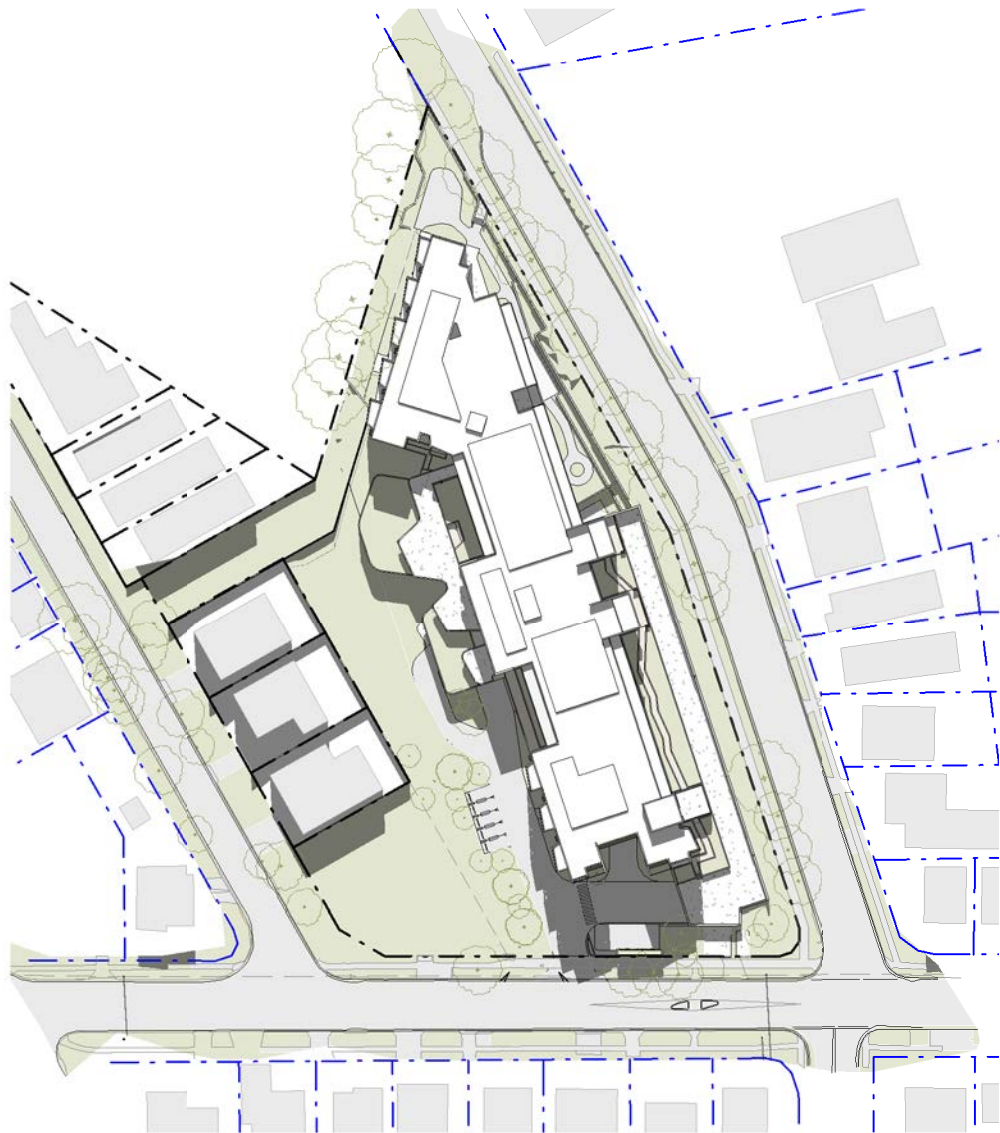
AUTUMN / SPRING EQUINOX 03:00PM



Shadow Diagrams



WINTER SOLSTICE (JUNE 21) 09:00AM



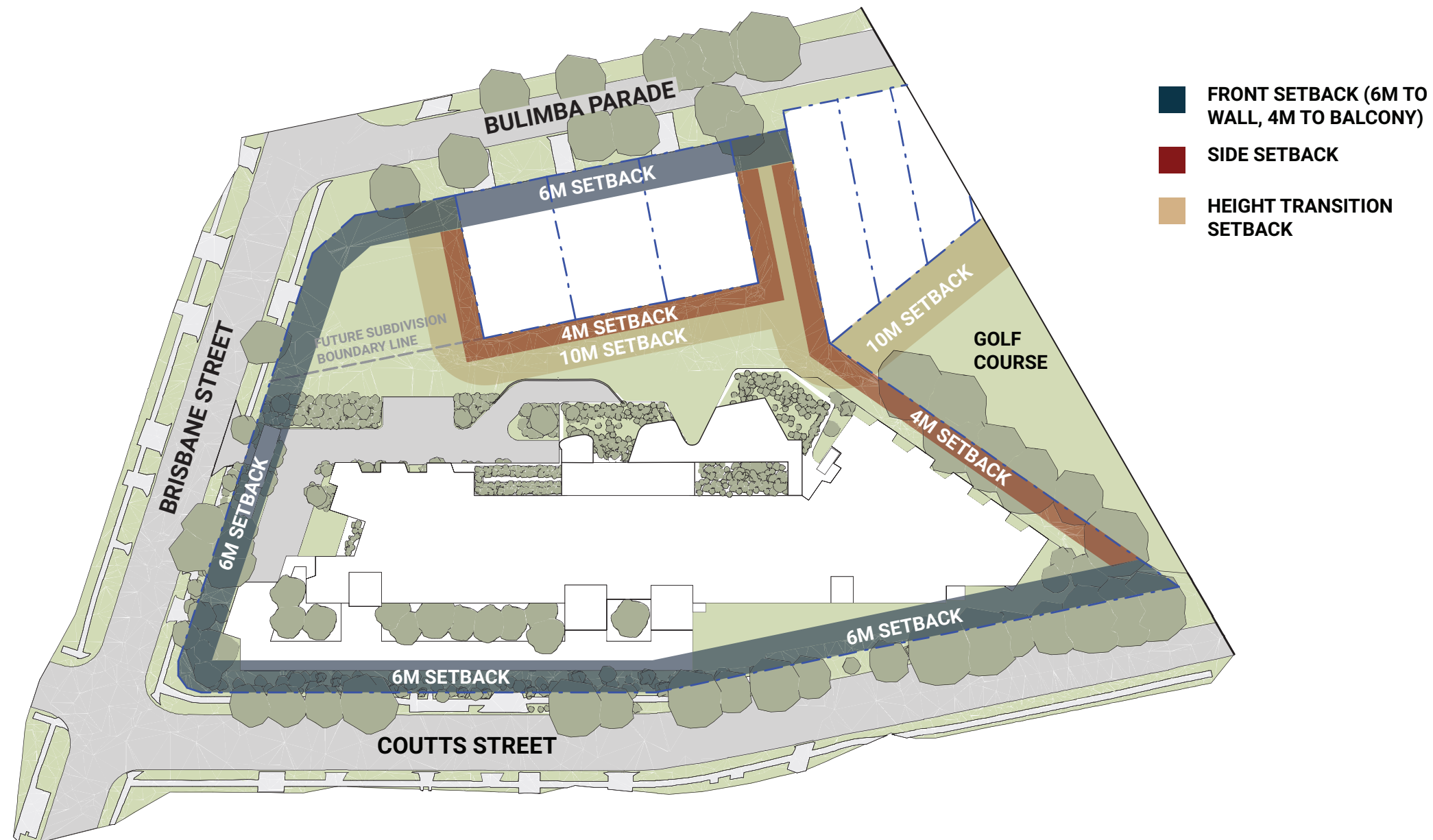
WINTER SOLSTICE (JUNE 21) 12:00PM



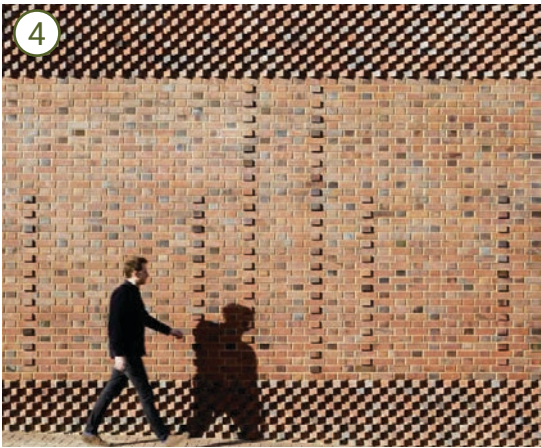
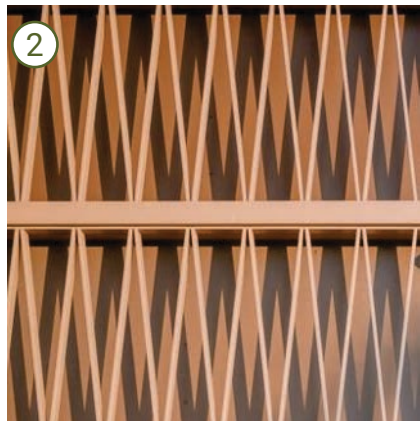
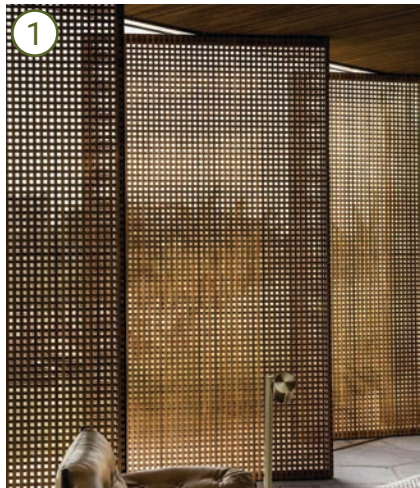
WINTER SOLSTICE (JUNE 21) 03:00PM



Setbacks and Separations



Material Palette



01.

Vertical Screening

02.

Entry Screening

03.

Concrete Render

04.

Brick Texture

05.

Vertical Screening

06.

Overland Flow Landscape

07.

Brick Texture

08.

Internal Wall Texture



Perspective - Brisbane Street Entry



Perspective - Coutts Street



Perspective - Brisbane and Coutts Street Corner



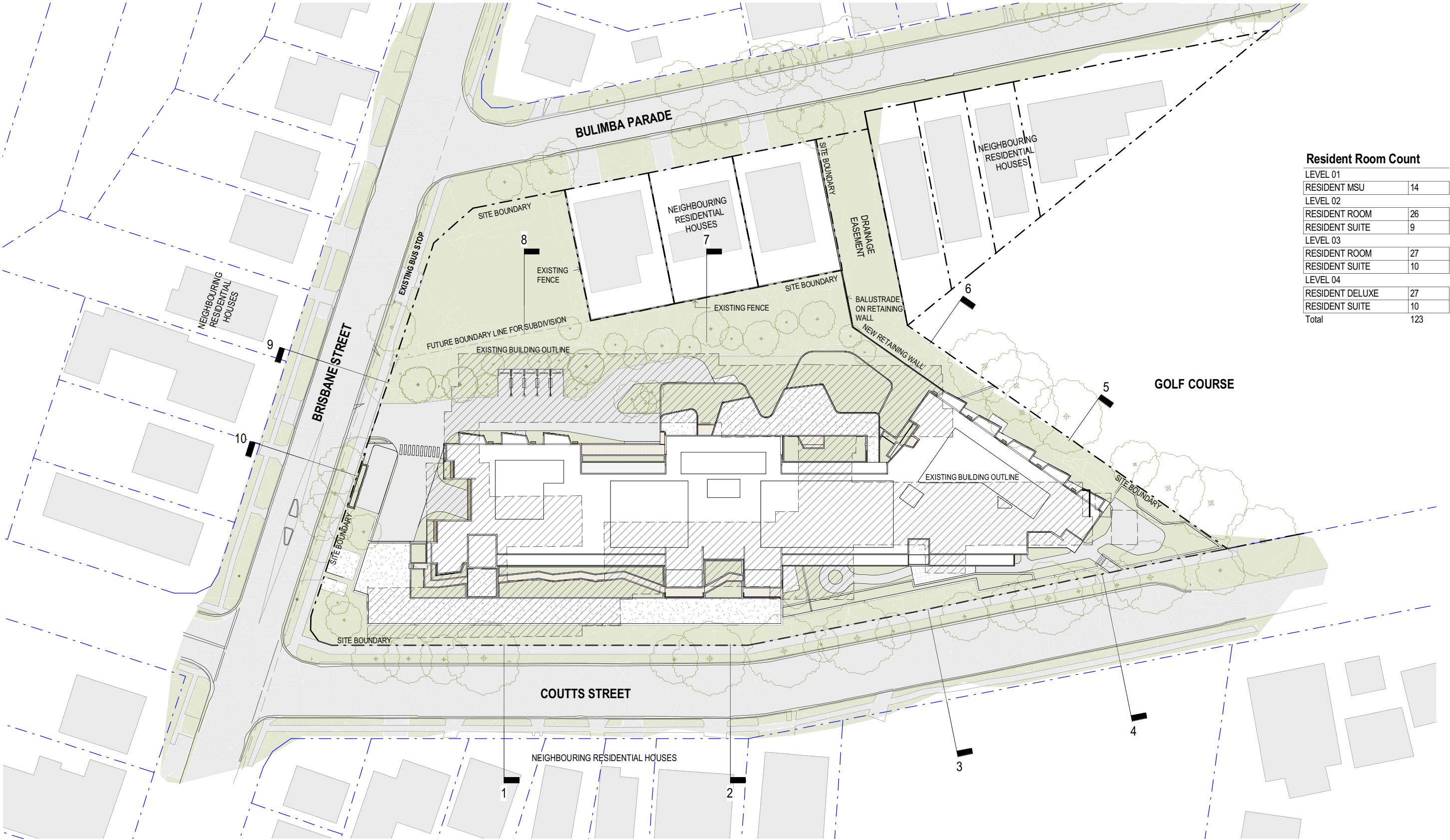
Perspective - Bulimba Parade



05 Architectural Drawings



Site Plan



Resident Room Count		
LEVEL 01		
RESIDENT MSU	14	
LEVEL 02		
RESIDENT ROOM	26	
RESIDENT SUITE	9	
LEVEL 03		
RESIDENT ROOM	27	
RESIDENT SUITE	10	
LEVEL 04		
RESIDENT DELUXE	27	
RESIDENT SUITE	10	
Total	123	

Scale 1:750



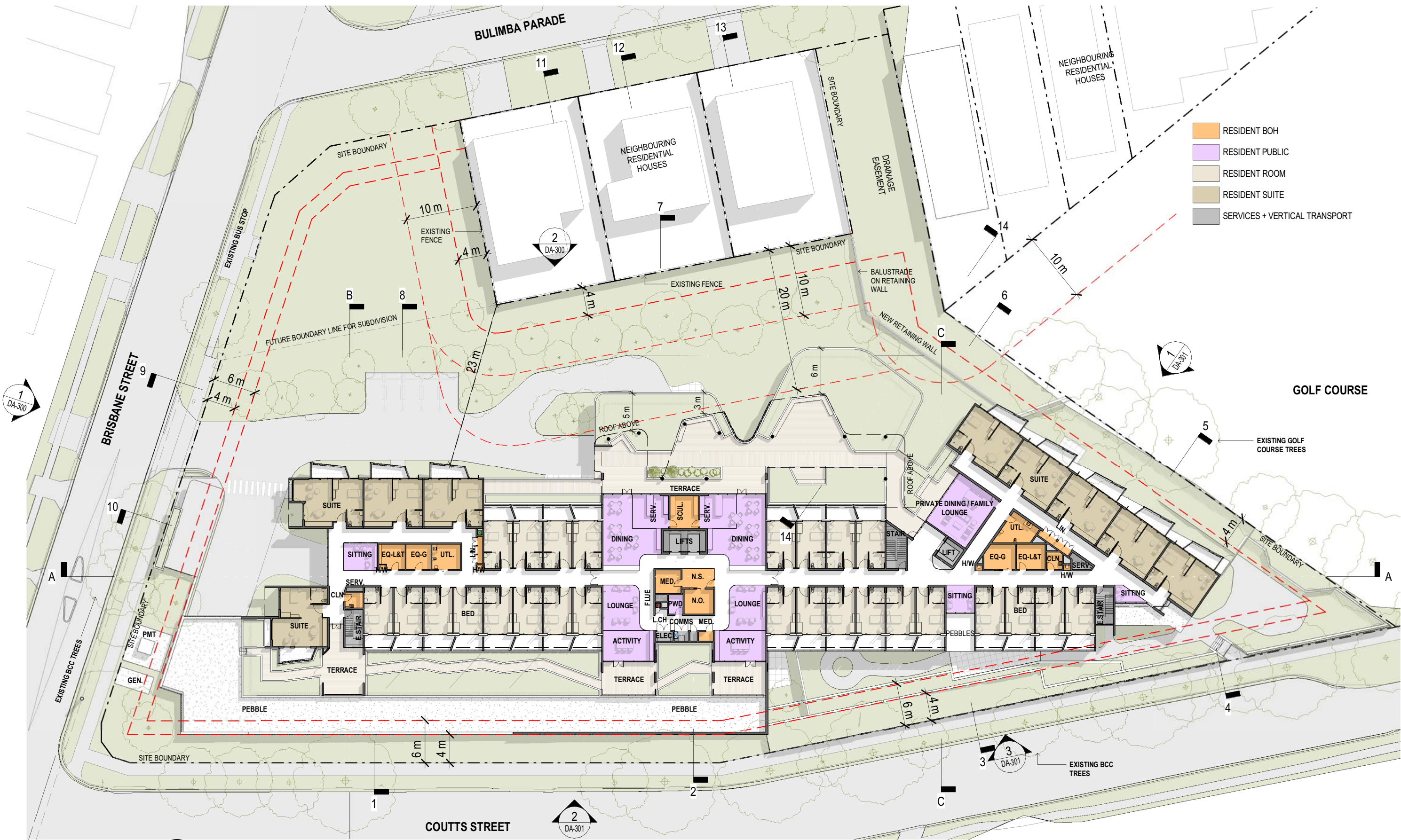
Floor Plan - Level 01 (Ground)



Scale 1:500



Floor Plan - Level 02



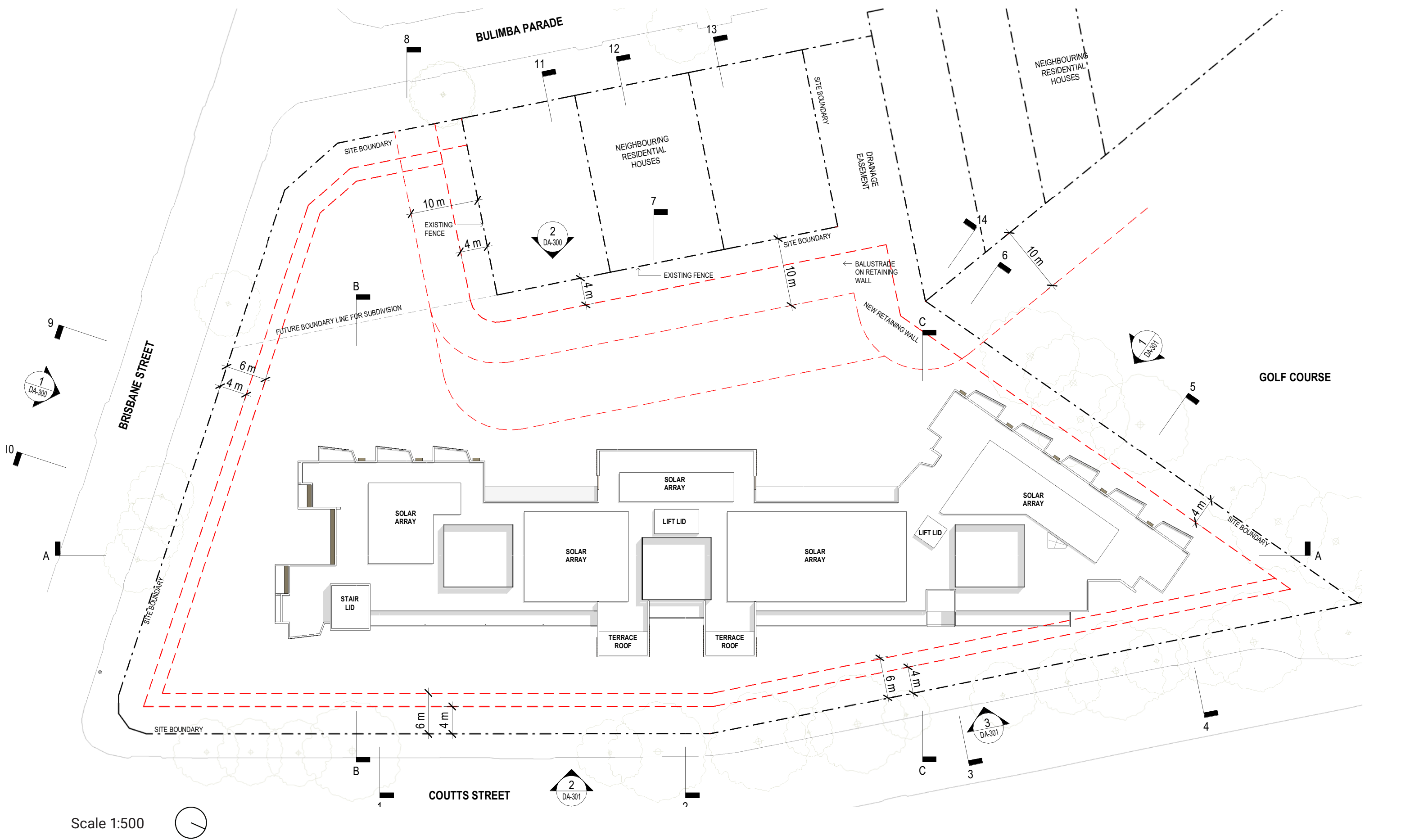
Floor Plan - Level 03



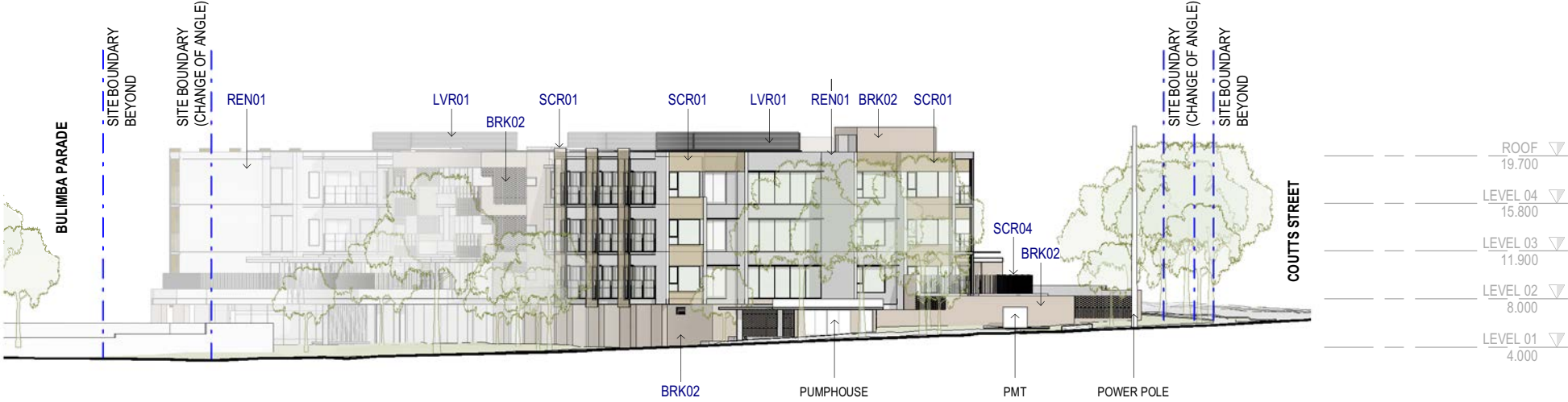
Floor Plan - Level 04



Roof Plan



Building Elevations

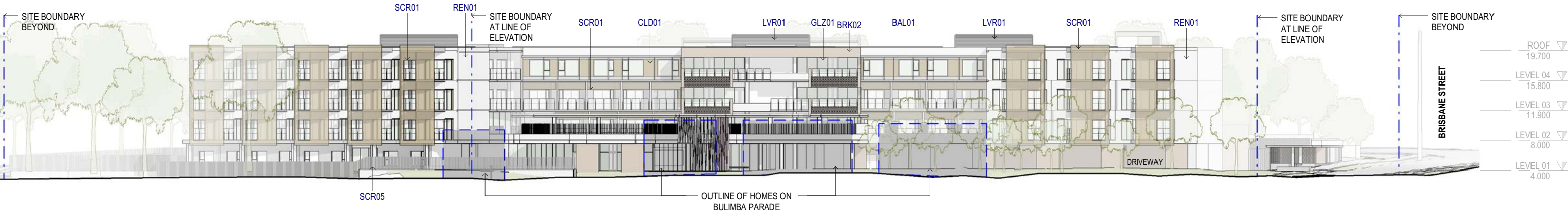


Code Abbreviations

Code	Description
BAL01	BALUSTRADE (0461)
BRK02	BRICK TEXTURE (0431)
CLD01	CLADDING SYSTEM (0431)
GLZ01	GLAZING SYSTEM (0451)
LVR01	LOUVRE (0574)
REN01	CONCRETE RENDER (0611)
SCR01	VERTICAL METAL SCREENING (0552)
SCR04	BRONZE ROD SCREENING (0431)
SCR05	ALUMINUM BATTEN SCREENING (0431)

DA Southern Elevation (Brisbane Street)

1 : 500



DA Western Elevation

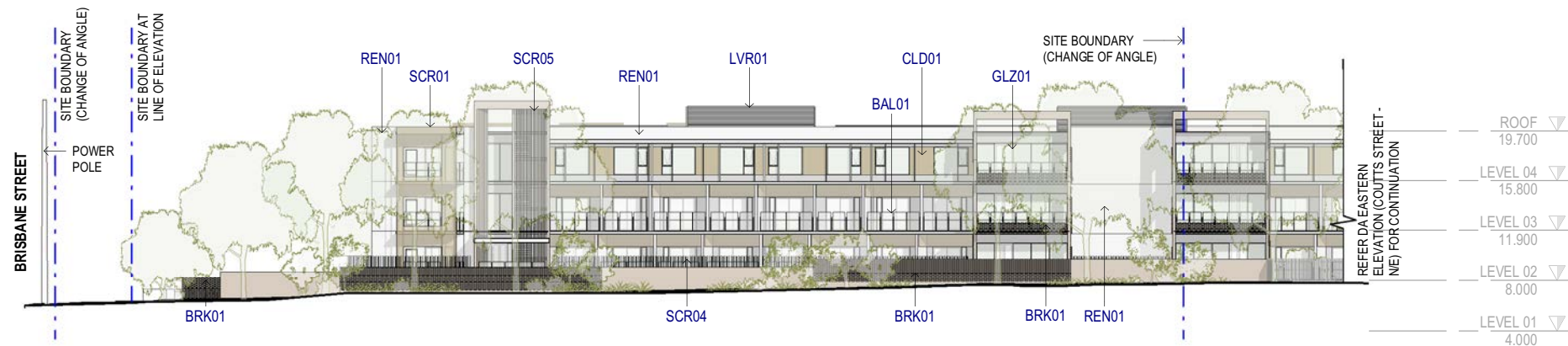
1 : 500



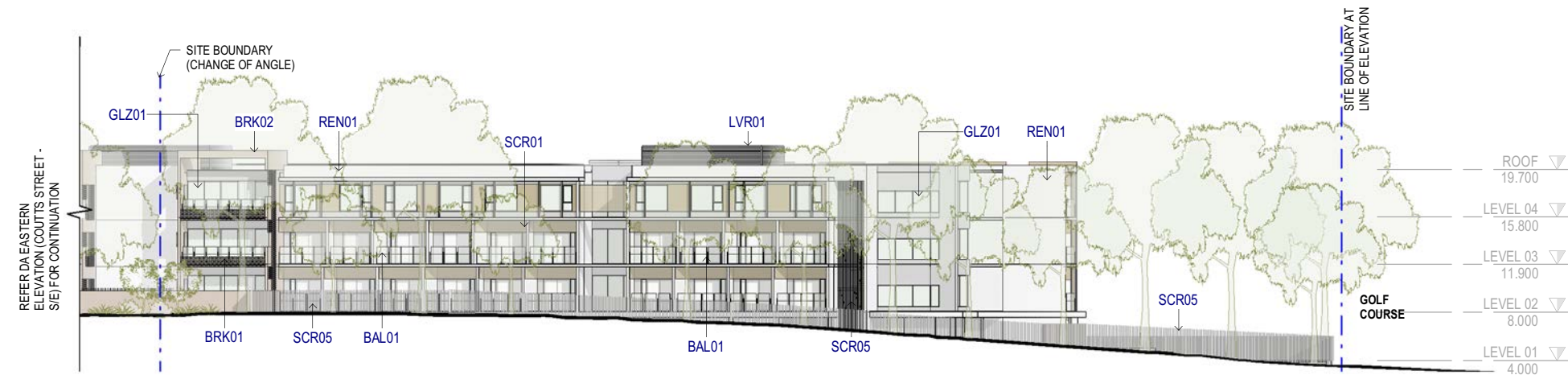
Building Elevations



DA Northern Elevation (Golf Course)
1 : 500



DA Eastern Elevation (Coutts Street - S/E)
1 : 500



DA Eastern Elevation (Coutts Street - N/E)
1 : 500

Code Abbreviations

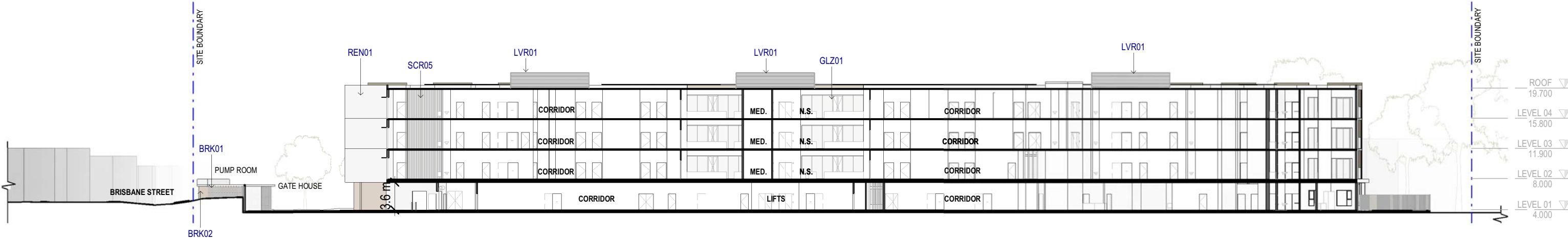
Code	Description
BAL01	BALUSTRADE (0461)
BRK01	BRICK TEXTURE (0431)
BRK02	BRICK TEXTURE (0431)
CLD01	CLADDING (0431)
FEN01	FENCE (0242)
GLZ01	GLAZING SYSTEM (0451)
LVR01	LOUVRE (0574)
REN01	CONCRETE RENDER (0611)
SCR01	VERTICAL METAL SCREENING (0552)
SCR03	ENTRY SCREENING (0431)
SCR04	BRONZE ROD SCREENING (0431)
SCR05	ALUMINUM BATTEN SCREENING (0431)



Building Sections

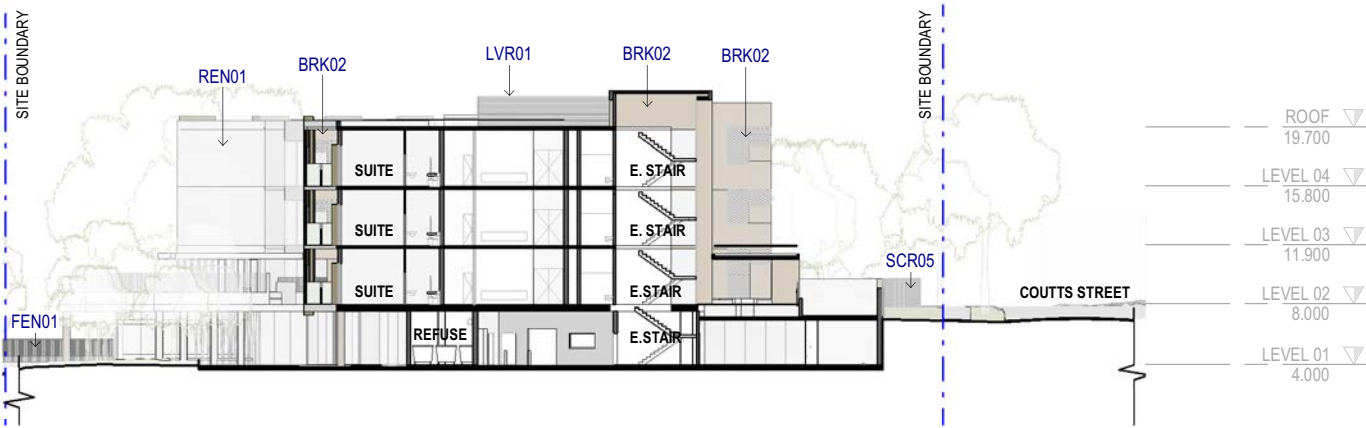
Code Abbreviations

Code	Description
BAL01	BALUSTRADE (0461)
BRK01	BRICK TEXTURE (0431)
BRK02	BRICK TEXTURE (0431)
FEN01	FENCE (0242)
GLZ01	GLAZING SYSTEM (0451)
LVR01	LOUVRE (0574)
REN01	CONCRETE RENDER (0611)
SCR05	ALUMINUM BATTEN SCREENING (0431)



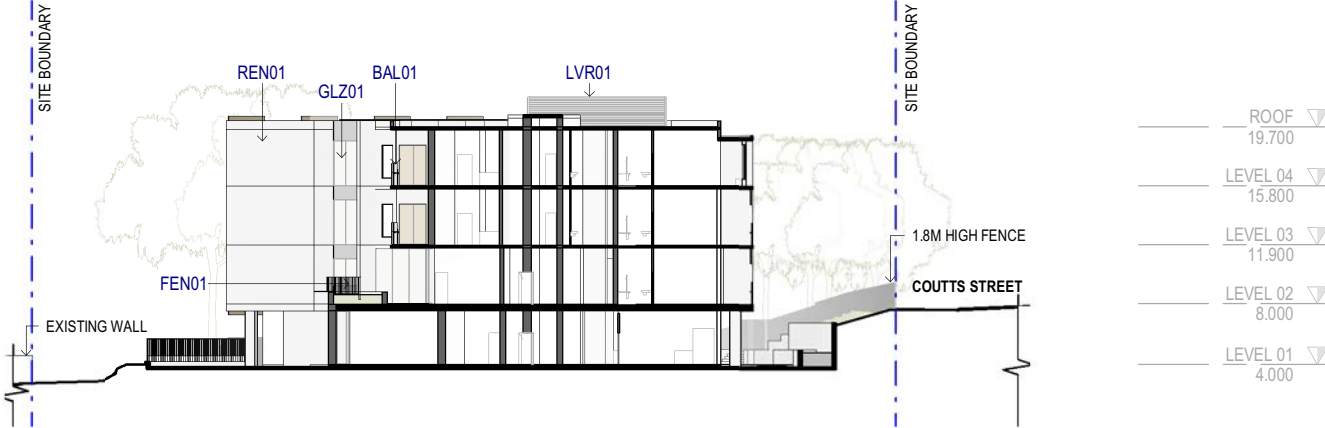
Building Section A

1 : 500



Building Section B

1 : 500



Building Section C

1 : 500



Building Sections

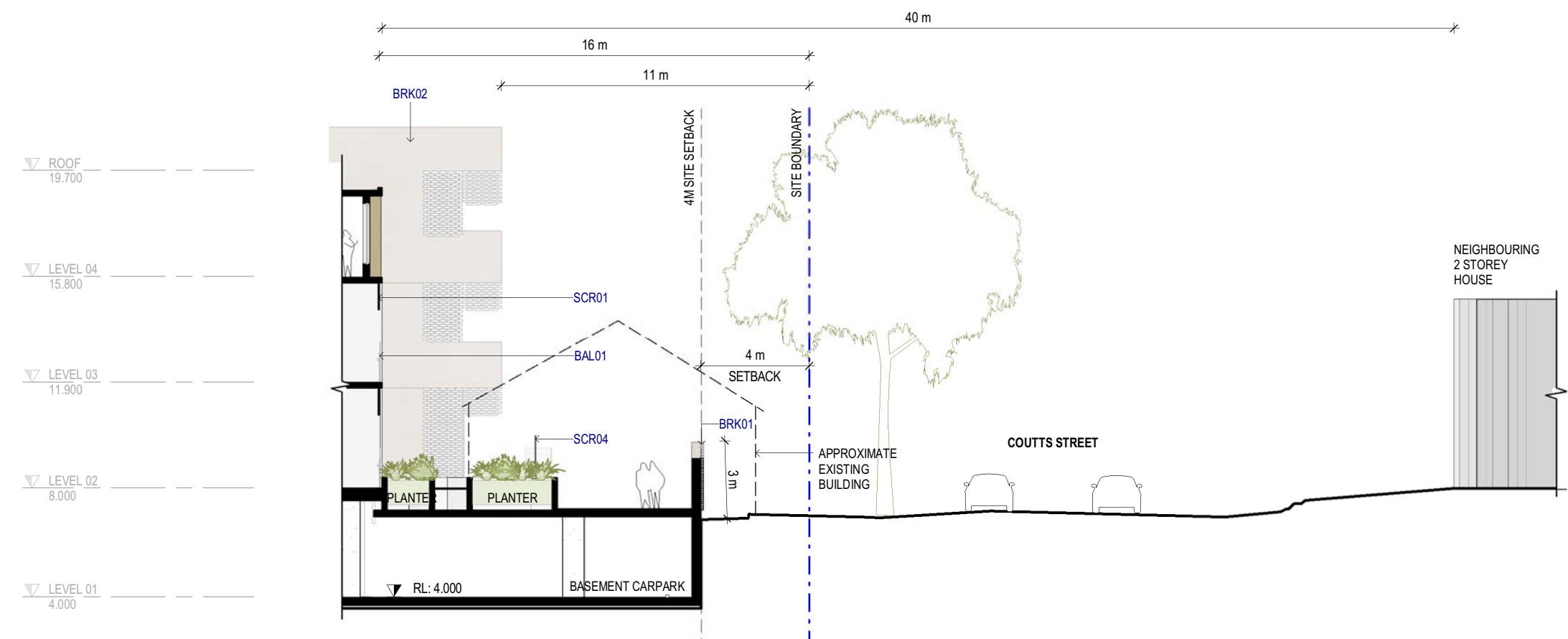


Long Section through Cafe & Lobby
1 : 200

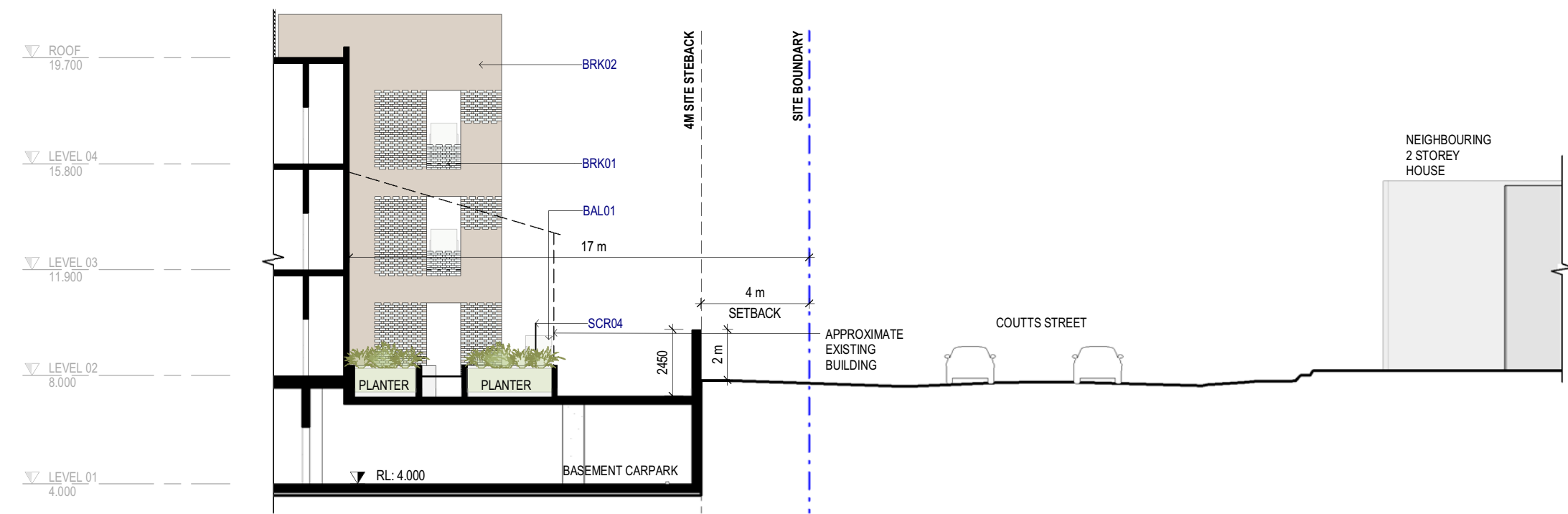


2 Cross Section through Porte Cochere
1 : 200

Boundary Sections - Coutts Street



Boundary Section 1 (Coutts Street)
1 : 200



Boundary Section 2 (Coutts Street)

Code Abbreviations

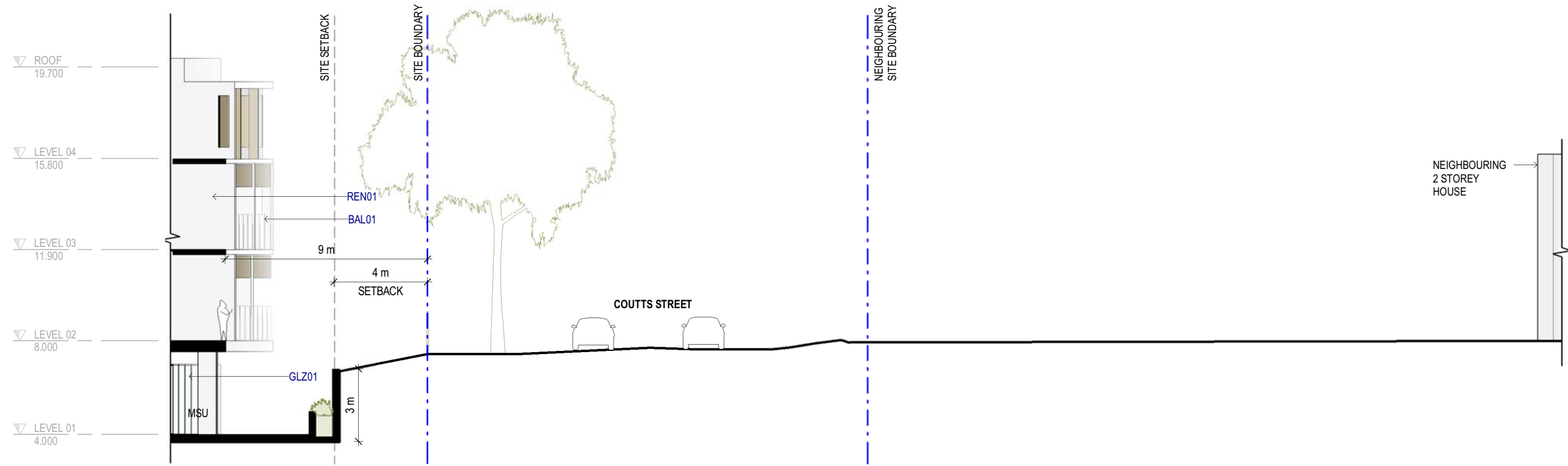
Code	Description
BAL01	BALUSTRADE (0461)
BRK01	BRICK TEXTURE (0431)
BRK02	BRICK TEXTURE (0431)
SCR01	VERTICAL METAL SCREENING (0552)
SCR04	BRONZE ROD SCREENING (0431)



Boundary Sections - Coutts Street

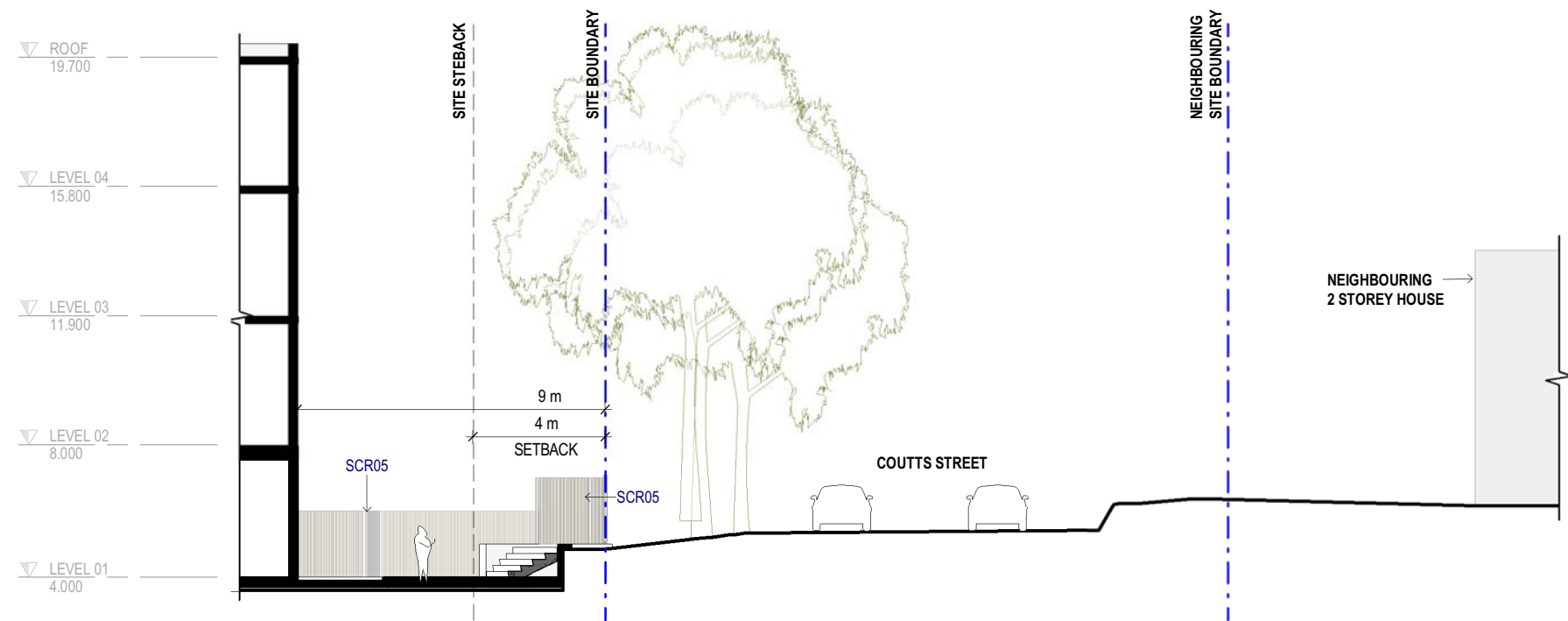
Code Abbreviations

Code	Description
BAL01	BALUSTRADE (0461)
GLZ01	GLAZING SYSTEM (0451)
REN01	CONCRETE RENDER (0611)
SCR05	ALUMINUM BATTEN SCREENING (0431)



Boundary Section 3 (Coutts Street)

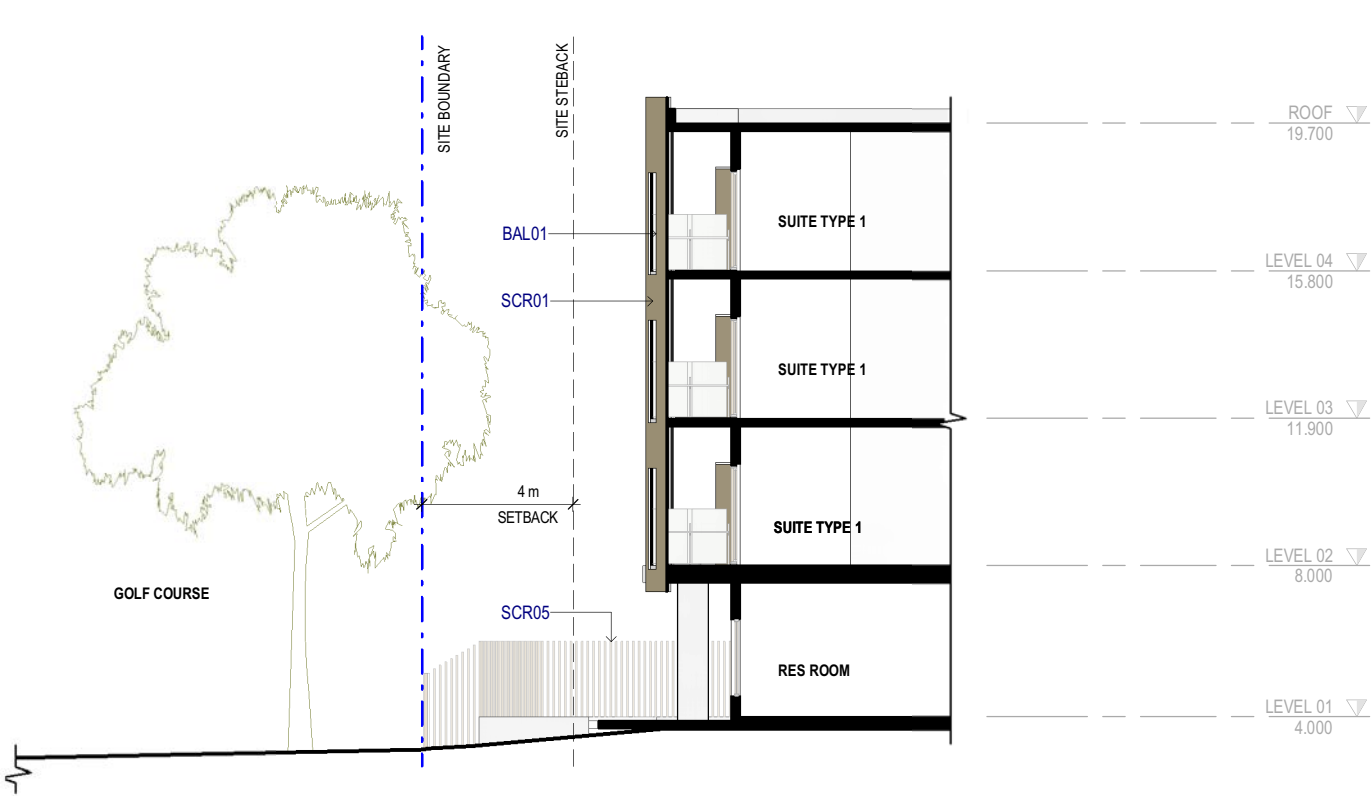
1 : 200



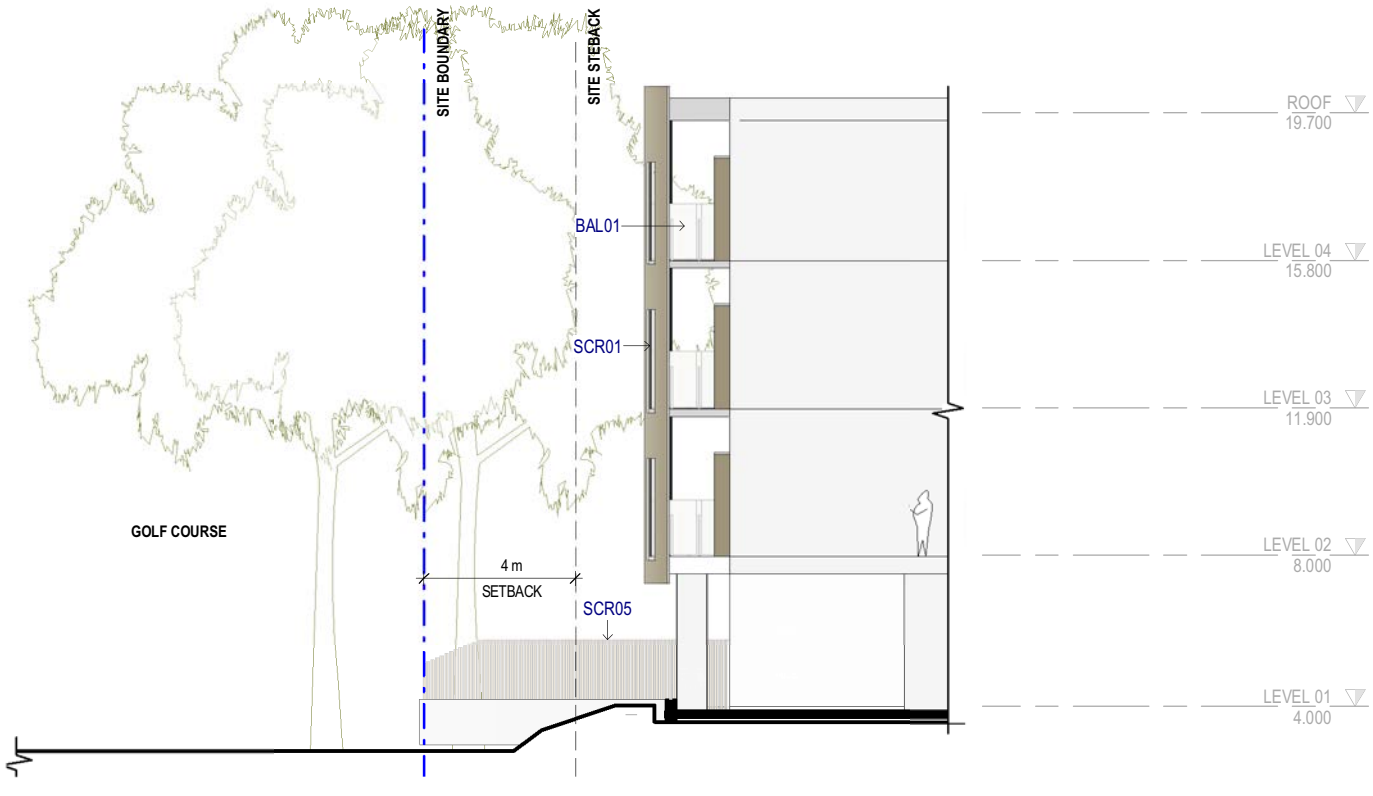
Boundary Section 4 (Coutts Street)



Boundary Sections - Golf Course



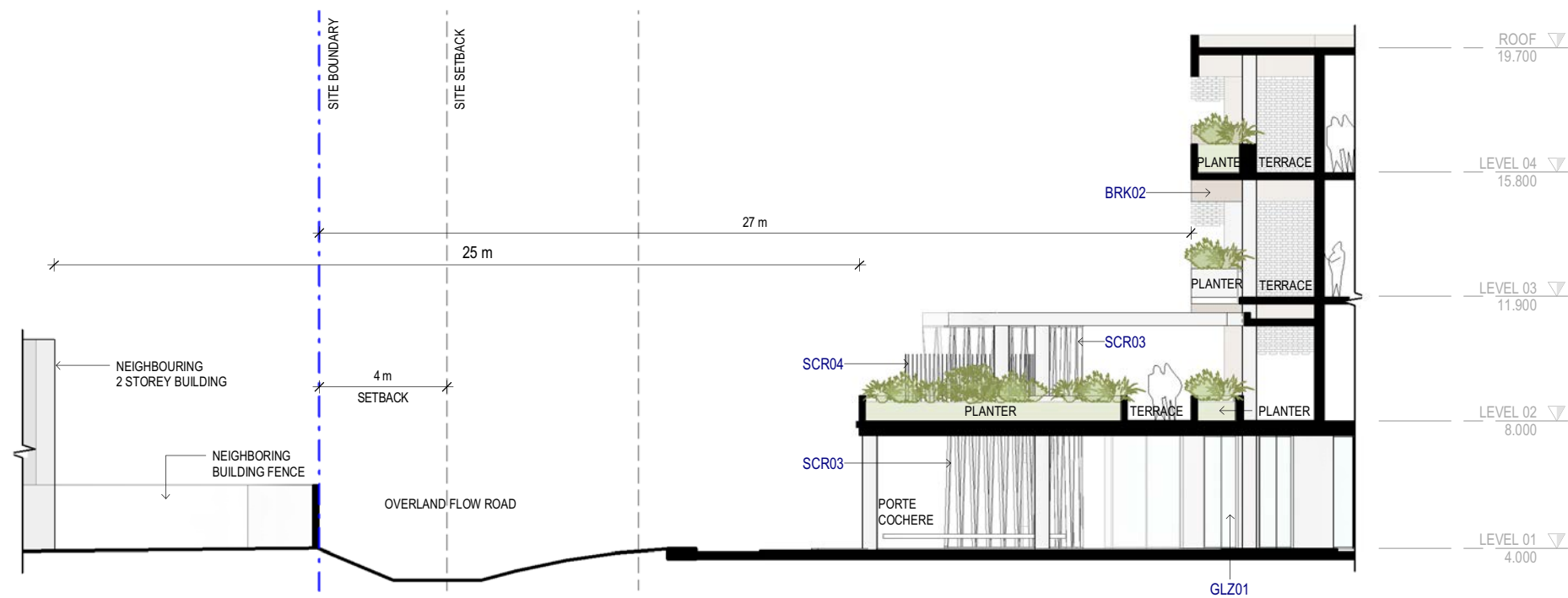
Boundary Section 5 (Golf Course)
1 : 200



Boundary Section 6 (Golf Course)
1 : 200



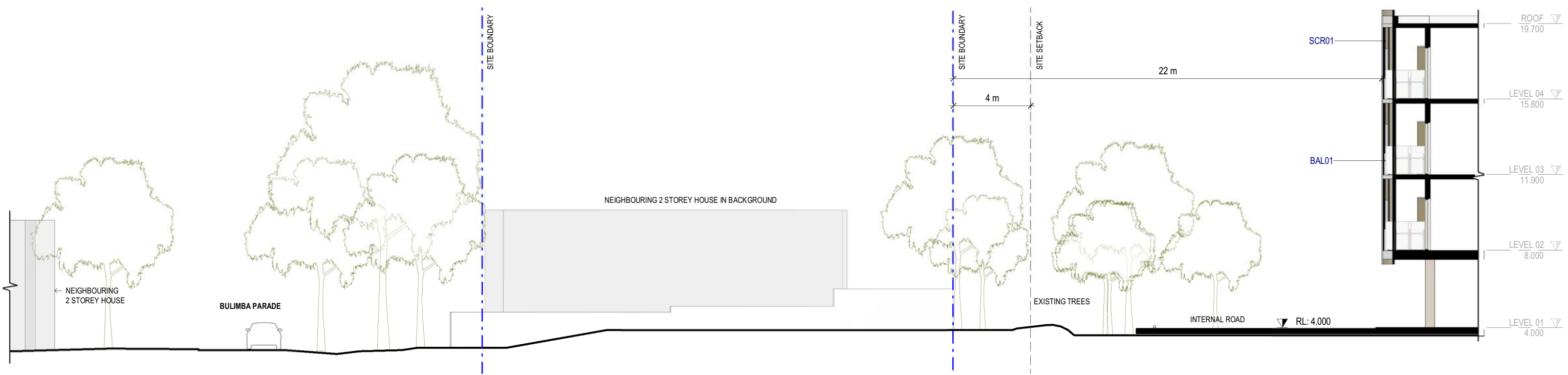
Boundary Sections - Bulimba Parade



Code Abbreviations

Code	Description
BAL01	BALUSTRADE (0461)
BRK02	BRICK TEXTURE (0431)
GLZ01	GLAZING SYSTEM (0451)
SCR01	VERTICAL METAL SCREENING (0552)
SCR03	ENTRY SCREENING (0431)
SCR04	BRONZE ROD SCREENING (0431)

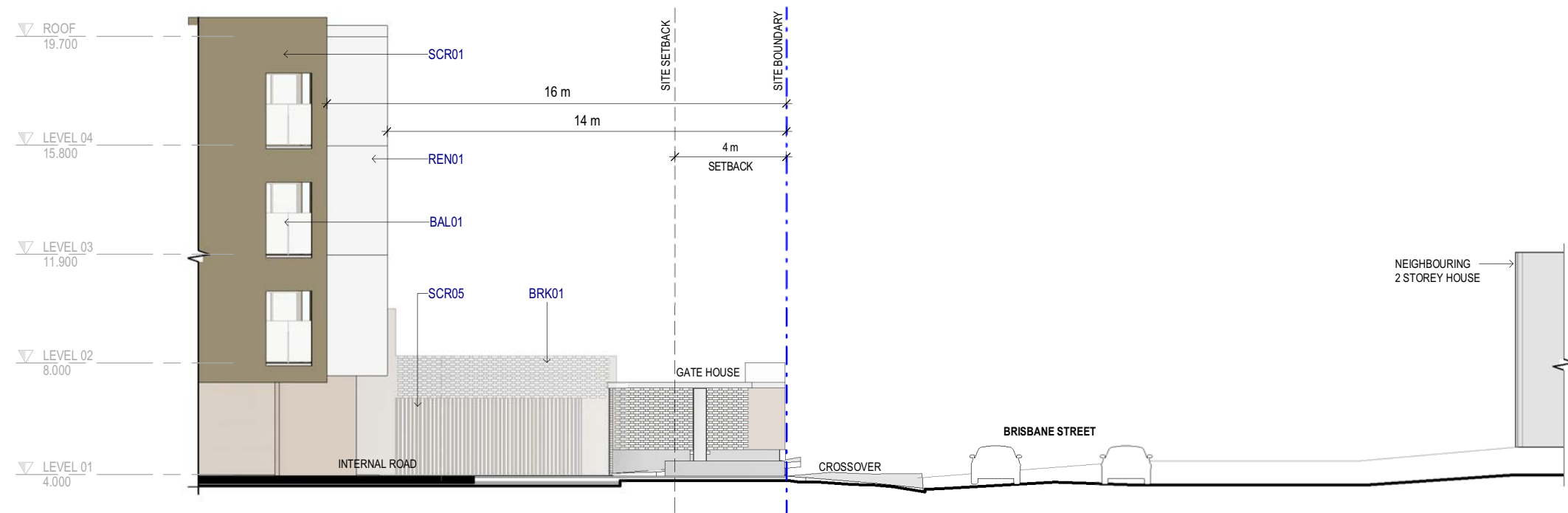
Boundary Section 7



Boundary Section 8 (Bulimba Parade)
1 : 200

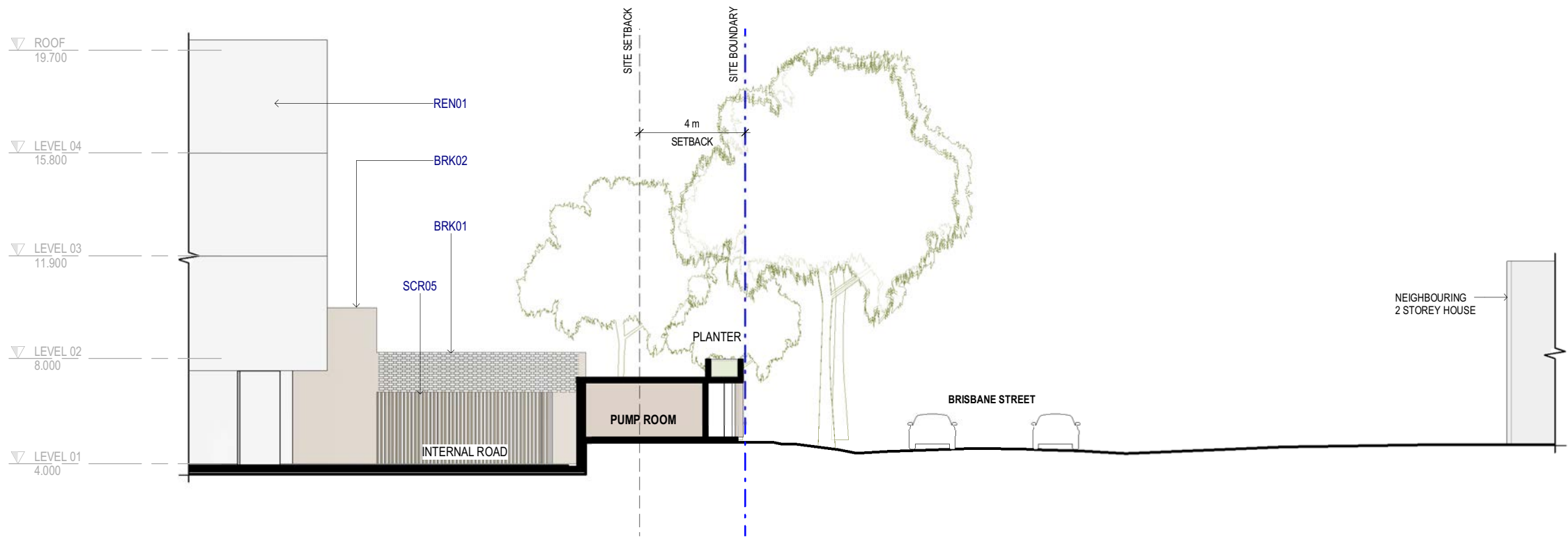


Boundary Sections - Brisbane Street



Code Abbreviations	
Code	Description
BAL01	BALUSTRADE (0461)
BRK01	BRICK TEXTURE (0431)
BRK02	BRICK TEXTURE (0431)
REN01	CONCRETE RENDER (0611)
SCR01	VERTICAL METAL SCREENING (0552)
SCR05	ALUMINUM BATTEN SCREENING (0431)

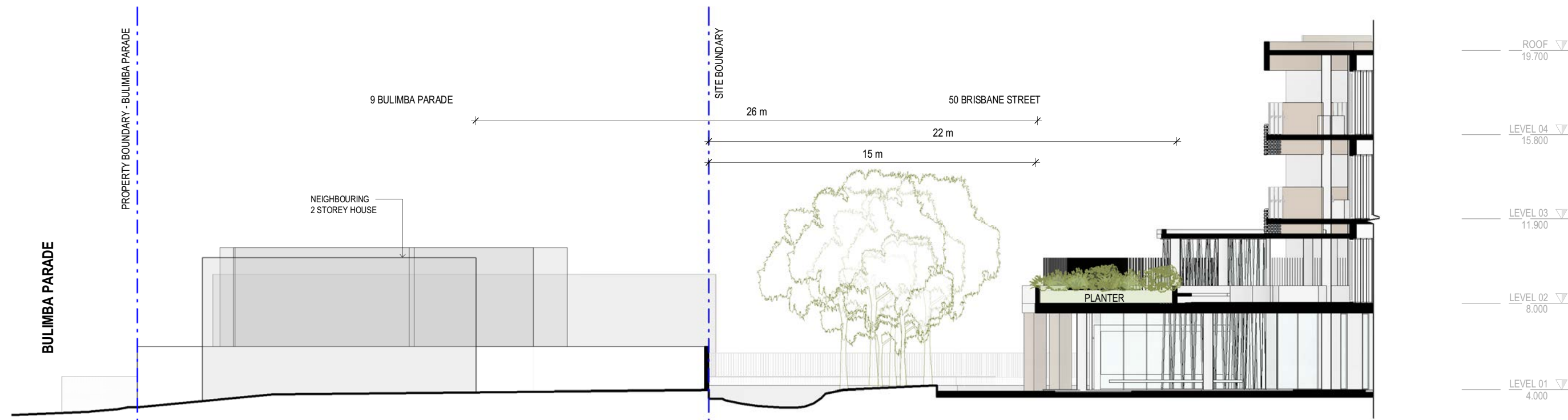
Boundary Section 9 (Brisbane Street)
1 : 200



Boundary Section 10 (Brisbane Street)
1 : 200

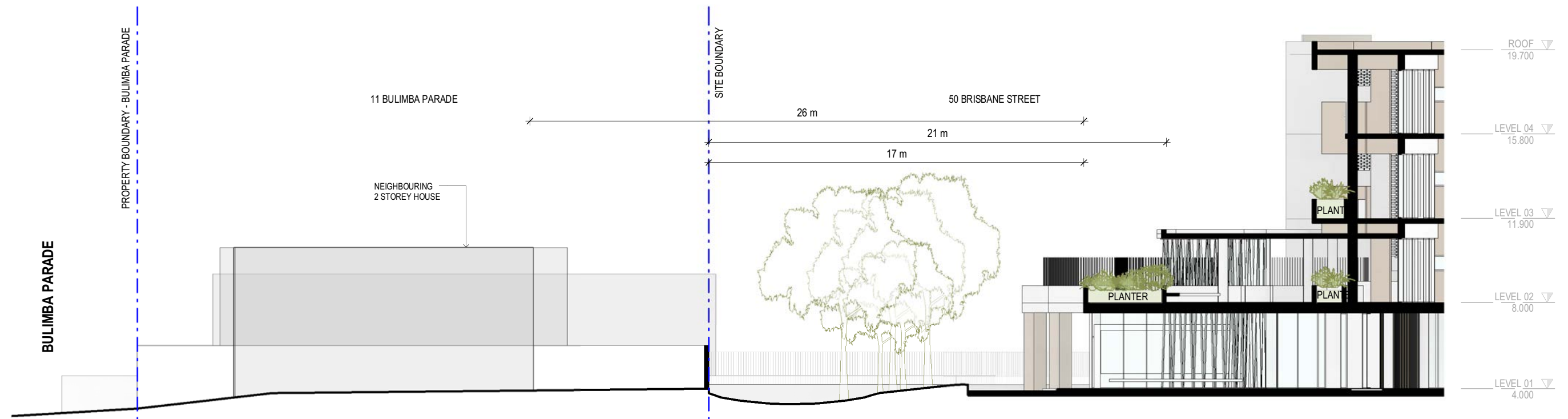


Boundary Sections - Bulimba Parade



Cafe Detail Section 11

1 : 200

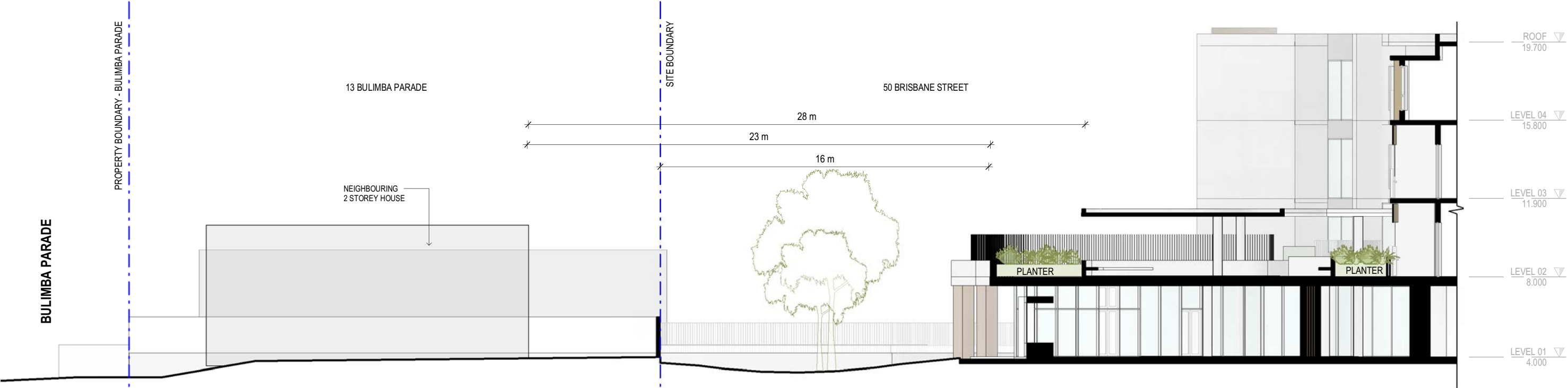


Cafe Detail Section 12

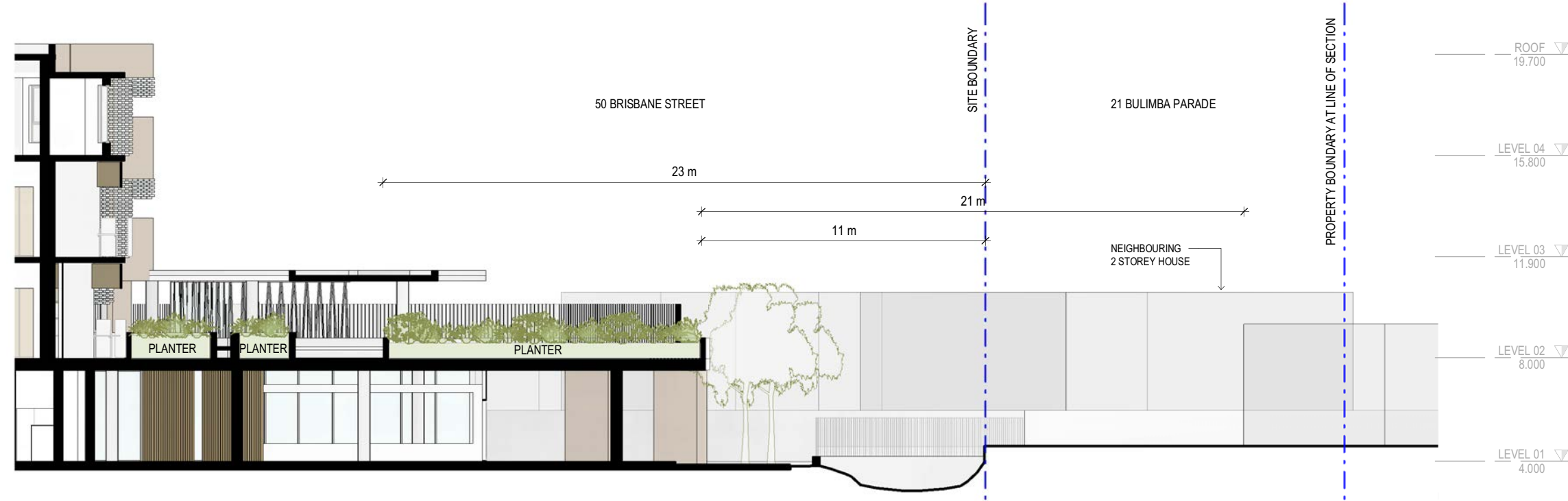
1 : 200



Boundary Sections - Bulimba Parade

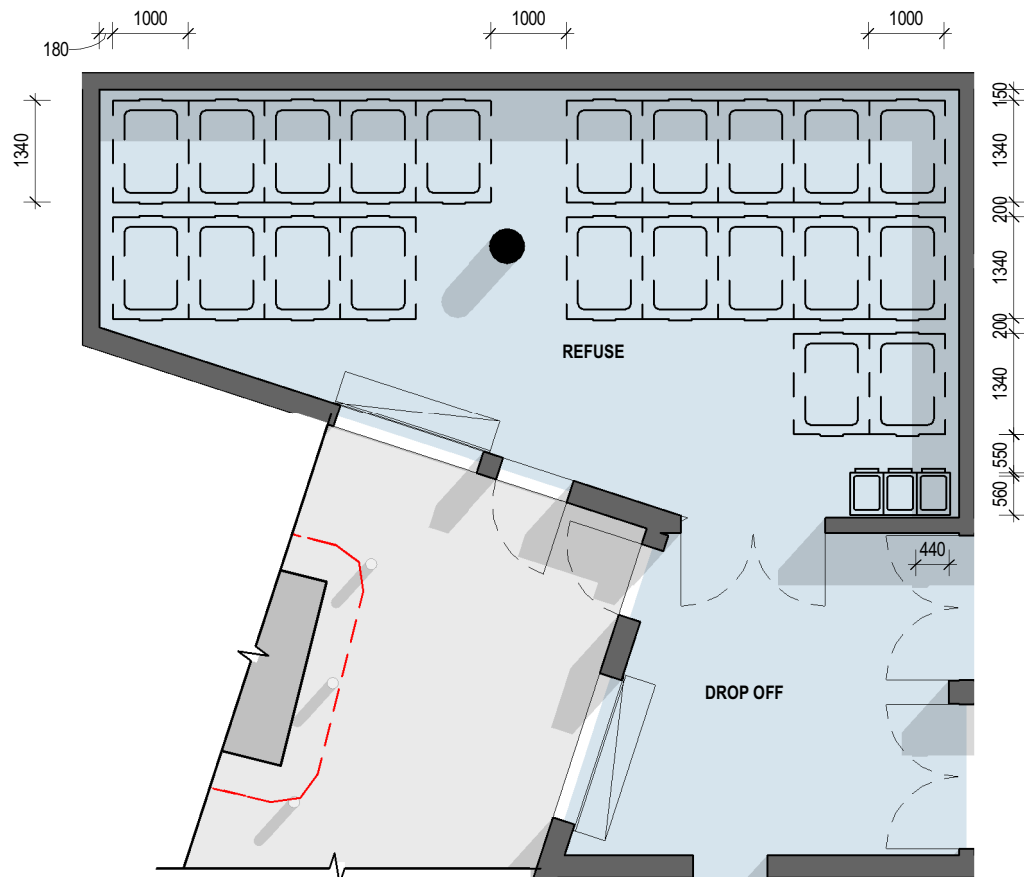


Cafe Detail Section 13
1 : 200

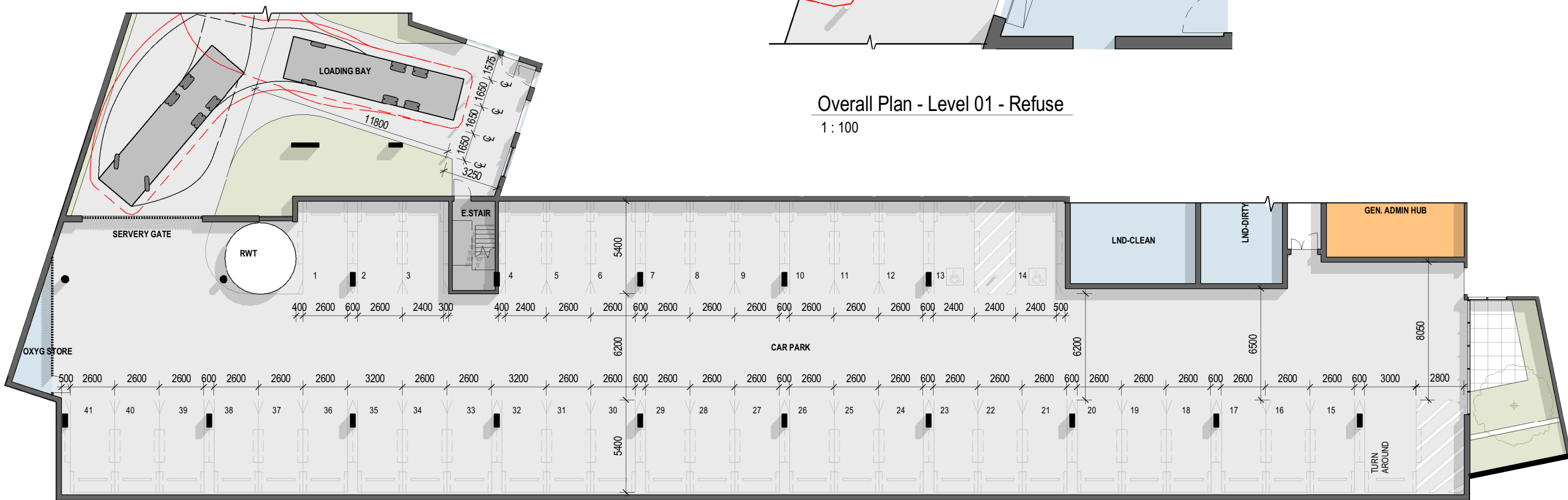


Cafe Detail Section 14
1 : 200

Floor Plan - Level 01 (Ground) - Carpark and Refuse Plan



Overall Plan - Level 01 - Refuse
1 : 100



Scale 1:250



06 Development Summary



Project Statistics

SITE COVER		
Site Area		9021m²
Proposed Building	53.1%	4792m²

GFA	
Level 1	2,409m²
Level 2	2,433m²
Level 3	2,461m²
Level 4	2,659m²
Total	9,962m²

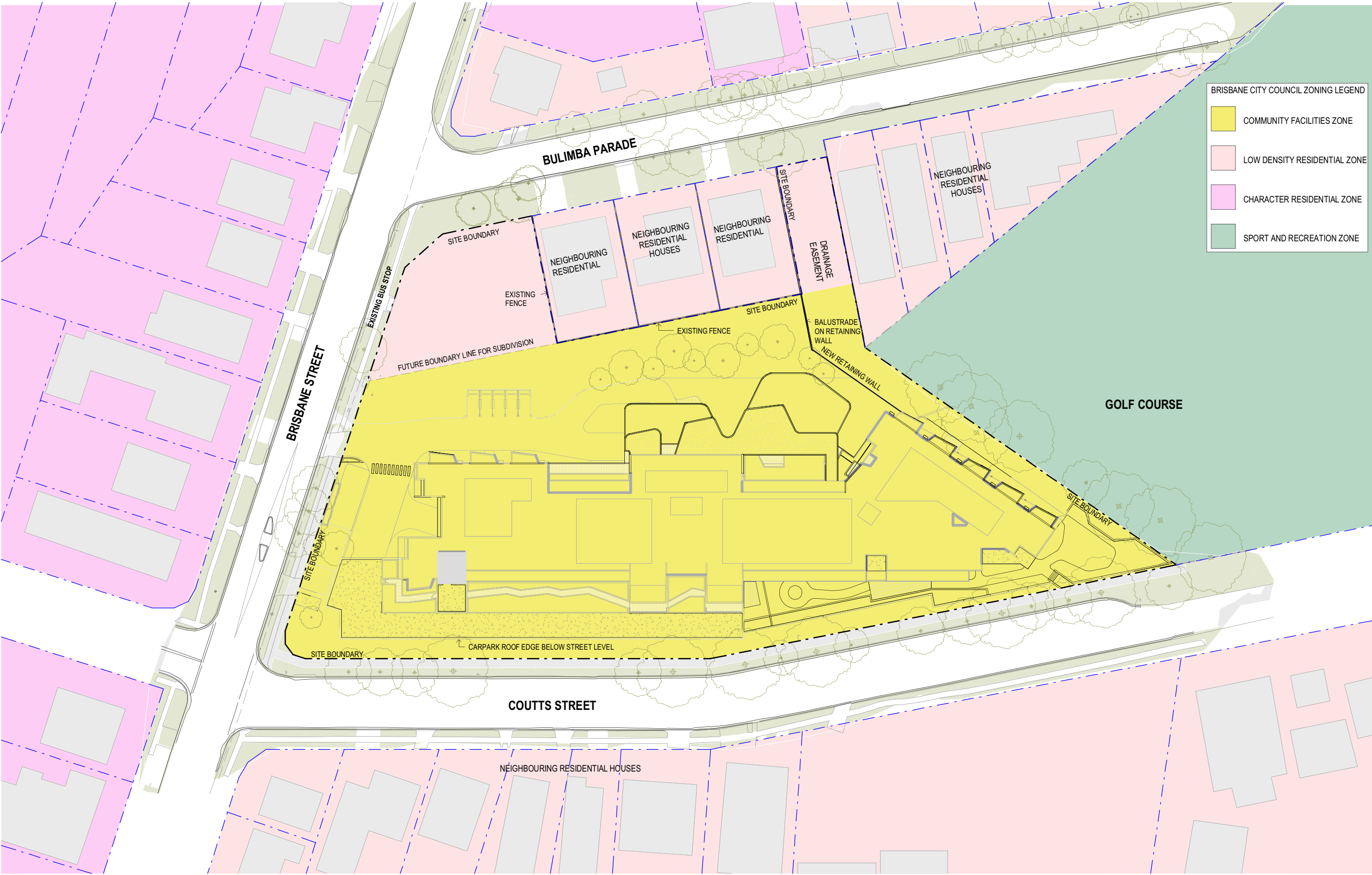
DEEP PLANTING		
Required (10% of Site Area)		902.1m²
Provided	24.74%	2232m²

CARPARKING		
BCC Required	Total	21
Provided	Total	46

BED COUNT PER LEVEL					
Level	Beds		Suites		Total
	South	North	South	North	
1	-	14 (MSU)	-	-	14
2	12	14	4	5	35
3	12	15	4	6	37
4	12	15	4	6	37
Total	94		29		123



BCC Zoning Site Plan



Site Cover

Site Cover - Method of Measurement

Site Cover as defined by Brisbane City Plan 2014:

The proportion of the site covered by a building(s), structure(s) attached to the building(s) and carport(s), calculated to the outer most projections of the building(s) and expressed as a percentage.

The term does not include:

- (a) any structure or part thereof included in a landscaped open space area such as a gazebo or shade structure
- (b) basement car parking areas located wholly below ground level
- (c) eaves and sun shading devices

Community Facility Zoned Part of Site Only

Site area: 9020.79m²

Site cover: 4792m²

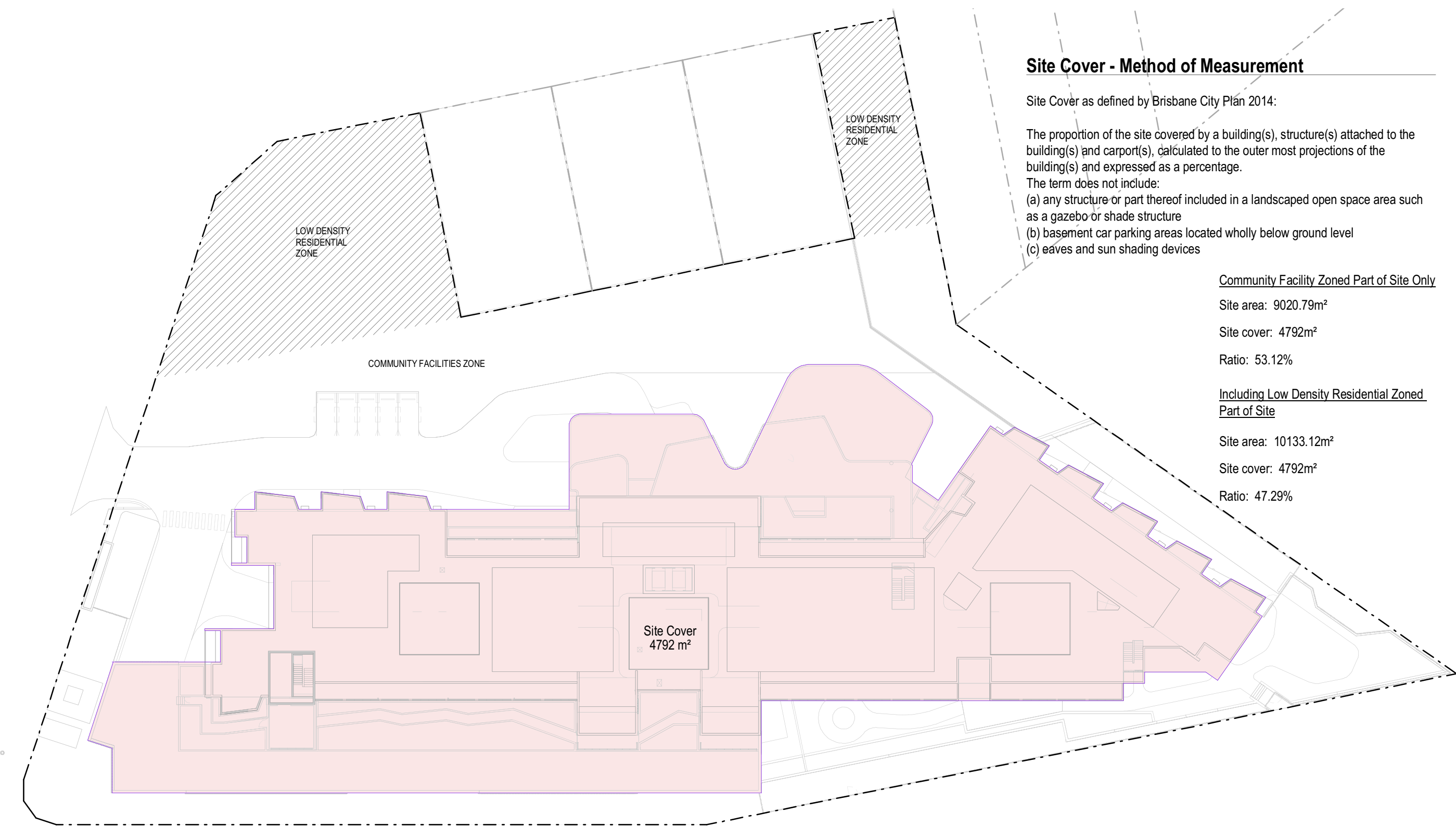
Ratio: 53.12%

Including Low Density Residential Zoned Part of Site

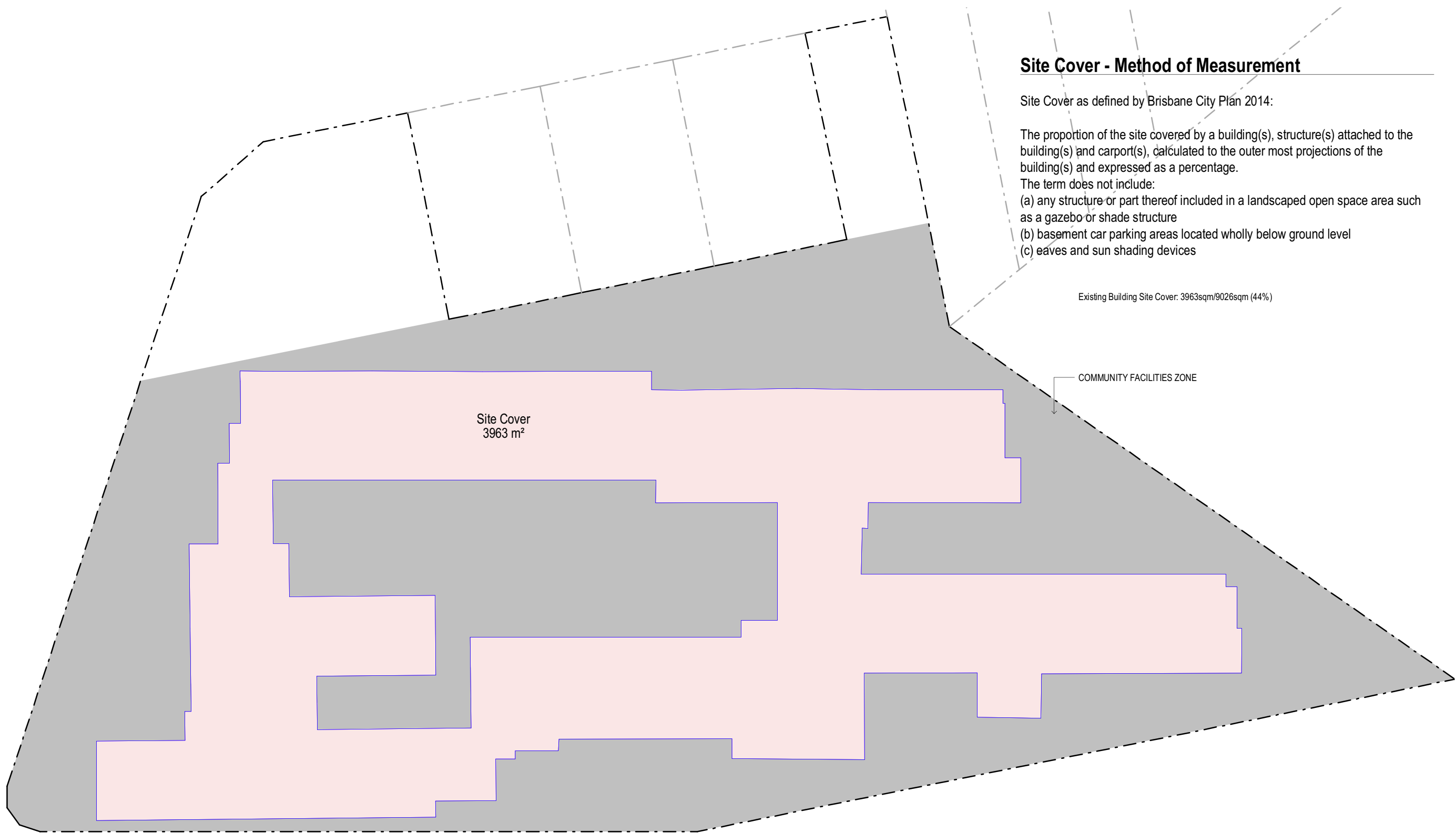
Site area: 10133.12m²

Site cover: 4792m²

Ratio: 47.29%



Site Cover - Existing Building



Site Cover - Previous DA Application (Approved 28 May 2013)



Landscape and Deep Planting Area



Area Schedule (Deep Planting)	
Name	Area
Deep Planting	54 m ²
Deep Planting	57 m ²
Deep Planting	302 m ²
Deep Planting	411 m ²
Deep Planting	1408 m ²
Grand total	2232 m ²

Community Facility Zoned Part of Site Only

Site area: 9020.78m²
Deep planting: 2232m²
Ratio: 24.74%

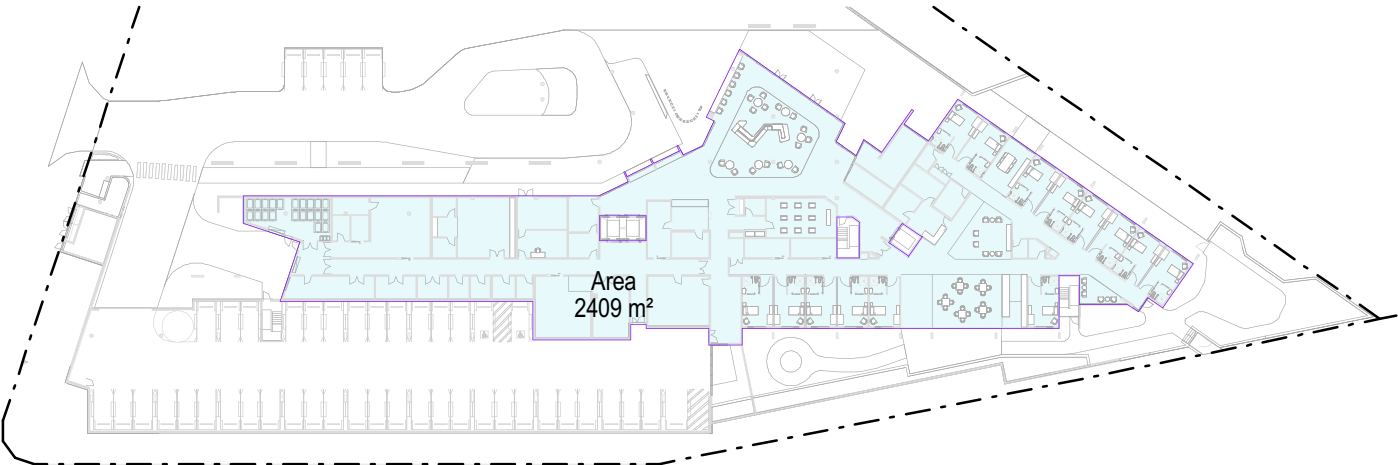
Including Low Density Residential Zoned Part of Site

Site area: 10133.12m²
Deep Planting: 2232m²
Ratio: 22.02%

Deep Planting		Site Area: 10133.12m ²
Required Deep Planting	1013.312m ² (10% of site area)	
Provided	2232m ²	

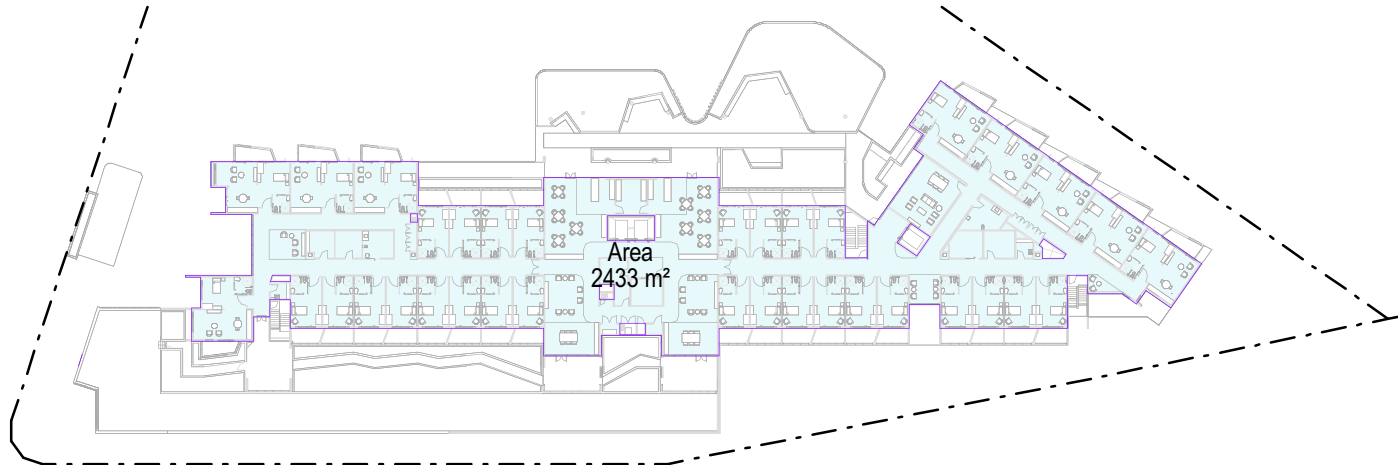


Area Plans - GFA



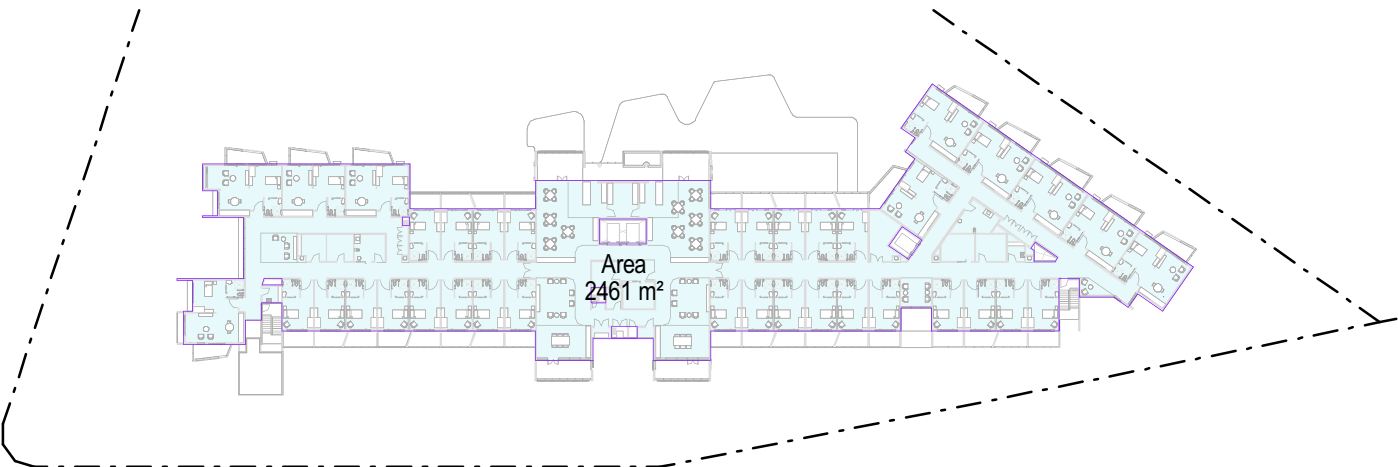
LEVEL 01

1 : 1000



LEVEL 02

1 : 1000



LEVEL 03

1 : 1000



LEVEL 04

1 : 1000

GFA - Method of Measurement

Gross Floor Area as defined by Brisbane City Plan 2014:

The total floor area of all storeys of a building (measured from the outside of the external walls or the centre of a common wall), other than areas used for the following:

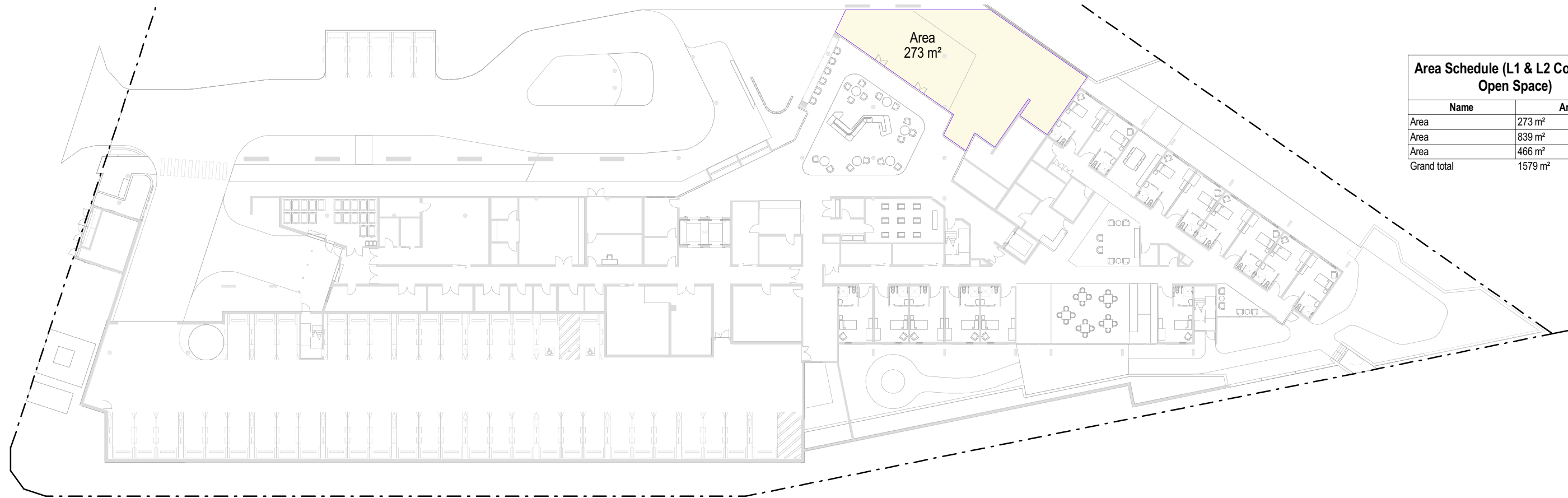
- (a) building services, plant and equipment
- (b) access between levels
- (c) ground floor public lobby
- (d) a mall
- (e) the parking, loading and manoeuvring of motor vehicles
- (f) unenclosed private balconies whether roofed or not.

Area Schedule (GFA)

Level	Area
LEVEL 01	2409 m²
LEVEL 02	2433 m²
LEVEL 03	2461 m²
LEVEL 04	2659 m²
Total	9962 m²



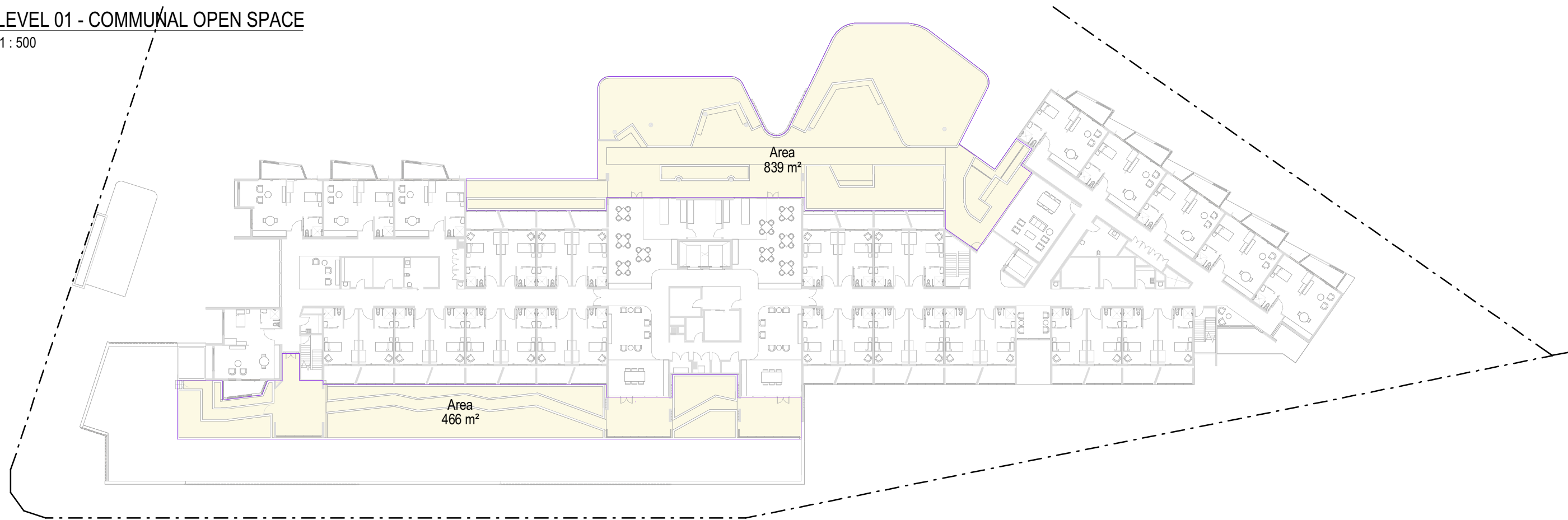
Area Plans - Communal Open Space



Area Schedule (L1 & L2 Communal Open Space)	
Name	Area
Area	273 m²
Area	839 m²
Area	466 m²
Grand total	1579 m²

LEVEL 01 - COMMUNAL OPEN SPACE

1 : 500



LEVEL 02 - COMMUNAL OPEN SPACE

1 : 500





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