

FINUCANE ROAD



Plot Date: 27/04/2023 10:22:05 AM

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Contractor to verify all dimensions on site before commencing work.

Report all discrepancies to the

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Figured dimensions to be taken in

preference to scaled drawings.

File Path: D:/Destravis Dropbox/DES\_Projects/Hub 68\_Cleveland MIDIA15\_Working Drawings/230427 - HUB68 Centre of Excellence - Aging & Wellnes

PRELIMINARY

CLARIFICATIONS AND DISCLAIMERS

THE MAXIMUM BUILDING HEIGHT VARIES IN RELATION TO THE ADJACENT AT GRADE GROUND LEVEL DUE TO SITE TOPOGRAPHY
 REFER TO BUILDING SECTIONS FOR BUILDING HEIGHT INFORMATION, WHICH ARE TO BE READ IN CONJUNCTION WITH SITE PLANS FOR AT GRADE GROUND LEVELS
 ALL PLANS ARE PRELIMINARY AND SUBJECT TO FURTHER DEVELOPMENT OF THE FUNCTIONAL BRIEF AND FINAL DESIGN
 TENANCY SPACES ARE PROVIDED AS "COLD SHELL" AREAS FOR FIT OUT BY TENANTS
 PARKING NUMBERS ARE SUBJECT TO DEVELOPMENT OF THE FINAL DESIGN FINAL DESIGN

status MID ISSUE DRAWING STG1 - WHOLE S

1	Revision 2
2	Revision 3
3	Coordination and Comments
4	Client's comments incorporated
5	MID Issue

REV DESCRIPTION

28/02/2023
10/03/2023
27/03/2023
04/04/2023
26/04/2023

NB

NB

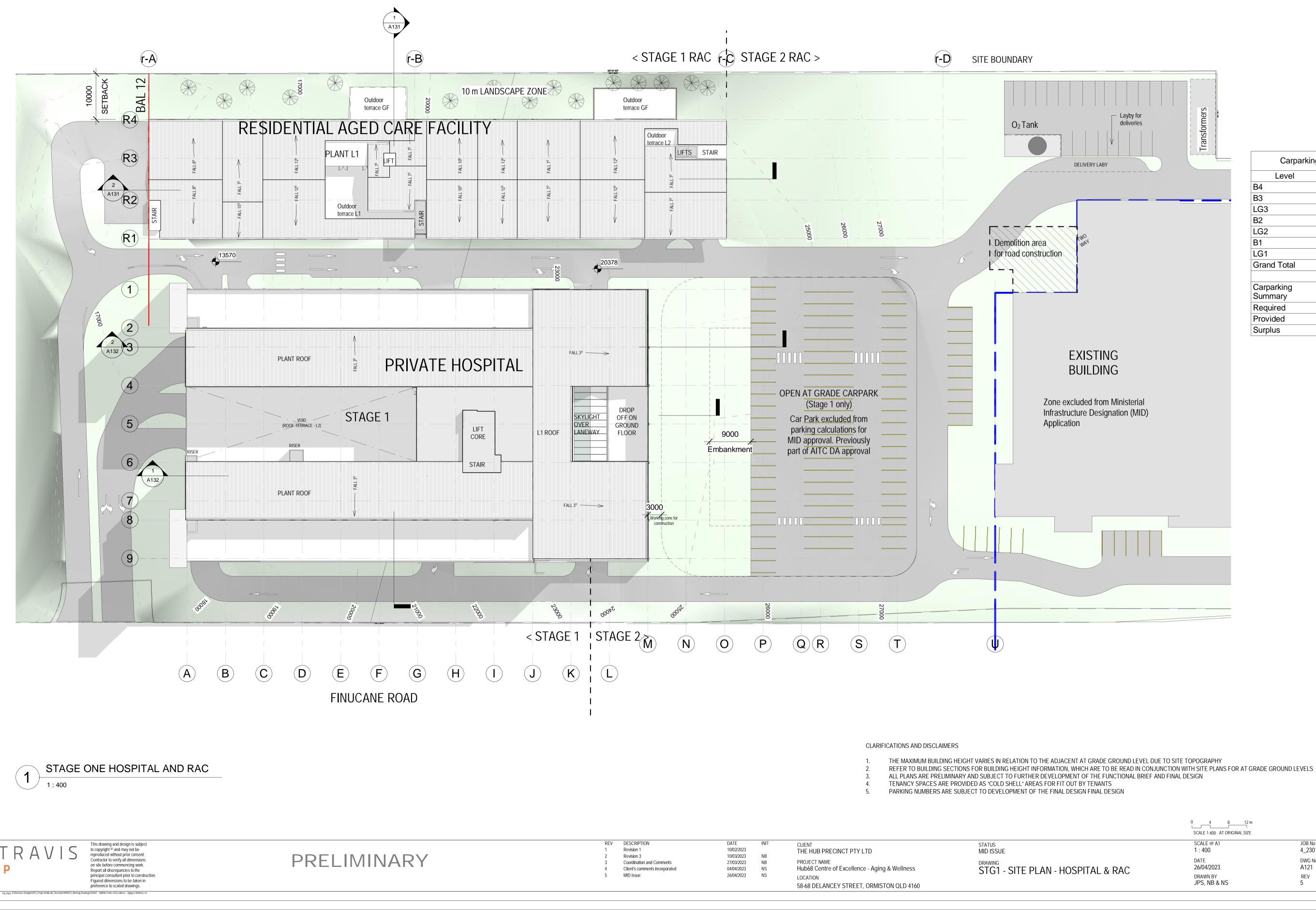
NS

NS

CLIENT THE HUB PRECINCT PTY LTD PROJECT NAME Hub68 Centre of Excellence - Aging & Wellness

LOCATION 58-68 DELANCEY STREET, ORMISTON QLD 4160 

SCALE 1.500 AT ORIGINAL SIZE		
SCALE @ A1 1 : 500	JOB No 4_2301_03	NORTH
DATE 26/04/2023	DWG No A120	
DRAWN BY JPS, NB & NS	rev 5	
	1 : 500 DATE 26/04/2023 DRAWN BY	SCALE @ A1       JOB No         1 : 500       4_2301_03         DATE       DWG No         26/04/2023       A120         DRAWN BY       REV

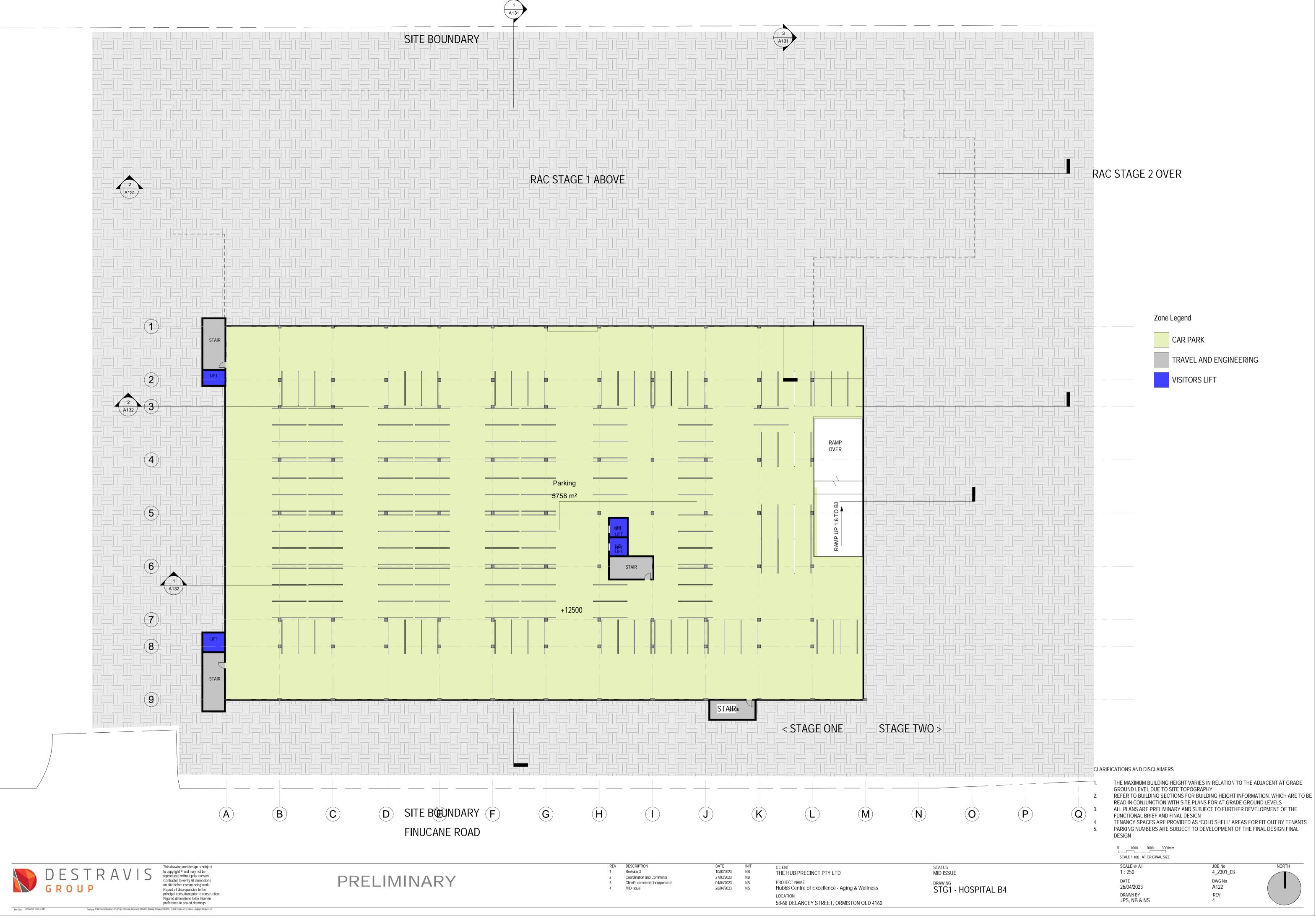


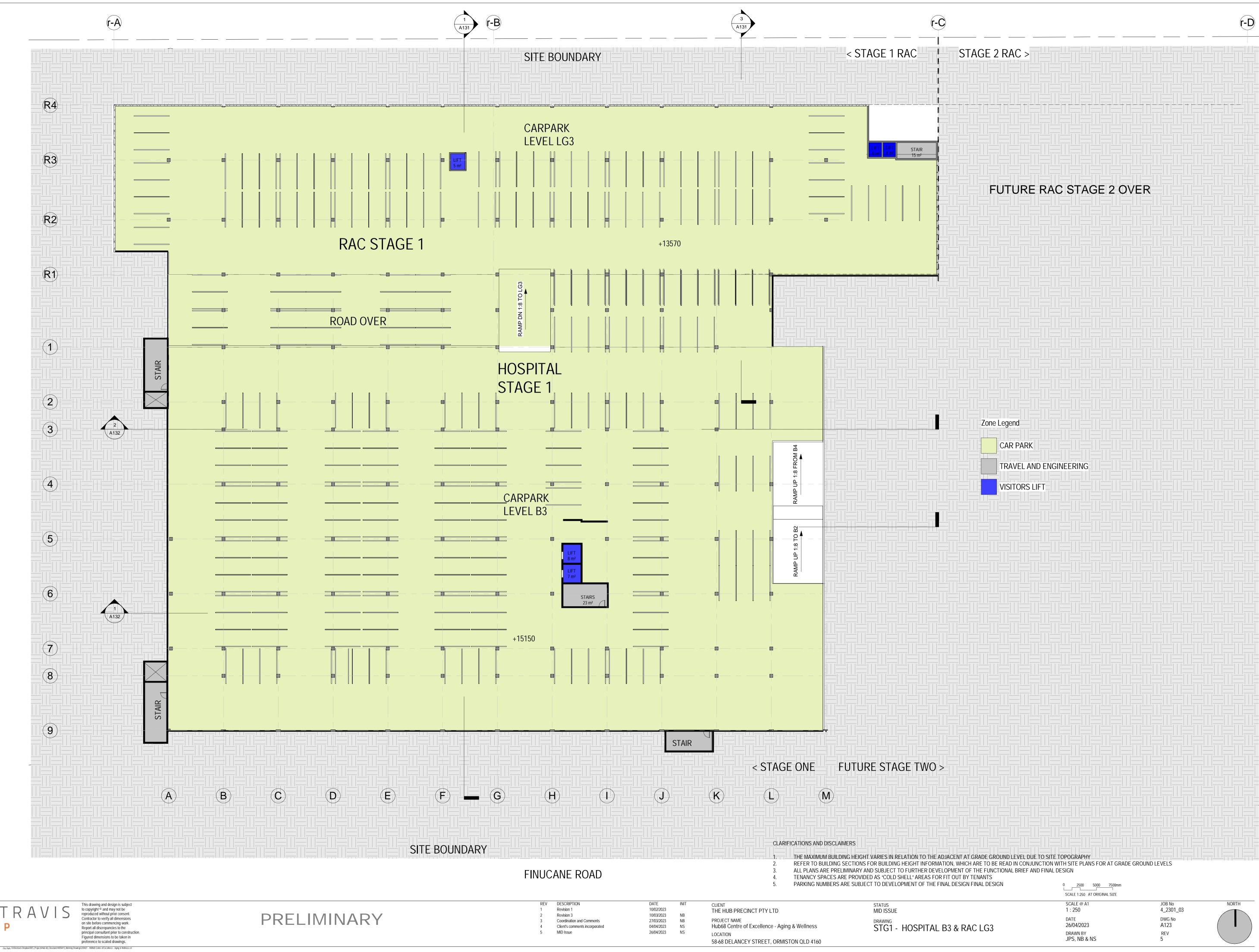
DESTRAVIS group 

Plot Date: 27/04/2023 10:22:39 AM

Carparking	J - STAGE 1
Level	Count
B4	146
B3	155
LG3	97
B2	41
LG2	38
B1	44
LG1	28
Grand Total	549
Carparking	
Summary	
Required	479
Provided	549
Surplus	70

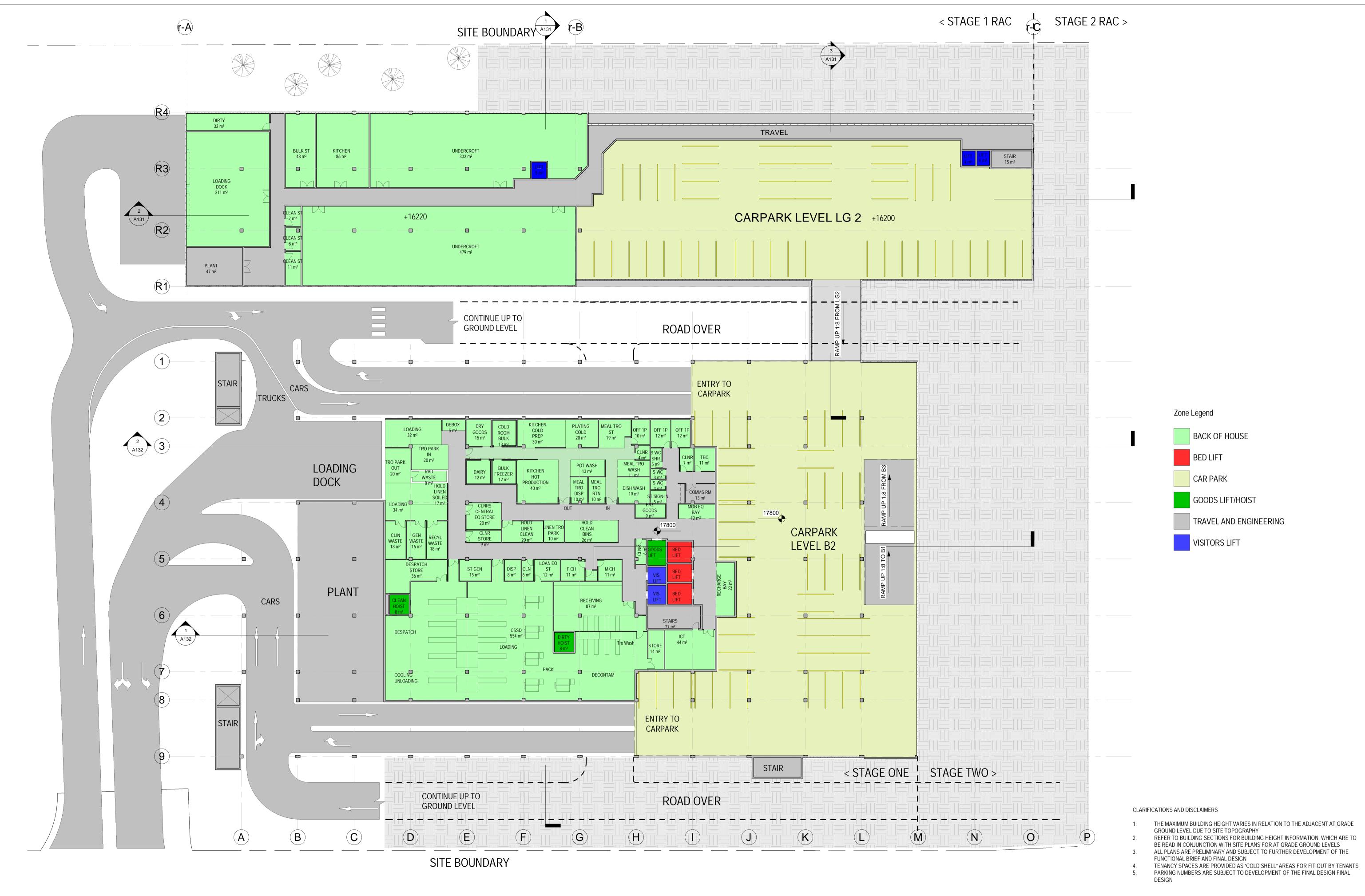
	SCALE @ A1 1 : 400	JOB No 4_2301_03	NORTH
AN - HOSPITAL & RAC	DATE 26/04/2023	DWG No A121	
	DRAWN BY JPS, NB & NS	REV 5	





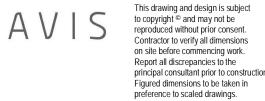
DESTRAVI GROUP 

Plot Date: 27/04/2023 10:22:43 AM



FINUCANE ROAD

PRELIMINARY



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DESTR

GROUP

Plot Date: 27/04/2023 10:23:01 AM

REV	DESCRIPTION
1	Revision 1
2	Revision 3
3	Coordination and Comments
4	Client's comments incorporat
5	MID Issue

DATE	
10/02/2023	
10/03/2023	
27/03/2023	
04/04/2023	
26/04/2023	
26/04/2023	

NB

NB

NS

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CLIENT THE HUB PRECINCT PTY LTD PROJECT NAME Hub68 Centre of Excellence - Aging & Wellness LOCATION 58-68 DELANCEY STREET, ORMISTON QLD 4160

STATUS MID ISSUE DRAWING STG1 - HOSPITAL

	0 2500 5000 7500mm SCALE 1:250 AT ORIGINAL SIZE		
	SCALE @ A1 1 : 250	JOB No 4_2301_03	NORTH
B2 & RAC LG2	DATE 26/04/2023	DWG No A124	
	DRAWN BY JPS, NB & NS	REV 5	



DESTRAVIS GROUP

Plot Date: 27/04/2023 10:23:11 AM

Figured dimensions to be taken in

preference to scaled drawings.

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PRELIMINARY

	CARPARK LG1 Parking	+19820	FT LIFT STAIR 15 m <sup>2</sup> LIFTS & STAIR		
	RAMP 1:14 DN TO LG1				
TS & AIR BED Lobby HFT BED Lobby	CARPARK LEVEL B1 +20700	RAMP DN 1:8 TO B2			

r-C

	<pre>&lt; STAGE ONE</pre>	STAGE TWO >		
ROAD OVER				
			=   =   =   =   =   • +==   =   =   = =   =   =   =   =	

FINUCANE ROAD

 REV
 DESCRIPTION

 1
 Revision 1

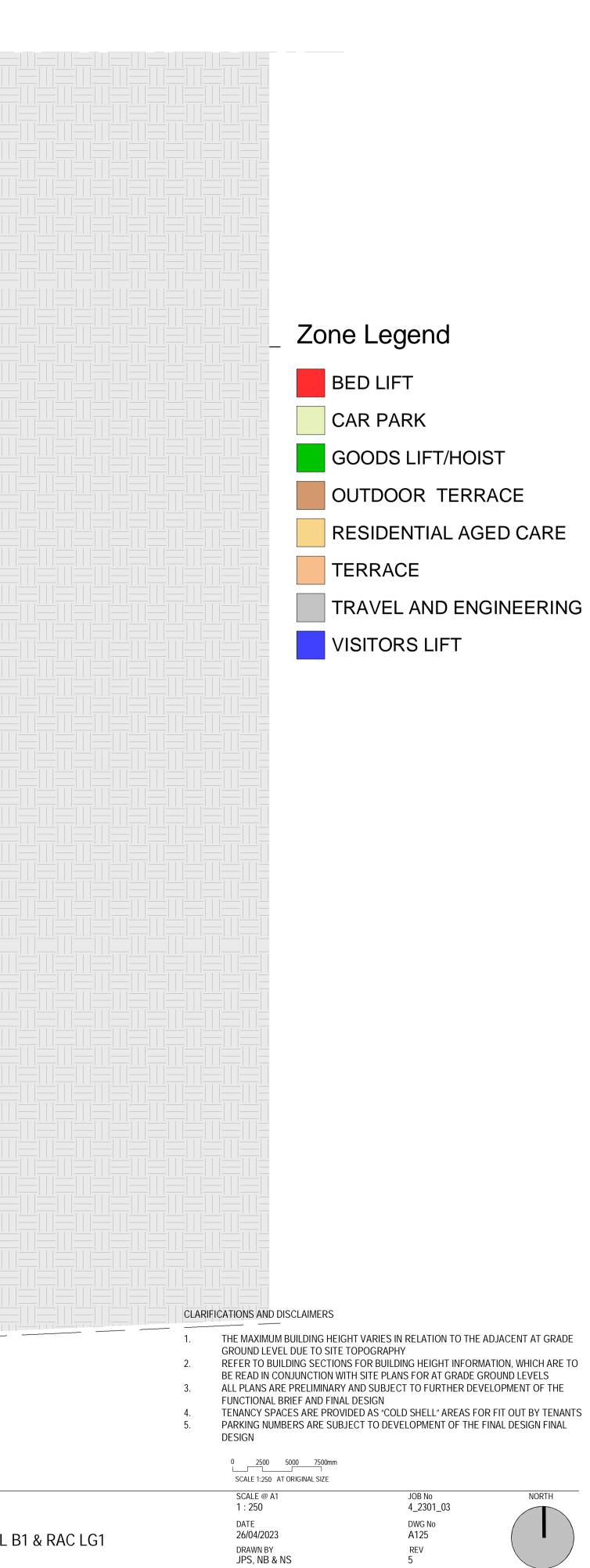
 2
 Revision 3

 3
 Coordination and Comments

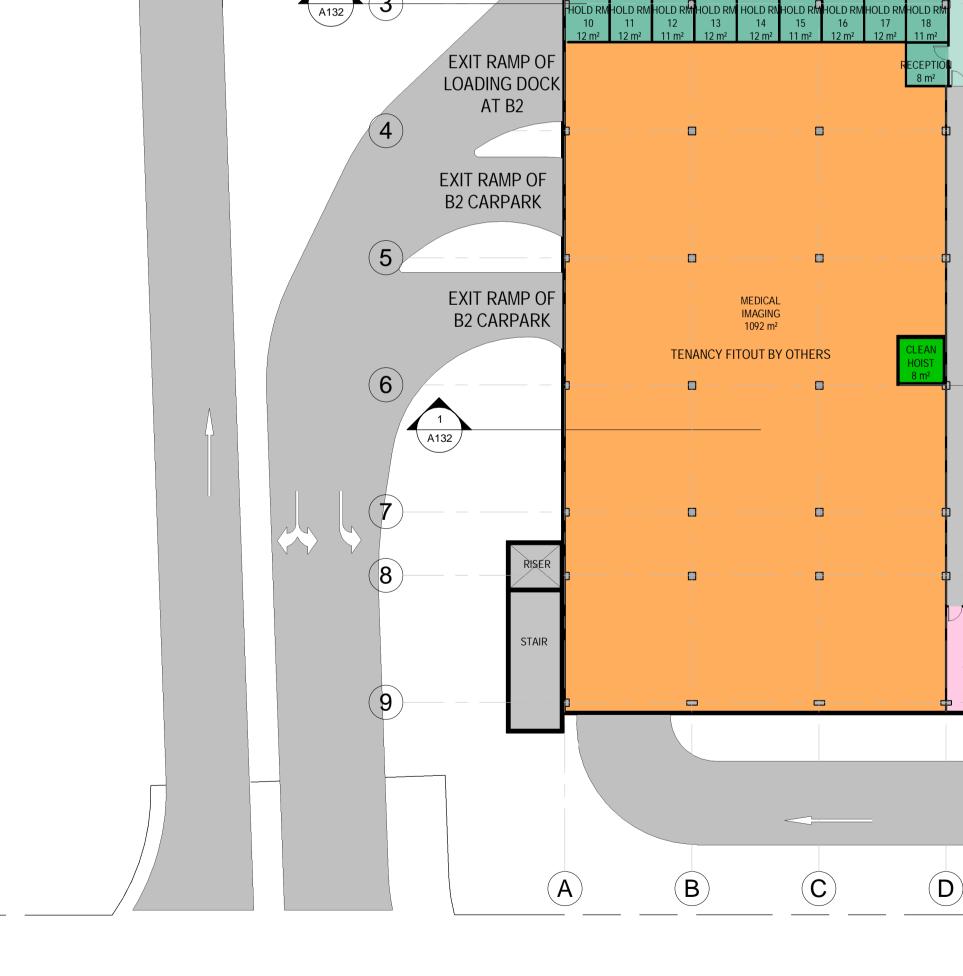
 4
 Client's comments incorporated

 5
 MID Issue

DATE INIT 10/02/2023 10/03/2023 NB 27/03/2023 NB 04/04/2023 NS 26/04/2023 NS CLIENT THE HUB PRECINCT PTY LTD PROJECT NAME Hub68 Centre of Excellence - Aging & Wellness LOCATION 58-68 DELANCEY STREET, ORMISTON QLD 4160 STATUS MID ISSUE DRAWING STG1 - HOSPITAL B1 & RAC LG1







Plot Date: 27/04/2023 10:23:39 AM



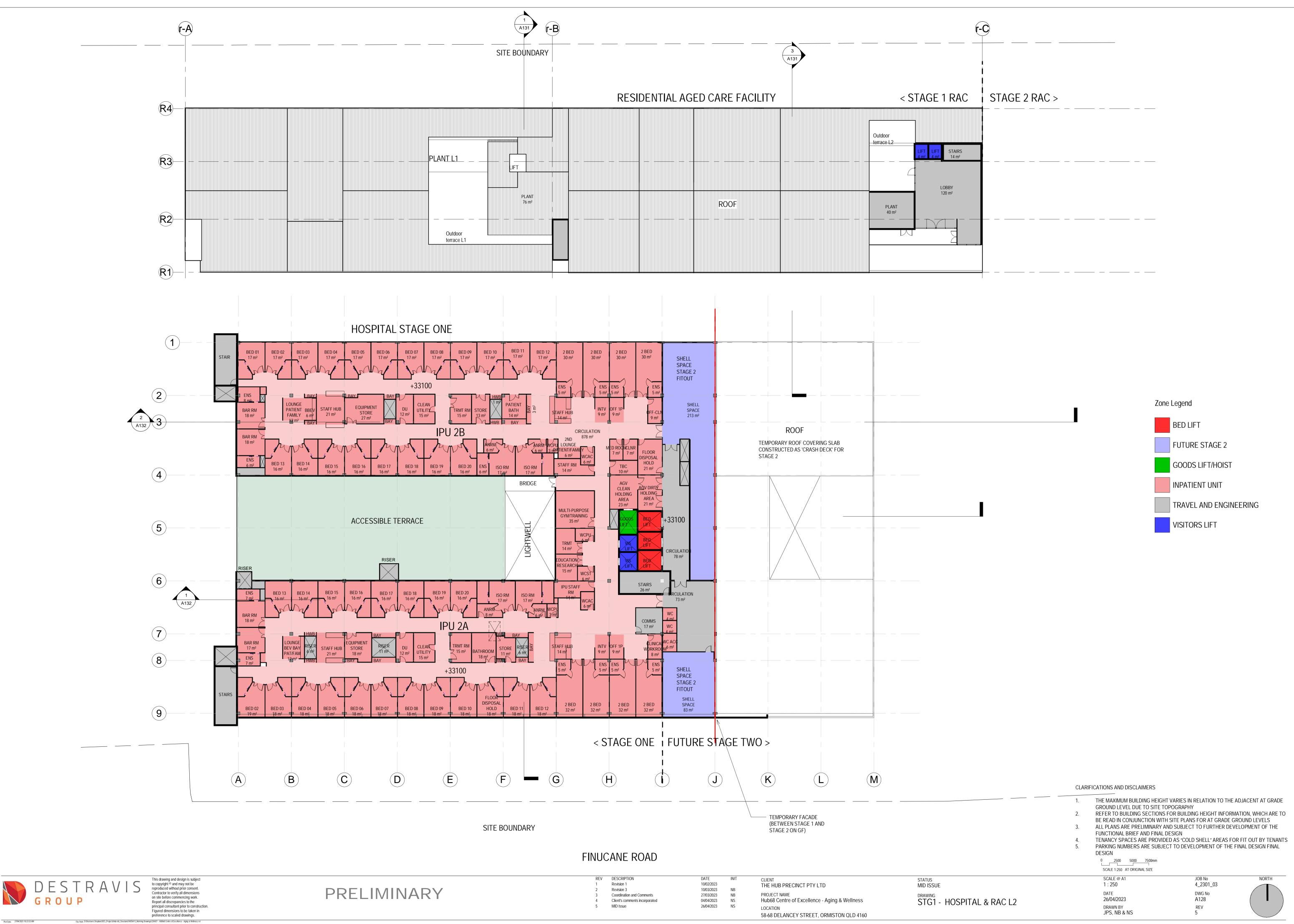
0	2500	5000	7500mm
SCA	ALE 1:250	AT ORIGIN	AL SIZE

JOB No 4_2301_	_0
DWG No A126	
rev 5	

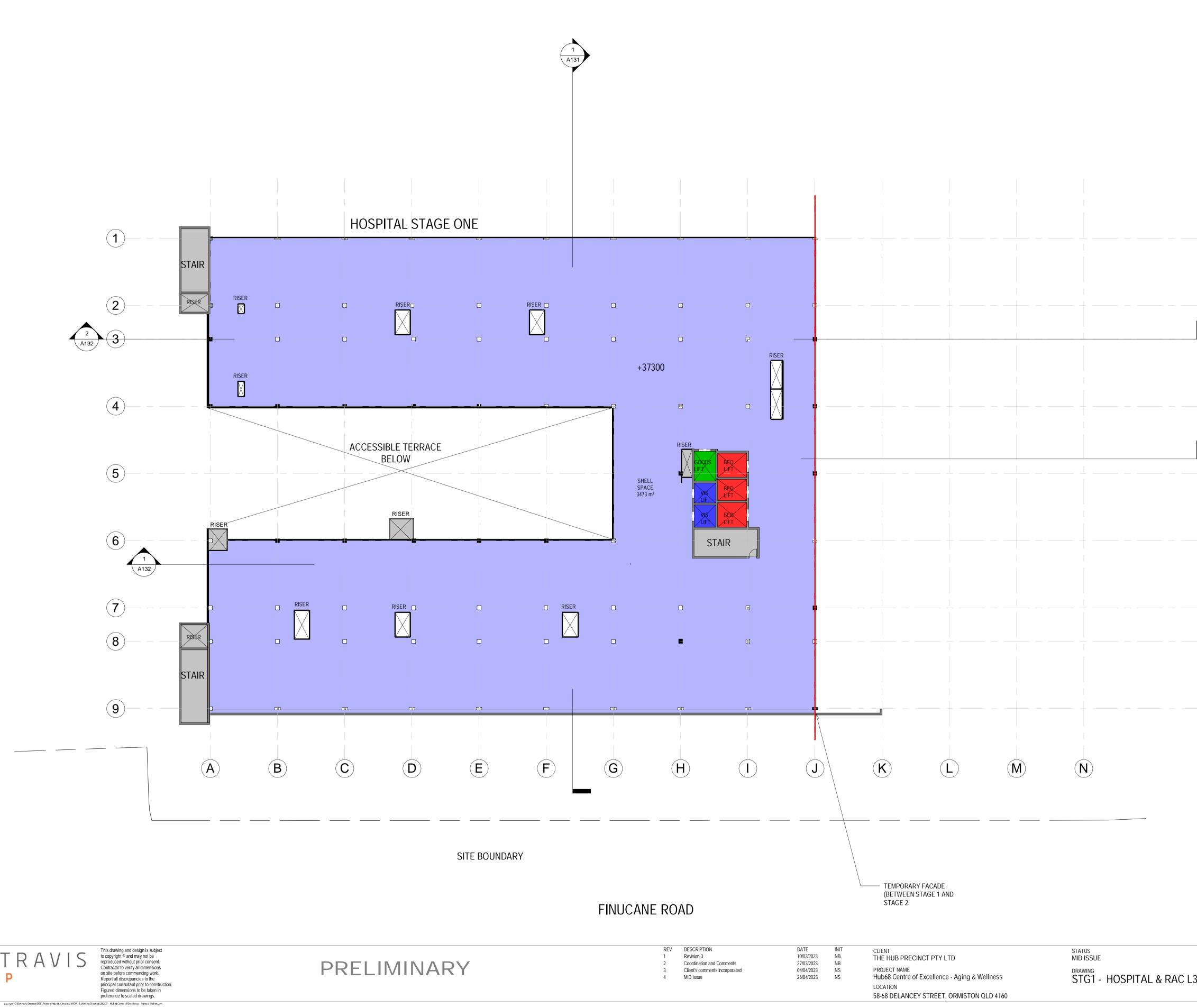




BOUNDARY		
		Zone Legend
		BED LIFT
		CAR PARK
		FUTURE STAGE 2
		GOODS LIFT/HOIST
		OUTDOOR TERRACE
		PERIOPERATIVE
		RESIDENTIAL AGED CARE
		TERRACE
		TRAVEL AND ENGINEERING
		VISITORS LIFT
/		
OP <u>EN AT GRADE CARPA</u> RK (Stage 1 only)		
Car Park excluded from		
parking calculations for MID approval. Previously		
part of AITC DA approval		
		V
	RIFICATIONS AND DISCLAIMERS	
1.	GROUND LEVEL DUE TO SITE TO	VARIES IN RELATION TO THE ADJACENT AT GRADE POGRAPHY OR BUILDING HEIGHT INFORMATION, WHICH ARE TO
2	BE READ IN CONJUNCTION WITH	SITE PLANS FOR AT GRADE GROUND LEVELS ID SUBJECT TO FURTHER DEVELOPMENT OF THE
AOVED LINTIL STAGE 2 4.	FUNCTIONAL BRIEF AND FINAL D TENANCY SPACES ARE PROVIDE	ESIGN D AS "COLD SHELL" AREAS FOR FIT OUT BY TENANTS
MOVED UNTIL STAGE 2 5.		T TO DEVELOPMENT OF THE FINAL DESIGN FINAL
H DECK' DURING STAGE 2	0 2500 5000 7500mm	
	SCALE 1:250 AT ORIGINAL SIZE	JOB No NORTH
	1 : 250 DATE	4_2301_03 DWG No
& RAC L1	26/04/2023 DRAWN BY	A127 REV
	JPS, NB & NS	5



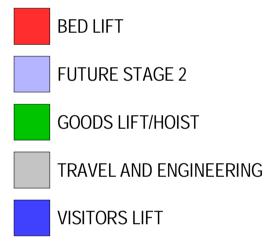
	CLARI	FICATIONS AND DISCLAIMERS		
	1.	THE MAXIMUM BUILDING HEIGI GROUND LEVEL DUE TO SITE T	HT VARIES IN RELATION TO THE	ADJACENT AT GRADE
	2.	REFER TO BUILDING SECTIONS	S FOR BUILDING HEIGHT INFORM	
	3.		AND SUBJECT TO FURTHER DEV	
	4. 5.	TENANCY SPACES ARE PROVI	DED AS "COLD SHELL" AREAS FO ECT TO DEVELOPMENT OF THE	
		0 2500 5000 7500mm SCALE 1:250 AT ORIGINAL SIZE		
		SCALE @ A1 1 : 250	JOB No 4_2301_03	NORTH
L & RAC L2		DATE 26/04/2023	DWG No A128	
		DRAWN BY JPS, NB & NS	REV 5	





Plot Date: 27/04/2023 10:23:53 AM

#### Zone Legend

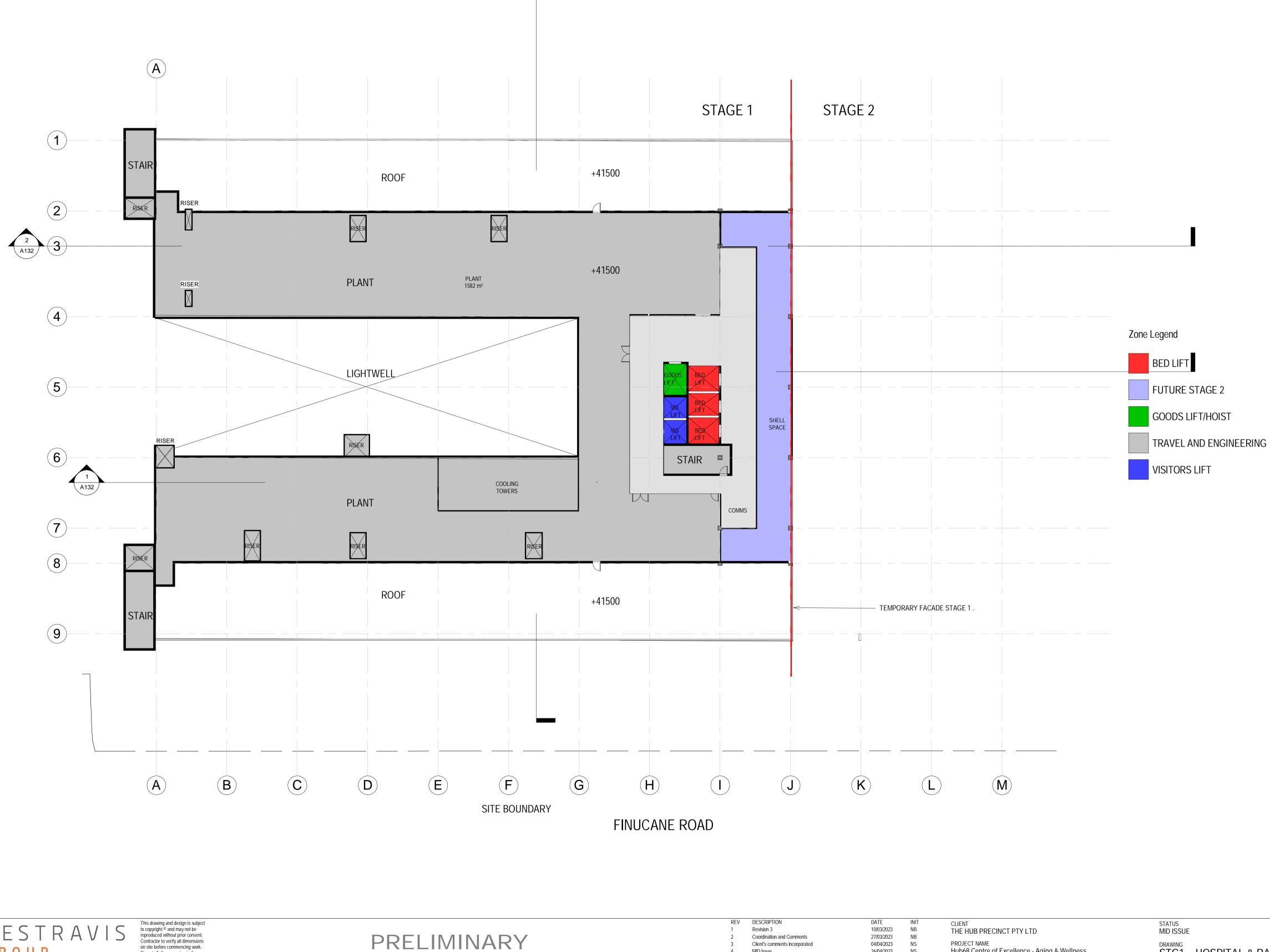


CLARIFICATIONS AND DISCLAIMERS

- THE MAXIMUM BUILDING HEIGHT VARIES IN RELATION TO THE ADJACENT AT GRADE 1. GROUND LEVEL DUE TO SITE TOPOGRAPHY
- REFER TO BUILDING SECTIONS FOR BUILDING HEIGHT INFORMATION, WHICH ARE TO BE READ IN CONJUNCTION WITH SITE PLANS FOR AT GRADE GROUND LEVELS
- ALL PLANS ARE PRELIMINARY AND SUBJECT TO FURTHER DEVELOPMENT OF THE
- FUNCTIONAL BRIEF AND FINAL DESIGN TENANCY SPACES ARE PROVIDED AS "COLD SHELL" AREAS FOR FIT OUT BY TENANTS 4.
- PARKING NUMBERS ARE SUBJECT TO DEVELOPMENT OF THE FINAL DESIGN FINAL 5. DESIGN

0 2500 5000 7500mm SCALE 1:250 AT ORIGINAL SIZE

	1 : 250	4_2301_03	NORTH
_3	DATE 26/04/2023	DWG No A129	
	DRAWN BY JPS, NB & NS	REV 4	



(1) (A131)



Plot Date: 27/04/2023 10:23:54 AM

Report all discrepancies to the principal consultant prior to construction. Figured dimensions to be taken in

preference to scaled drawings.

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PRELIMINARY

DRAWING STG1 - HOSPITAL & RAC L4

Client's comments incorporated 4 MID Issue

04/04/2023 NS 26/04/2023 NS

Hub68 Centre of Excellence - Aging & Wellness LOCATION 58-68 DELANCEY STREET, ORMISTON QLD 4160 0 2500 5000 7500mm SCALE 1:250 AT ORIGINAL SIZE SCALE @ A1 NORTH JOB No 1:250 4\_2301\_03 DATE DWG No 26/04/2023 A130 DRAWN BY REV JPS, NB & NS

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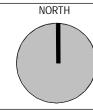
CLARIFICATIONS AND DISCLAIMERS

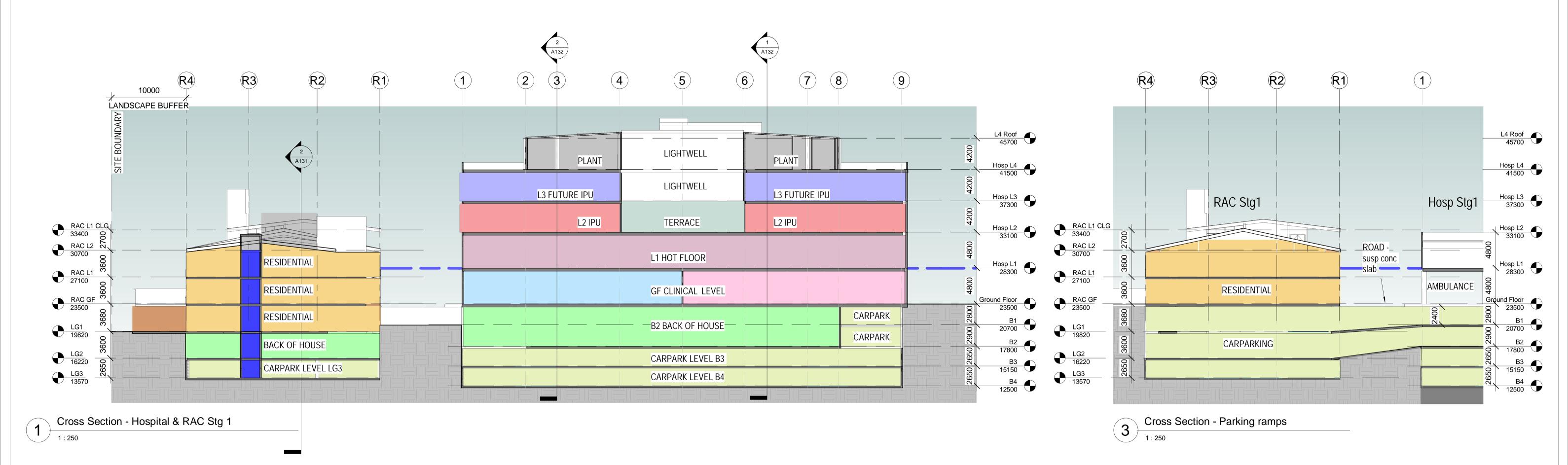
- GROUND LEVEL DUE TO SITE TOPOGRAPHY REFER TO BUILDING SECTIONS FOR BUILDING HEIGHT INFORMATION, WHICH ARE TO

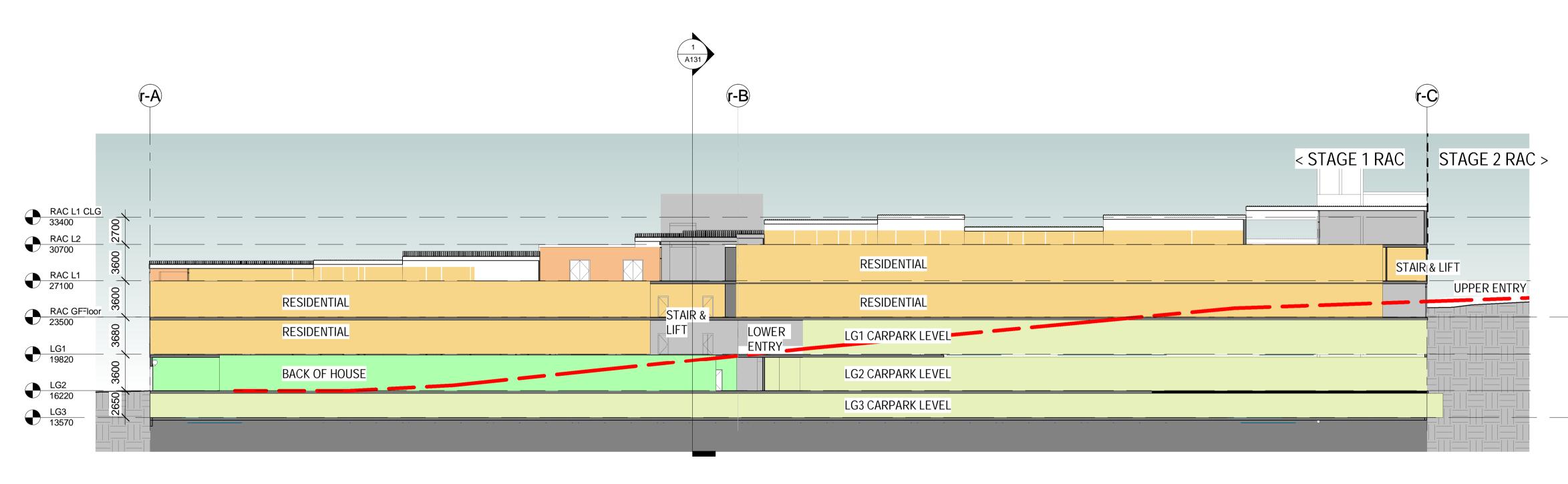
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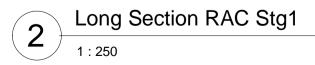
- BE READ IN CONJUNCTION WITH SITE PLANS FOR AT GRADE GROUND LEVELS
- ALL PLANS ARE PRELIMINARY AND SUBJECT TO FURTHER DEVELOPMENT OF THE
- FUNCTIONAL BRIEF AND FINAL DESIGN TENANCY SPACES ARE PROVIDED AS "COLD SHELL" AREAS FOR FIT OUT BY TENANTS 4. PARKING NUMBERS ARE SUBJECT TO DEVELOPMENT OF THE FINAL DESIGN FINAL 5. DESIGN

4









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Figured dimensions to be taken in

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preference to scaled drawings. awings\230427 - HUB68 Centre of Excellence - Aging & Welli



Plot Date: 27/04/2023 10:24:14 AM

PRELIMINARY

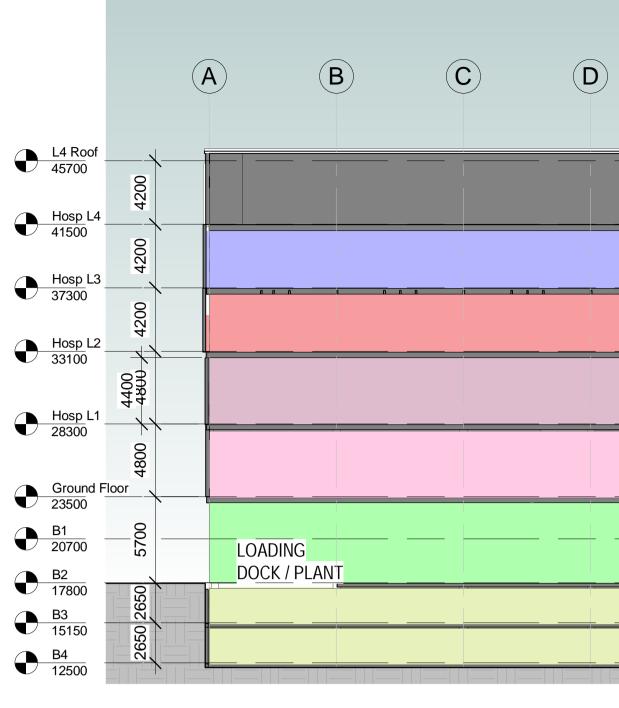
REV 1	DESCRIPTION Revision 1	DATE 10/02/2023	INIT	CLIENT THE HUB PRECINCT PTY LTD	STATUS MID ISSUE	SCALE @ A1 1 : 250
2 3 4	Revision 3 Coordination and Comments Client's comments incorporated	10/03/2023 27/03/2023 04/04/2023	NB NB NS	PROJECT NAME Hub68 Centre of Excellence - Aging & Wellness	DRAWING SECTIONS - FUNCTIONAL - 1	DATE 26/04/2023
5	MID Issue	26/04/2023	NS	LOCATION 58-68 DELANCEY STREET, ORMISTON QLD 4160	SECTIONS - I UNCTIONAL - I	DRAWN BY JPS, NB & NS

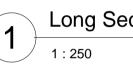
CLARIFICATIONS AND DISCLAIMERS

- THE MAXIMUM BUILDING HEIGHT VARIES IN RELATION TO THE ADJACENT AT GRADE GROUND LEVEL DUE TO SITE TOPOGRAPHY
- REFER TO BUILDING SECTIONS FOR BUILDING HEIGHT INFORMATION, WHICH ARE TO BE READ IN CONJUNCTION WITH SITE PLANS FOR AT GRADE GROUND LEVELS
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- TENANCY SPACES ARE PROVIDED AS "COLD SHELL" AREAS FOR FIT OUT BY TENANTS PARKING NUMBERS ARE SUBJECT TO DEVELOPMENT OF THE FINAL DESIGN FINAL DESIGN

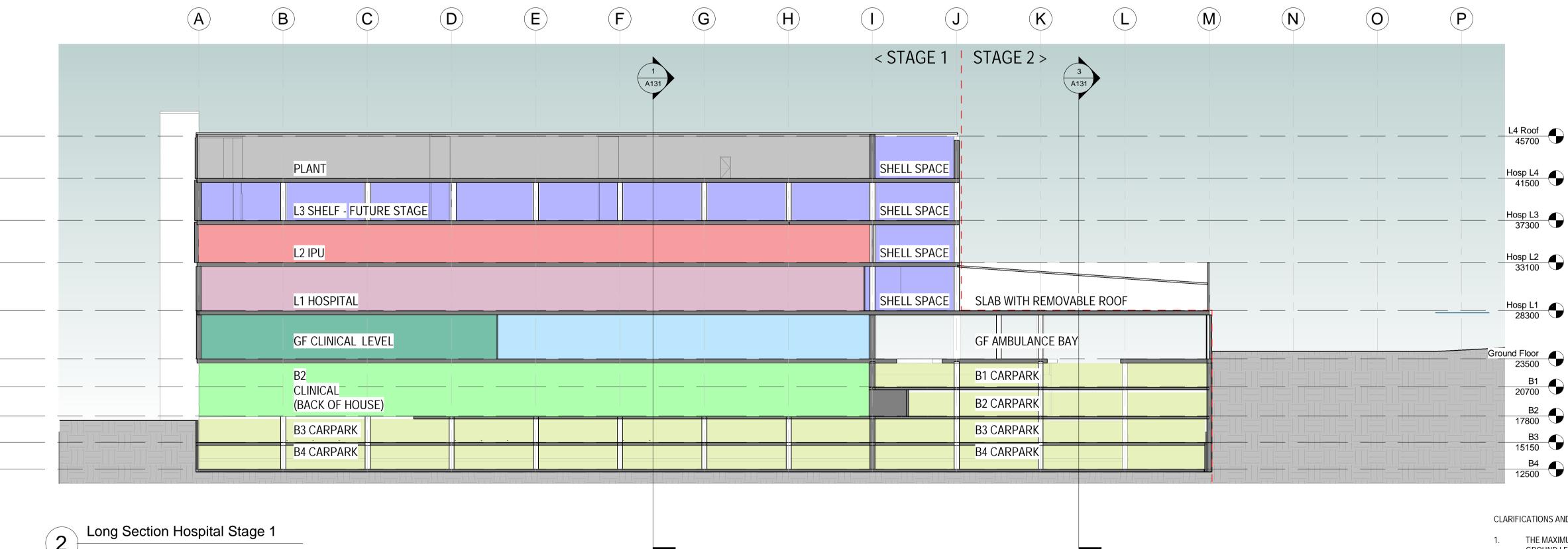
JOB No 4\_2301\_03 DWG No A131 REV

NORTH





Long Section Hosp Stg 1 1:250



REV DESCRIPTION

Revision 1

Revision 3

MID Issue

Coordination and Comments

Client's comments incorporated

2 Long Section Hospital Stage 1

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principal consultant prior to construction. Figured dimensions to be taken in



Plot Date: 27/04/2023 10:24:25 AM

PRELIMINARY

		< STAGE 1	STAGE 2 >			
E F AI31 G	(H) (	1) J	K		L) M	
PLANT						
L3 IPU SHELL SPACE		SHARED				
		SHARED				
L1 HOT FLOOR		L1 HOT FLOO	R			
GF CLINICAL LEVEL			GENCY & T OF HOUSE	LANEWAY		
B2		B1 CARF	PARK LEVEL			
CLINICAL (BACK OF HOUSE)		B2 CARF	PARK LEVEL			
	B3 CARPARK LEVE					
	B4 CARPARK LEVE					

DATE	INIT	CLIENT
10/02/2023		THE HUB PRECINCT PTY I TD
10/03/2023	NB	
27/03/2023	NB	PROJECT NAME
04/04/2023	NS	Hub68 Centre of Excellence - Aging & Wellness
26/04/2023	NS	LOCATION
		58-68 DELANCEY STREET, ORMISTON QLD 4160

STATUS MID ISSUE DRAWING SECTIONS - FUNCT



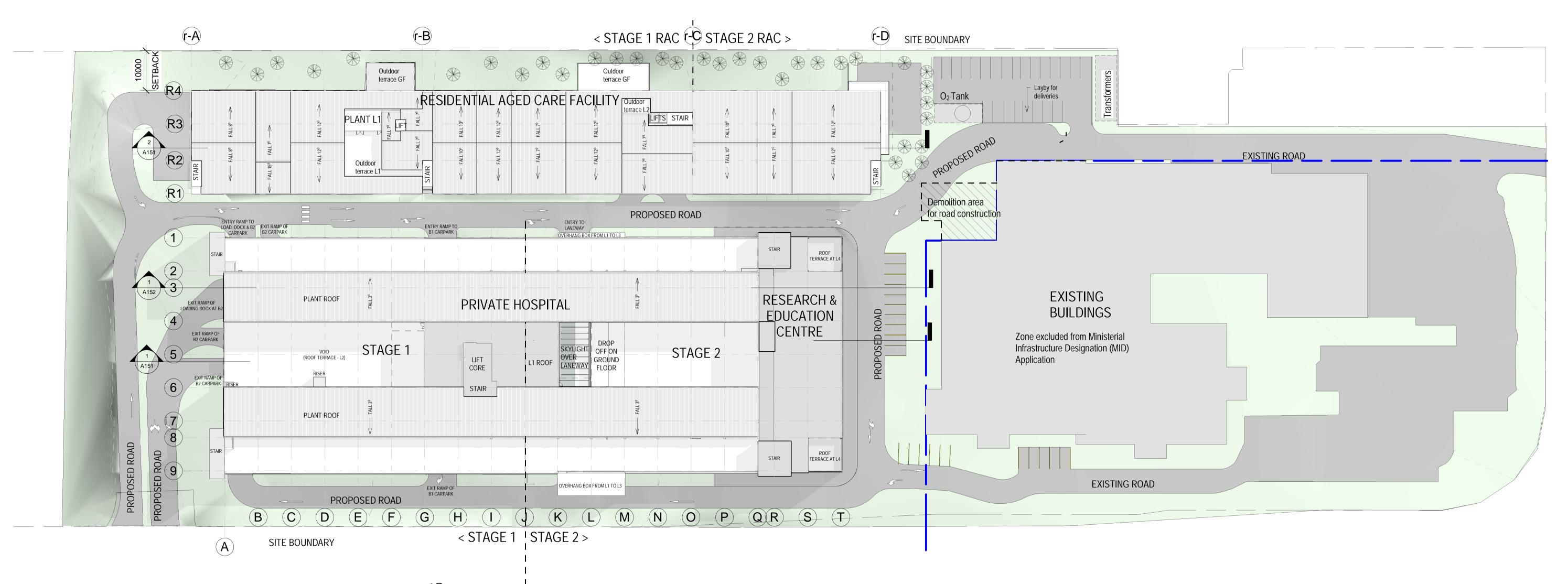
CLARIFICATIONS AND DISCLAIMERS

4.

5

- THE MAXIMUM BUILDING HEIGHT VARIES IN RELATION TO THE ADJACENT AT GRADE
- GROUND LEVEL DUE TO SITE TOPOGRAPHY REFER TO BUILDING SECTIONS FOR BUILDING HEIGHT INFORMATION, WHICH ARE TO
- BE READ IN CONJUNCTION WITH SITE PLANS FOR AT GRADE GROUND LEVELS ALL PLANS ARE PRELIMINARY AND SUBJECT TO FURTHER DEVELOPMENT OF THE
- FUNCTIONAL BRIEF AND FINAL DESIGN
- TENANCY SPACES ARE PROVIDED AS "COLD SHELL" AREAS FOR FIT OUT BY TENANTS PARKING NUMBERS ARE SUBJECT TO DEVELOPMENT OF THE FINAL DESIGN FINAL DESIGN

	0 2500 5000 7500mm SCALE 1:250 AT ORIGINAL SIZE		
	SCALE @ A1 1 : 250	JOB No 4_2301_03	NORTH
TONAL - 2	DATE 26/04/2023	DWG No A132	
	DRAWN BY JPS, NB & NS	REV 5	



FINUCANE ROAD

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principal consultant prior to construction

Figured dimensions to be taken in

PRELIMINARY

CLARIFICATIONS AND DISCLAIMERS

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 REV
 DESCRIPTION

 1
 Revision 2

 2
 Revision 3

 3
 Coordination and Comments

 4
 Client's comments incorporated

 5
 MID Issue

DATE	
28/02/2023	
10/03/2023	
27/03/2023	
04/04/2023	
26/04/2023	

NB

NB

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NS

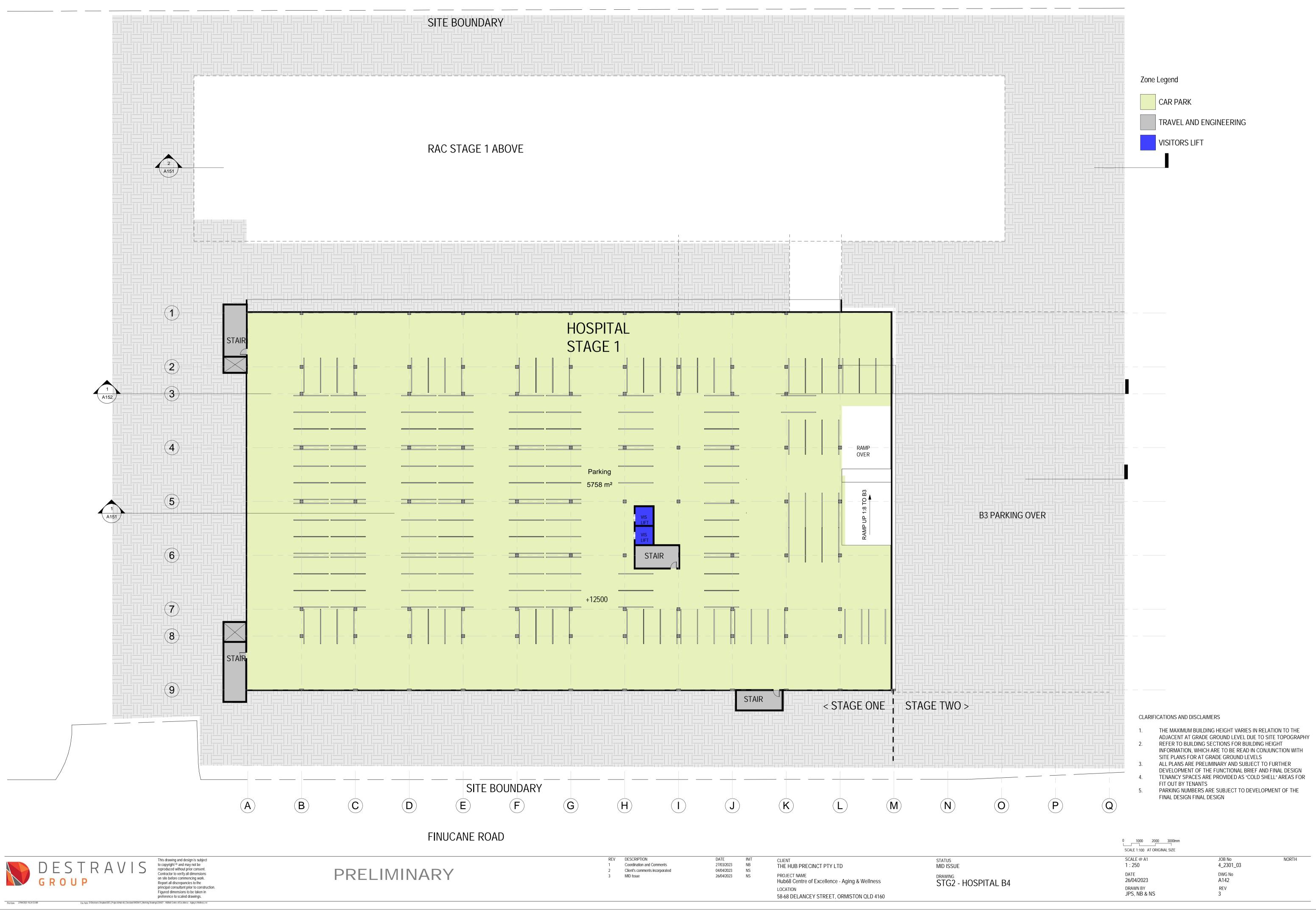
CLIENT THE HUB PRECINCT PTY LTD PROJECT NAME status MID ISSUE DRAWING STG2 - WHOLE S

LOCATION 58-68 DELANCEY STREET, ORMISTON QLD 4160

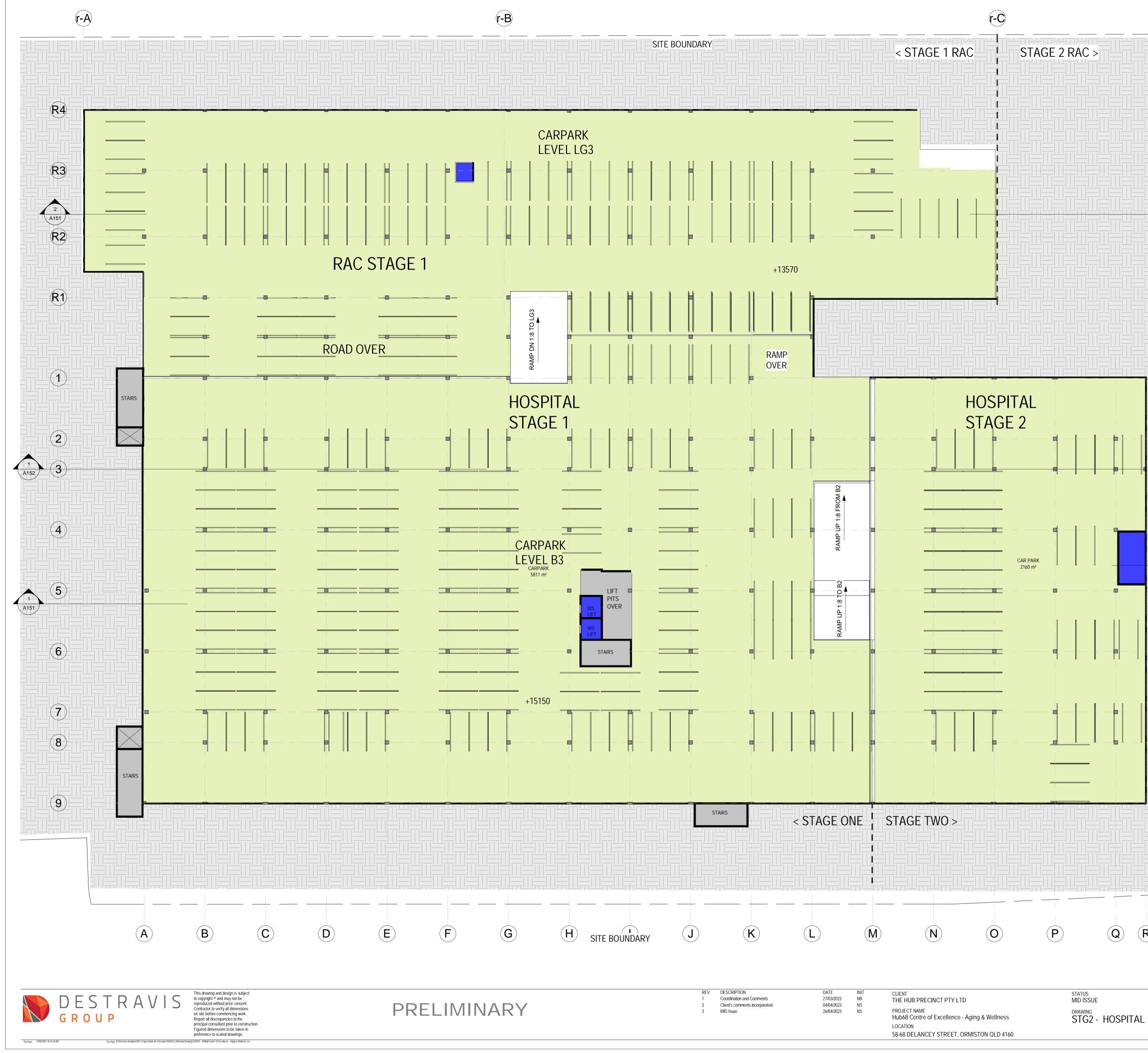
Hub68 Centre of Excellence - Aging & Wellness

0 5 10 15 m

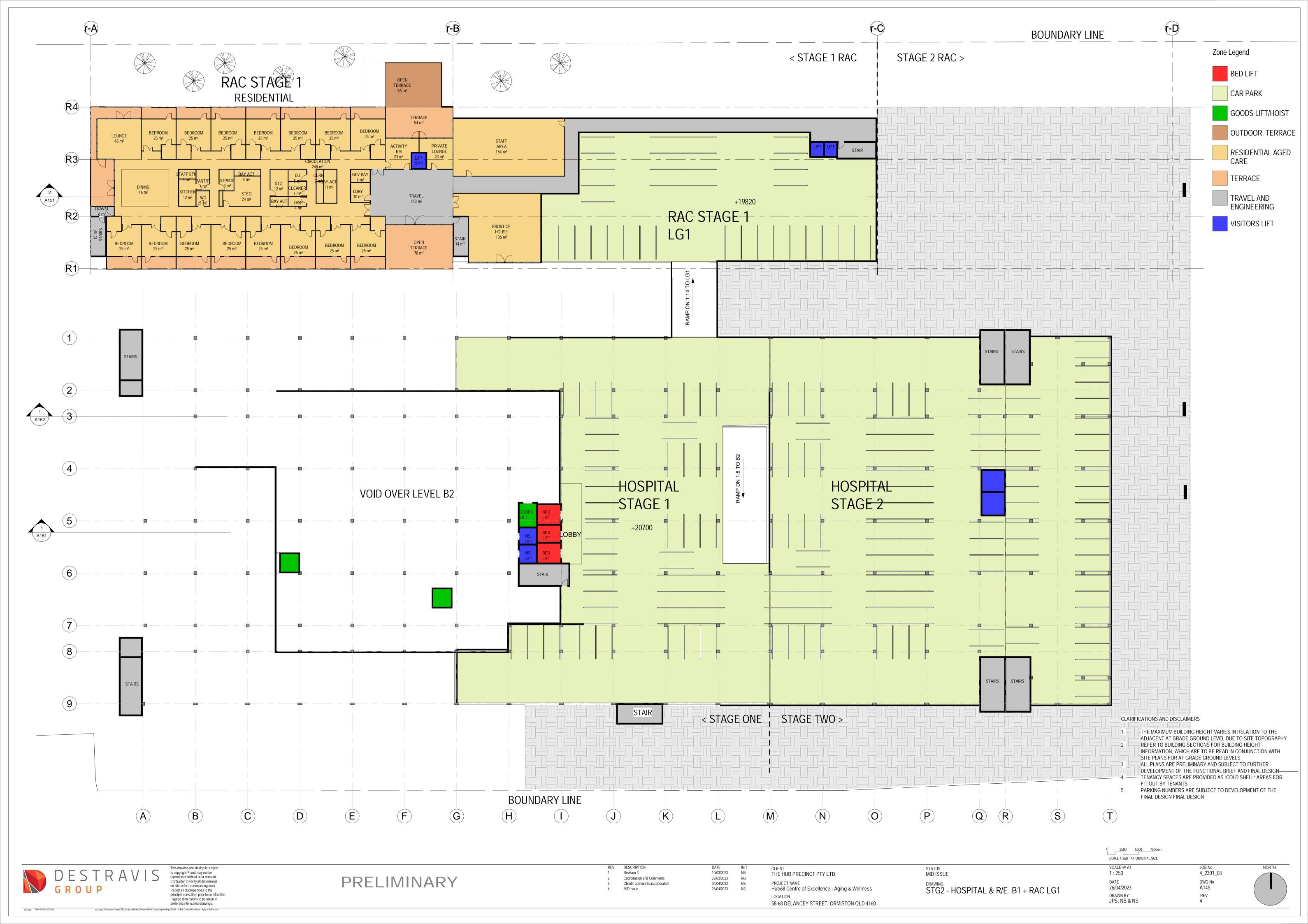
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scale @ A1 1 : 500	JOB No 4_2301_03	NORTH
DATE 26/04/2023	DWG No A140	
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	1 : 500 DATE 26/04/2023 DRAWN BY	SCALE @ A1       JOB No         1 : 500       4_2301_03         DATE       DWG No         26/04/2023       A140         DRAWN BY       REV

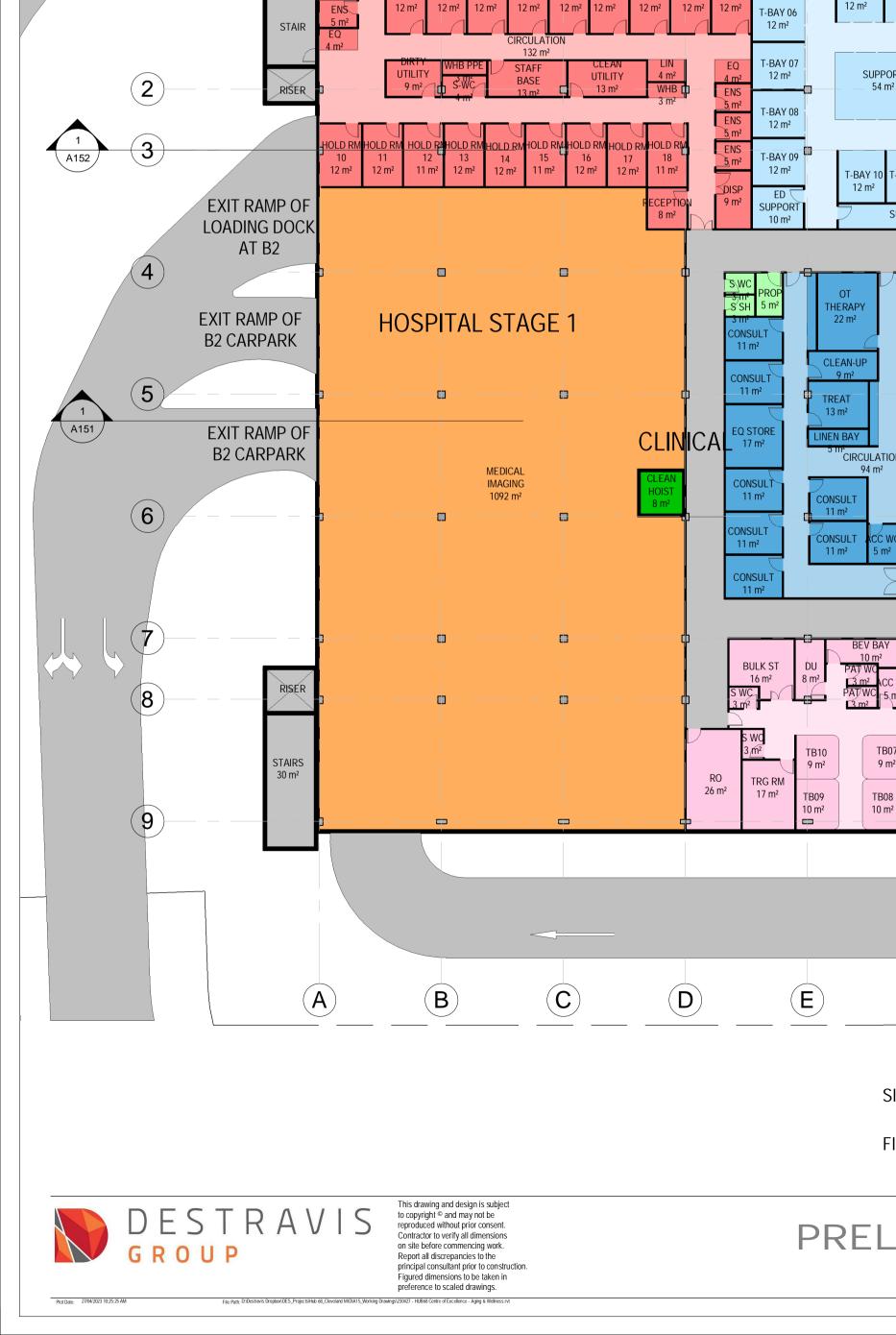


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L B4	DATE 26/04/2023	DWG No A142	
	DRAWN BY JPS, NB & NS	REV 3	

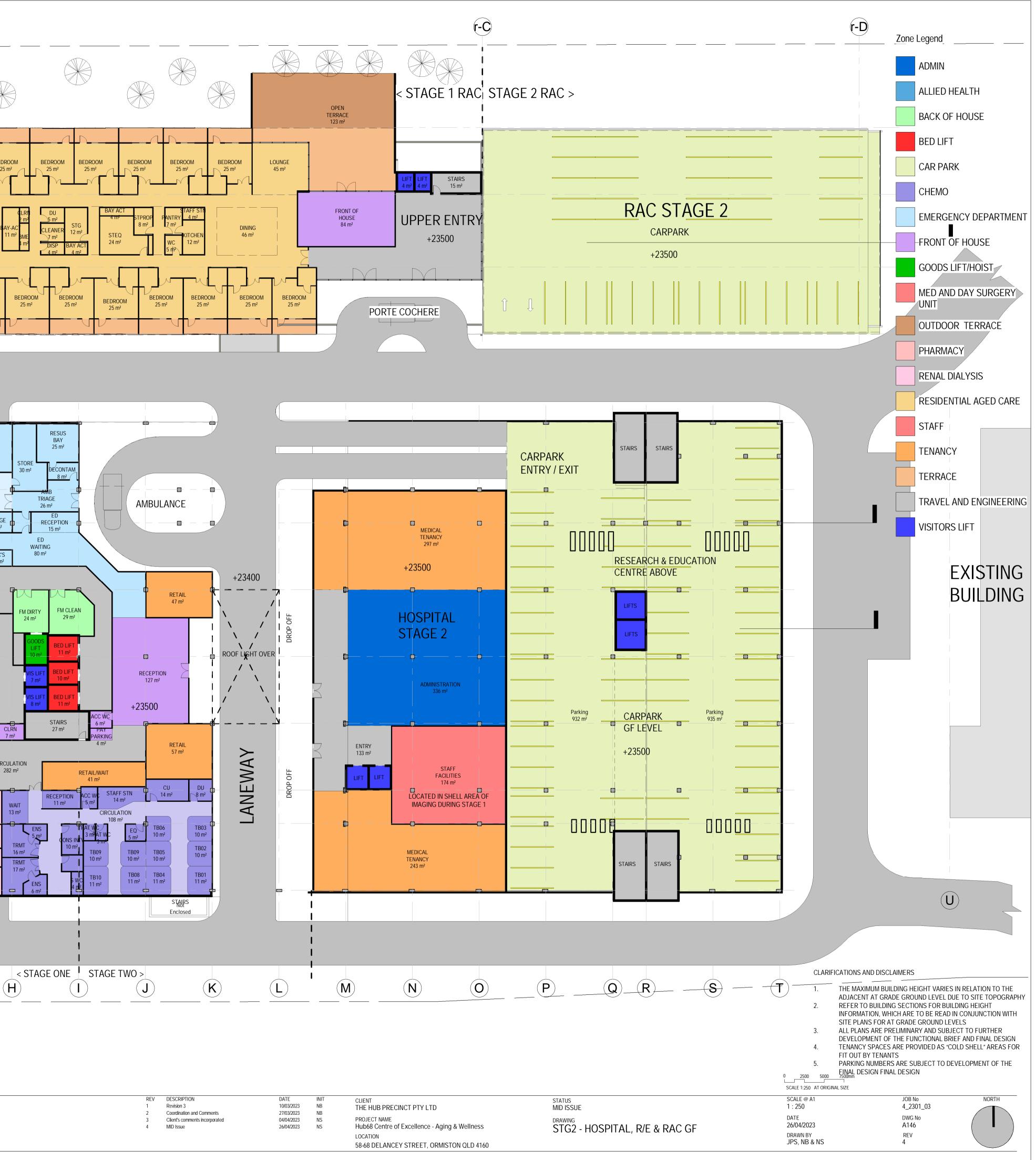


B3 & RAC LG3	SCALE 1:100 AT ORIGINAL SIZE SCALE @ A1 1 : 250 DATE 26/04/2023 DRAWN BY JPS, NB & NS	JOB No NORTH 4_2301_03 DWG No A143 REV 3
RS	T 0 1000 2000 3000mm	
	ADJACENT A 2. REFER TO B INFORMATIC SITE PLANS 3. ALL PLANS A DEVELOPME 4. TENANCY SF FIT OUT BY 1 5. PARKING NU	IM BUILDING HEIGHT VARIES IN RELATION TO THE AT GRADE GROUND LEVEL DUE TO SITE TOPOGRAPHY UILDING SECTIONS FOR BUILDING HEIGHT ON, WHICH ARE TO BE READ IN CONJUNCTION WITH FOR AT GRADE GROUND LEVELS ARE PRELIMINARY AND SUBJECT TO FURTHER ENT OF THE FUNCTIONAL BRIEF AND FINAL DESIGN PACES ARE PROVIDED AS "COLD SHELL" AREAS FOR

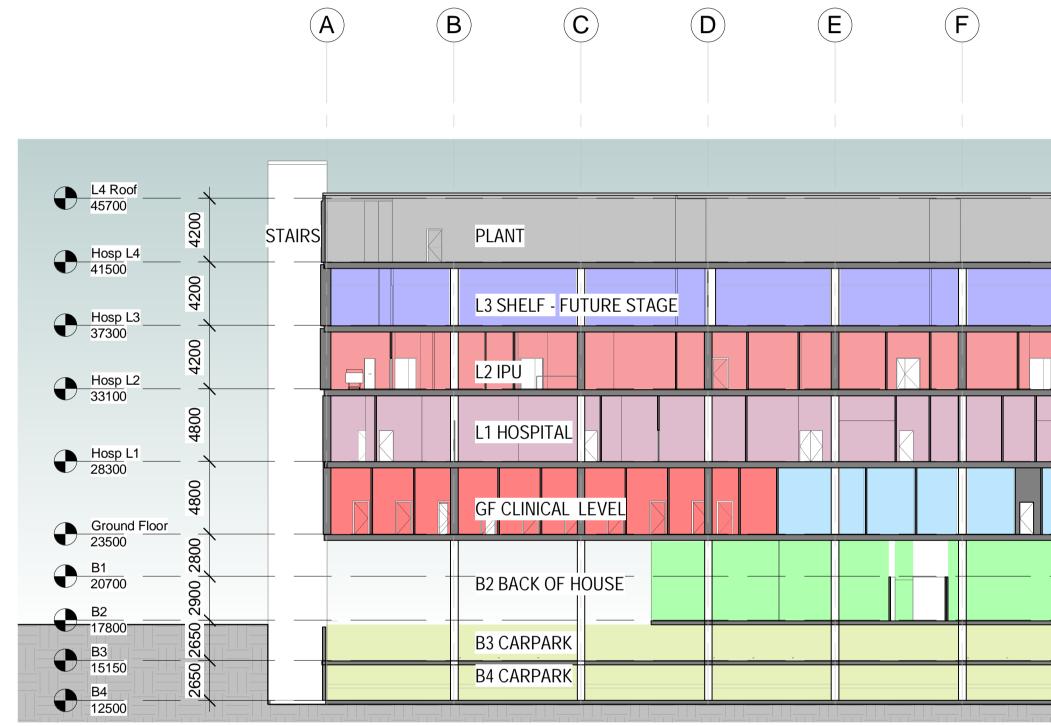








REV	DESCRIPTION	DATE	INIT	CLIENT	STATUS
1	Revision 3	10/03/2023	NB	THE HUB PRECINCT PTY LTD	MID ISSUE
2	Coordination and Comments	27/03/2023	NB		
3	Client's comments incorporated	04/04/2023	NS	PROJECT NAME	DRAWING
4	MID Issue	26/04/2023	NS	Hub68 Centre of Excellence - Aging & Wellness	STG2 - HOSPITAL, I
				LOCATION	
				58-68 DELANCEY STREET, ORMISTON QLD 4160	



Long Section Hospital Stage 2

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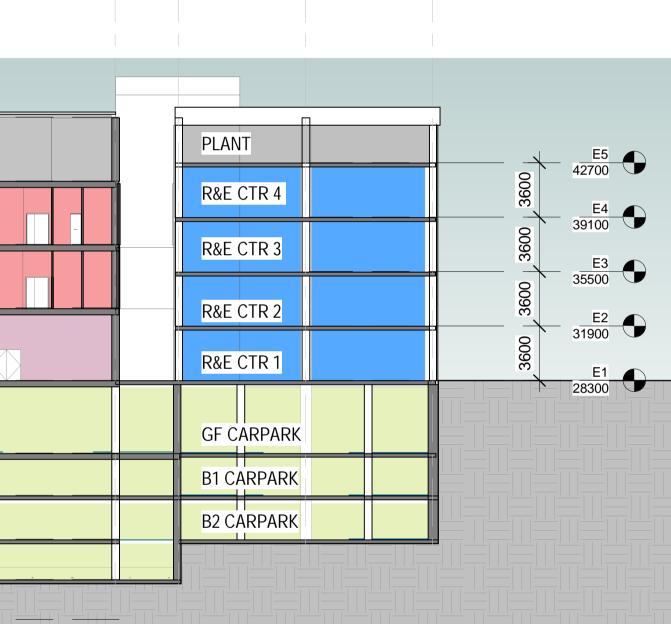


Plot Date: 27/04/2023 10:26:37 AM

PRELIMINARY

G	H)	) (K				N (	C	P
				PLANT				
				L3 IPU				
				L2 IPU				
	$\overline{\langle}$			L1 HOSPITAL				
			LANEWAY	GF MEDICAL T	ENNANCY AND A	DMIN LEVEL		
				B1 CARPARK				
				B2 CARPARK				
				B3 CARPARK B4 CARPARK				

REV 1	DESCRIPTION MID Issue	DATE 26/04/2023	INIT NS	CLIENT THE HUB PRECINCT PTY LTD	STATUS MID ISSUE
				PROJECT NAME Hub68 Centre of Excellence - Aging & Wellness	DRAWING SECTIONS - SHEE
				LOCATION 58-68 DELANCEY STREET, ORMISTON QLD 4160	STAG 1 & 2



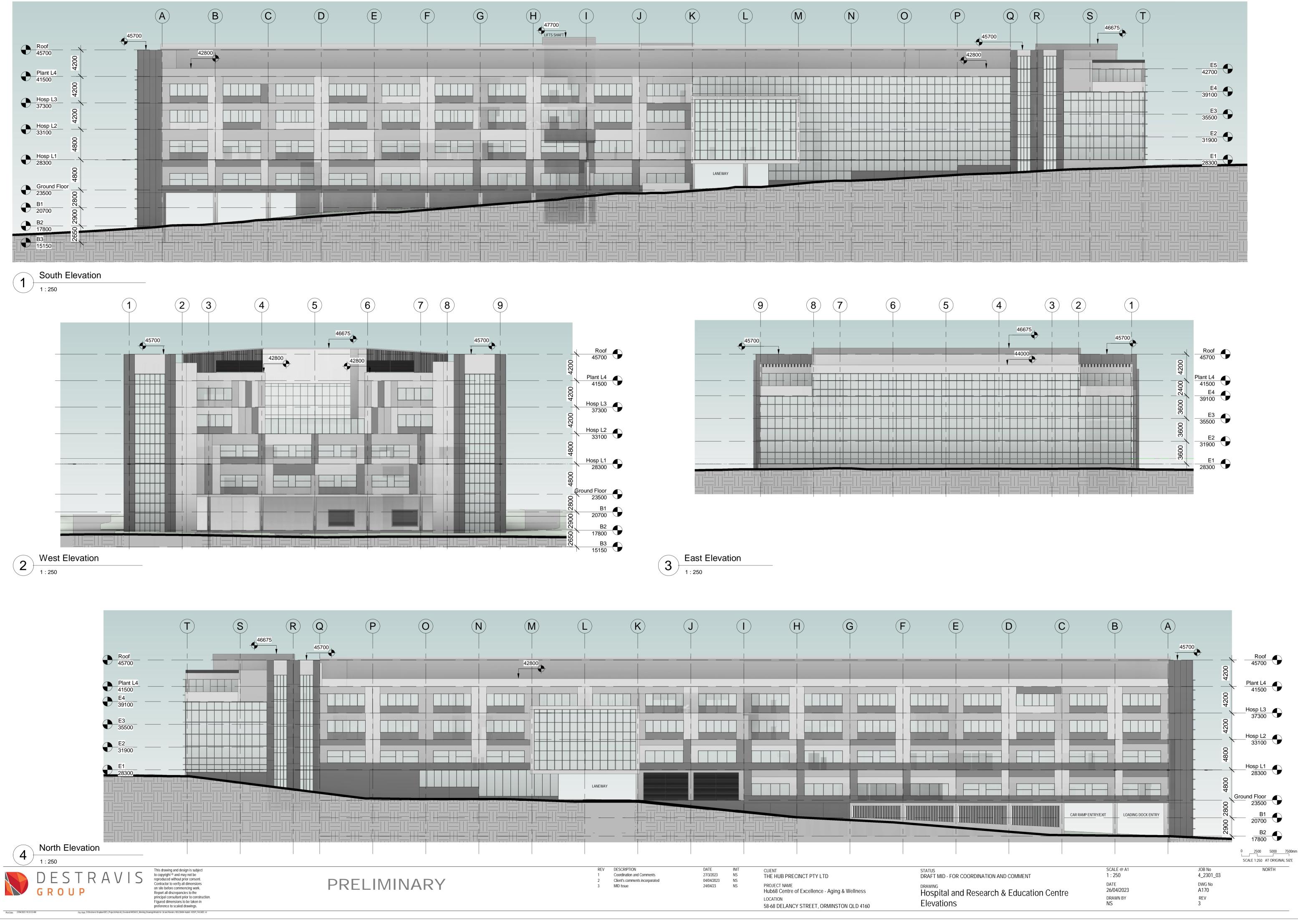
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0 2500 5000 7500mm SCALE 1:250 AT ORIGINAL SIZE

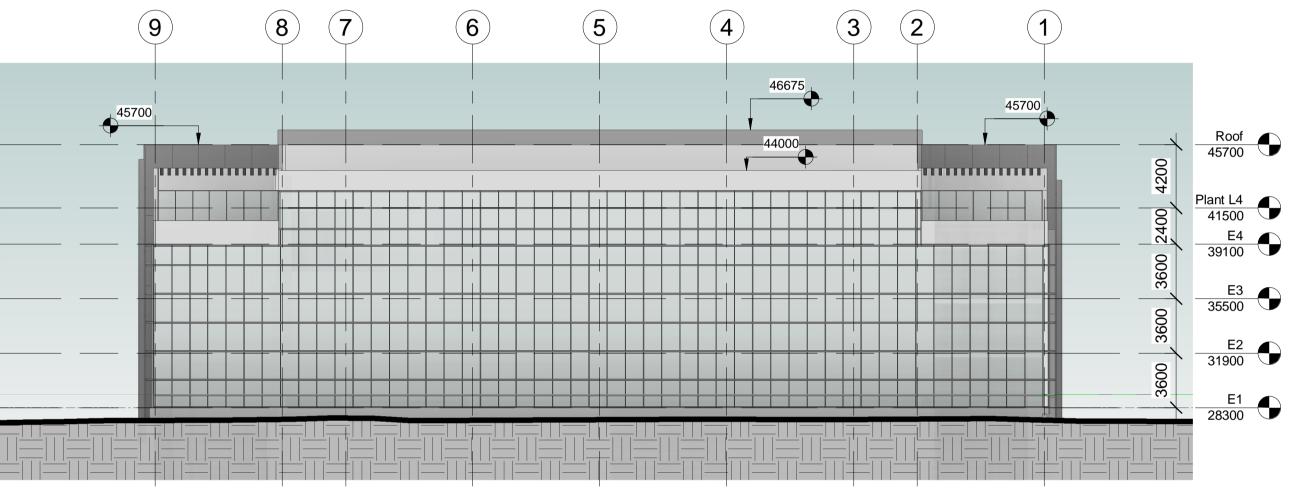
ET 2 - HOSPITAL, RAC & R/E

SCALE @ A1 1 : 250 DATE 26/04/2023 DRAWN BY JPS, NB & NS

JOB No 4\_2301\_03 DWG No A152 REV 1 NORTH

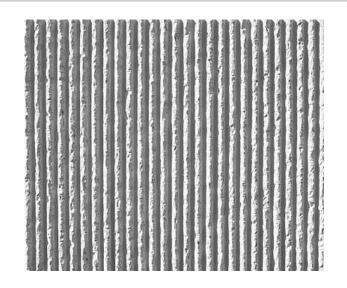


G H I 47700 LIFTS SHAFT	J	K	L	M	N	0	(P)





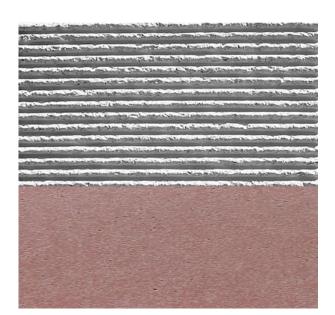




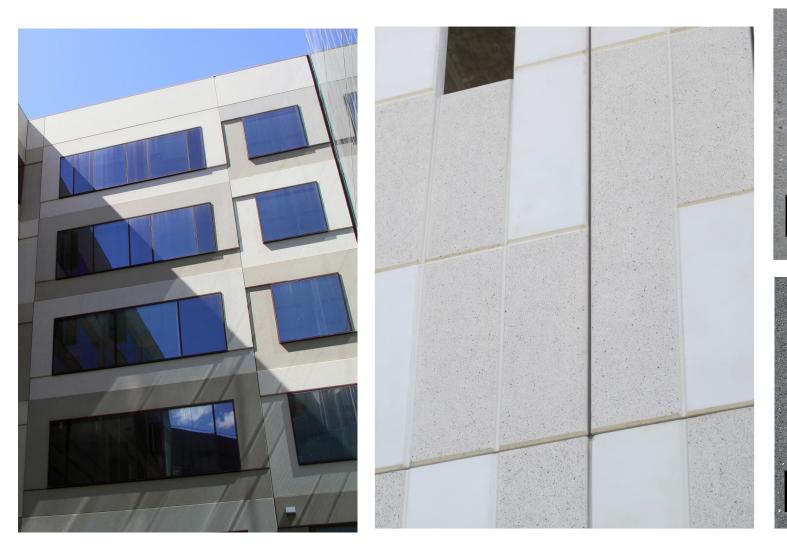
Vertical ribbed concrete PC panel elements to Fire stairs expressing verticallity Concrete PC panels to Main Hospital Façade Set of panels assembled in a random pattern

Red pigmented plinth PC Panels and concrete Elements

Grounding building



A180-1

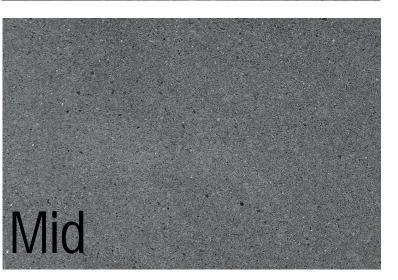


## PC concrete materials palette



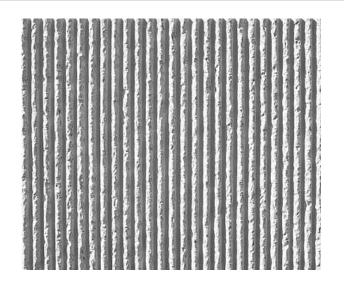


## Light / Mid



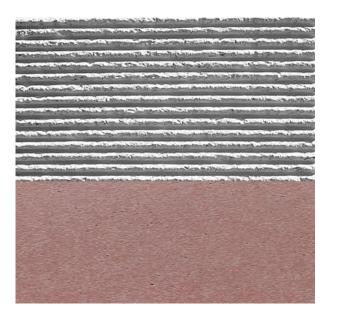
Project 4\_2301\_03





Vertical ribbed concrete PC panel elements

Red pigmented plinth PC panels and concrete elements







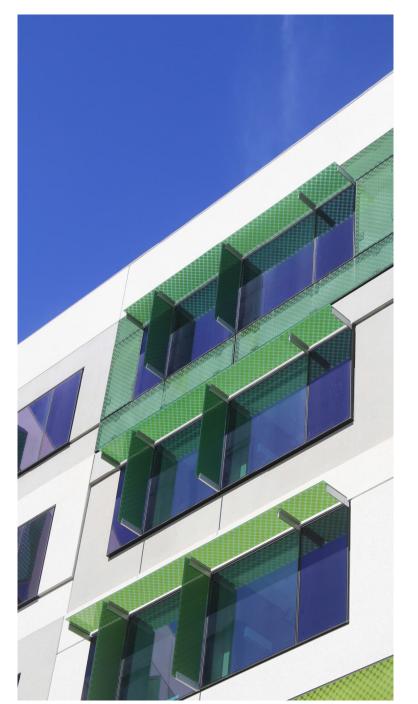
#### A180-2 Research & Education and Consult Suites materials palette



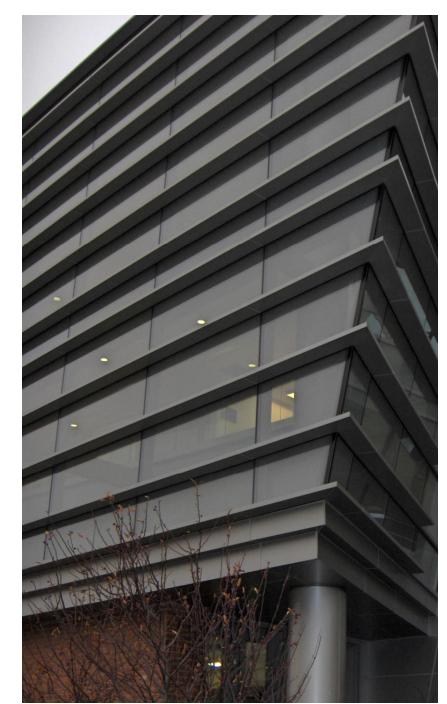
#### Curtain wall façade with horizontal metal sunscreen



#### Horizontal and vertical glass of metal sunscreen To main hospital building







## A180-3

#### Sunscreens

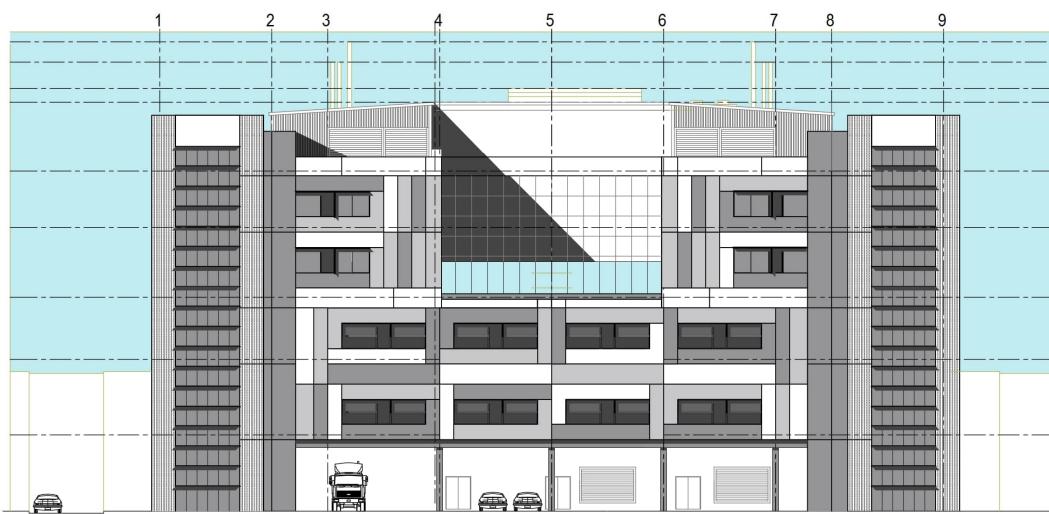




#### Horizontal metal sunscreen R&E and Consult to curtain wall rainscreen







#### Main Hospital

#### A180-4

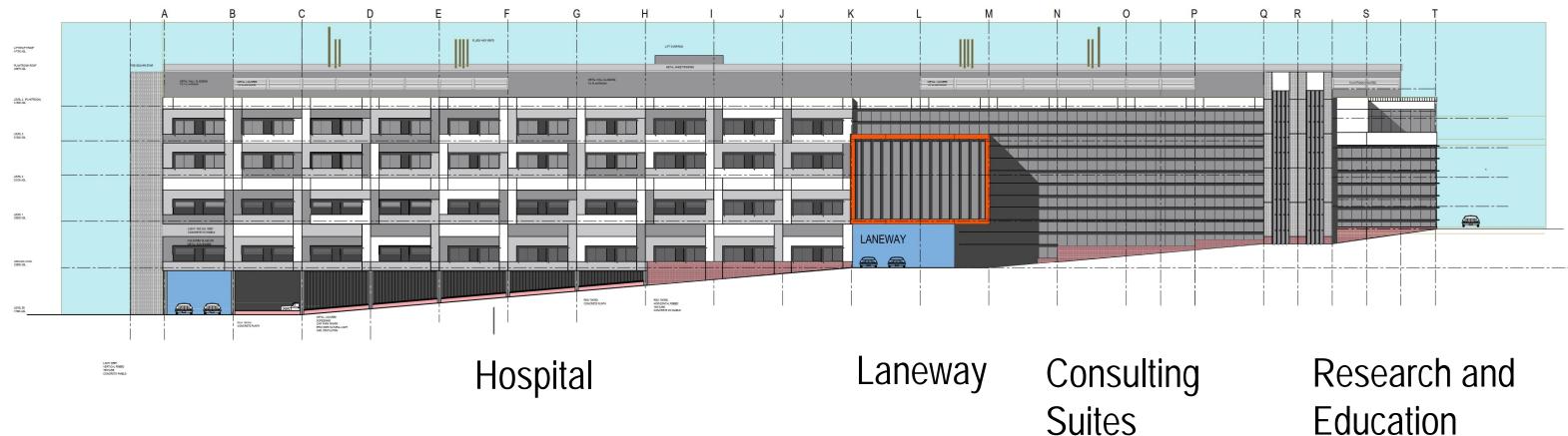
### **Concept elevations**



 ESTIMATED PLANT FLU HEIGHT 48675 ADL (3m above plantoom roof) 51175 ADL (4 5m above plantoom foor)
 LIFTSHAFT ROOF 47700 ADL
 PLANTROOM ROOF 46675 ADL
 LEVEL 4 (PLANTROCH) 41500 ADL
LEVEL 3 37300 ADL
 LEVEL3 33100 AQL
 LEVEL 1 28300 ADL
 GROUND LEVEL 23500 ADL
Finucane Road



#### SOUTH ELEVATION to Finucane Road



#### A180-5

## **Concept elevations**

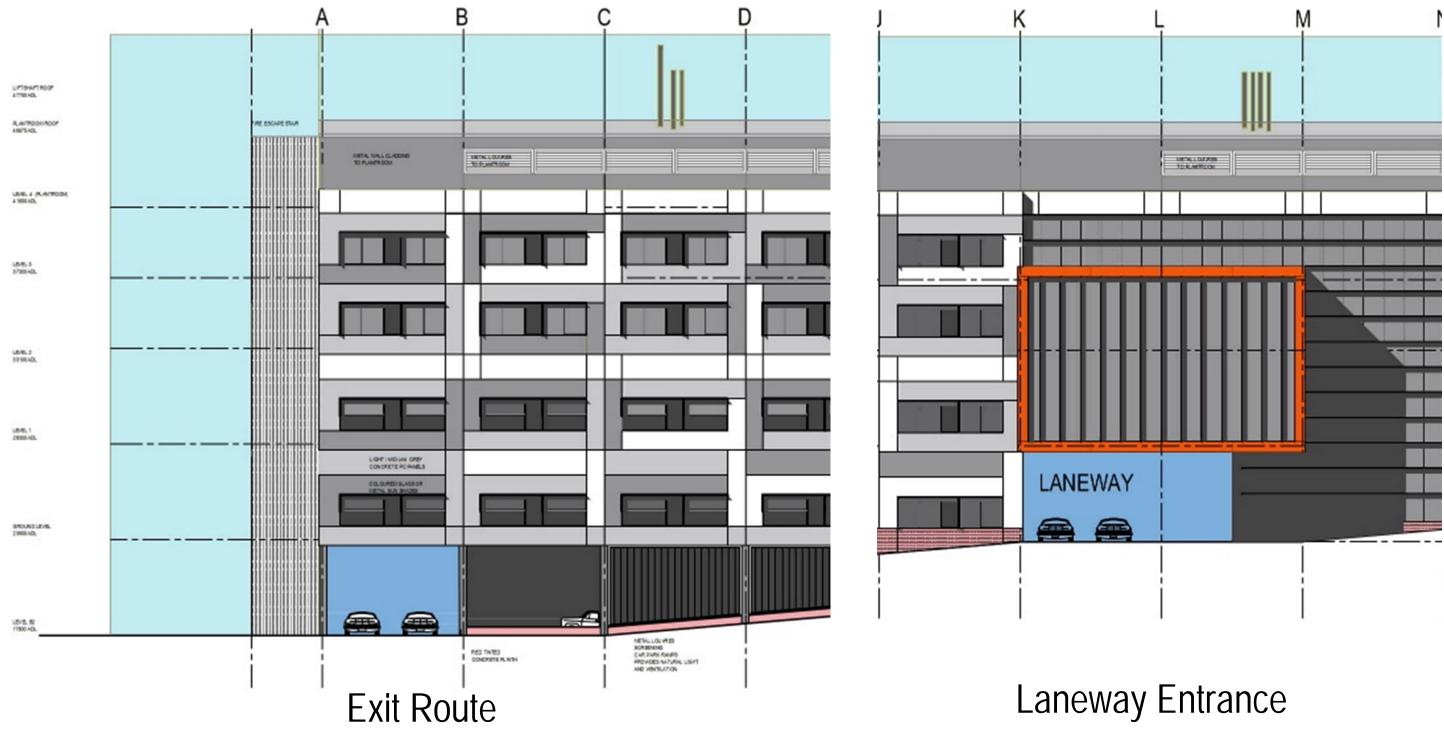


# Education



A180-6

### Hub 68 Design Concept and Materials

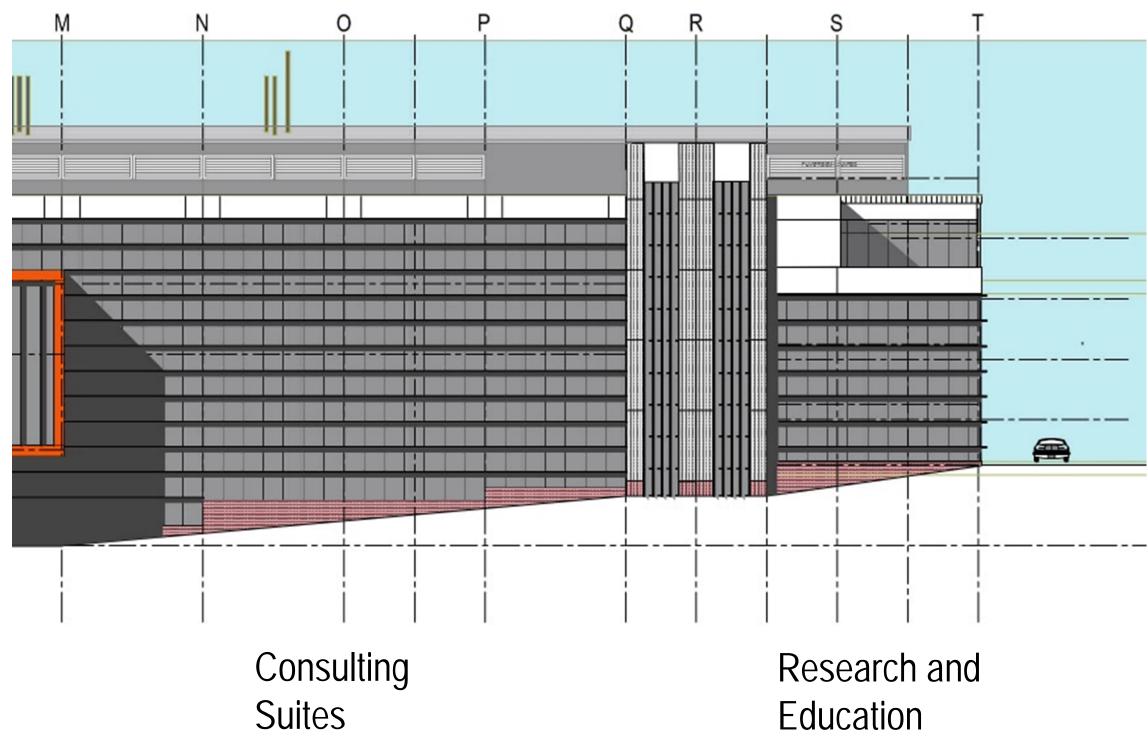


Main Hospital – Part Elevation to Finucane Road

**Concept elevations** 







Main Hospital – Part Elevation to Finucane Road

#### **Concept elevations**

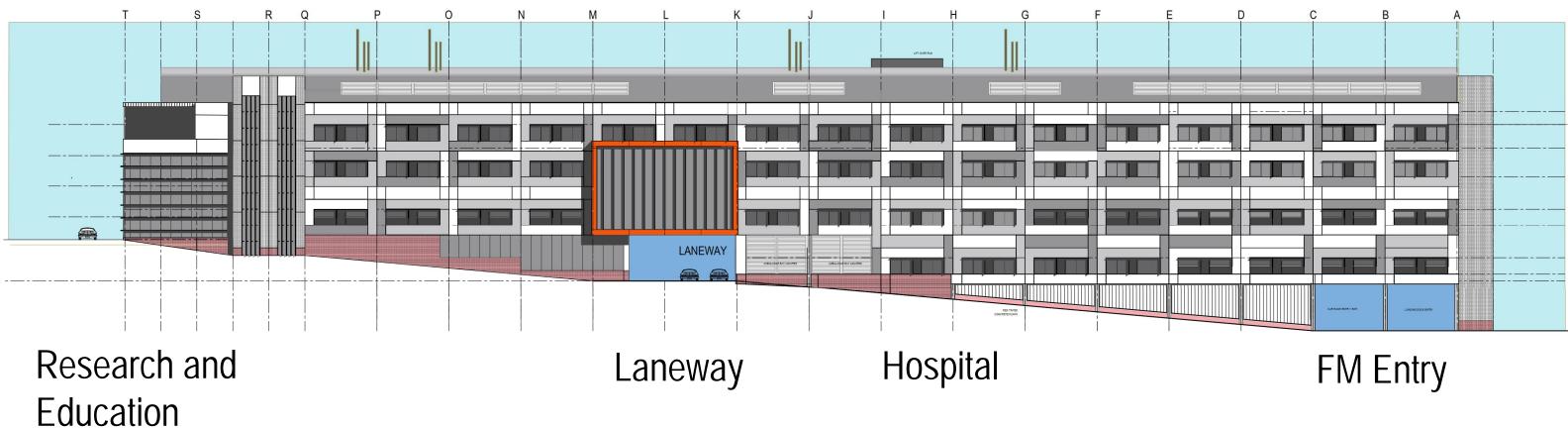
#### A180-7







#### NORTH ELEVATION to RAC

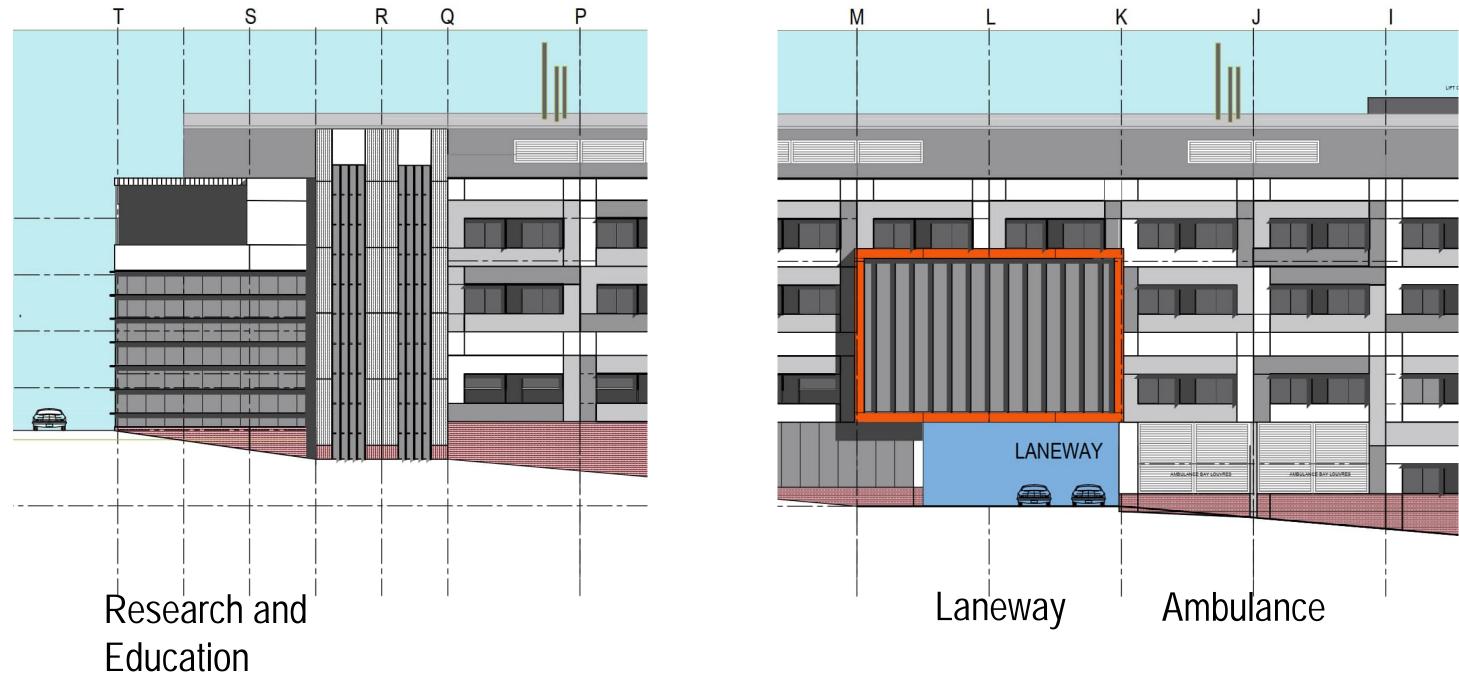


#### A180-8

## **Concept elevations**







#### A180-9

## **Concept elevations**









Entry

### **Concept elevations**

#### A180-10

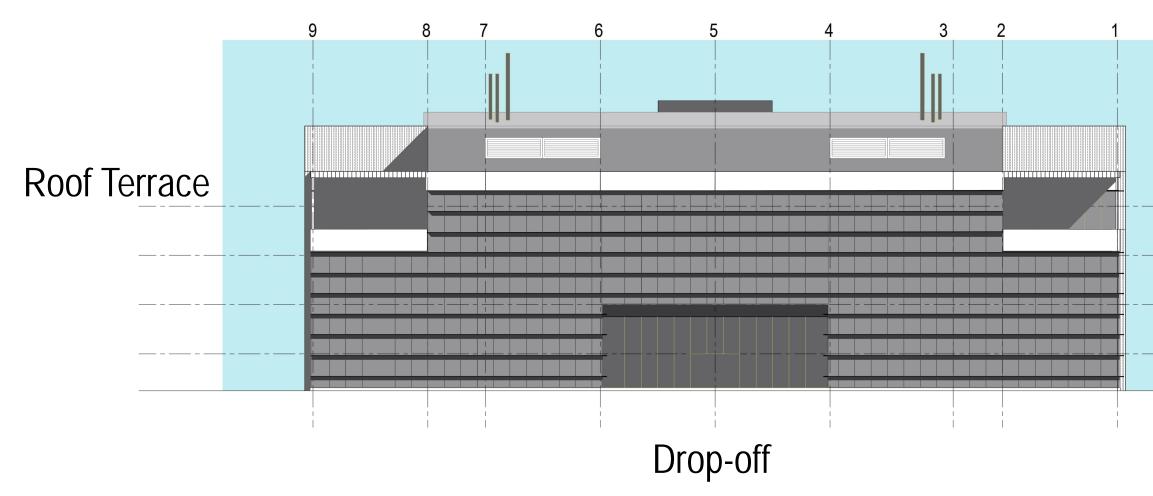




#### Car Park Goods Entry



# EAST ELEVATION (Research and Education)

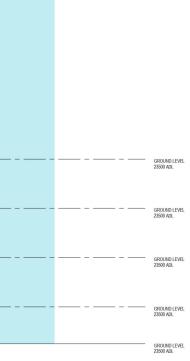


#### A180-11

### **Concept elevations**









Use of metal multi-coloured vertical spandrels to visually break buildings into smaller domestic scale. Using differing heights and combinations mixed with glass balustrade panels



#### A180-12

## **Residential Aged Care**









Part South Elevation (similar for North)



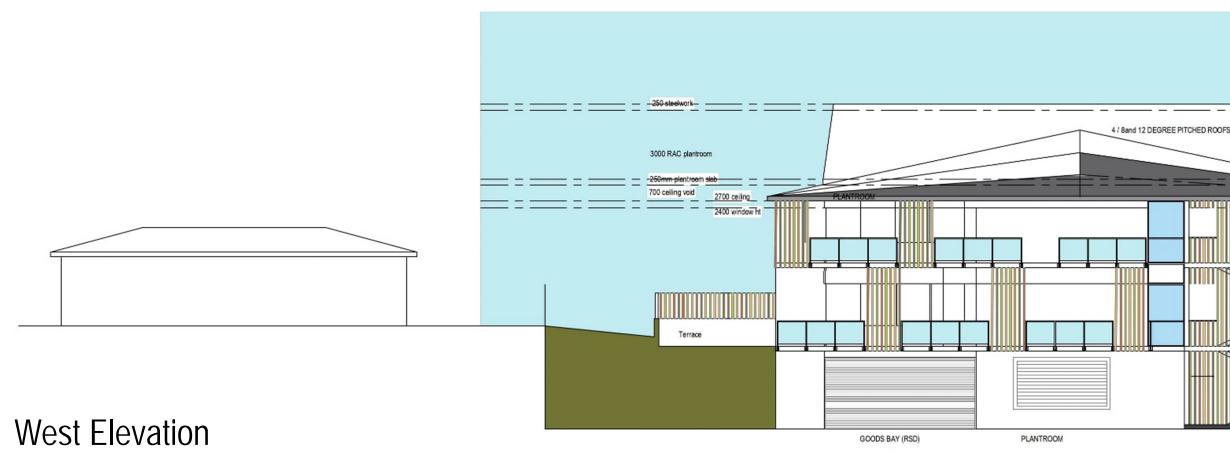
**Concept Elevations - Residential Aged Care** A180-13











**Concept Elevations - Residential Aged Care** A180-14



