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A007142993

ROSALIE HOUSES

AT 20 & 22 HOWARD ST, PADDINGTON



DEVELOPMENT STATISTICS

20 HOWARD STREET, PADDINGTON			22 HOWARD STREET, PADDINGTON		
LOT 5 ON RP 86631 SITE AREA: 602.7m²	EXISTING SITE COVER: 295.0m² EXISTING GFA: • GROUND FLOOR - 78m² • LEVEL 1 - 184.5m² • TOTAL - 262.5m²	PROPOSED SITE COVER: 258.5m² PROPOSED GFA: • GROUND FLOOR - 78.0m² • LEVEL 1 - 195.2m² • TOTAL - 301.3m²	LOT 4 ON RP 86631 SITE AREA: 606.8m²	EXISTING SITE COVER: 294.7m² EXISTING GFA: • GROUND FLOOR - 117.2m² • LEVEL 1 - 198.2m² • TOTAL - 315.4m²	PROPOSED SITE COVER: 328.6m² PROPOSED GFA • GROUND FLOOR - 117.2m² • LEVEL 1 - 209.1m² • TOTAL - 326.3m²

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PROJECT
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20 & 22 HOWARD STREET PADDINGTON

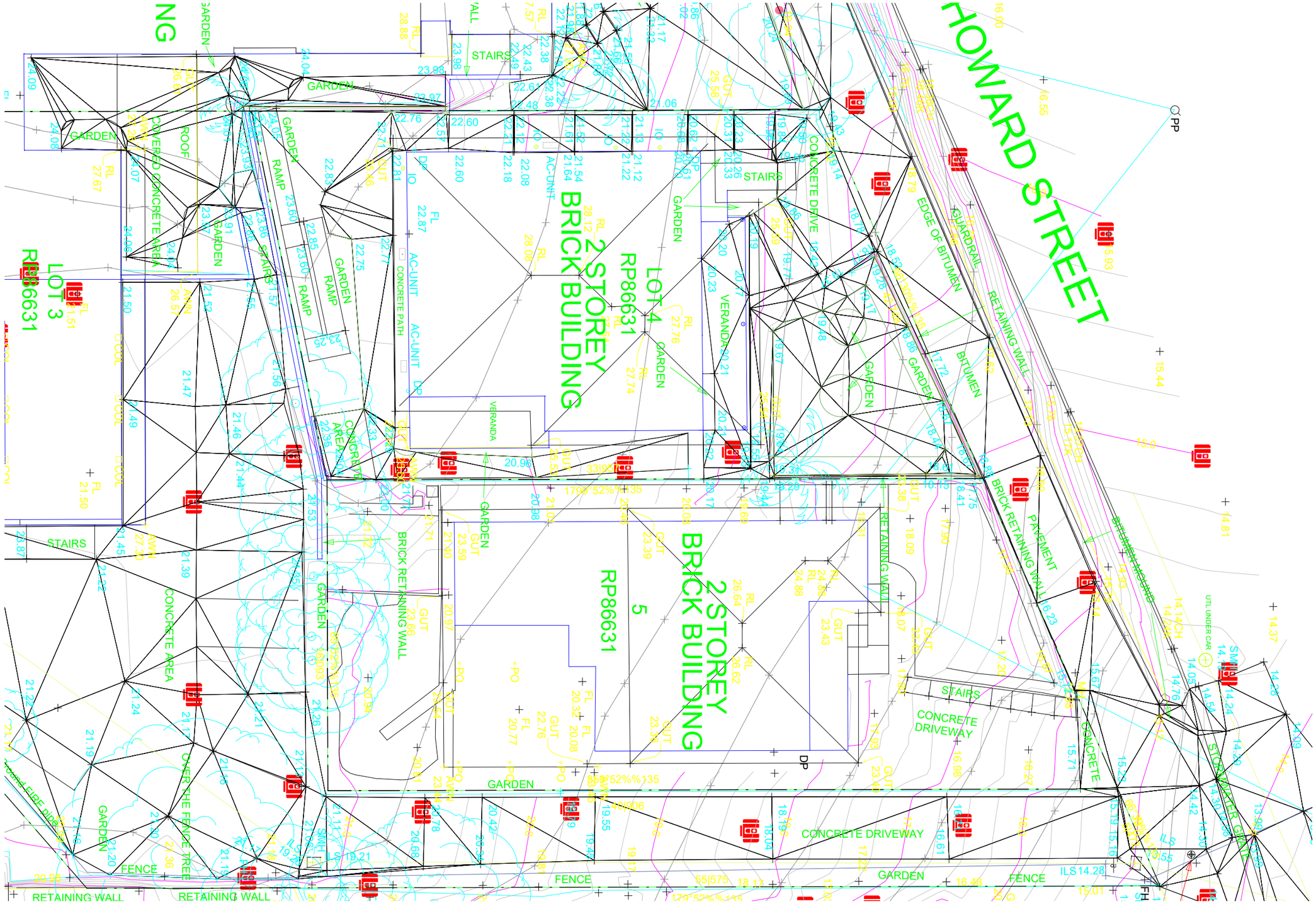
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-000
REVISION H

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 SITE PLAN - SURVEY

1 : 200

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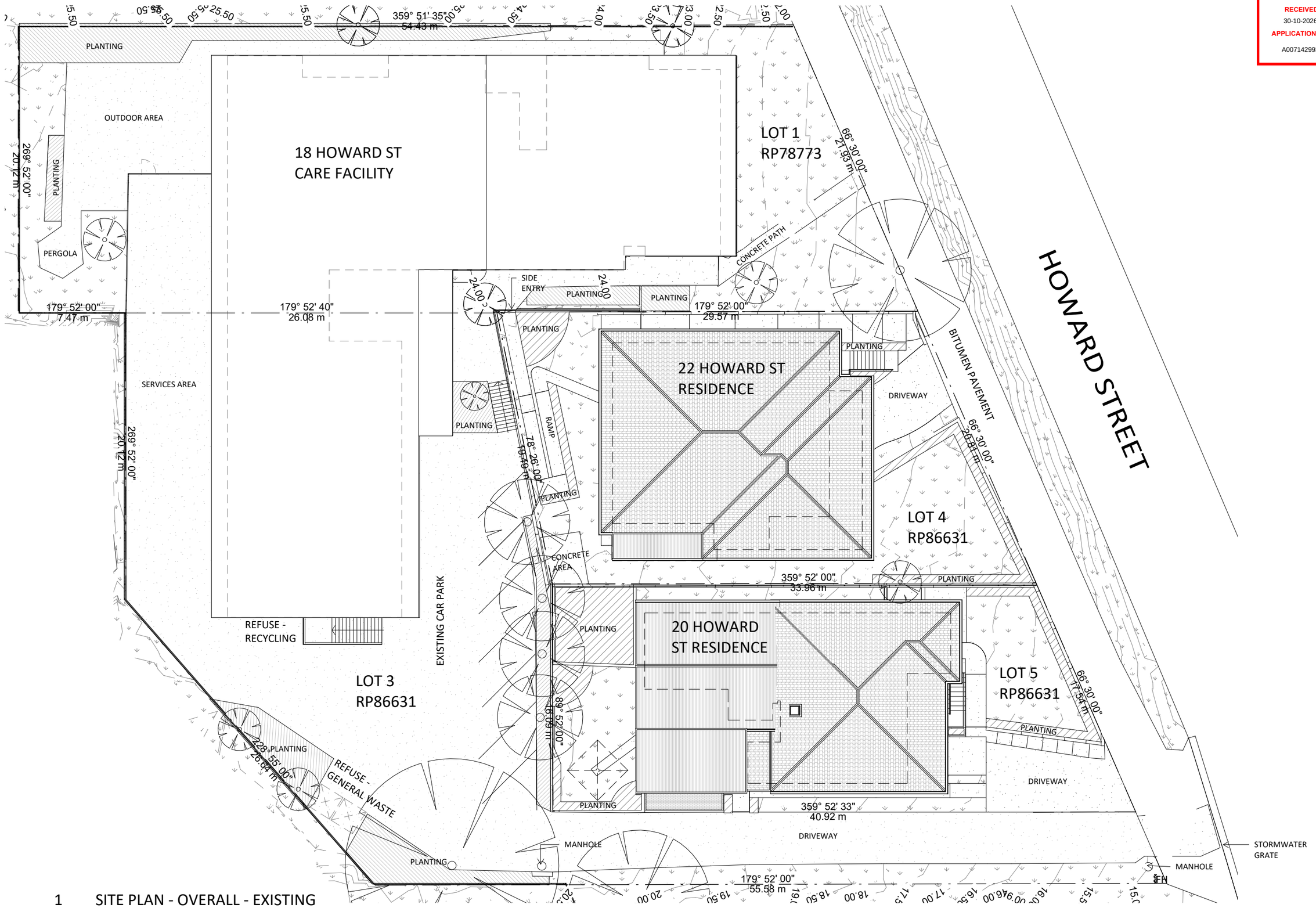
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-005
REVISION D

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 SITE PLAN - OVERALL - EXISTING

1 : 250

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PROJECT
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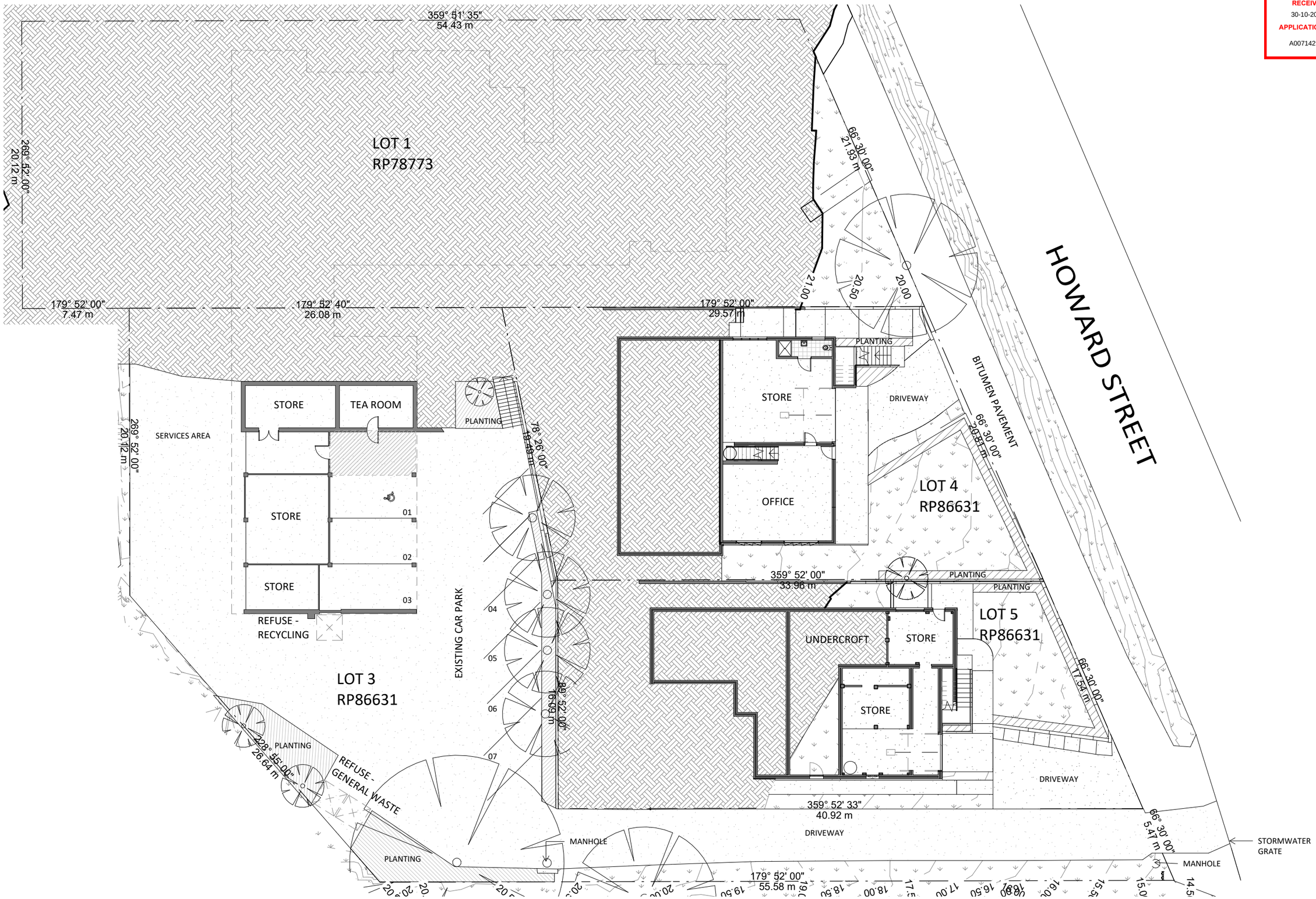
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ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-010
REVISION E

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 AREA PLAN - GROUND FLOOR - EXISTING

1 : 250

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PROJECT
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EXISTING	
1.	EXISTING FACILITY AT 18 HOWARD ST CURRENTLY ACCOMMODATES – 38 PATIENTS OR 38 BEDS IN 20 ROOMS.

1 AREA PLAN - LEVEL 01 - EXISTING

1 : 250

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PROJECT
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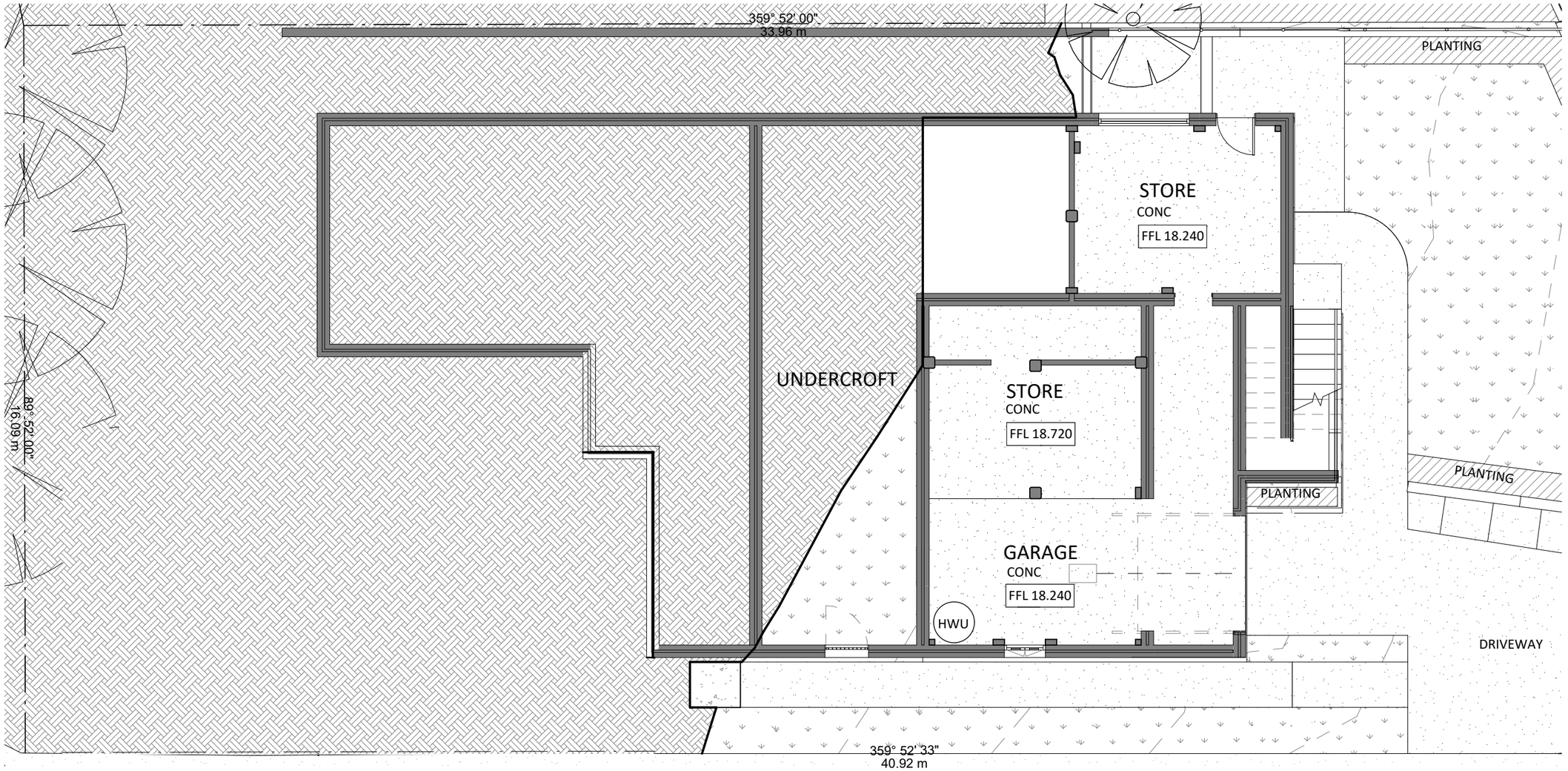
CLIENT
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25148

SK-016
REVISION E

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1 20 HOWARD ST - GROUND FLOOR PLAN - EXISTING

1 : 100

DRAWING LEGEND	
CONC	CONCRETE
HWU	HOT WATER UNIT

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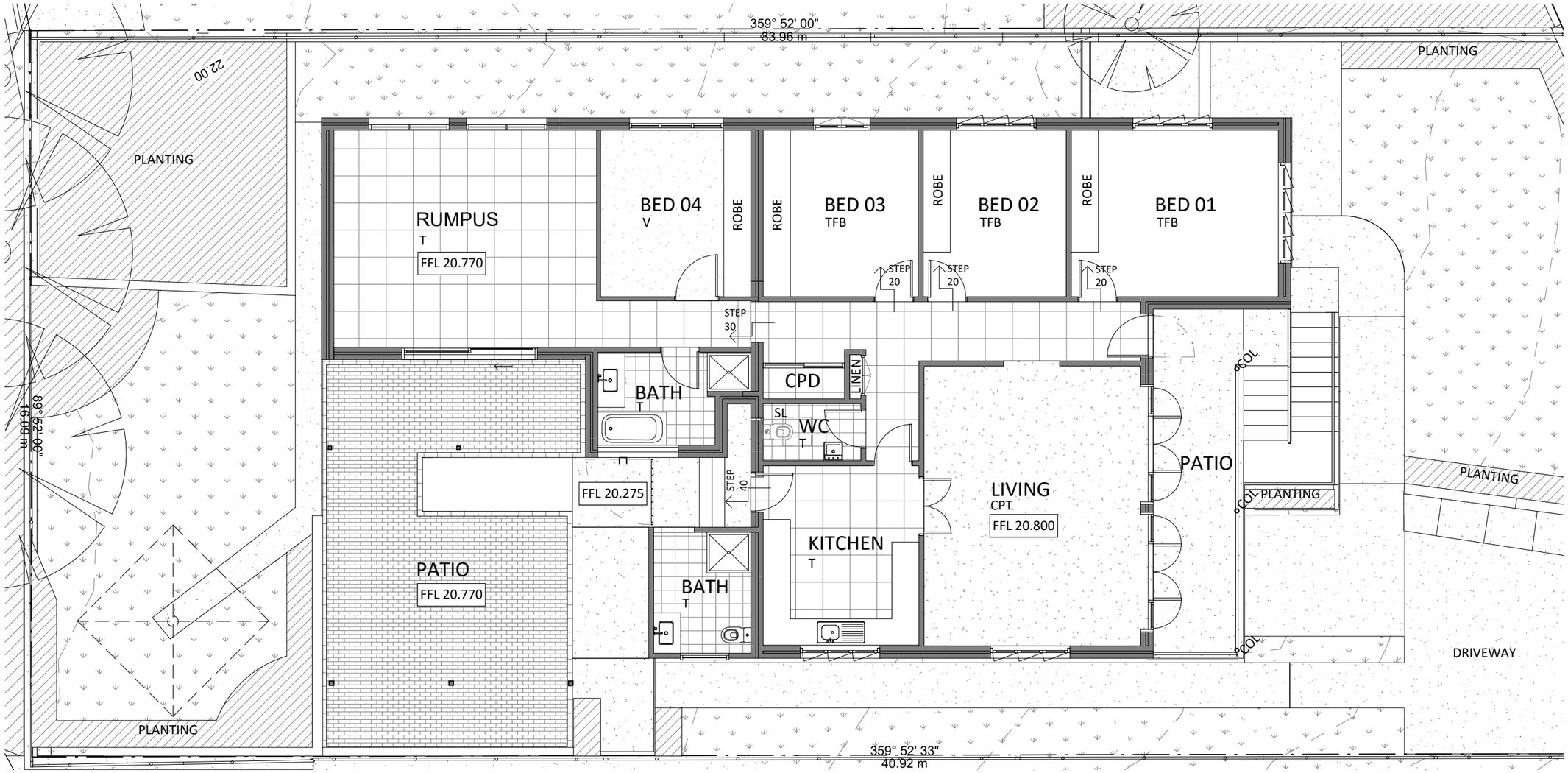
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PROJECT NUMBER
25148

SK-120
REVISION F

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - LEVEL 1 FLOOR PLAN - EXISTING

1 : 100

DRAWING LEGEND	
COL	COLUMN
CPT	CARPET
SL	SKYLIGHT
T	TILES
TFB	TIMBER FLOOR BOARDS

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PROJECT
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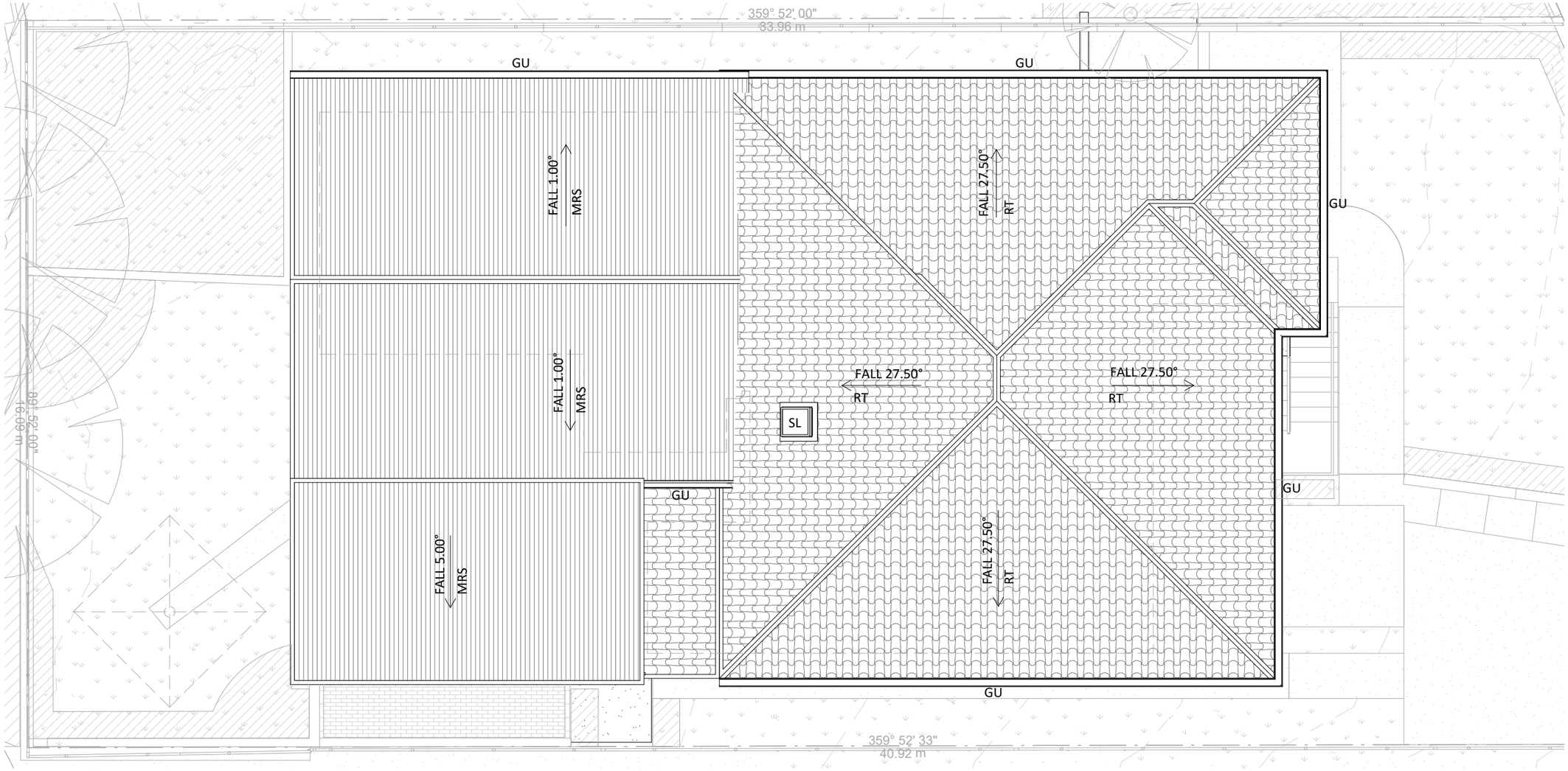
CLIENT
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PROJECT NUMBER
25148

SK-125
REVISION E

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - ROOF PLAN - EXISTING

1 : 100

DRAWING LEGEND	
GU	ROOF GUTTER
MRS	METAL ROOF SHEETING
RT	ROOF TILE
SL	SKYLIGHT

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PROJECT
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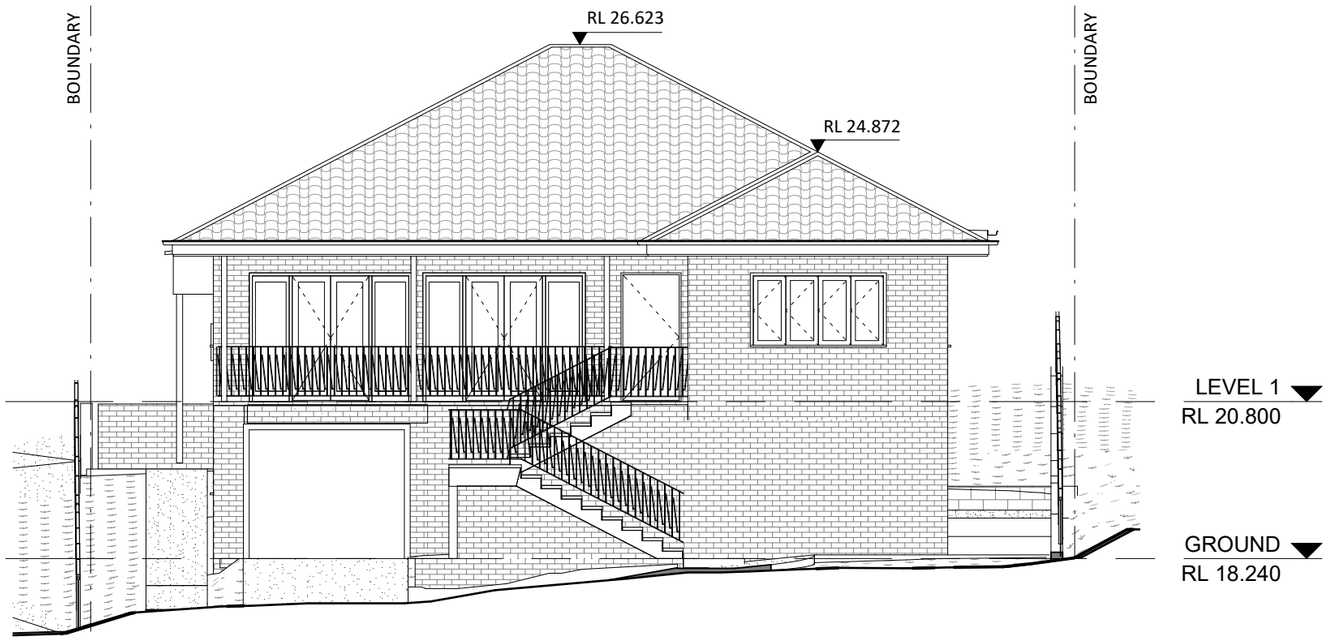
CLIENT
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SK-130
REVISION D

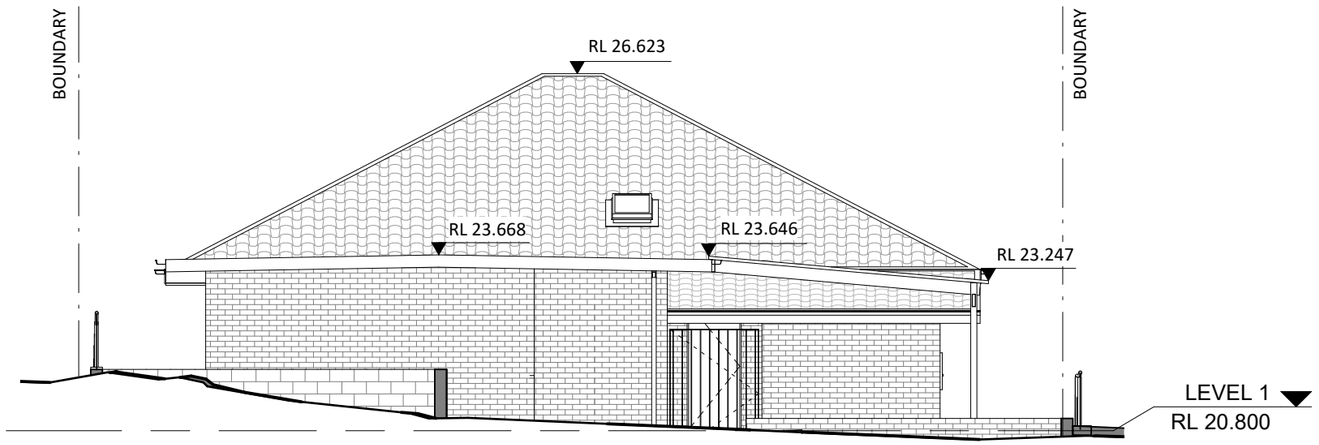
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - NORTH ELEVATION - EXISTING

1 : 100



2 20 HOWARD ST - SOUTH ELEVATION - EXISTING

1 : 100

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PROJECT
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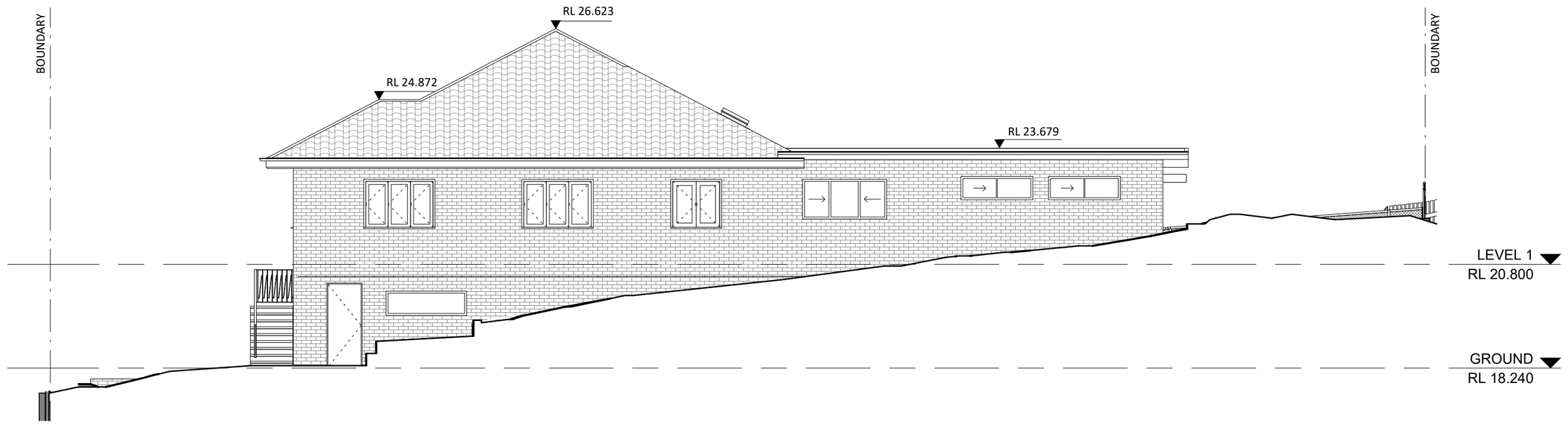
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - EAST ELEVATION - EXISTING

1 : 100



2 20 HOWARD ST - WEST ELEVATION - EXISTING

1 : 100

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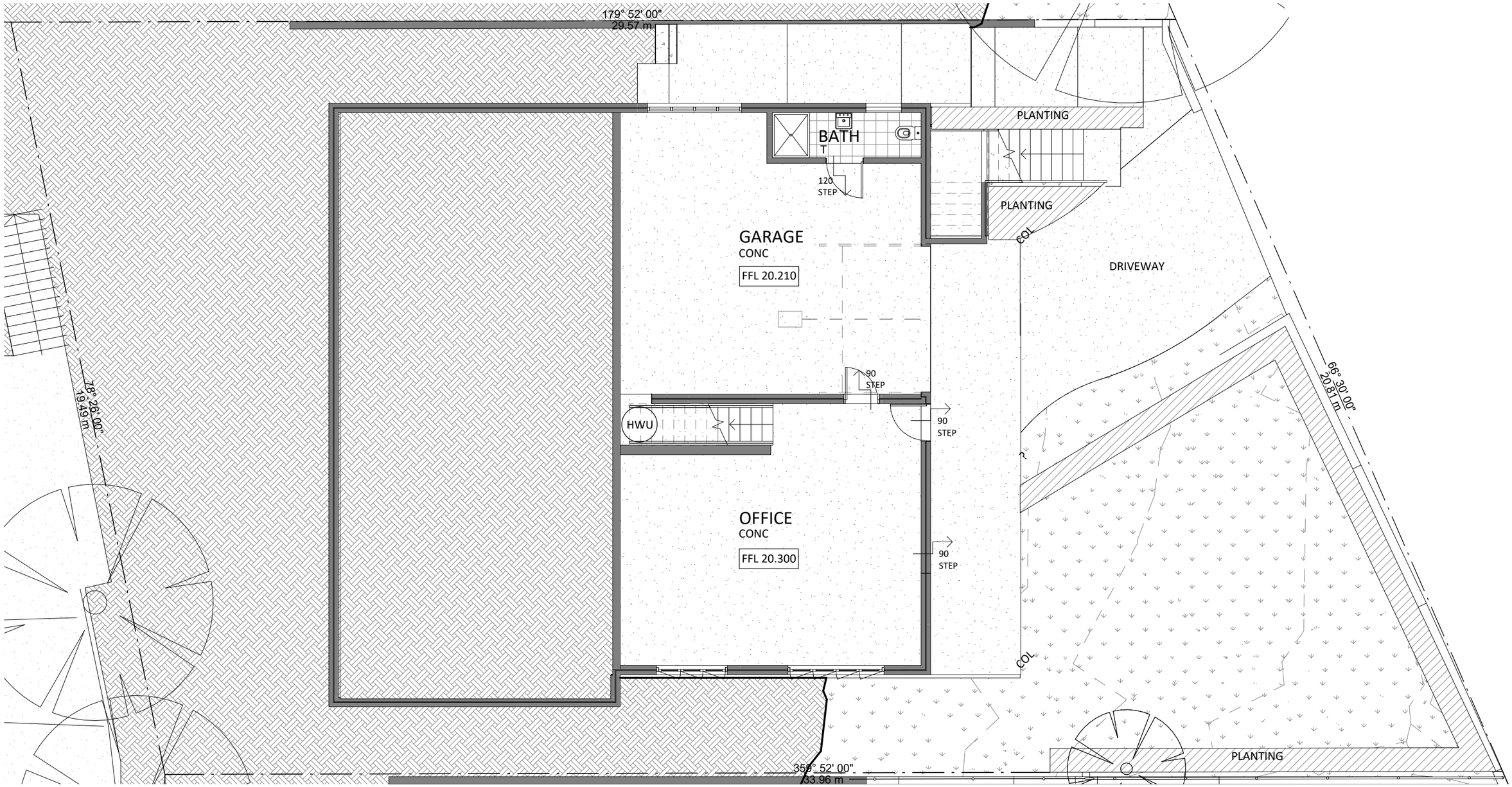
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REVISION D

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1 22 HOWARD ST - GROUND FLOOR PLAN - EXISTING

1 : 100

DRAWING LEGEND	
COL	COLUMN
CONC	CONCRETE
HWU	HOT WATER UNIT
T	TILES

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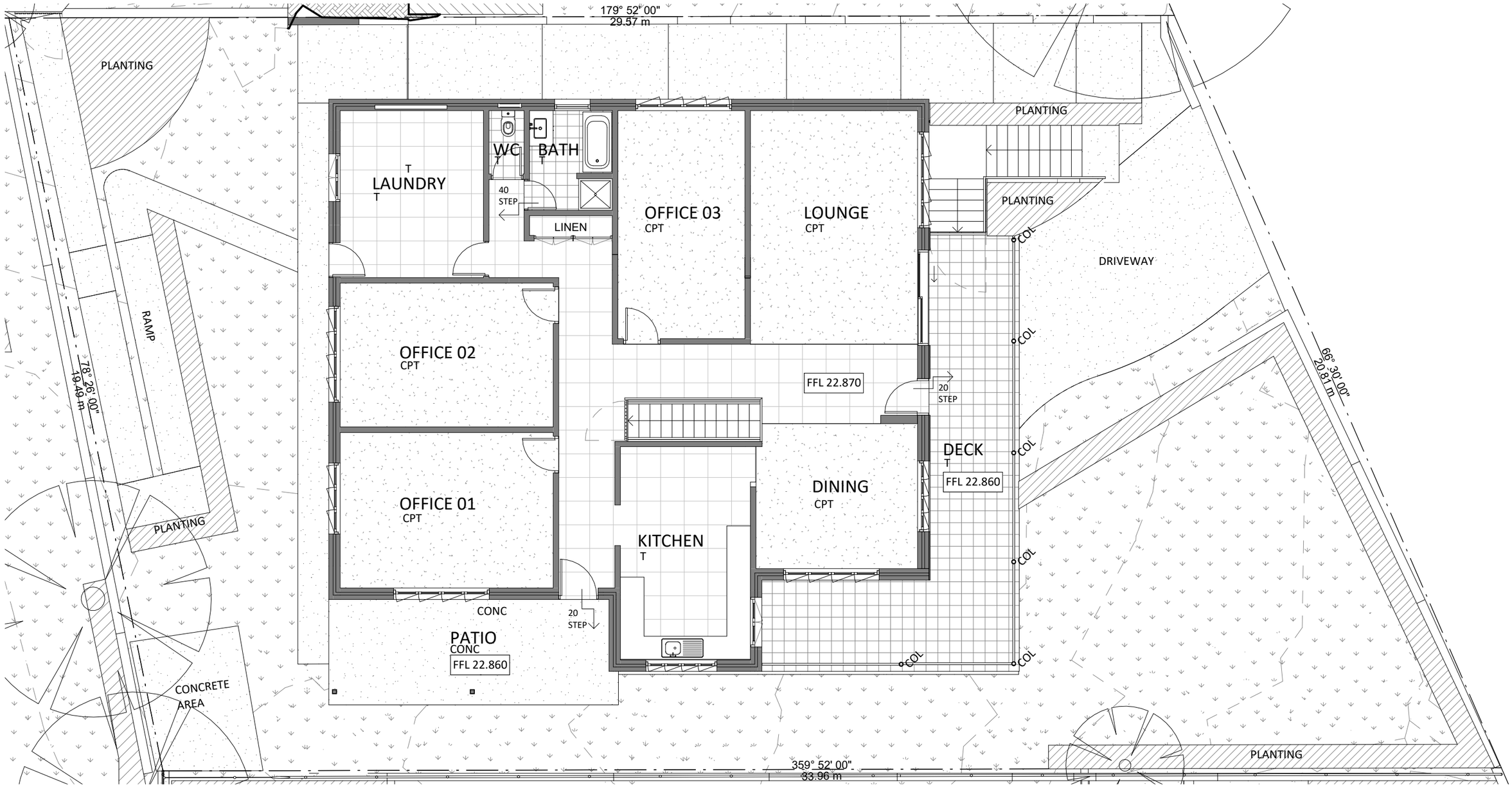
CLIENT
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25148

SK-220
REVISION E

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 22 HOWARD ST - LEVEL 1 FLOOR PLAN - EXISTING

1 : 100

DRAWING LEGEND	
COL	COLUMN
CONC	CONCRETE
CPT	CARPET
T	TILES

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PROJECT
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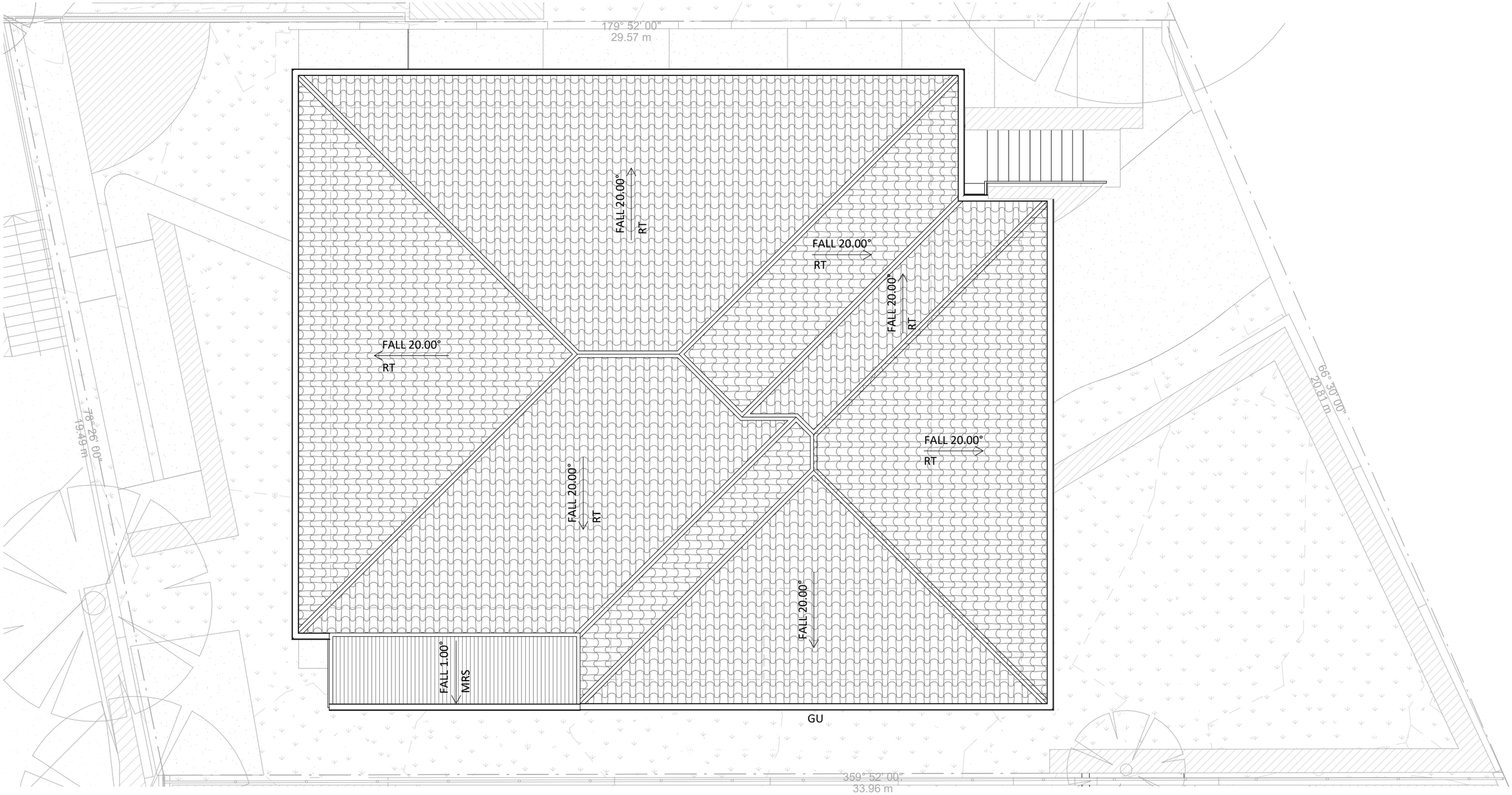
CLIENT
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PROJECT NUMBER
25148

SK-225
REVISION E

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 22 HOWARD ST - ROOF PLAN - EXISTING

1 : 100

DRAWING LEGEND	
GU	ROOF GUTTER
MRS	METAL ROOF SHEETING
RT	ROOF TILE

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PROJECT
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AT
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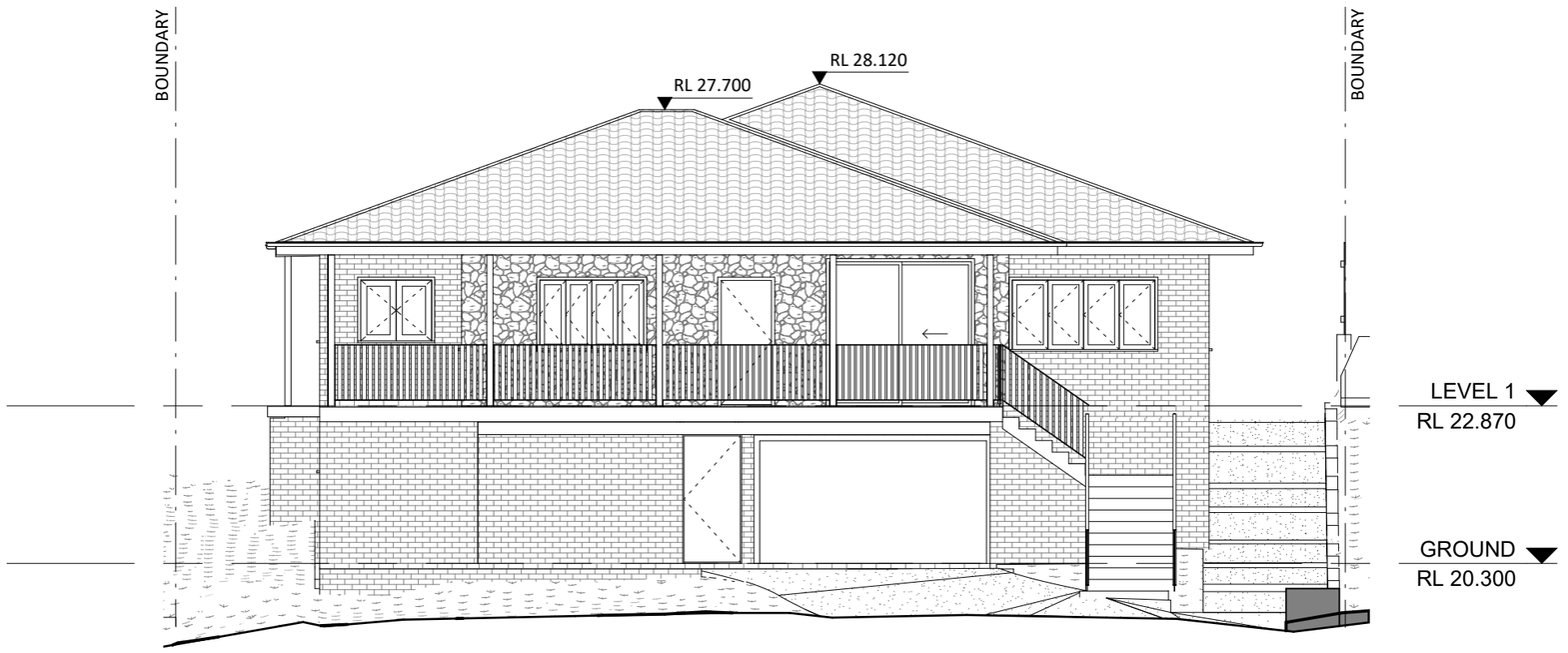
CLIENT
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PROJECT NUMBER
25148

SK-230
REVISION D

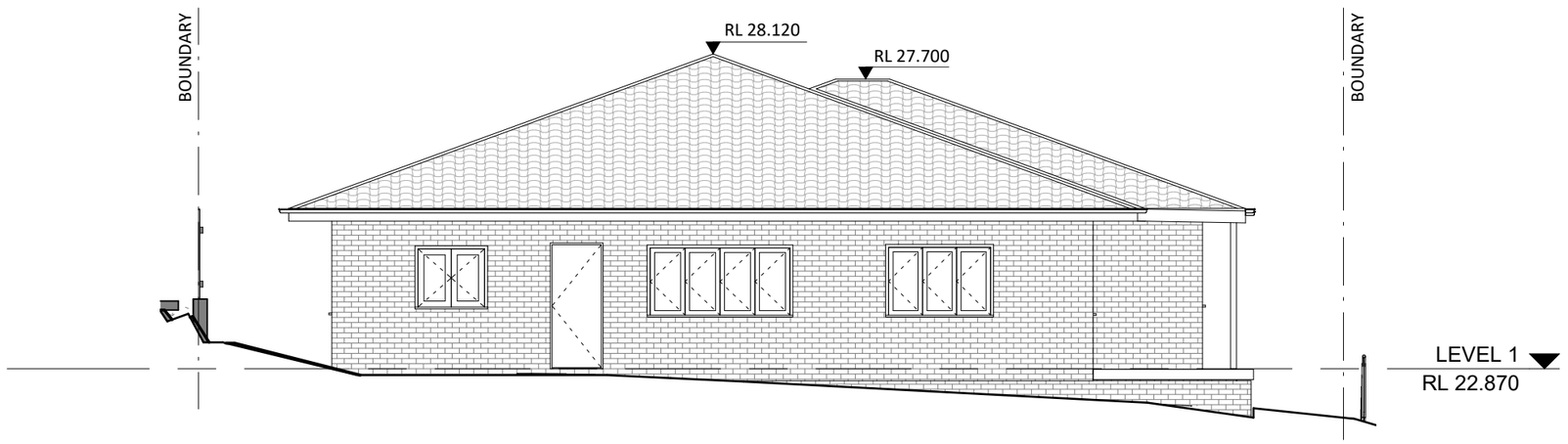
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 22 HOWARD ST - NORTH ELEVATION - EXISTING

1 : 100



2 22 HOWARD ST - SOUTH ELEVATION - EXISTING

1 : 100

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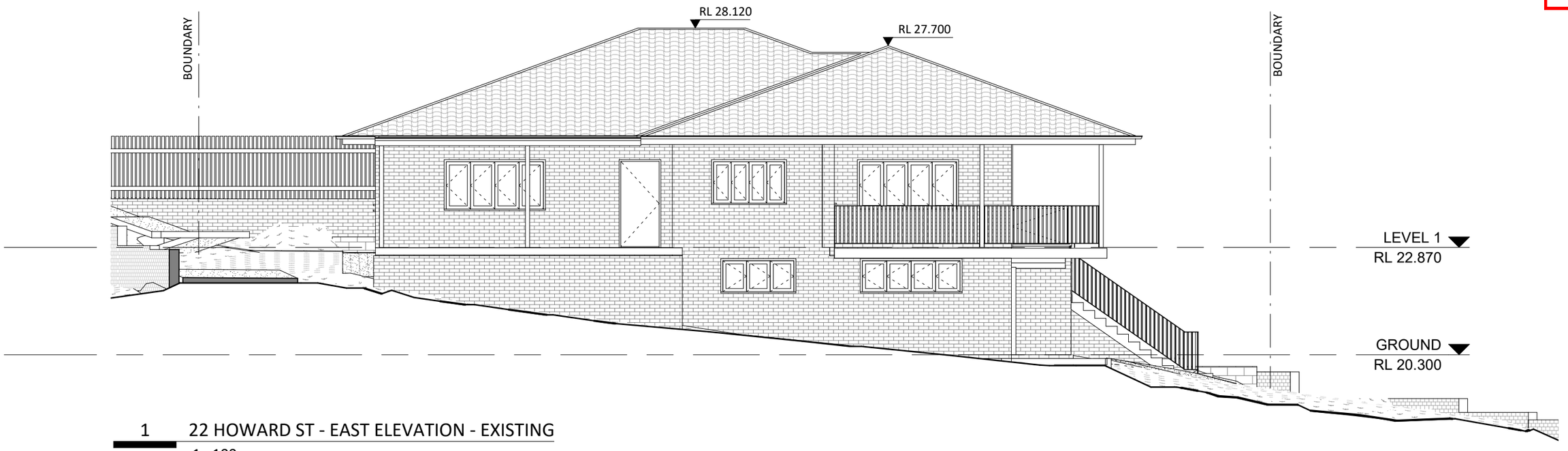
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SK-240
REVISION D

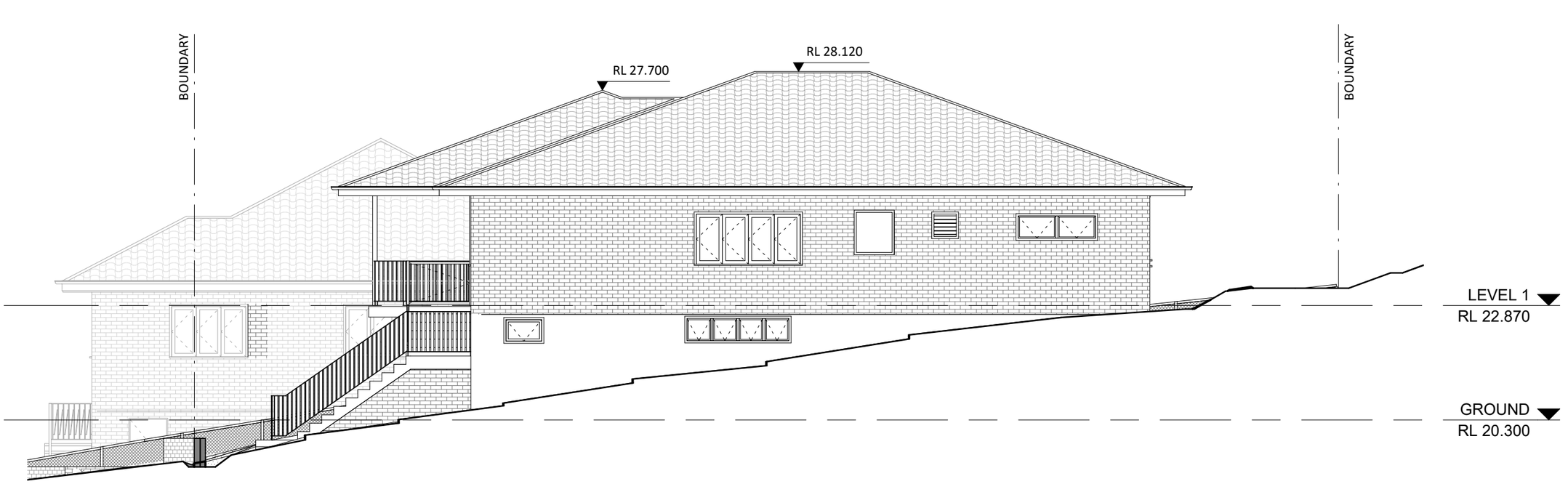
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1 22 HOWARD ST - EAST ELEVATION - EXISTING

1 : 100



2 22 HOWARD ST - WEST ELEVATION - EXISTING

1 : 100

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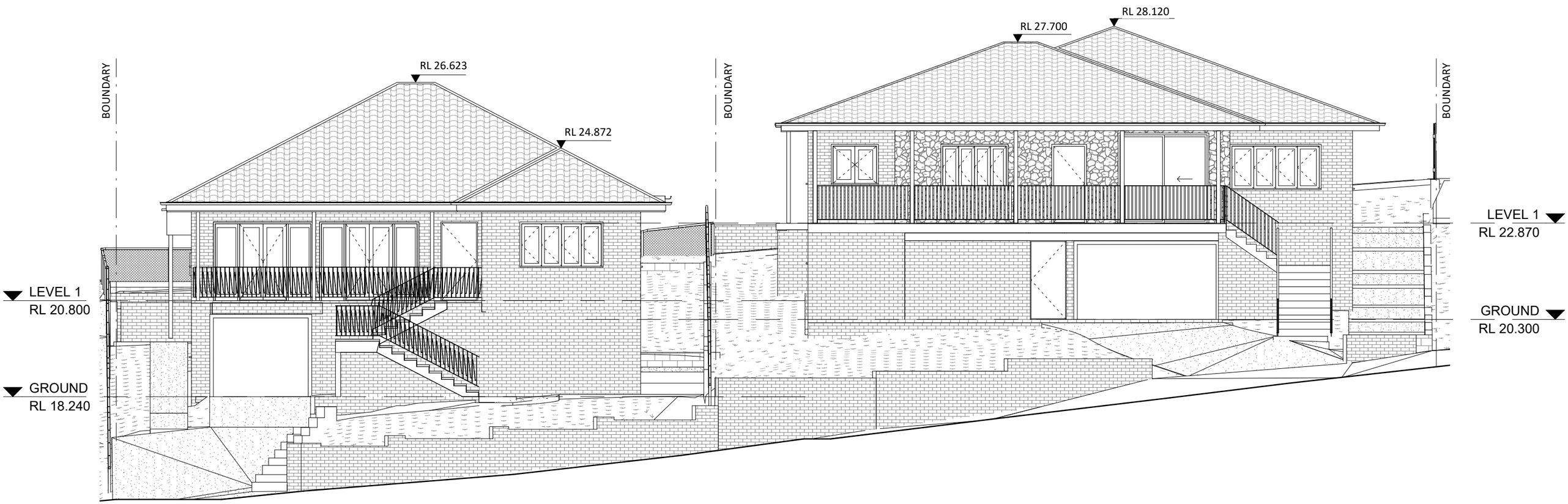
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SK-241
REVISION D

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1 20 - 22 HOWARD ST - STREET ELEVATION - EXISTING

1 : 100

DRAWING LEGEND

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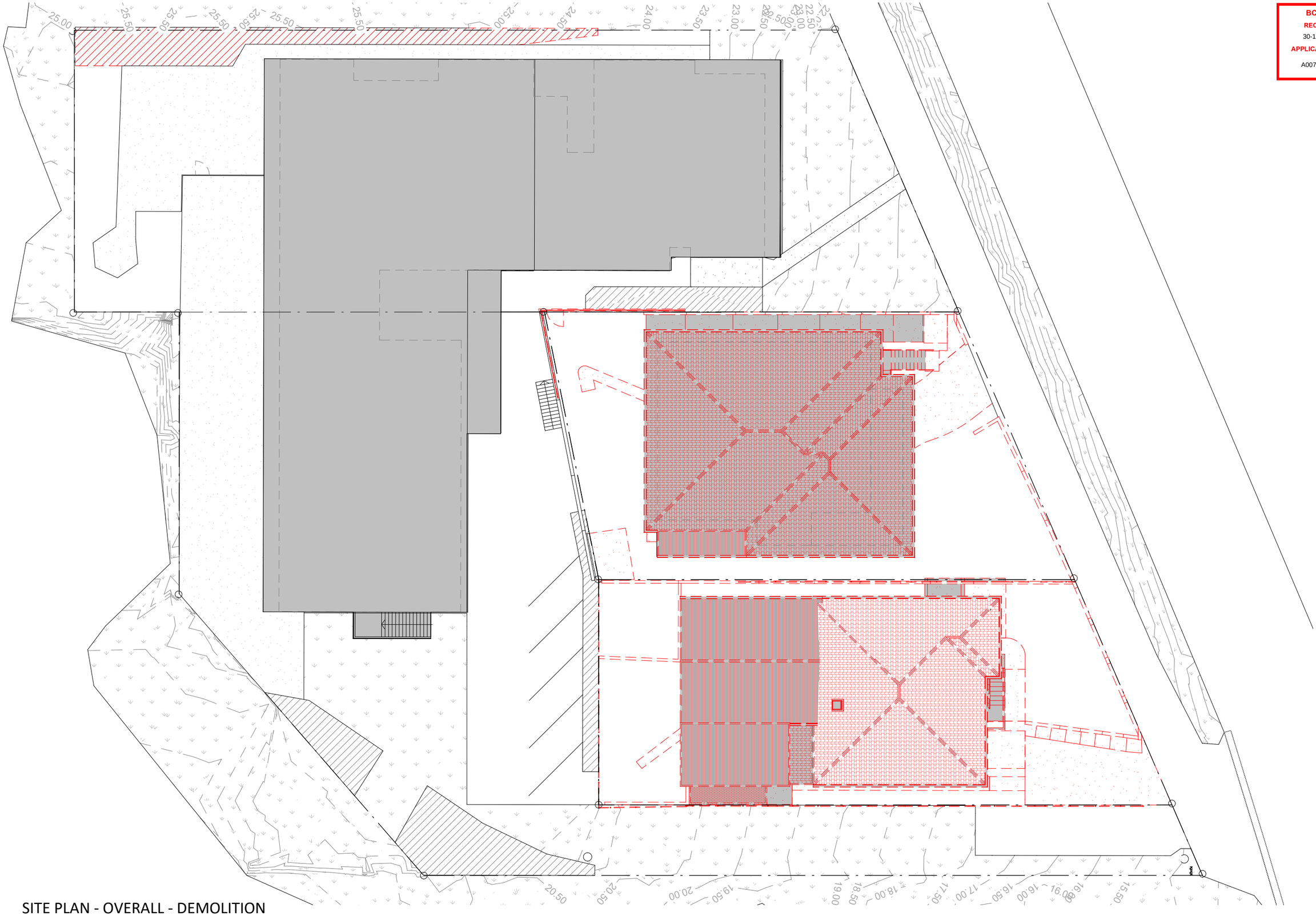
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SK-250
REVISION E

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1 SITE PLAN - OVERALL - DEMOLITION

1 : 250

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PROJECT
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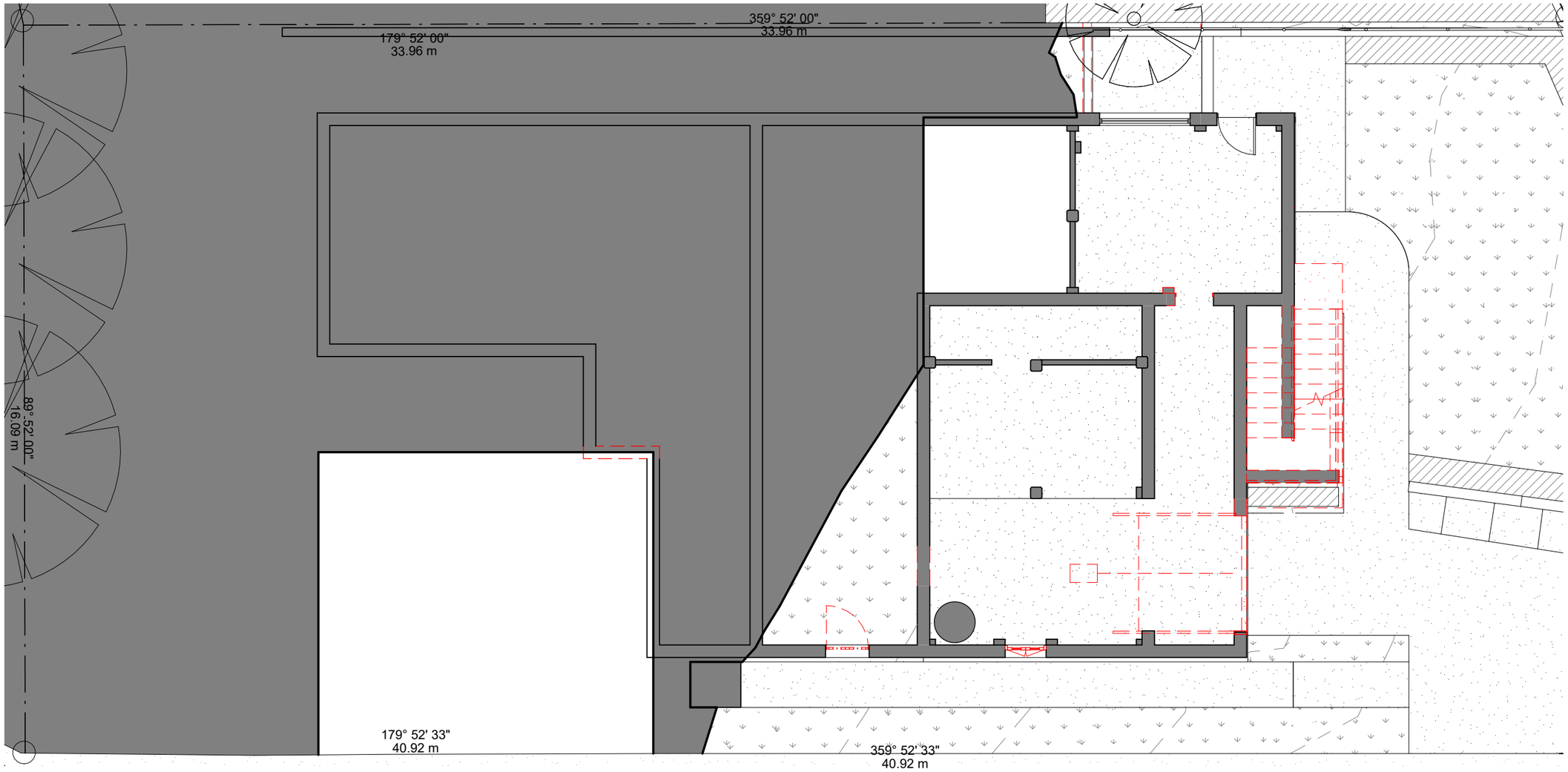
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SK-260
REVISION C

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - GROUND FLOOR PLAN - DEMOLITION

1 : 100

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PROJECT
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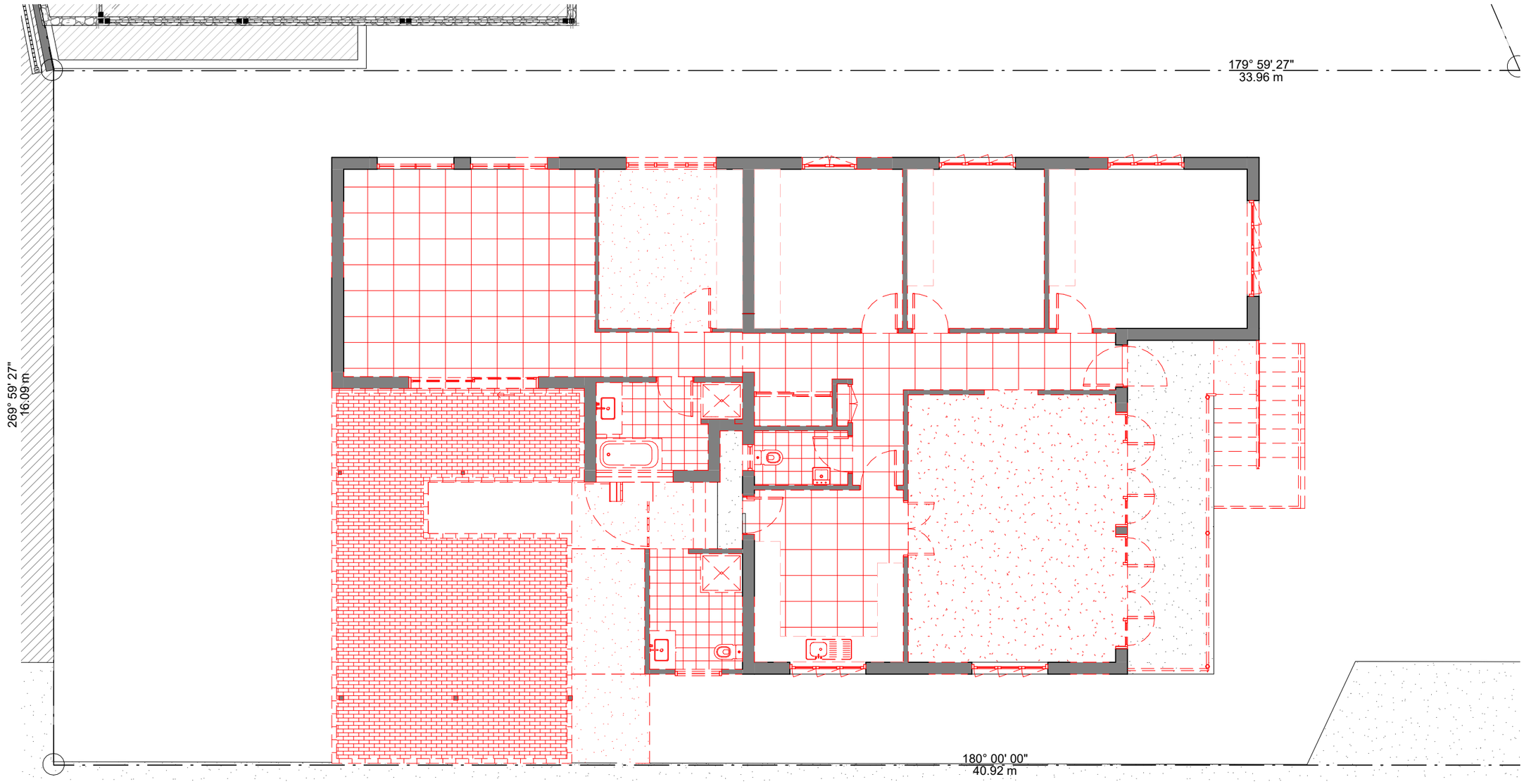
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REVISION C

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - LEVEL 1 FLOOR PLAN - DEMOLITION

1 : 100

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PROJECT
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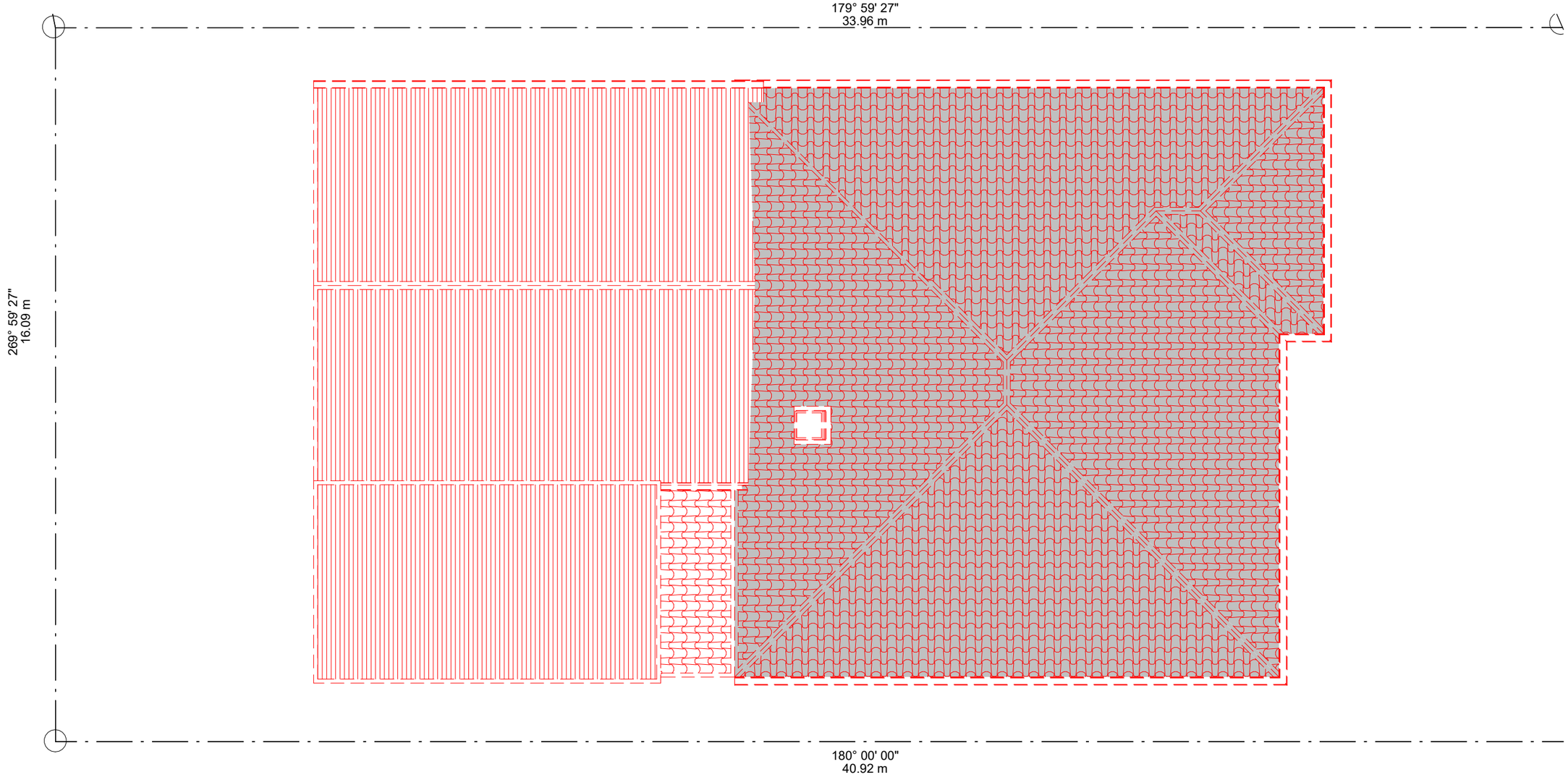
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PROJECT NUMBER
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REVISION C

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - ROOF PLAN - DEMOLITION

1 : 100

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PROJECT
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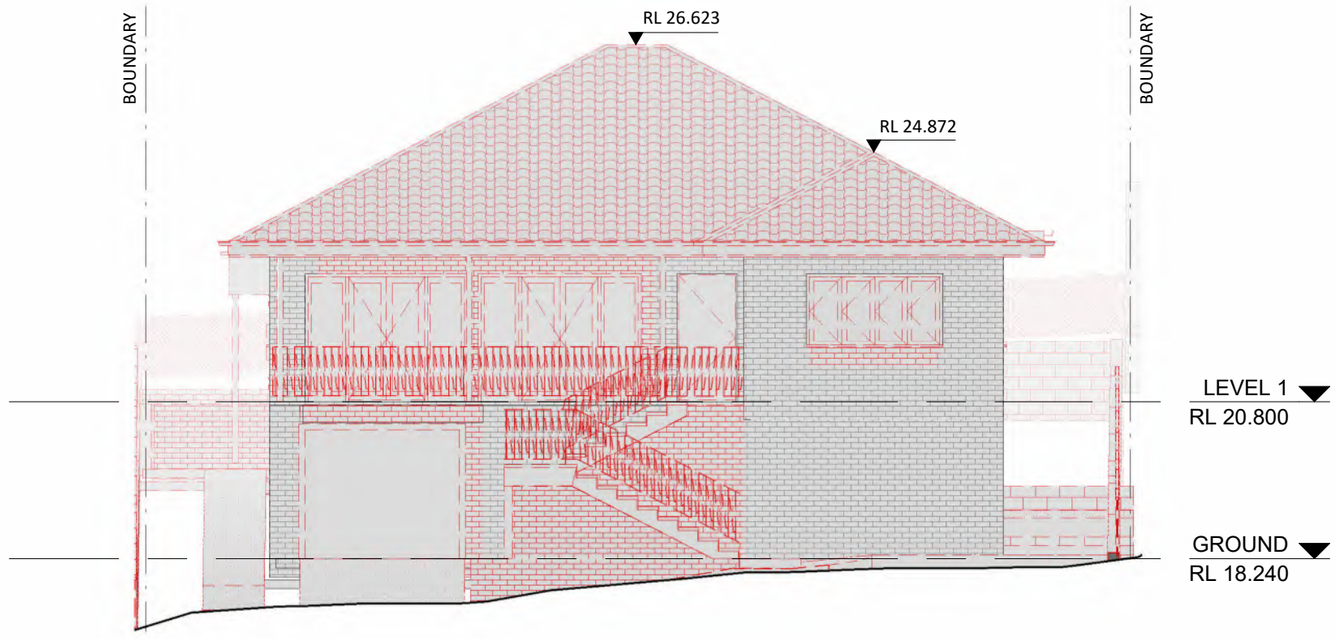
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PROJECT NUMBER
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REVISION C

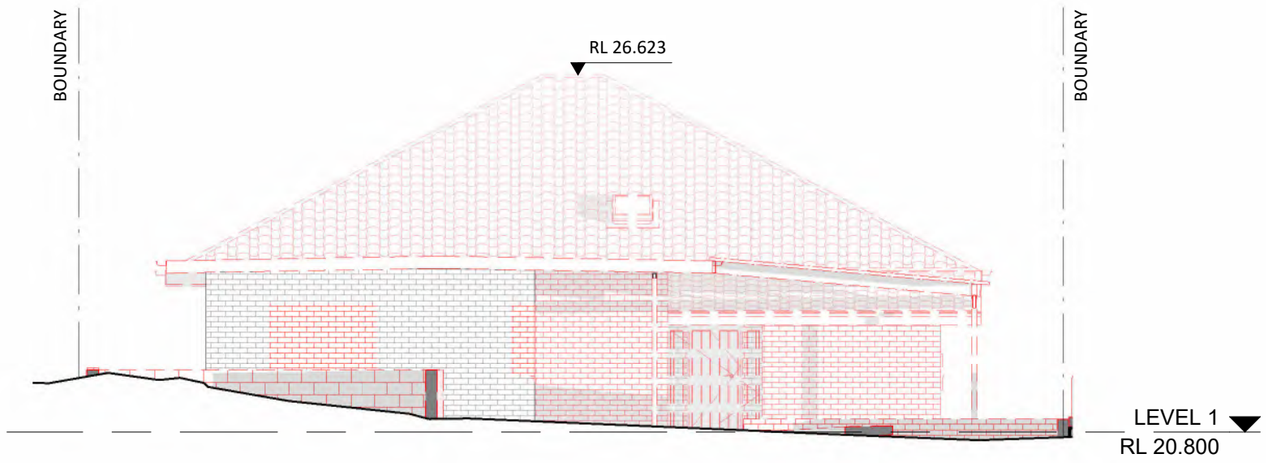
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - NORTH ELEVATION - DEMOLITION

1 : 100



2 20 HOWARD ST - SOUTH ELEVATION - DEMOLITION

1 : 100

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PROJECT
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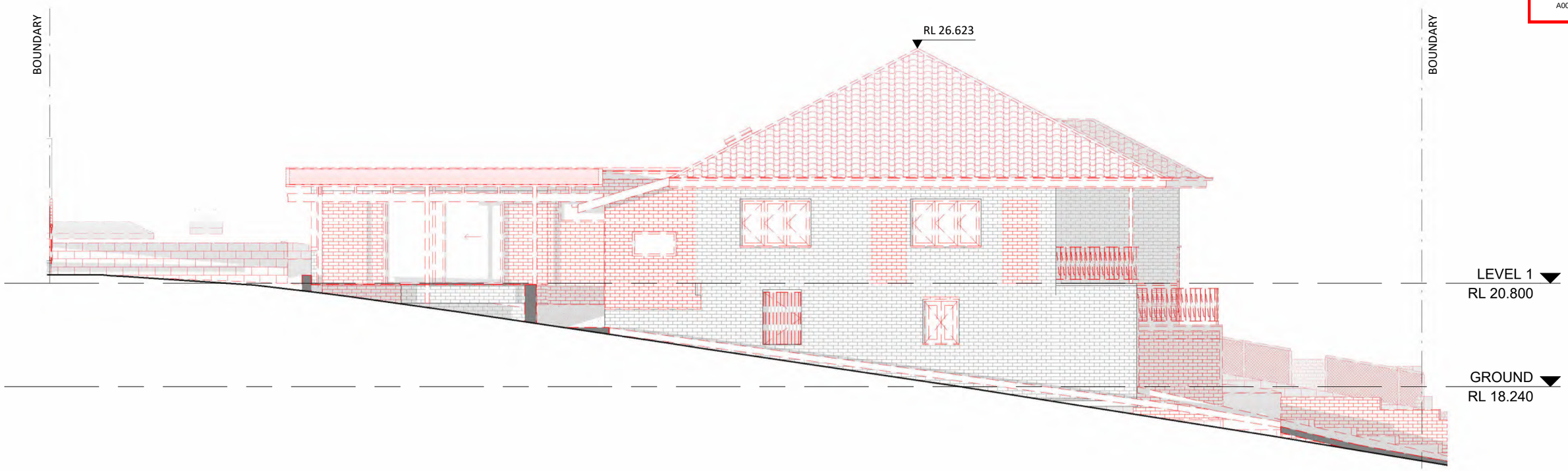
CLIENT
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SK-275
REVISION C

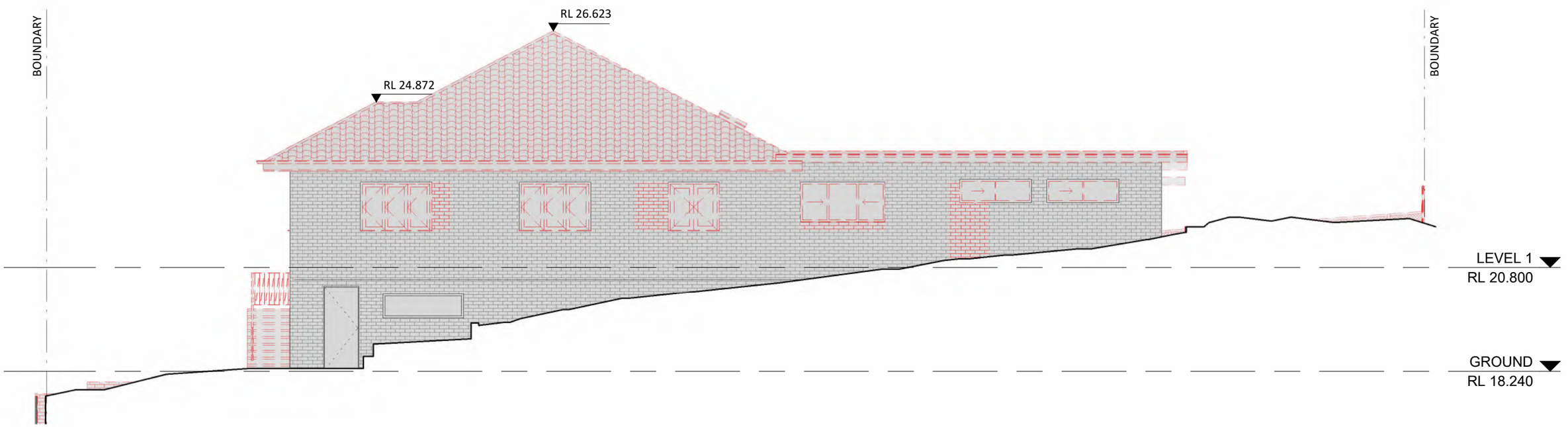
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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1 20 HOWARD ST - EAST ELEVATION - DEMOLITION

1 : 100



2 20 HOWARD ST - WEST ELEVATION - DEMOLITION

1 : 100

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PROJECT
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AT
20 & 22 HOWARD STREET PADDINGTON

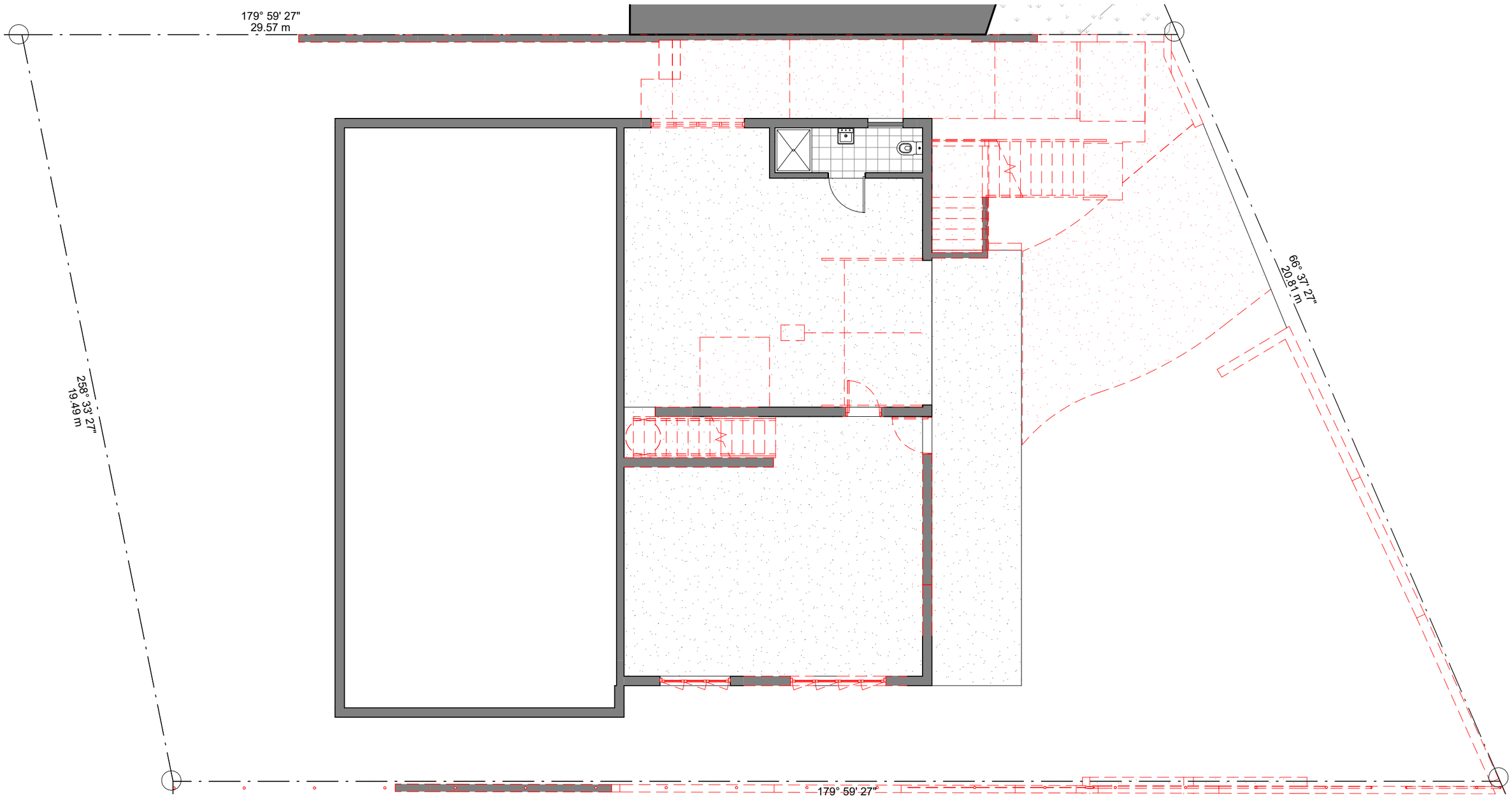
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-276
REVISION C

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

BCC DS
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30-10-2026
APPLICATION REF
A007142993



1 22 HOWARD ST - GROUND FLOOR PLAN - DEMOLITION

1 : 100

clements clarke architects
T: (07) 3852 3944
9 / 541 BOUNDARY ST
SPRING HILL, QLD 4000
www.clementsclarke.com.au

PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

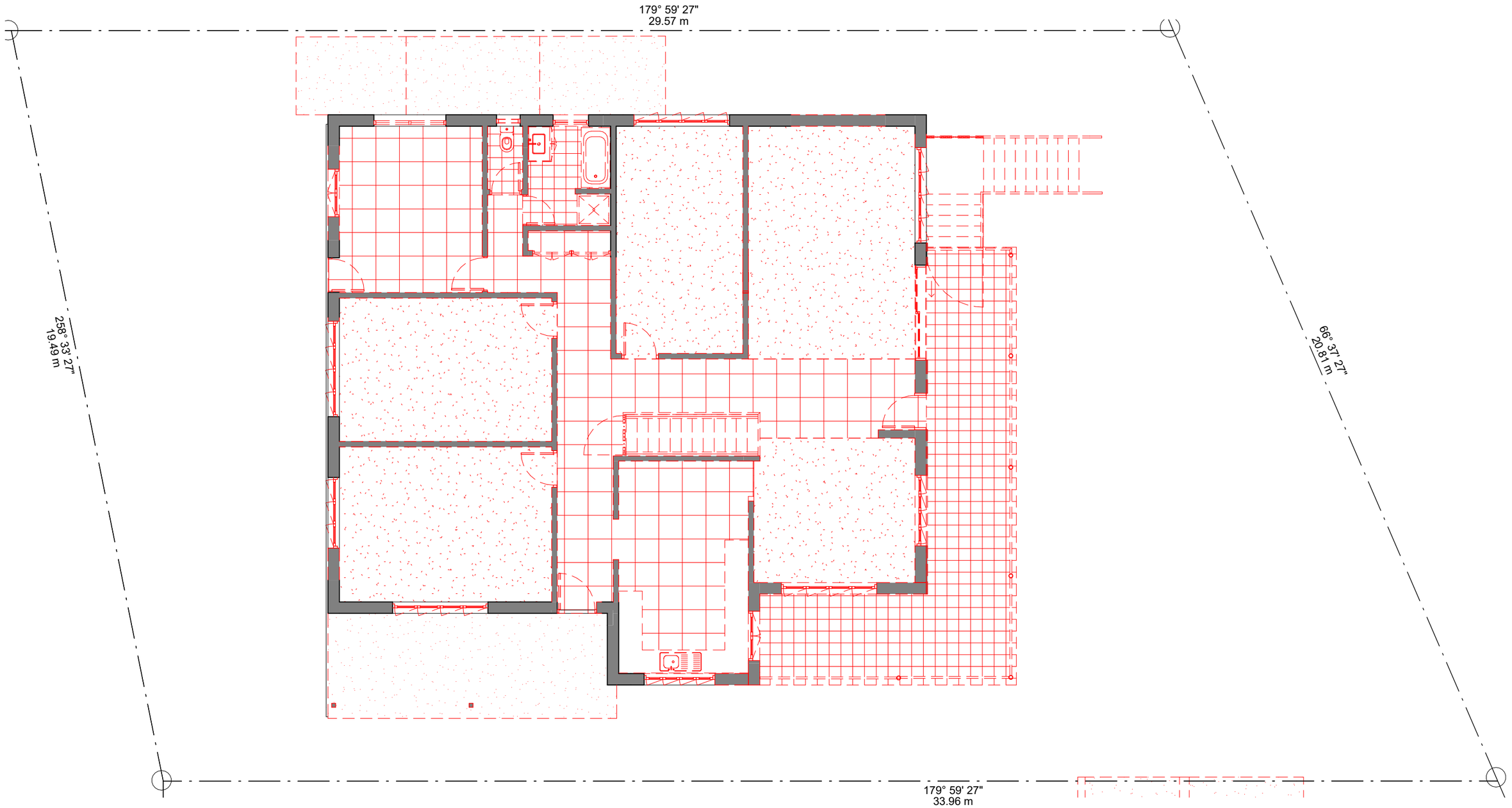
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-280
REVISION C

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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APPLICATION REF
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1 22 HOWARD ST - LEVEL 1 FLOOR PLAN - DEMOLITION

1 : 100

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SPRING HILL, QLD 4000
www.clementsclarke.com.au

PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-281
REVISION C

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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APPLICATION REF
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1 22 HOWARD ST - ROOF PLAN - DEMOLITION

1 : 100

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

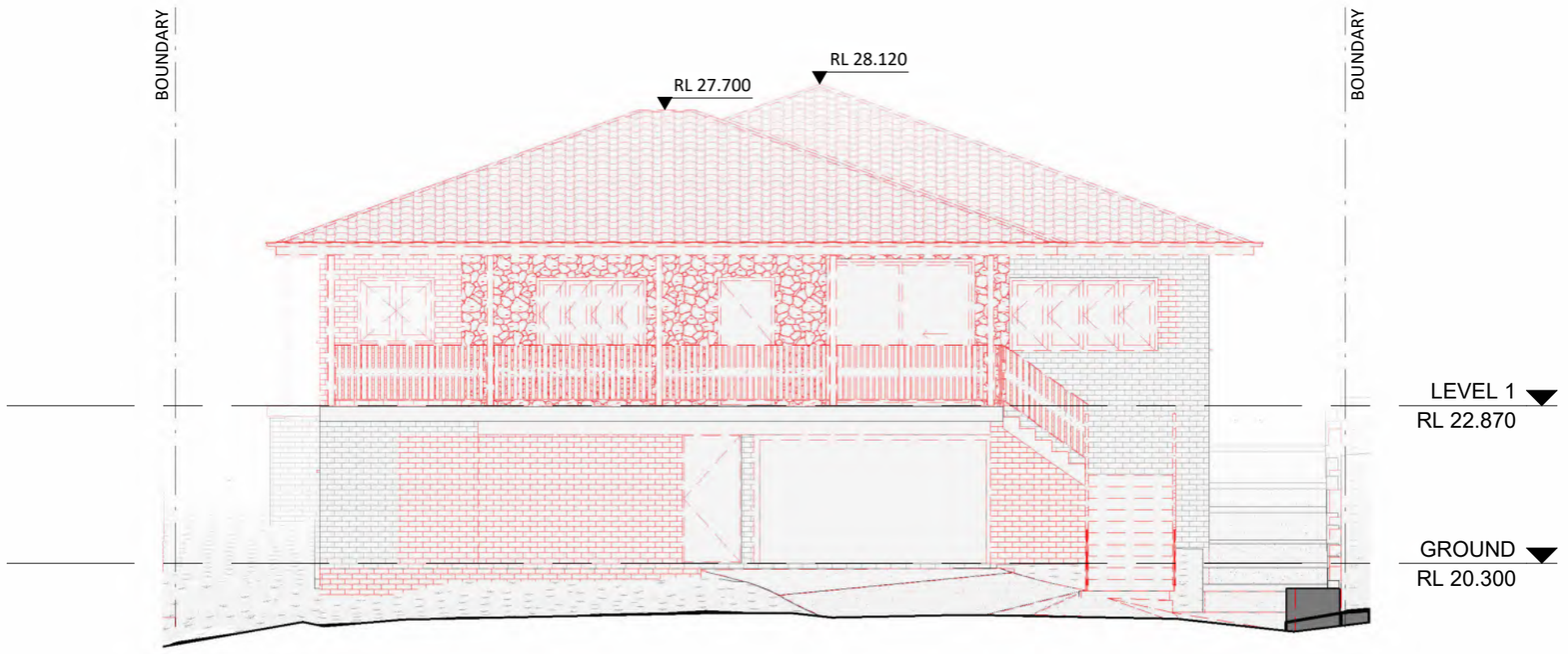
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-282
REVISION C

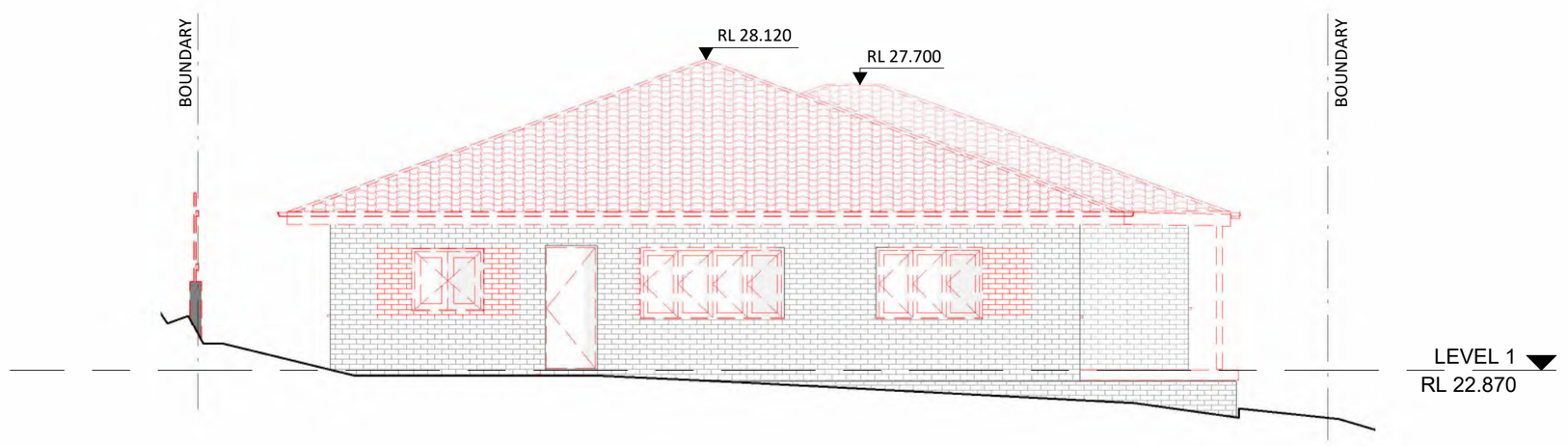
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

BCC DS
RECEIVED
30-10-2026
APPLICATION REF
A007142993



1 22 HOWARD ST - NORTH ELEVATION - DEMOLITION

1 : 100



2 22 HOWARD ST - SOUTH ELEVATION - DEMOLITION

1 : 100

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9 / 541 BOUNDARY ST
SPRING HILL, QLD 4000
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

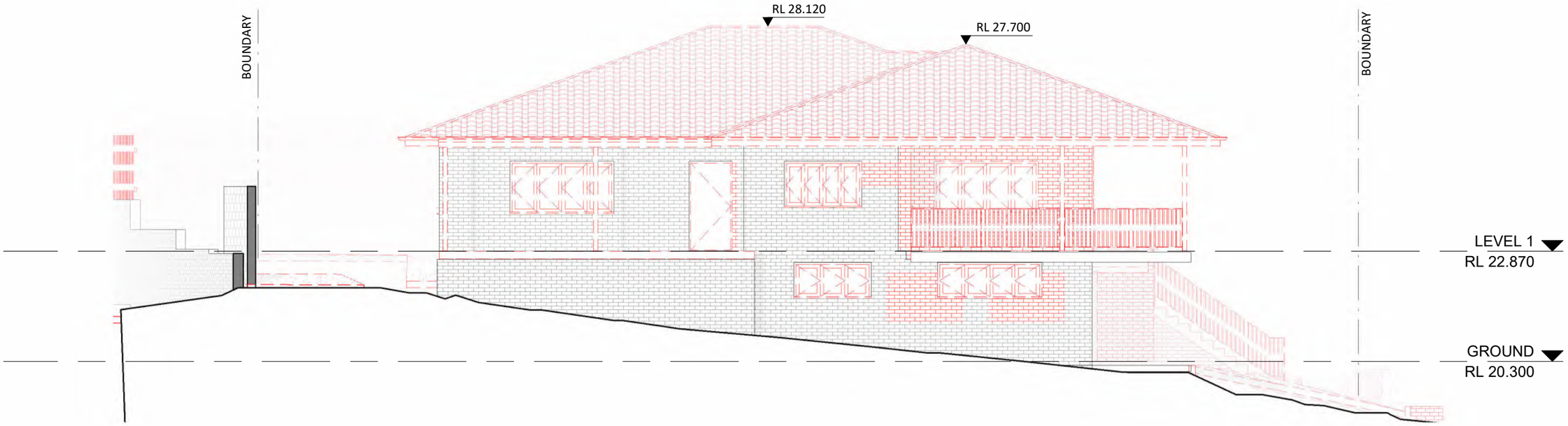
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-285
REVISION C

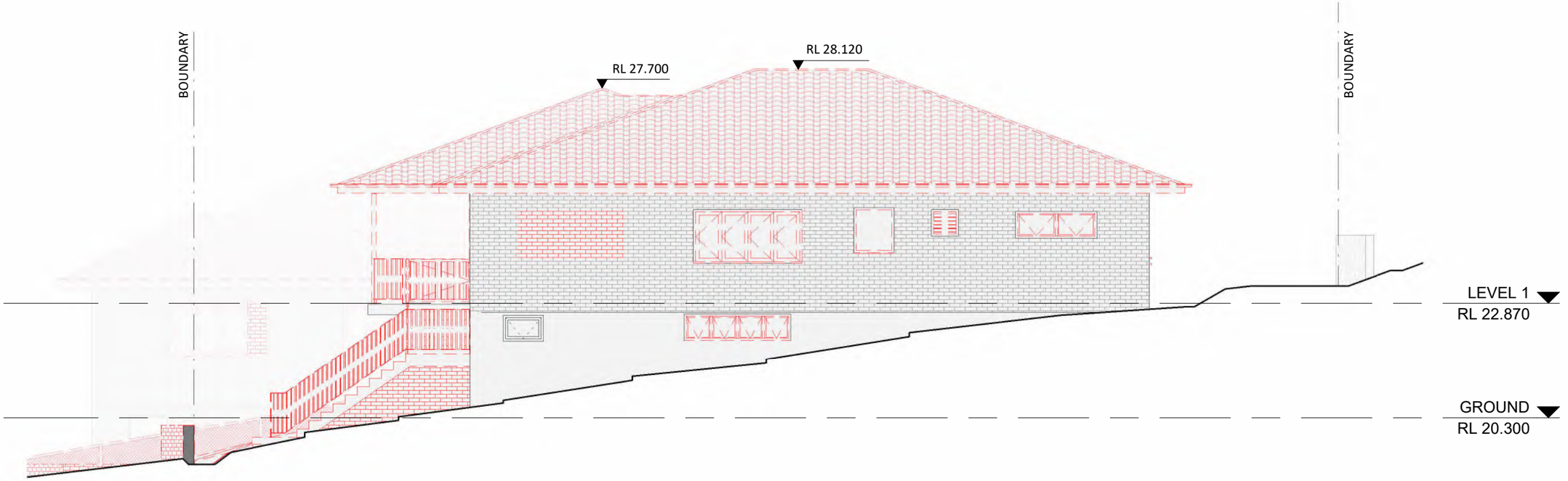
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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30-10-2026
APPLICATION REF
A007142993



1 22 HOWARD ST - EAST ELEVATION - DEMOLITION

1 : 100



2 22 HOWARD ST - WEST ELEVATION - DEMOLITION

1 : 100

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-286
REVISION C

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

DRAWING LEGEND	
FH(E)	FIRE HYDRANT - EXISTING
MH	MAN HOLE
SWG	STORM WATER GRATE
TF	TIMBER FENCING

BCC DS
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30-10-2026
APPLICATION REF
A007142993

GREY DENOTES EXISTING BUILDING

OUTDOOR AREA

18 HOWARD ST
CARE FACILITY

LOT 1
RP78773

FOOTPATH

PEDESTRIAN ACCESS

BITUMEN PAVEMENT

HOWARD STREET

22 HOWARD ST
RESIDENCE

LOT 4
RP86631

SERVICES AREA

LOT 3
RP86631

01

CAR PARKS BELOW SHOWN DASHED

02

03

04

05

06

07

20 HOWARD ST
RESIDENCE

LOT 5
RP86631

EXISTING CARPARK

EXISTING BULK REFUSE BINS

PEDESTRIAN ACCESS

SWG

CAR SPACE

6000

DRIVEWAY

NEW 1800mm HIGH TIMBER ACOUSTIC FENCE

MH

TF

MH
FH(E)

1 SITE PLAN - OVERALL - NEW WORKS
1 : 250

(clements clarke architects)
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SPRING HILL, QLD 4000
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

SK-310
REVISION H

DRAWING LEGEND	
MH	MAN HOLE
TF	TIMBER FENCING

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APPLICATION REF
A007142993

359° 59' 02"
54.43 m

269° 59' 27"
20.12 m

179° 59' 27"
7.47 m

269° 59' 27"
20.12 m

66° 37' 27"
21.93 m

HOWARD STREET

BITUMEN PAVEMENT

66° 37' 27"
20.81 m

66° 37' 27"
17.54 m

66° 37' 27"
5.47 m

STORE
TEA ROOM
STORE
STORE
01
02
03

SERVICES
AREA

EXISTING
RECYCLING
REFUSE BIN

REFUSE
COLLECTION

EXISTING CAR
PARK
+RL 21.347

229° 02' 27"
26.64 m

EXISTING BULK
REFUSE BINS

NOTE: GREY DENOTES
EXTENT OF EXISTING
BUILDING

BATH
UTILITY
WC
LIFT
KITCHEN
DINING
TERRACE
+RL 20.190

04
05
06
07

OFFICE
SERVICES
STAFF
TERRACE
+RL 18.190

CAR SPACE
+RL 15.199
6000
DRIVEWAY

MH
TF
179° 59' 27"
55.58 m

WALL FOR SIGNAGE
LOW LEVEL PLANTING
DRIVEWAY WIDENED
@ ENTRY TO ALLOW
VEHICLES TO PASS
NEW 1800mm HIGH
TIMBER ACOUSTIC
FENCE

1 AREA PLAN - GROUND FLOOR - NEW WORKS
1 : 250

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www.clementsclarke.com.au

PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-315
REVISION K

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

DRAWING LEGEND	
FH(E)	FIRE HYDRANT - EXISTING
MH	MAN HOLE
TF	TIMBER FENCING

BCC DS
RECEIVED
30-10-2026
APPLICATION REF
A007142993

OUTDOOR AREA
SERVICES AREA
DINING
BED 10
BED 09
BATH
WC
LDRY
BATH
BATH
MED
BED 05
BED 06
BED 07
BED 08
BED 01
BED 02
BED 03
BED 04
KITCHEN
LIVING
STORE
PTRY
OFFICE
OFFICE
OFFICE
BATH
BATH
BED 11
BATH
WC
BED 12
BED 18
BED 13
BED 19
BED 14
BED 19
BED 15
BED 20
BED 16
PEDESTRIAN ACCESS
FOOTPATH
BITUMEN PAVEMENT
HOWARD STREET
+RL 22.870
BED 03
BATH
BED 02
BED 01
BED 04
WC
LIFT
DECK
BED 05
LOUNGE
ENTRY
PATIO
WALKWAY
REAR TERRACE
BED 02
BED 03
BED 04
WC
BED 05
BED 01
BATH
DINING
DECK
PERGOLA
PATIO
+RL 20.800
KITCHEN
ENTRY
LOUNGE
EXISTING CARPARK
+RL 21.347
PEDESTRIAN ACCESS
+RL 15.199
DRIVEWAY
MH
TF
MH
FH(E)
NEW 1800mm HIGH TIMBER ACOUSTIC FENCE

PROPOSED WORKS

1. REMOVE 12 BEDS / PATIENTS FROM EXISTING CARE FACILITIES AT 18 HOWARD ST.
2. UPGRADE EXISTING HOUSES AT 20 & 22 HOWARD STREET INTO CLASS 9 CARE FACILITIES.
3. EACH HOUSE (20/22) TO ACCOMMODATE 6 BEDS / PATIENTS

1 AREA PLAN - LEVEL 01 - NEW WORKS
1 : 250

(clements clarke architects)
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SPRING HILL, QLD 4000
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

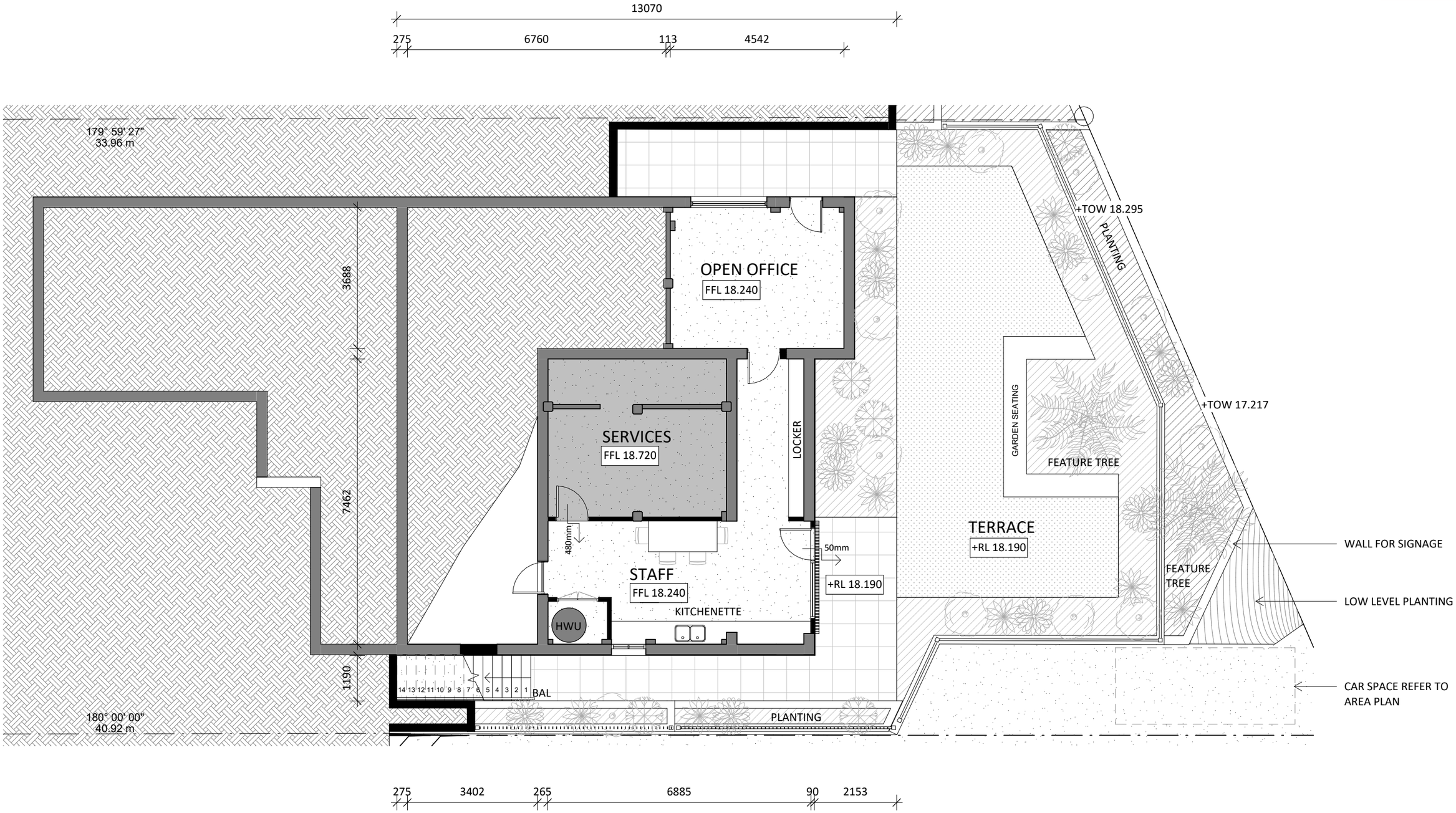
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-316
REVISION K

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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APPLICATION REF
A007142993



DRAWING LEGEND	
BAL	BALUSTRADE
HWU	HOT WATER UNIT

1 20 HOWARD ST - GROUND FLOOR PLAN - NEW WORKS

1 : 100

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SPRING HILL, QLD 4000
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

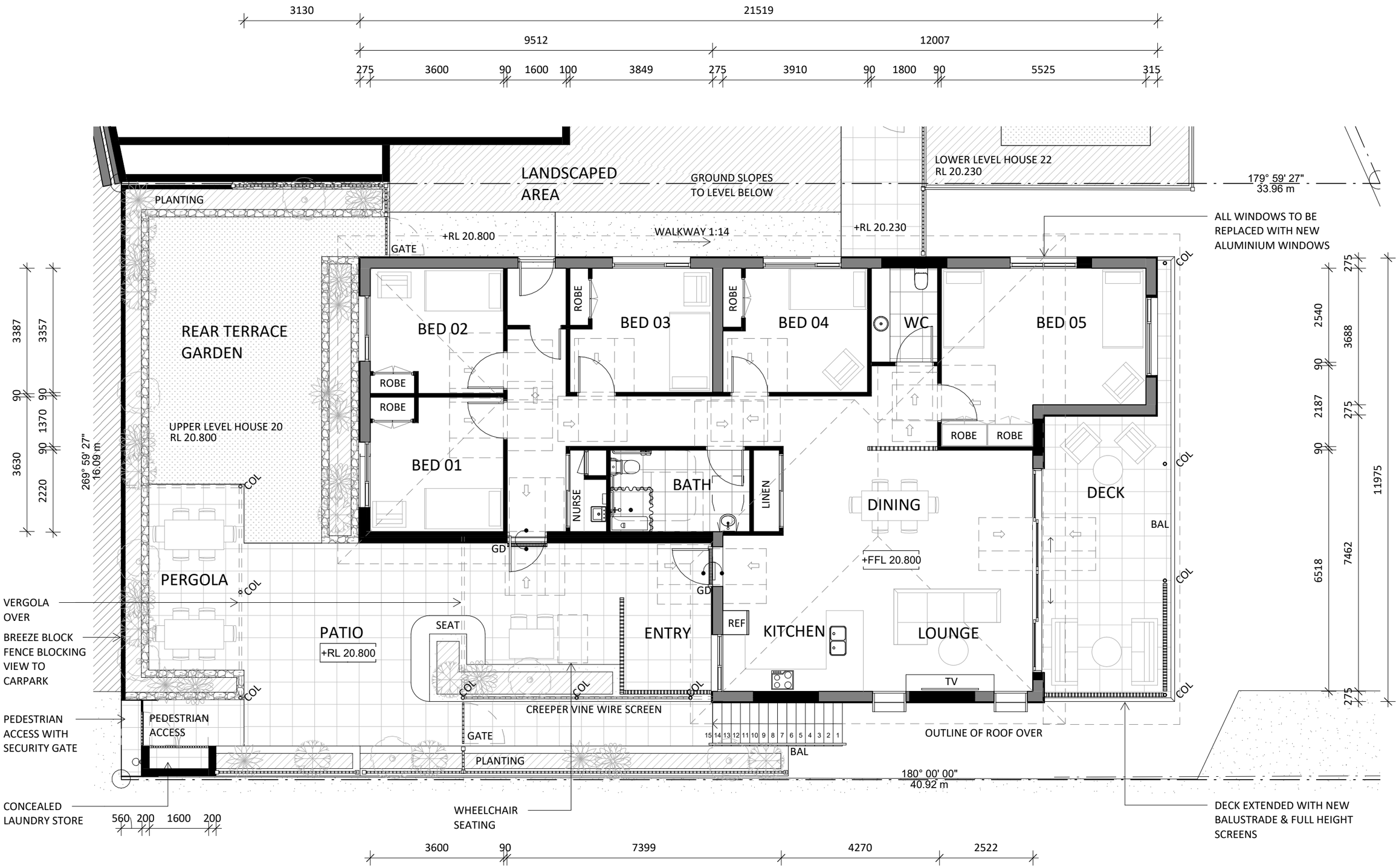
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-320
REVISION J

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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RECEIVED
30-10-2026
APPLICATION REF
A007142993



DRAWING LEGEND	
BAL	BALUSTRADE
COL	COLUMN
GD	GRATED DRAIN
REF	REFRIGERATOR

1 20 HOWARD ST - LEVEL 1 FLOOR PLAN - NEW WORKS

1 : 100

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9 / 541 BOUNDARY ST
SPRING HILL, QLD 4000
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

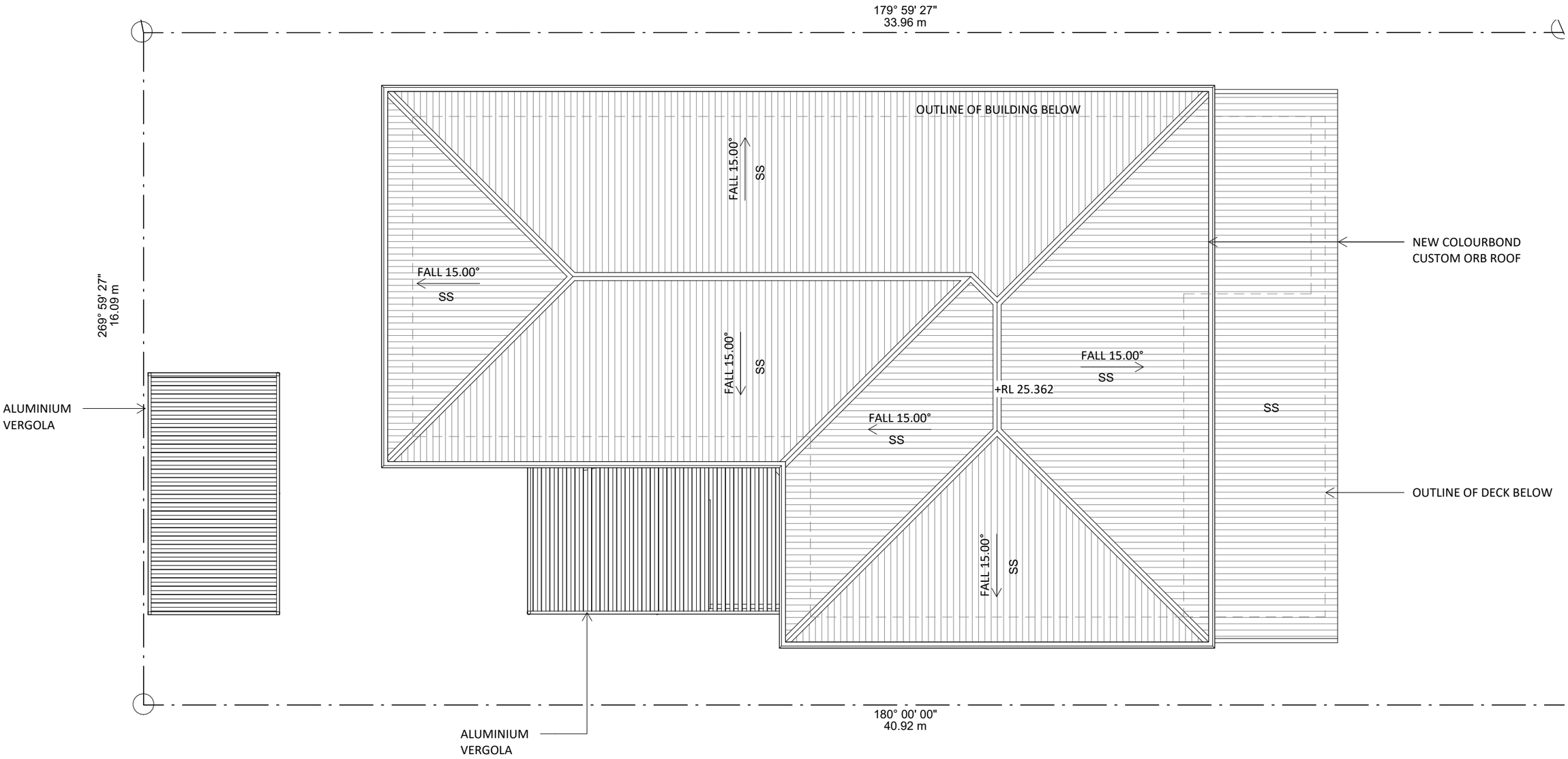
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-325
REVISION L

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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A007142993



1 20 HOWARD ST - ROOF PLAN - NEW WORKS

1 : 100

DRAWING LEGEND	
SS	STANDING SEAM ROOF SHEETING

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SPRING HILL, QLD 4000
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

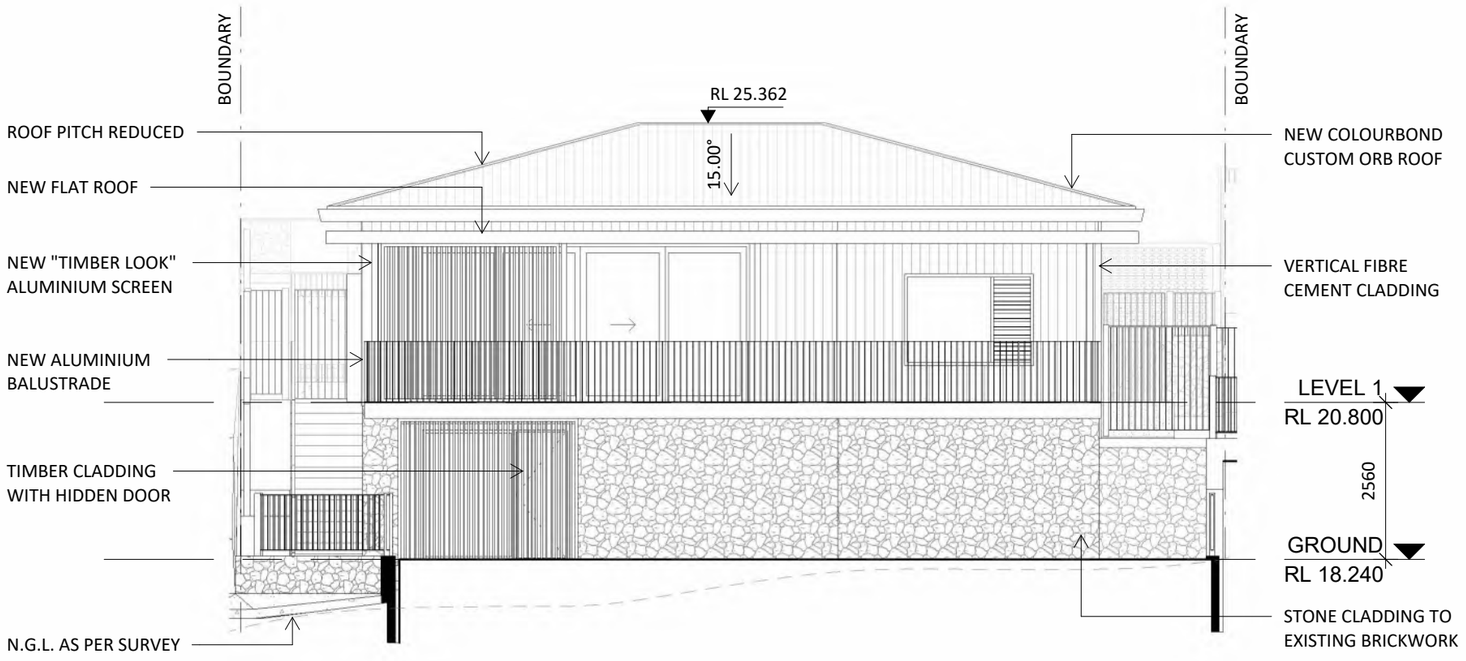
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-330
REVISION F

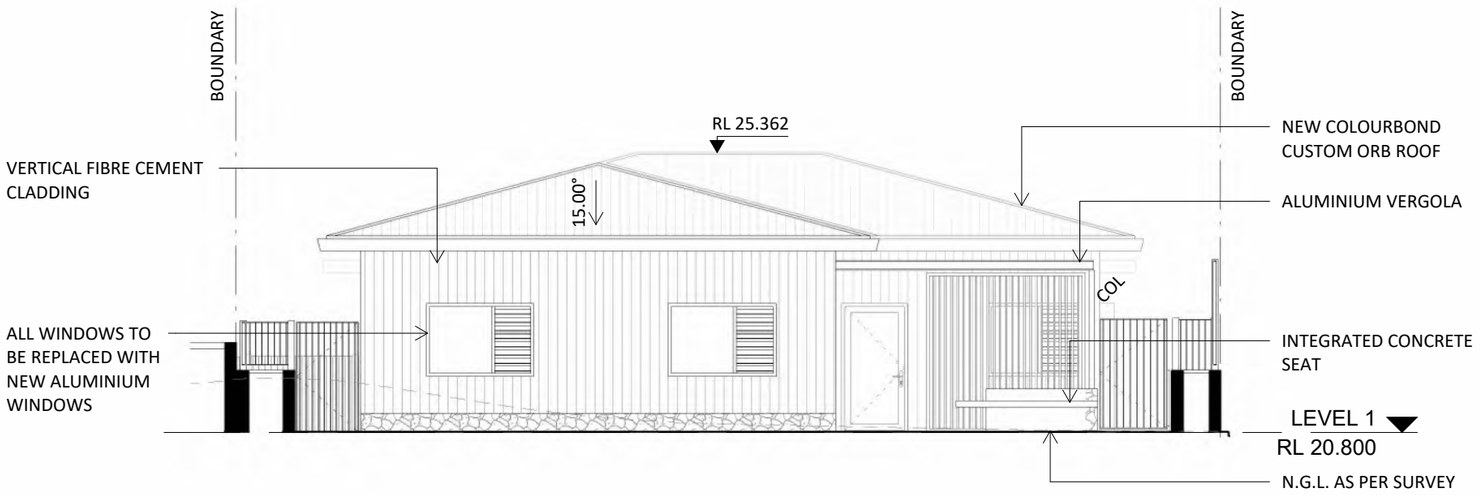
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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30-10-2026
APPLICATION REF
A007142993



1 20 HOWARD ST - NORTH ELEVATION - NEW WORKS

1 : 100



DRAWING LEGEND	
COL	COLUMN

2 20 HOWARD ST - SOUTH ELEVATION - NEW WORKS

1 : 100

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

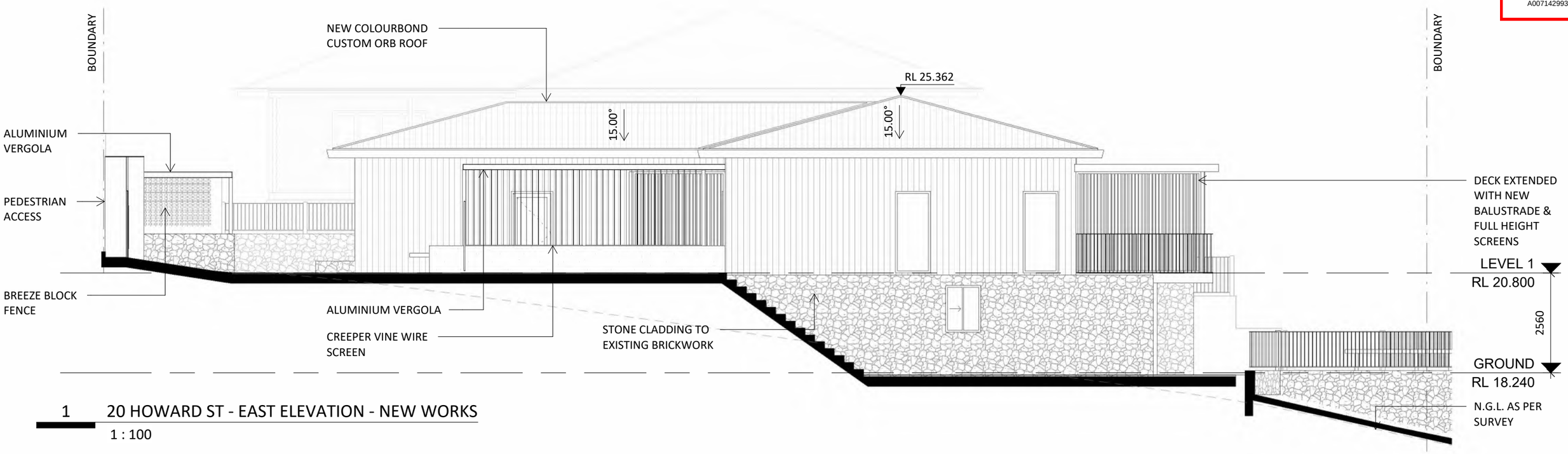
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-340
REVISION G

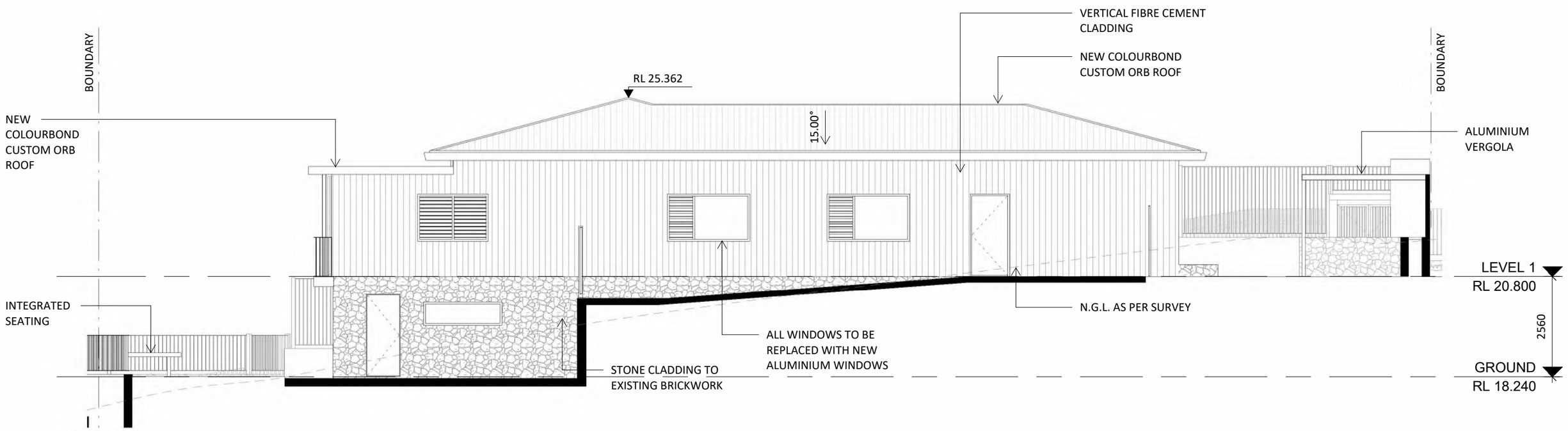
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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APPLICATION REF
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1 20 HOWARD ST - EAST ELEVATION - NEW WORKS

1 : 100



2 20 HOWARD ST - WEST ELEVATION - NEW WORKS

1 : 100

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

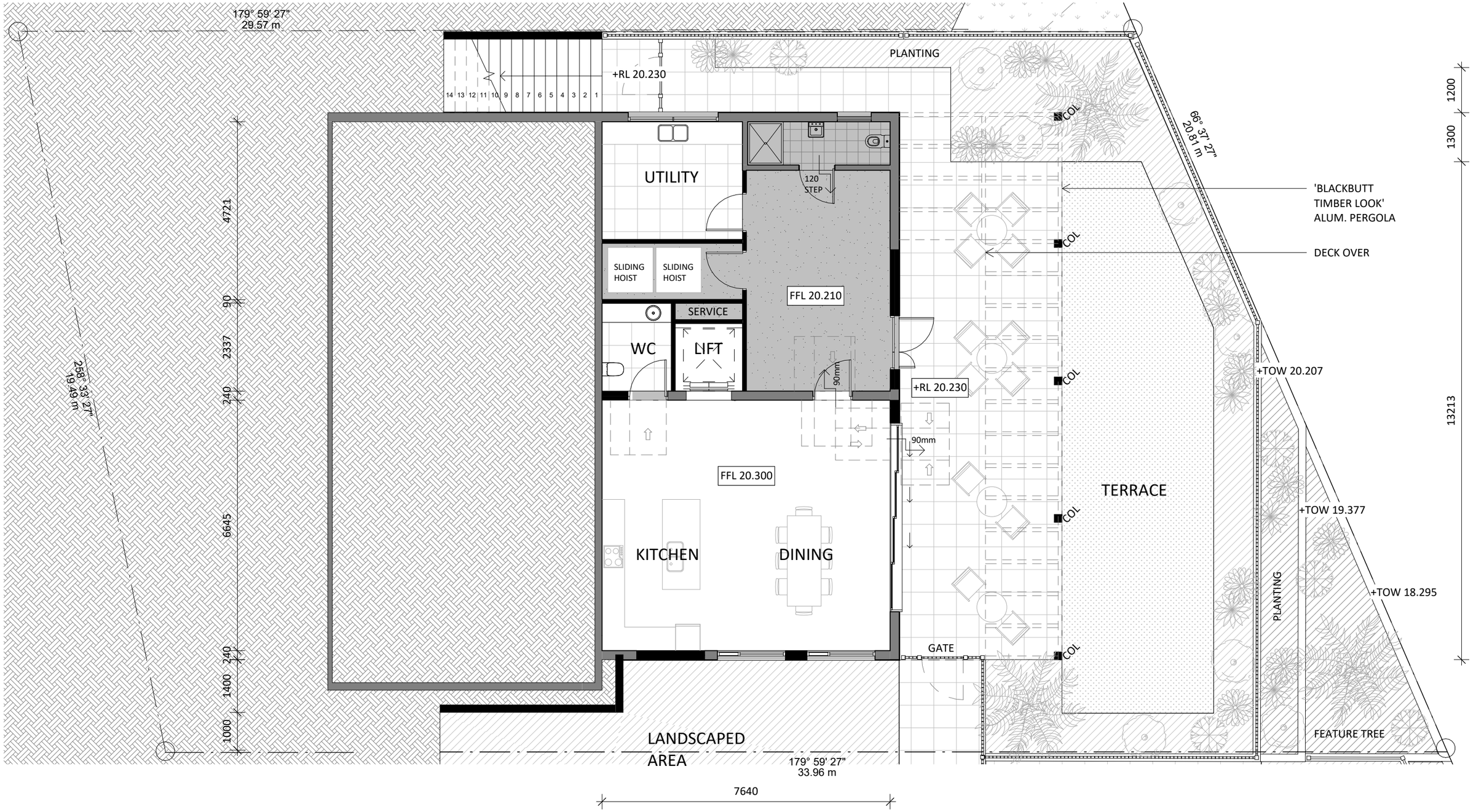
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-341
REVISION G

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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DRAWING LEGEND	
COL	COLUMN

1 22 HOWARD ST - GROUND FLOOR PLAN - NEW WORKS

1 : 100

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

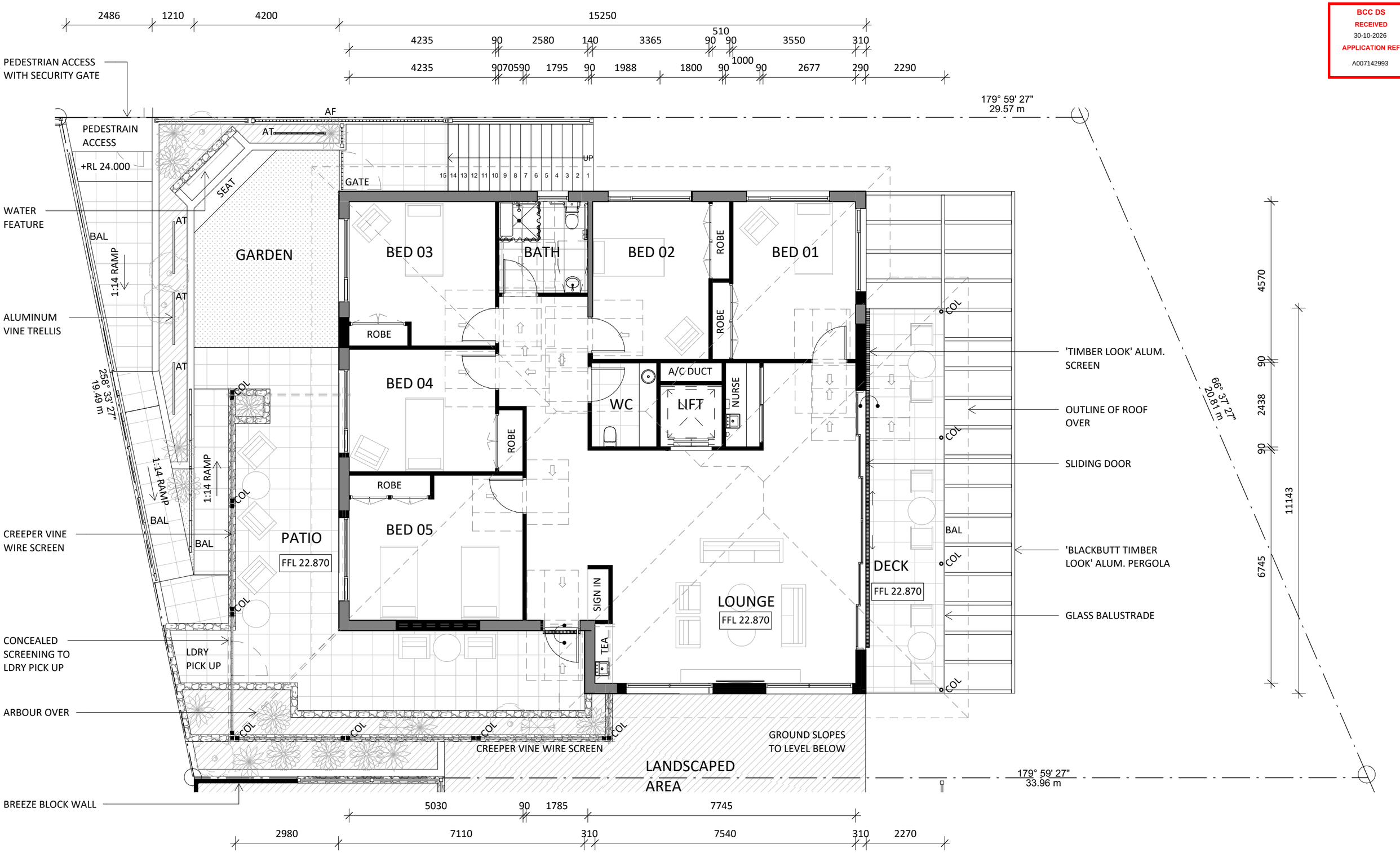
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-420
REVISION H

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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APPLICATION REF
A007142993



1 22 HOWARD ST - LEVEL 1 FLOOR PLAN - NEW WORKS

1 : 100

DRAWING LEGEND	
AF	ALUMINIUM FENCE
AT	ALUMINIUM TRELLIS
BAL	BALUSTRADE
COL	COLUMN

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

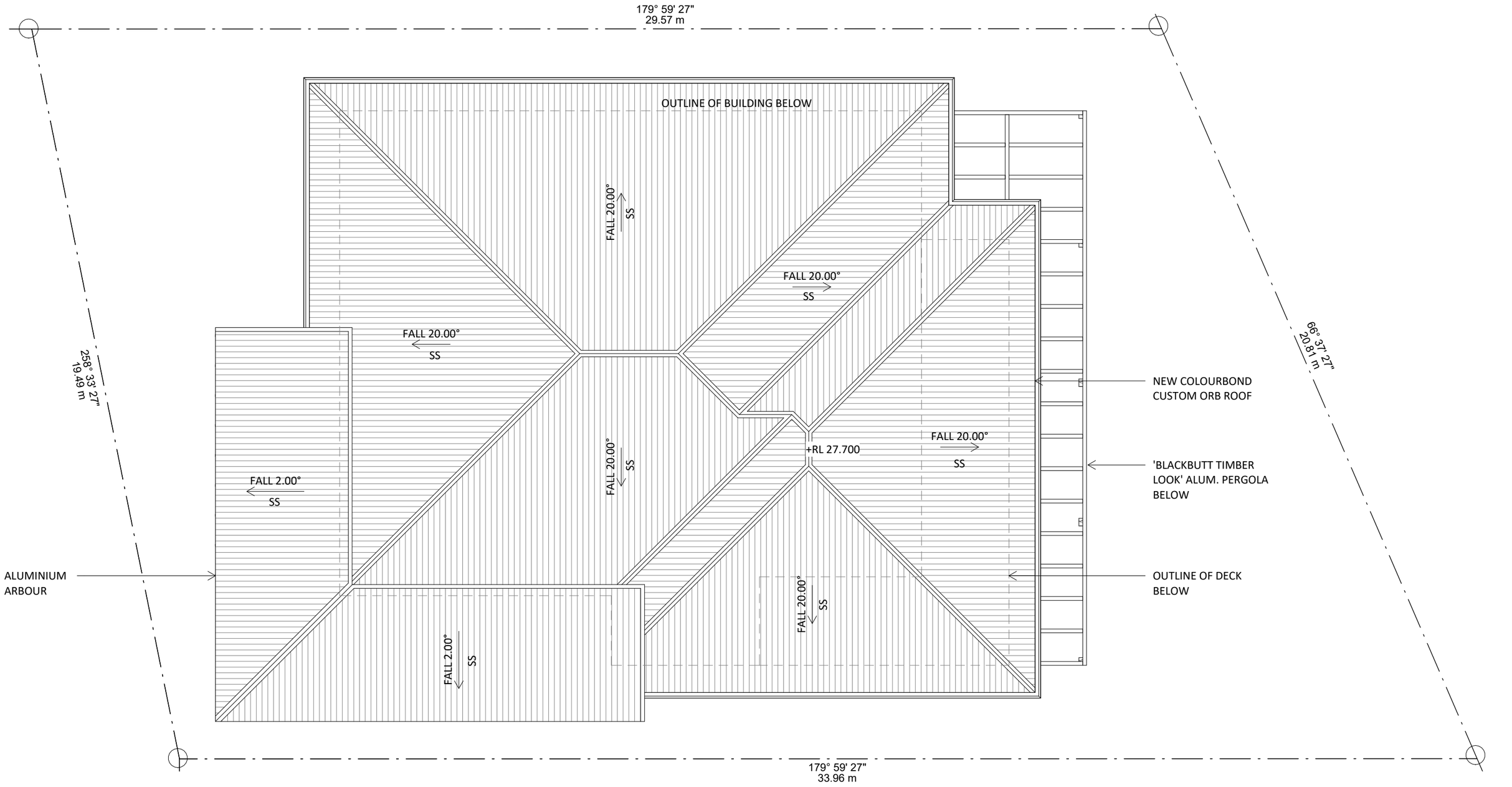
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-425
REVISION L

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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APPLICATION REF
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1 22 HOWARD ST - ROOF PLAN - NEW WORKS

1 : 100

DRAWING LEGEND	
SS	STANDING SEAM ROOF SHEETING

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

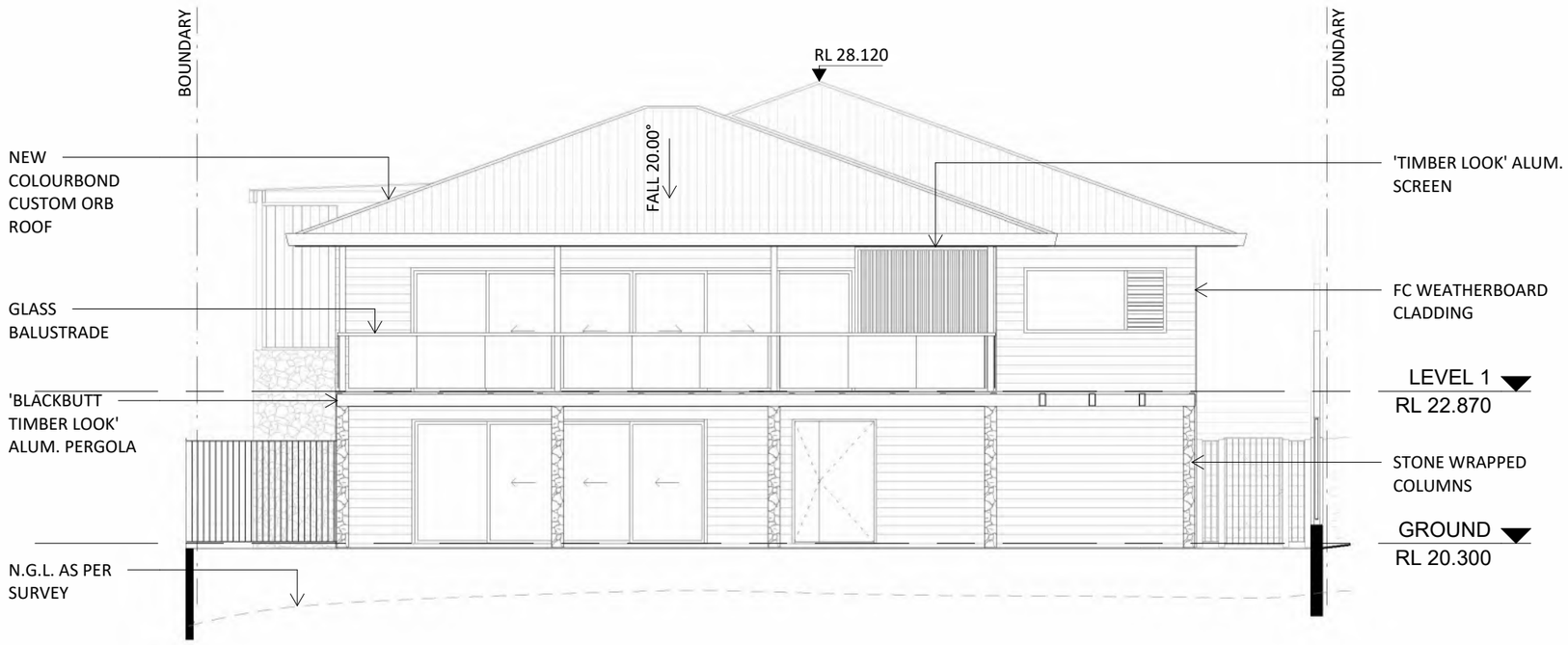
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-430
REVISION F

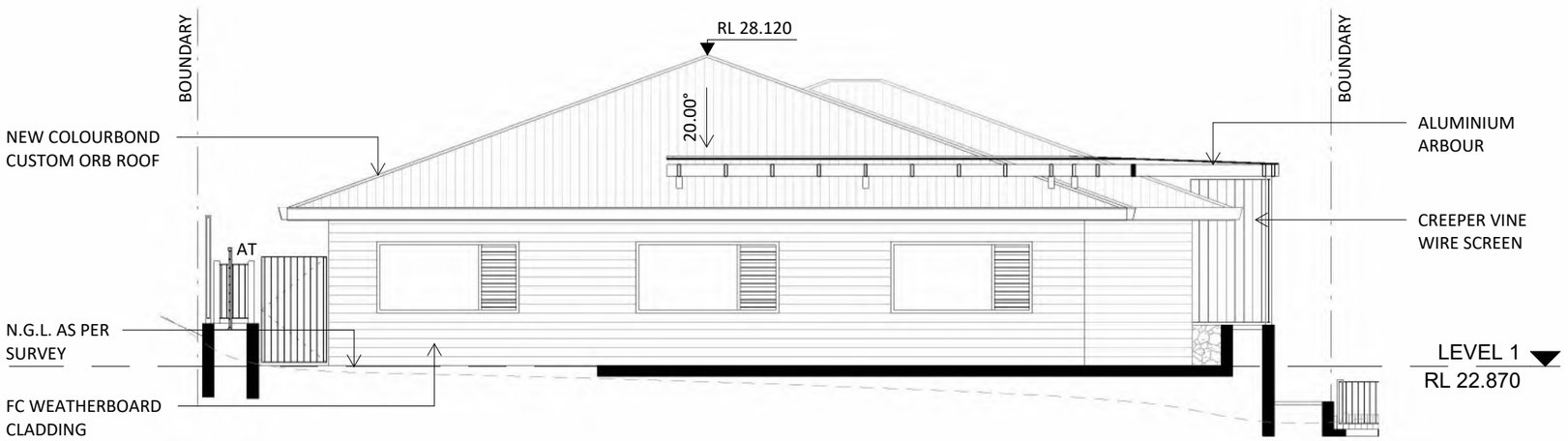
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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30-10-2026
APPLICATION REF
A007142993



1 22 HOWARD ST - NORTH ELEVATION - NEW WORKS

1 : 100



DRAWING LEGEND	
AT	ALUMINIUM TRELLIS

2 22 HOWARD ST - SOUTH ELEVATION - NEW WORKS

1 : 100

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SPRING HILL, QLD 4000
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

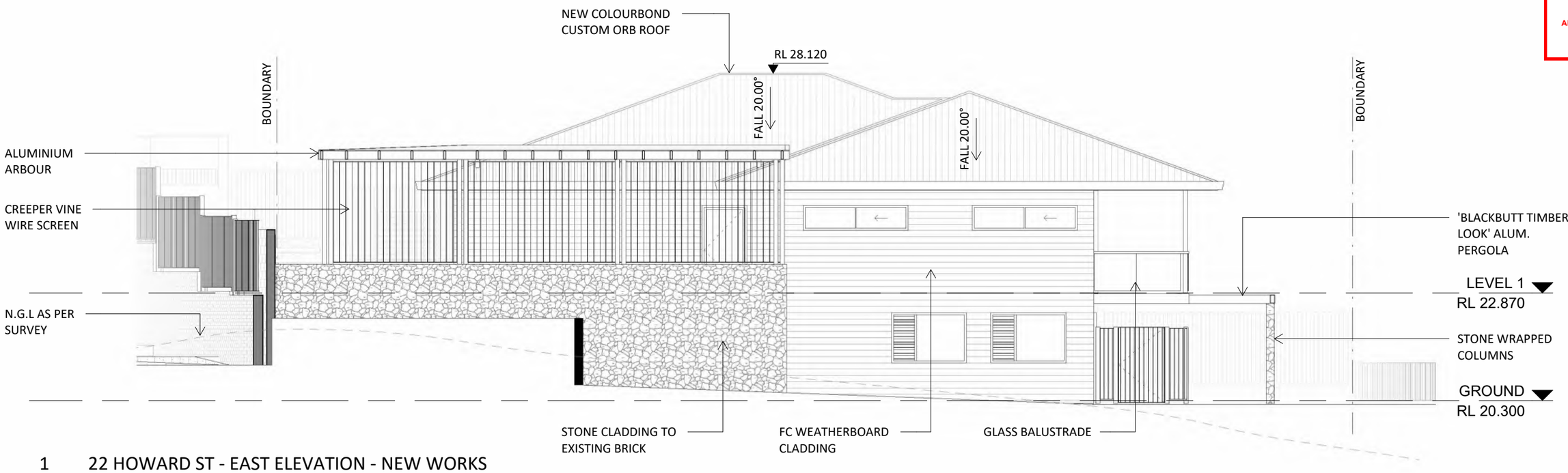
CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-440
REVISION G

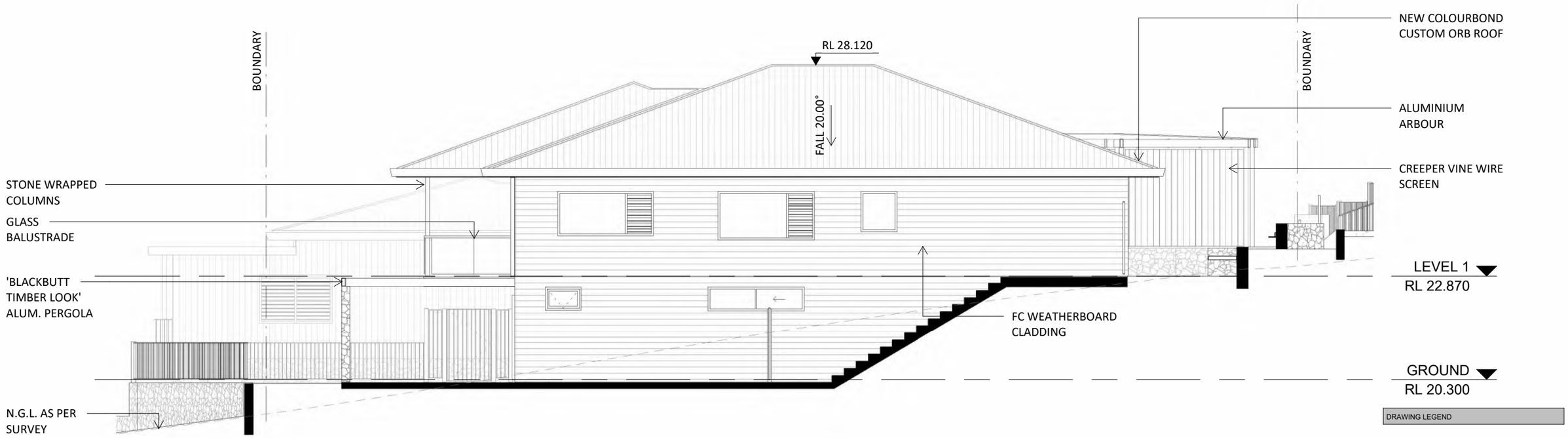
NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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30-10-2026
APPLICATION REF
A007142993



1 22 HOWARD ST - EAST ELEVATION - NEW WORKS

1 : 100



2 22 HOWARD ST - WEST ELEVATION - NEW WORKS

1 : 100

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SPRING HILL, QLD 4000
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-441
REVISION G

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824



1 20 - 22 HOWARD ST - STREET ELEVATION - NEW WORKS

1 : 100

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APPLICATION REF
A007142993



2 MATERIALITY

DRAWING LEGEND

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-545
REVISION G

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824



1 RENDER 01

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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-1000
REVISION G

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824



1 RENDER 02

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clements clarke architects
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PROJECT
ROSALIE HOUSES
AT
20 & 22 HOWARD STREET PADDINGTON

CLIENT
ALZHEIMERS QLD

PROJECT NUMBER
25148

SK-1001
REVISION G

NOMINATED PRACTICING ARCHITECT: MATTHEW CLEMENTS QLD 3824

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