

Revision	Date	Details	Initials	Checked
A	20170626	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	JM/DT	VC
C	20190601	FOR COORDINATION	VC	VC
D	20190601	DA AMENDMENT	VC	VC
E	20191003	COUNCIL MEETING	VC	VC
F	20191014	COUNCIL REVIEW	JT	VC
G	20191014	COUNCIL REVIEW	JT	VC
H	20191101	FOR COORDINATION	VC	VC
I	20191118	DA AMENDMENT	VC	VC
J	20200821	EMERGENCY ACC	VC	VC

SURVEY NOTES
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- NEW TREE
REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT
- EXTENT OF PLANTING
REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT,
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT,
REFER TO CIVIL DOCUMENTATION
- EXISTING SERVICES, REFER TO SURVEY

NOTES:
APZ ASSEST PROTECTION ZONE.
REFER TO BUSH FIRE REPORT FOR DETAILS.
1. STORMWATER ENGINEERING, REFER TO
ENGINEER DESIGN DOCUMENTS FOR DETAILS.

DEVELOPMENT APPLICATION

APPLICANT:
CHRIROSEPH PTY LTD
PO Box 267
St Leonards NSW 2065

ARCHITECT:
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PROJECT:
BELROSE MANOR
RESIDENTIAL AGED CARE FACILITY
181 FOREST WAY
BELROSE NSW 2085

DRAWING:
SITE PLAN

PROJECT NO.
2951

REVISION NO.
J

DRAWING NO.
DA050

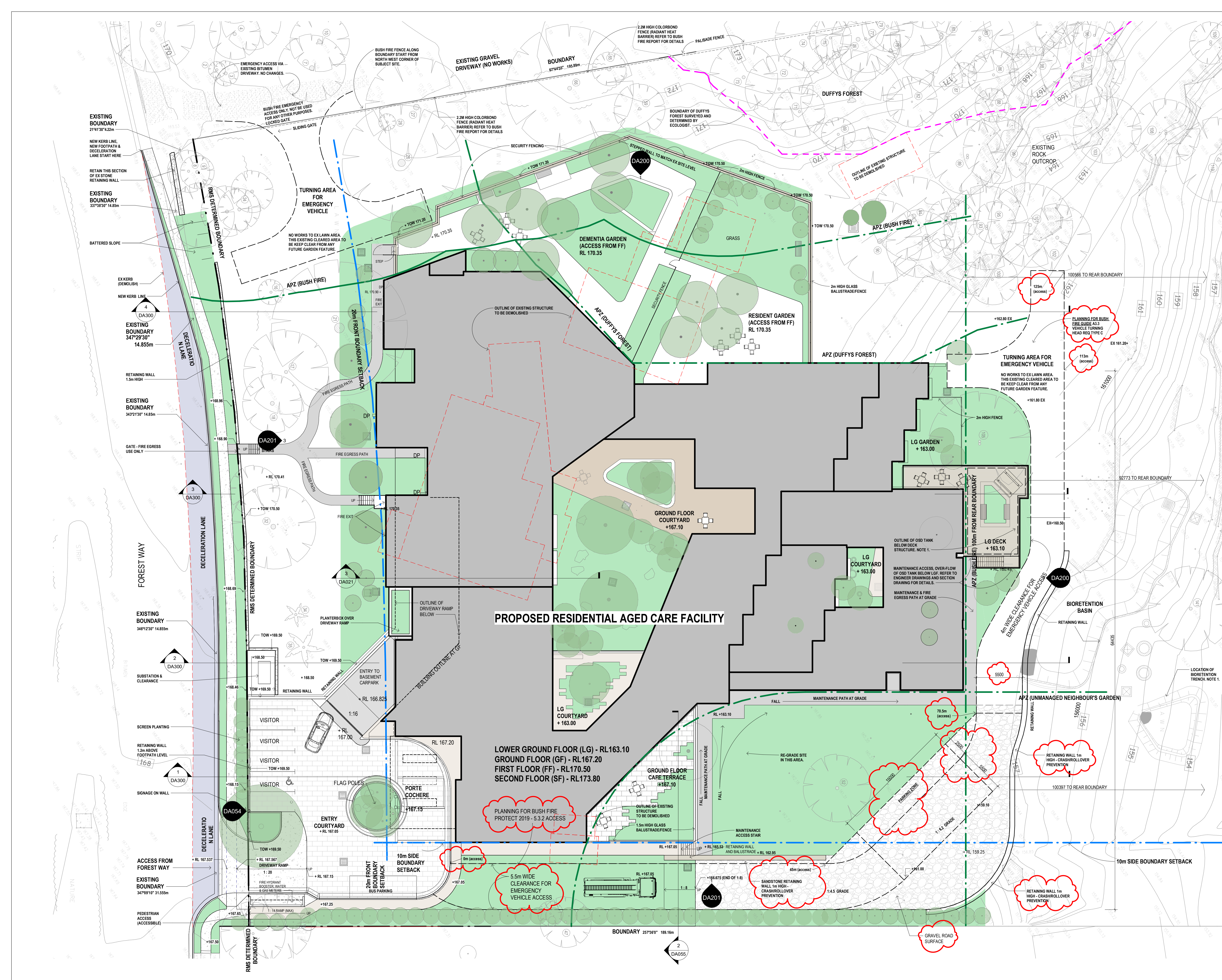
SCALE: 1 : 200 @ A1

ARCHITECT: **VC**
CHN

DATE: **APRIL 2017**

PROJECT DIRECTOR: **MARKAM RALPH**

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ARCHITECTS
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GENERAL PROJECT INFORMATION:

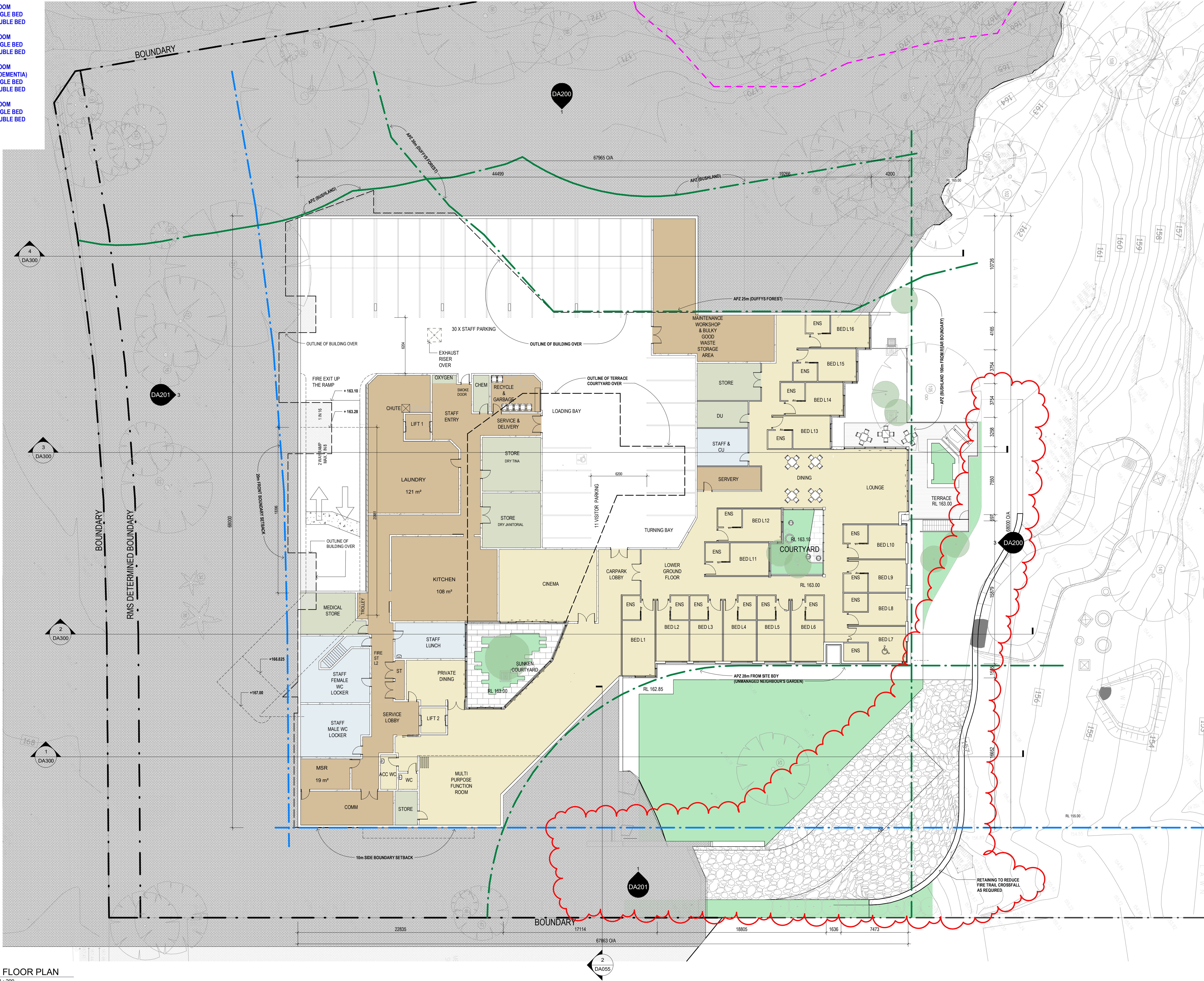
BEDROOMS NUMBERS : (TOTAL = 100 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

LOWER GROUND FLOOR - 16 BEDROOM
16 SINGLE BED
0 DOUBLE BED

GROUND FLOOR - 27 BEDROOM
25 SINGLE BED
4 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
(INCL 25 DEMENTIA)
39 SINGLE BED
4 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
15 SINGLE BED
2 DOUBLE BED



Revision	Date	Details	Initials	Checked
C	20190304	CLIENT REVIEW	VC	
E	20190304	FOR COORDINATION	VC	
F	20190411	DA AMENDMENT	VC	
G	20190902	BUSH FIRE REPLAN	VC	
H	20191003	COUNCIL MEETING	VC	
I	20191014	COUNCIL REVIEW	VC	
J	20191014	COUNCIL REVIEW	JT	VC
K	20191118	DA AMENDMENT	VC	
L	20200707	EMERGENCY ACC	VC	

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REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT
- EXTENT OF PLANTING
REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT,
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT,
REFER TO CIVIL DOCUMENTATION
- EXISTING BUILDINGS TO
BE DEMOLISHED ROOF
OUTLINE

EXTERNAL WALL-300MM OVERALL (OR LESS)
TYPE 1: BRICK VENEER
TYPE 2: FRAMED WALL- FIBRE CEMENT/METAL CLADDING
TYPE 3: CONCRETE

INTERNAL WALL:
TYPE A: STRUCTURAL BLOCK WALL 200/300MM
TYPE B: FRAMED WALL- PLASTERBOARD 120/150MM

- DEMENTIA SECURED AREA
- RESIDENT AREAS,
BEDROOMS
- SERVICES, BACK OF HOUSE
- SPECIALTY
- STAFF FACILITIES
- STORAGE

DEVELOPMENT
APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

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ARCHITECT:

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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

LOWER GROUND FLOOR
PLAN

PROJECT NO.

2951

DRAWING NO.

DA101

SCALE: As indicated @ A1 ARCHITECT: YEE CHIN

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

REVISION NO.

L

REVISION

CHIN

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

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GENERAL PROJECT INFORMATION:

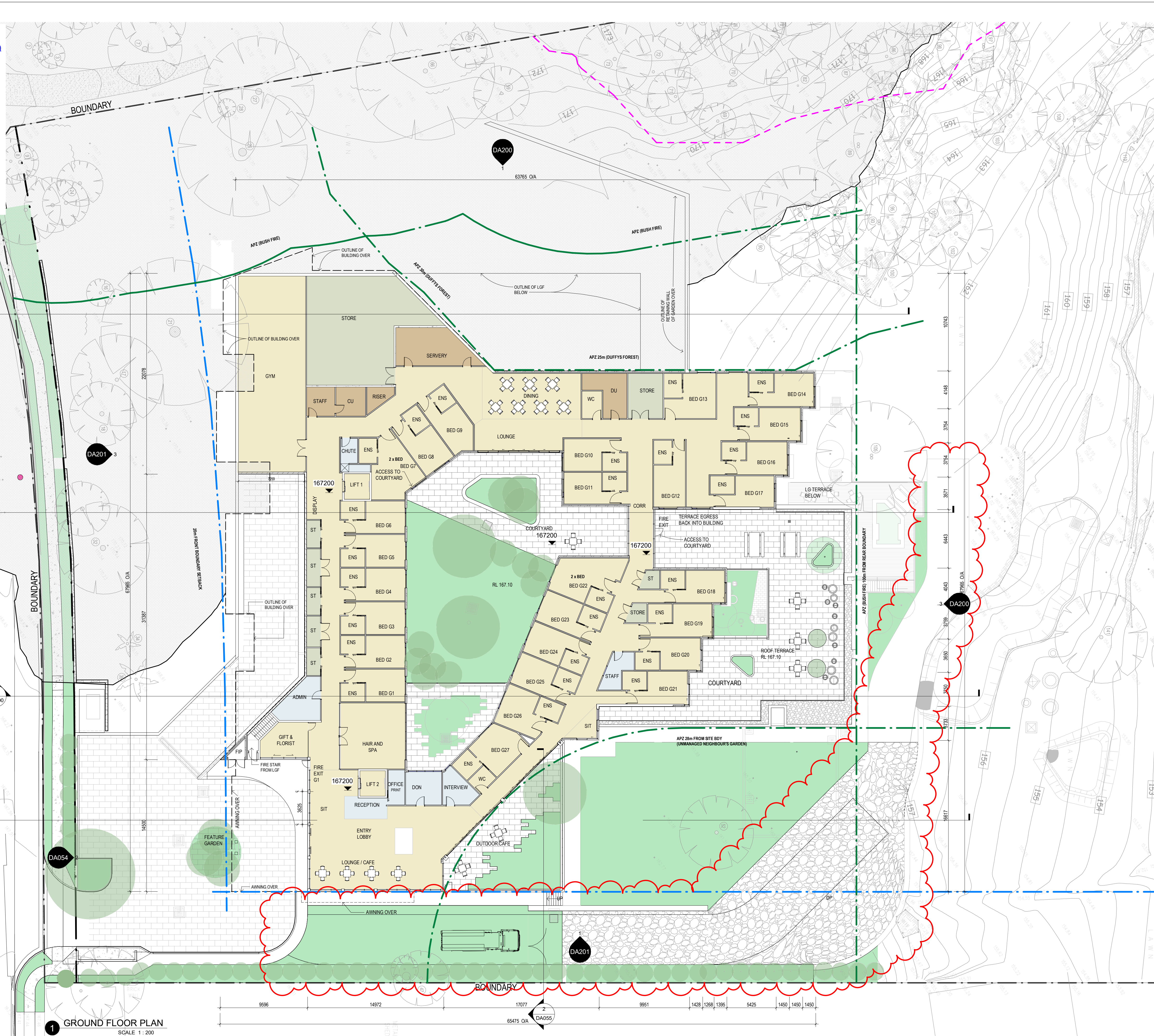
BEDROOMS NUMBERS : (TOTAL = 100 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

LOWER GROUND FLOOR - 16 BEDROOM
16 SINGLE BED
0 DOUBLE BED

GROUND FLOOR - 27 BEDROOM
25 SINGLE BED
4 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
(INCL 25 DEMENTIA)
39 SINGLE BED
4 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
15 SINGLE BED
2 DOUBLE BED



Revision	Date	Details	Initials	Checked
B	20180301	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190306	CLIENT REVIEW	VC	
D	20190324	FOR COORDINATION	VC	
E	20190404	FOR COORDINATION	VC	
F	20190411	DA AMENDMENT	VC	
G	20191003	COUNCIL MEETING	VC	
H	20191014	COUNCIL REVIEW	VC	
I	20191014	COUNCIL REVIEW	JT	VC
J	20191118	DA AMENDMENT	VC	
K	20200907	EMERGENCY ACC	VC	

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REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT
- EXTENT OF PLANTING
REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT.
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT.
REFER TO CIVIL DOCUMENTATION
- EXTERNAL WALL: 300MM OVERALL (OR LESS)
TYPE 1: BRICK VENEER
TYPE 2: FRAMED WALL- FIBRE CEMENT/METAL CLADDING
TYPE 3: CONCRETE
- INTERNAL WALL:
TYPE A: STRUCTURAL BLOCK WALL 200/300MM
TYPE B: FRAMED WALL- PLASTERBOARD 120/150MM
- EXISTING BUILDINGS TO BE DEMOLISHED ROOF OUTLINE

DEVELOPMENT APPLICATION

APPLICANT:
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PROJECT:
BELROSE MANOR
RESIDENTIAL AGED CARE FACILITY
181 FOREST WAY
BELROSE NSW 2085

DRAWING:
GROUND FLOOR PLAN

PROJECT NO. **2951**
DRAWING NO. **DA102**
SCALE: As indicated @ A1 ARCHITECT: YEE CHIN
DATE: **APRIL 2017**
PROJECT DIRECTOR: **MARKAM RALPH**

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GENERAL PROJECT INFORMATION:

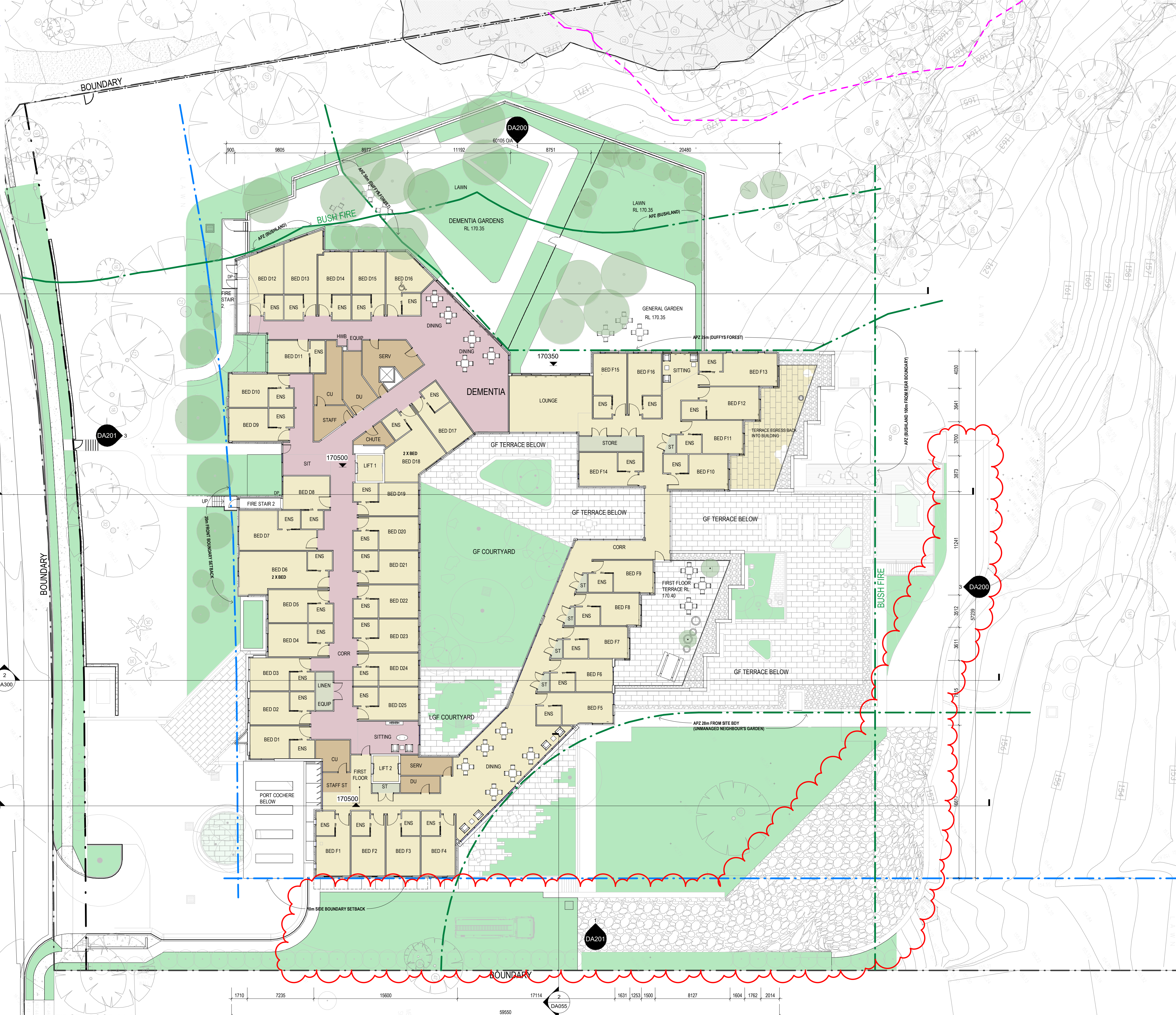
BEDROOMS NUMBERS : (TOTAL = 100 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

LOWER GROUND FLOOR - 16 BEDROOM
16 SINGLE BED
0 DOUBLE BED

GROUND FLOOR - 27 BEDROOM
25 SINGLE BED
4 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
(INCL 25 DEMENTIA)
39 SINGLE BED
4 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
15 SINGLE BED
2 DOUBLE BED



1 FIRST FLOOR PLAN
SCALE 1:200

Revision	Date	Details	Initials	Checked
B	20190301	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190304	CLIENT REVIEW	VC	
D	20190304	FOR COORDINATION	VC	
E	20190404	FOR COORDINATION	VC	
F	20190411	DA AMENDMENT	VC	
G	20191003	COUNCIL MEETING	VC	
H	20191014	COUNCIL REVIEW	JT	VC
I	20191014	COUNCIL REVIEW	JT	VC
J	20191118	DA AMENDMENT	VC	
K	20200907	EMERGENCY ACC	VC	

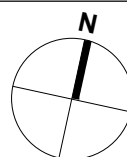
SURVEY NOTES

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REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT
- EXTENT OF PLANTING
REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT.
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT.
REFER TO CIVIL DOCUMENTATION
- EXTERNAL WALL-300MM OVERALL (OR LESS)
TYPE 1: BRICK VENEER
TYPE 2: FRAMED WALL- FIBRE CEMENT/METAL CLADDING
TYPE 3: CONCRETE
- INTERNAL WALL:
TYPE A: STRUCTURAL BLOCK WALL 200/300MM
TYPE B: FRAMED WALL- PLASTERBOARD 120/150MM
- EXISTING BUILDINGS TO BE DEMOLISHED ROOF OUTLINE
- DEMENTIA SECURED AREA
- RESIDENT AREAS, BEDROOMS
- SERVICES, BACK OF HOUSE
- SPECIALTY
- STAFF FACILITIES
- STORAGE



DEVELOPMENT APPLICATION

APPLICANT:

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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

FIRST FLOOR PLAN

PROJECT NO.

2951

DRAWING NO.

DA103

SCALE: As indicated @ A1 ARCHITECT: YEE CHEN

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

REVISION NO.

K

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GENERAL PROJECT INFORMATION:

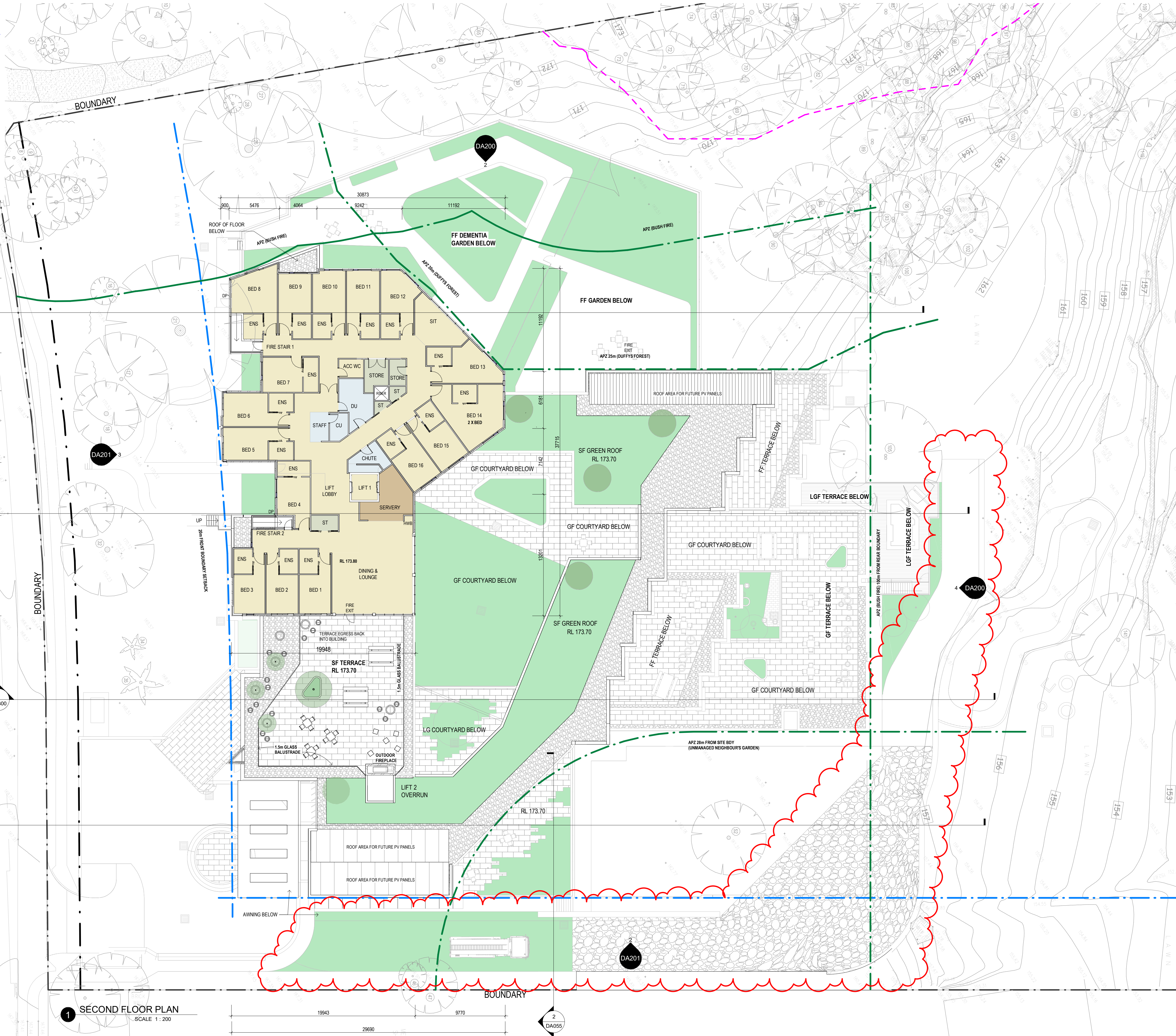
BEDROOMS NUMBERS : (TOTAL = 100 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

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16 SINGLE BED
0 DOUBLE BED

GROUND FLOOR - 27 BEDROOM
25 SINGLE BED
4 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
(INCL 25 DEMENTIA)
39 SINGLE BED
4 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
15 SINGLE BED
2 DOUBLE BED



1 SECOND FLOOR PLAN
SCALE 1 : 200

Revision	Date	Details	Initials	Checked
B	20180331	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190308	CLIENT REVIEW	VC	
D	20190324	FOR COORDINATION	VC	
E	20190404	FOR COORDINATION	VC	
F	20190411	DA AMENDMENT	VC	
G	20191003	COUNCIL MEETING	VC	
H	20191014	COUNCIL REVIEW	VC	
I	20191014	COUNCIL REVIEW	JT	VC
J	20191118	DA AMENDMENT	VC	
K	20200707	EMERGENCY ACC	VC	

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- NEW TREE
REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT
- EXTENT OF PLANTING
REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT,
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT,
REFER TO CIVIL DOCUMENTATION

EXTERNAL WALL-300MM OVERALL (OR LESS)
TYPE 1: BRICK VENEER
TYPE 2: FRAMED WALL- FIBRE CEMENT/METAL CLADDING
TYPE 3: CONCRETE

INTERNAL WALL:
TYPE A: STRUCTURAL BLOCK WALL 200/300MM
TYPE B: FRAMED WALL- PLASTERBOARD 120/150MM

EXISTING BUILDINGS TO
BE DEMOLISHED ROOF
OUTLINE

- DEMENTIA SECURED AREA
- RESIDENT AREAS,
BEDROOMS
- SERVICES, BACK OF HOUSE
- SPECIALTY
- STAFF FACILITIES
- STORAGE

DEVELOPMENT
APPLICATION

APPLICANT:
CHRIROSEPH PTY LTD
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St Leonards NSW 2065

ARCHITECT:
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St Leonards NSW 2065
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PROJECT:
BELROSE MANOR
RESIDENTIAL AGED CARE FACILITY
181 FOREST WAY
BELROSE NSW 2085

DRAWING:
SECOND FLOOR PLAN

PROJECT NO.
2951

REVISION NO.
K

DRAWING NO.
DA104

SCALE: As indicated @ A1ARCHITECT: YEE CHIN

DATE: **APRIL 2017**

PROJECT DIRECTOR: **MARKAM RALPH**

Morrison Design Partnership
ARCHITECTS
Since 1969

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	JT	VC

SURVEY NOTES

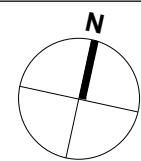
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- EXISTING BUILDINGS TO BE DEMOLISHED ROOF OUTLINE
- EXTENT OF PLANTING AND GREEN ROOF. REFER TO LANDSCAPE DOCUMENTATION
- PAVED ROOF TERRACE AREA
- PEBBLE FINISH
- SKYLIGHTS
- EXTERNAL WALL: 300MM OVERALL (OR LESS)
TYPE 1: BRICK VENEER
TYPE 2: FRAMED WALL- FIBRE CEMENT/METAL CLADDING
TYPE 3: CONCRETE
- INTERNAL WALL:
TYPE A: STRUCTURAL BLOCK WALL 200/300MM
TYPE B: FRAMED WALL- PLASTERBOARD 120/150MM



DEVELOPMENT APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

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ARCHITECT:

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Ph: 02 9966 5566

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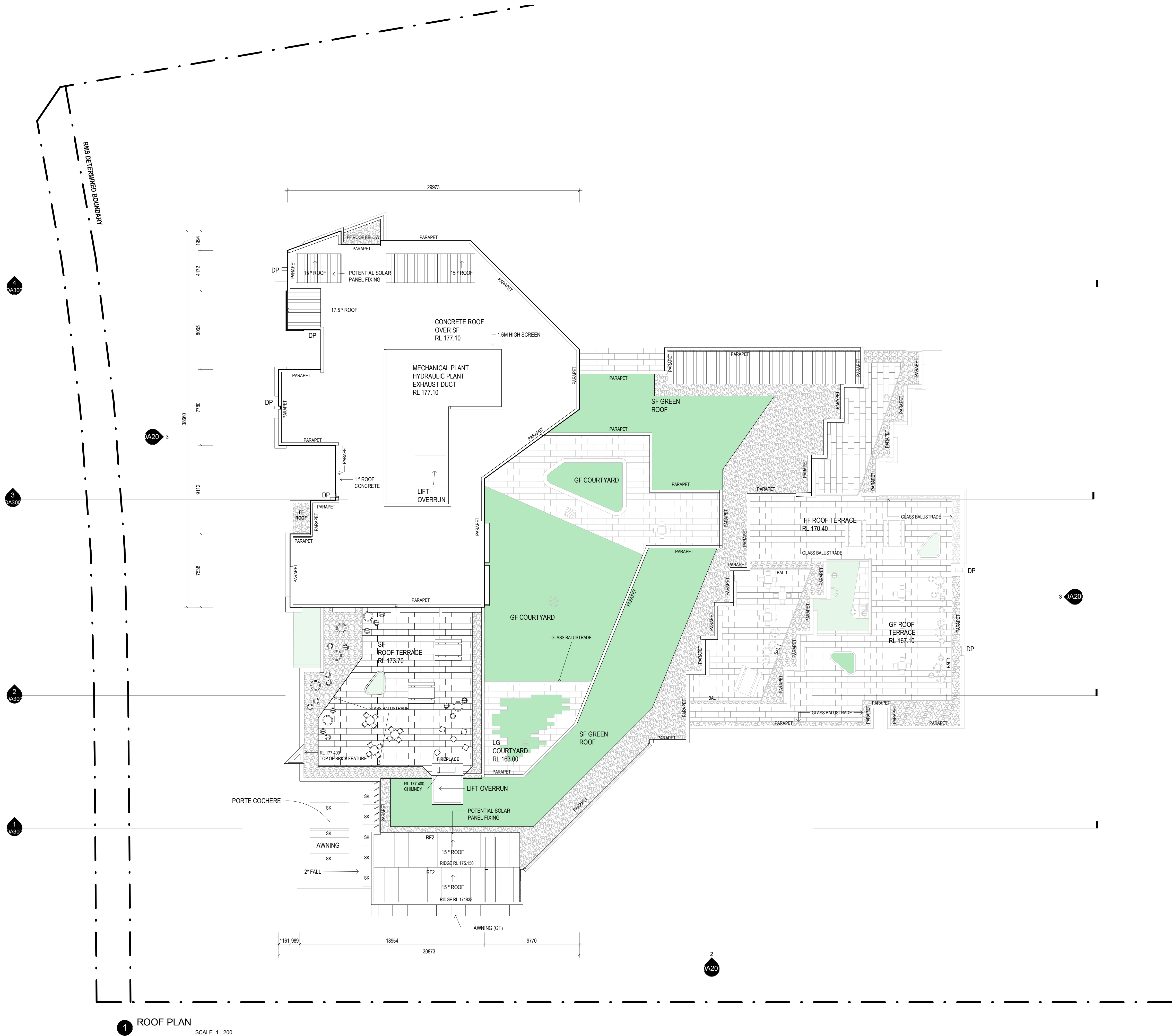
PROJECT:

BELROSE MANOR
RESIDENTIAL AGED CARE FACILITY
181 FOREST WAY
BELROSE NSW 2085

DRAWING:

ROOF PLAN

PROJECT NO. 2951	REVISION NO. D	Morrison Design Partnership ARCHITECTS Since 1969
DRAWING NO. DA105	ARCHITECT: YEE CHEN	
SCALE: 1 : 200 @ A1	DATE: APRIL 2017	
PROJECT DIRECTOR: MARKAM RALPH		



1 ROOF PLAN
SCALE 1 : 200

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	VC	VC
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E	20191118	DA AMENDMENT	VC	VC
F	20200907	EMERGENCY ACC.	VC	VC

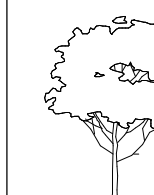
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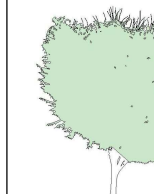
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NOTE:
NATURAL GROUND LINE: IS SHOWN IS DIRECTLY IN FRONT OF THE MOST PROTRUDING PART OF THE PROPOSED BUILDING FOR THE PURPOSE OF CALCULATING THE HEIGHT PLANE



EXISTING TREE TO REMAIN.
REFER TO SURVEY / SITE PLAN.
TREE GRAPHICS ARE INDICATIVE



PROPOSED TREE.
REFER TO LANDSCAPE DOCUMENTATION.
TREE GRAPHICS ARE INDICATIVE.

DEVELOPMENT APPLICATION

APPLICANT:

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ARCHITECT:

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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

ELEVATIONS & COLOUR AND FINISHES BOARD - SHEET 1

PROJECT NO.

2951

DRAWING NO.

DA200

SCALE: As indicated @ A1 ARCHITECT: YEE CHEN

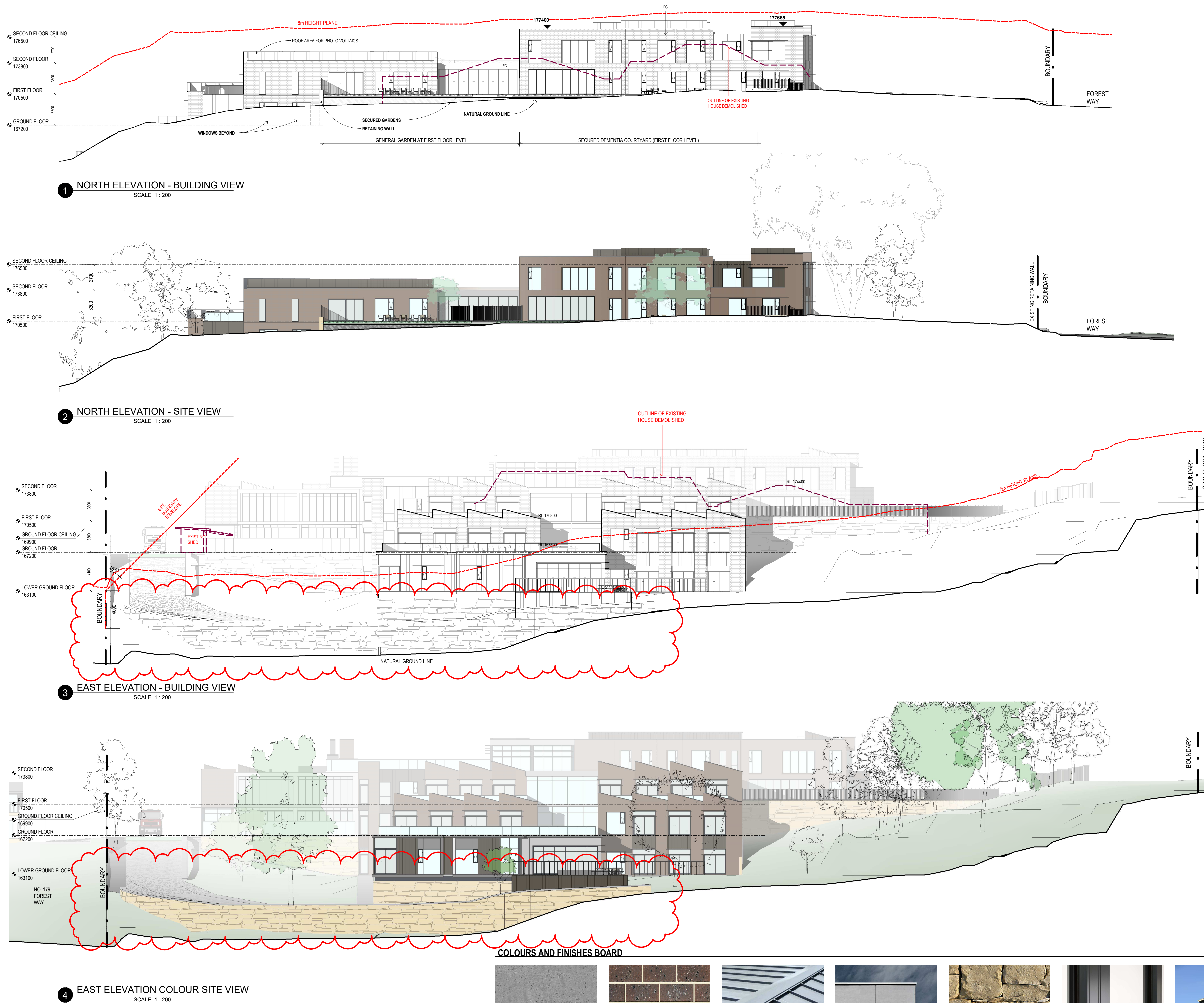
DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RAUPH

REVISION NO.

F

Morrison Design Partnership
architects
Since 1969



Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	VC	VC
D	20191014	COUNCIL REVIEW	JT	VC
E	20191118	DA AMENDMENT	VC	VC
F	20200907	EMERGENCY ACC.	VC	

SURVEY NOTES

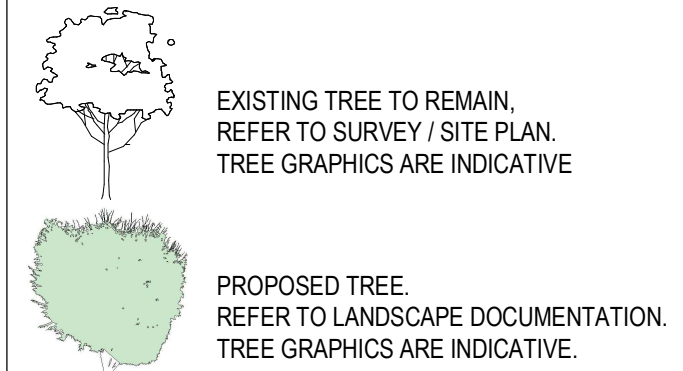
Survey data included in this drawing is based on survey drawing and is provided for preliminary design purposes only. As this drawing is based on information supplied by others, reference must be made to original survey drawings verified against site conditions.

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NOTE:
NATURAL GROUND LINE: IS SHOWN IS DIRECTLY IN FRONT OF THE MOST PROTRUDING PART OF THE PROPOSED BUILDING FOR THE PURPOSE OF CALCULATING THE HEIGHT PLANE



DEVELOPMENT APPLICATION

APPLICANT:

CHHIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

Morrison Design Partnership Pty Ltd

Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 9146 5564

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdpa.com.au
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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

ELEVATIONS & COLOUR AND FINISHES BOARD - SHEET 2

PROJECT NO.

2951

DRAWING NO.

DA201

SCALE: As indicated @ A1/ARCHITECT: YEE CHEN

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

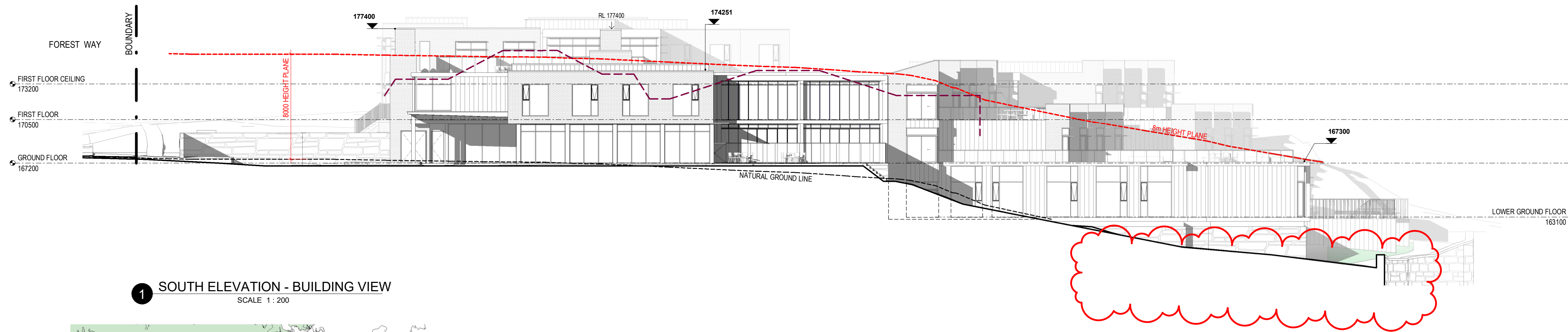
REVISION NO.

F

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

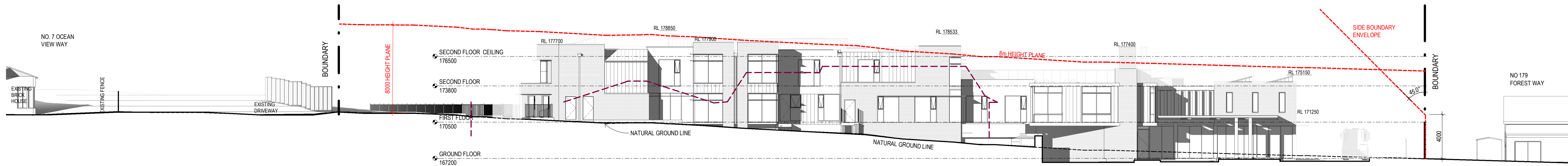
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1 SOUTH ELEVATION - BUILDING VIEW
SCALE 1 : 200



2 SOUTH ELEVATION - SITE VIEW
SCALE 1 : 200

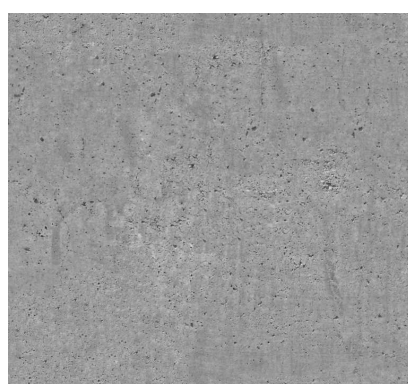


3 WEST ELEVATION - BUILDING VIEW
SCALE 1 : 200



4 WEST ELEVATION - SITE VIEW
SCALE 1 : 200

COLOURS AND FINISHES BOARD



CONCRETE
(NATURAL FINISH)



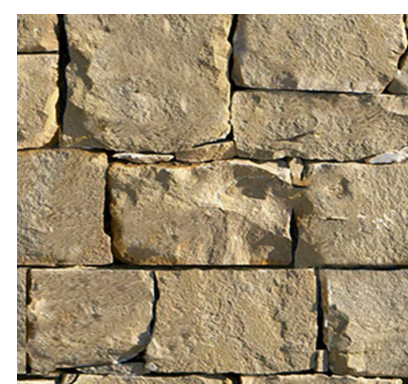
FACE BRICK (BROWN)



METAL CLADDING WALL & ROOF
(COLORBOND MONUMENT)



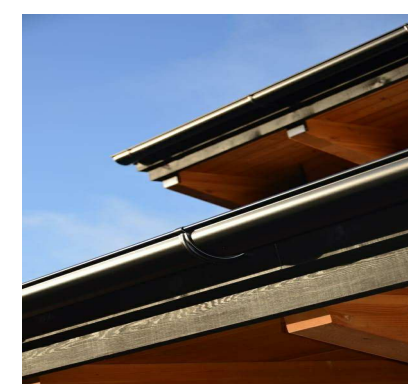
FIBRE CEMENT
(COLOUR - NATURAL)



SANDSTONE
(NATURAL FINISH)



ALUMINIUM WINDOW
(COLORBOND MONUMENT)



GUTTER & DOWN PIPE
(COLORBOND MONUMENT)

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
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C	20191014	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	VC	VC
E	20200907	EMERGENCY ACC	VC	VC

SURVEY NOTES

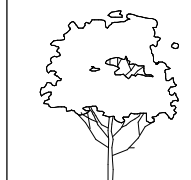
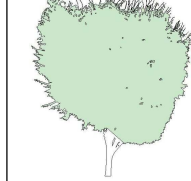
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- BED VIEWS
- COMMON AREA VIEWS

-  EXISTING TREE TO REMAIN. REFER TO SURVEY / SITE PLAN. TREE GRAPHICS ARE INDICATIVE
-  PROPOSED TREE. REFER TO LANDSCAPE DOCUMENTATION. TREE GRAPHICS ARE INDICATIVE.

DEVELOPMENT APPLICATION

APPLICANT:

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ARCHITECT:

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BELROSE MANOR
RESIDENTIAL AGED CARE FACILITY
181 FOREST WAY
BELROSE NSW 2085

DRAWING:

SECTIONS

PROJECT NO. 2951	REVISION NO. E	Morrison Design Partnership ARCHITECTS Since 1969
DRAWING NO. DA300	ARCHITECT: YEE CHIN	
SCALE: 1 : 200 @ A1	DATE: APRIL 2017	
PROJECT DIRECTOR: MARKAM RALPH		

