

**DEVELOPMENT APPLICATION FOR PROPOSED AGED CARE FACILITY
23 - 25 BASSETT STREET, MONA VALE, NSW**



BASSETT STREET VIEW



BASSETT STREET ENTRY

DEVELOPMENT APPLICATION DRAWING LIST	
No:	Drawing Name
DA2-00	COVER SHEET
DA2-01	SITE ANALYSIS AND CONTEXT PLAN
DA2-02	SITE + ROOF PLAN
DA2-03	BASEMENT LEVEL + CARPARK LEVEL
DA2-04	GROUND FLOOR LEVEL
DA2-05	FIRST FLOOR LEVEL
DA2-06	ELEVATIONS NORTH AND SOUTH
DA2-07	ELEVATIONS EAST AND WEST
DA2-08	SECTIONS
DA2-09	SHADOW DIAGRAMS
DA2-10	3D VIEWS
DA2-11	AREAS + DEVELOPMENT SCHEDULE
DA2-12	FIRE AND SMOKE COMPARTMENTS
DA2-13	EXCAVATION PLAN



LOCATION PLAN

DATE	REV	DESCRIPTION	DRAWN	CHECKED		PROJECT	THOMPSON HEALTH BASSETT	DESIGNED BY	COVER SHEET
8/6/09	1	ISSUED FOR DEVELOPMENT APPLICATION	DM	LH			PROPOSED ALTERATIONS + ADDITIONS TO AN APPROVED RESIDENTIAL AGED CARE FACILITY 25-26 THOMPSON STREET, MONA VALE LOT 2 DP 748626 - LOT 38 DP 7236	SHEET NO.	APRIL 2010
							FOR THOMPSON HEALTH CARE	1816	DIAG-00

DEVELOPMENT SCHEDULE RESIDENTIAL AGED CARE FACILITY 25-25 BASSETT STREET, MONA VALE

SITE AREA 6,500m²

FSR CALCULATIONS

EXISTING GFA (APPROVED DA)	127m ²	PROPOSED GFA (\$425)	119m ²
BASIMENT		BASIMENT	
GROUND FLOOR	3,132m ²	GROUND FLOOR	3,144m ²
FIRST FLOOR	2,909m ²	FIRST FLOOR	3,144m ²
EXISTING TOTAL	6,199m ²	TOTAL	6,411m ²

EXISTING FSR 0.95:1

PROPOSED TOTAL GFA 6,411m²

PROPOSED FSR 0.98:1

RESIDENT ROOM NUMBERS

EXISTING (APPROVED DA)	PROPOSED (\$425)
GROUND FLOOR	55
FIRST FLOOR	63
EXISTING TOTAL	118

TOTAL PROPOSED WARD NUMBER 118

LANDSCAPE + COMMUNAL AREA CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021

DEEP SOIL 15% SITE AREA	975m ²
LANDSCAPE 10m ² / WARD	1,669m ²
COMMUNAL AREA 10m ² / WARD	1,180m ²

PROPOSED LANDSCAPE AREAS

DEEP SOIL 6m DIMENSION	1,624m ²
DEEP SOIL	624m ²
TOTAL DEEP SOIL	1,548m ²
PLANTER BEDS	279m ²

TOTAL LANDSCAPE AREAS 2,12m²

TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

CARPARKING CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021

1 SPACE FOR EVERY 15 BEDS 8

1 SPACE FOR 2 STAFF ON DUTY (50) 25

TOTAL REQUIRED 33

PROPOSED CARPARKING

33 INCLUDES 2 ACCESSIBLE

GROUND 1 X AMBULANCE PARKING BAY



G BROTHERS
VEHICLE
SHOWROOM

AFTERNOON SUN

BUS STOP TO
PALM BEACH
100 m FROM
SITE ENTRY

BUS STOP TO
CITY

TRAFFIC LIGHTS CROSSING

TRAFFIC LIGHTS

TRAFFIC LIGHTS

TRAFFIC LIGHTS

TRAFFIC LIGHTS

GARTNERTROVATO

ARCHITECTS

11/17A 10 ROAD STREET
MONA VALE NSW 1508
PH: 02 9371 1111
WWW.GARTNERTROVATO.COM.AU

DATE: 10/01/2024

BY: [Signature]

FOR: THOMPSON HEALTH CARE

DATE: 10/01/2024

REV: 1

DESCRIPTION: PROPOSED ALTERATIONS + ADDITIONS TO AN

APPROVED RESIDENTIAL AGED CARE FACILITY

LOT 2 19 PARADE - LOT 36 DP 7290

FOR: THOMPSON HEALTH CARE

DATE: 10/01/2024

BY: [Signature]

FOR: THOMPSON HEALTH CARE

DATE: 10/01/2024

BY: [Signature]

FOR: THOMPSON HEALTH CARE

THOMPSON HEALTH BASSETT

PROPOSED ALTERATIONS + ADDITIONS TO AN

APPROVED RESIDENTIAL AGED CARE FACILITY

LOT 2 19 PARADE - LOT 36 DP 7290

FOR: THOMPSON HEALTH CARE

DATE: 10/01/2024

BY: [Signature]

FOR: THOMPSON HEALTH CARE



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NOTES

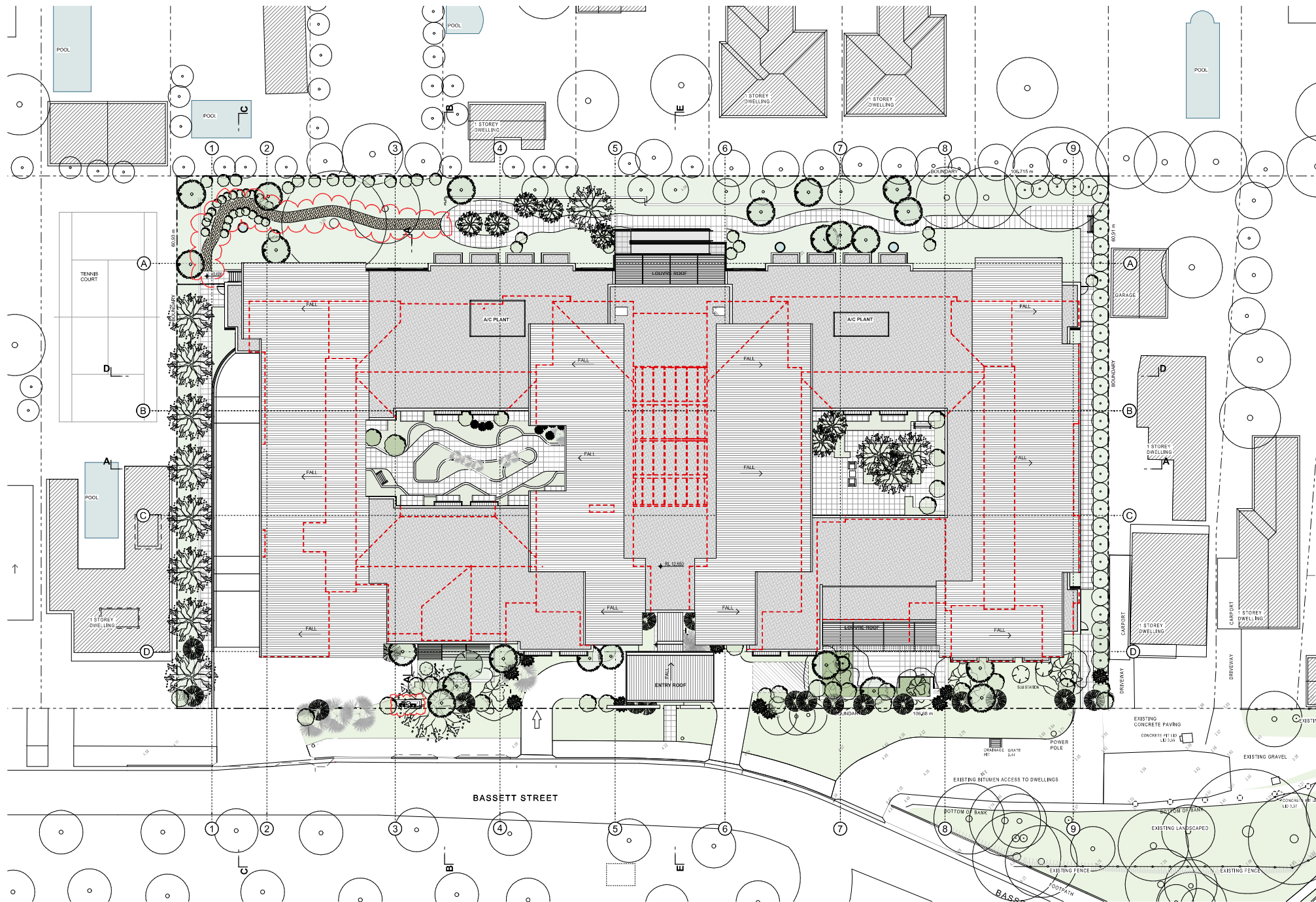
1. SITE ANALYSIS AND CONTEXT

2. PLAN

3. SECTION

4. ELEVATION

5. DETAIL



GARTNERTROVATO

ARCHITECTS

11/17/18 10:00 AM
11/17/18 10:00 AM
11/17/18 10:00 AM
11/17/18 10:00 AM
11/17/18 10:00 AM

DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE
11/17/18	1	ISSUED FOR DEVELOPMENT APPLICATION	DTA	LT	
11/17/18	2	FOR APPROVALS	DTA	LT	

THOMPSON HEALTH BASSETT
PROPOSED ALTERATIONS + ADDITIONS TO AN
APPROVED RESIDENTIAL AGED CARE FACILITY
25-29 BASSETT STREET, MONA VALE
LOT 2 SP 74826 + LOT 36 DP 7290
FOR THOMPSON HEALTH CARE

THOMPSON HEALTH CARE
1816
3A2-02

DATE
1816
3A2-02

SITE AREA 6.500m²

EXISTING FSR 0.95:1

PROPOSED TOTAL GFA	6,411m ²
PROPOSED FSR	0.98:1

RESIDENT ROOM NUMBERS

EXISTING (APPROVED DA)		PROPOSED (\$4,55)	
GROUND FLOOR	59	GROUND FLOOR	55
FIRST FLOOR	59	FIRST FLOOR	63
EXISTING TOTAL	118	TOTAL	118

TOTAL PROPOSED WARD 11: 100%

LANDSCAPE + COMMUNAL AREA CALCULATIONS

DEEP SOIL 15% SITE AREA	975m ²
LANDSCAPE 15m ² / WARD	1,665m ²
COMMUNAL AREA 10m ² / WARD	1,180m ²

PROPOSED LANDSCAPE AREAS

DEEP SOIL 6m DIMENSION	1,024m ²
DEEP SOIL	824m ²
TOTAL DEEP SOIL	1,848m ²

TOTAL LANDSCAPE AREAS 2.12m²

TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

CARPARKING CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021	
1 SPACE FOR EVERY 15 BEDS	8
1 SPACE FOR 2 STAFF ON DUTY (50)	25
TOTAL REQUIRED	33

PROPOSED CARPARKING

BASEMENT 36 INCLUDES 2 ACCESSIBLE
GROUND 1 X AMBULANCE PARKING BAY



DEVELOPMENT SCHEDULE
RESIDENTIAL AGED CARE FACILITY
25-25 BASSETT STREET, MONA VALE

SITE AREA 6,500m²

FSR CALCULATIONS

EXISTING GFA (APPROVED DA)	127m ²	PROPOSED GFA (\$425)	119m ²
BASEMENT	3,132m ²	BASEMENT	3,144m ²
GROUND FLOOR	2,902m ²	GROUND FLOOR	3,144m ²
FIRST FLOOR	6,199m ²	FIRST FLOOR	3,144m ²
EXISTING TOTAL	6,199m ²	TOTAL	6,411m ²

EXISTING FSR 0.98:1

PROPOSED TOTAL GFA 6,411m²

PROPOSED FSR 0.98:1

RESIDENT ROOM NUMBERS

EXISTING (APPROVED DA)	PROPOSED (\$425)
GROUND FLOOR	55
FIRST FLOOR	63
EXISTING TOTAL	118

TOTAL PROPOSED WARD NUMBER 118

LANDSCAPE + COMMUNAL AREA CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021	8
DEEP SOIL 15% SITE AREA	975m ²
LANDSCAPE 10m ² / WARD	1,095m ²
COMMUNAL AREA 10m ² / WARD	1,180m ²

PROPOSED LANDSCAPE AREAS

DEEP SOIL 6m DIMENSION	1,024m ²
DEEP SOIL	624m ²
TOTAL DEEP SOIL	1,548m ²
PLANTER BEDS	279m ²

TOTAL LANDSCAPE AREAS 2,12m²

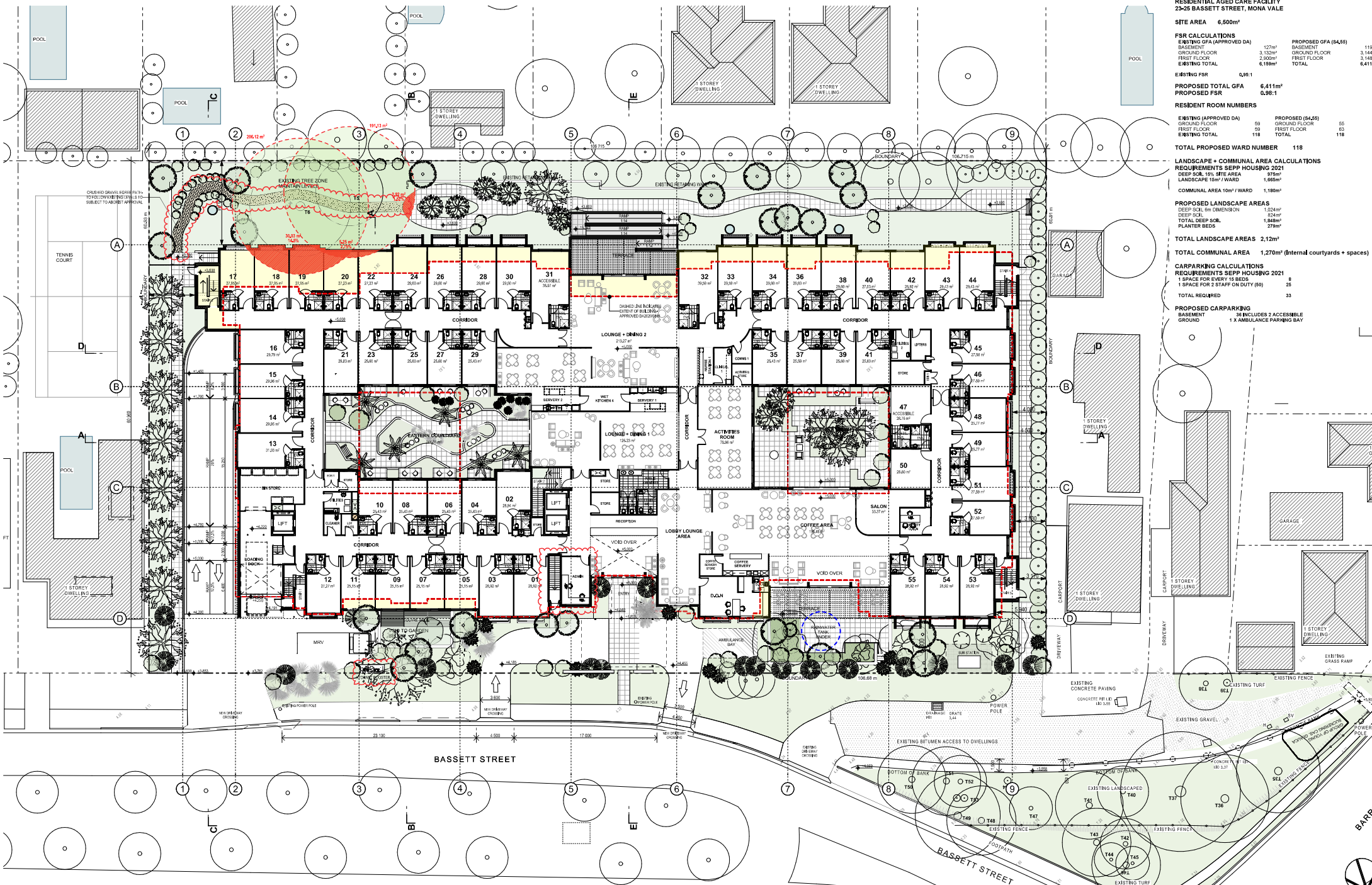
TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

CARPARKING CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021	8
1 SPACE FOR EVERY 15 BEDS	25
1 SPACE FOR 2 STAFF ON DUTY (50)	25
TOTAL REQUIRED	33

PROPOSED CARPARKING

BASEMENT	34 INCLUDES 2 ACCESSIBLE
GROUND	1 X AMBULANCE PARKING BAY



DEVELOPMENT SCHEDULE
RESIDENTIAL AGED CARE FACILITY
25-25 BASSETT STREET, MONA VALE

SITE AREA 6,500m²

FSR CALCULATIONS

EXISTING GFA (APPROVED DA)	PROPOSED GFA (\$425)	PROPOSED GFA (\$455)
BASEMENT 127m ²	BASEMENT 55	BASEMENT 119m ²
GROUND FLOOR 3,132m ²	GROUND FLOOR 55	GROUND FLOOR 3,144m ²
FIRST FLOOR 2,909m ²	FIRST FLOOR 63	FIRST FLOOR 3,144m ²
EXISTING TOTAL 6,168m ²	TOTAL 118	TOTAL 6,411m ²

EXISTING FSR 0.95:1

PROPOSED TOTAL GFA 6,411m²

PROPOSED FSR 0.98:1

RESIDENT ROOM NUMBERS

EXISTING (APPROVED DA)	PROPOSED (\$425)	PROPOSED (\$455)
GROUND FLOOR 59	GROUND FLOOR 55	GROUND FLOOR 55
FIRST FLOOR 59	FIRST FLOOR 63	FIRST FLOOR 63
EXISTING TOTAL 118	TOTAL 118	TOTAL 118

TOTAL PROPOSED WARD NUMBER 118

LANDSCAPE + COMMUNAL AREA CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021

DEEP SOIL 15% SITE AREA	975m ²
LANDSCAPE 10m ² / WARD	1,180m ²
COMMUNAL AREA 10m ² / WARD	1,180m ²

PROPOSED LANDSCAPE AREAS

DEEP SOIL 6m DIMENSION	1,524m ²
DEEP SOIL	524m ²
TOTAL DEEP SOIL	1,548m ²
PLANTER BEDS	279m ²

TOTAL LANDSCAPE AREAS 2,127m²

TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

CARPARKING CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021

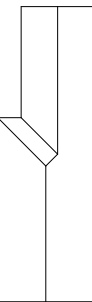
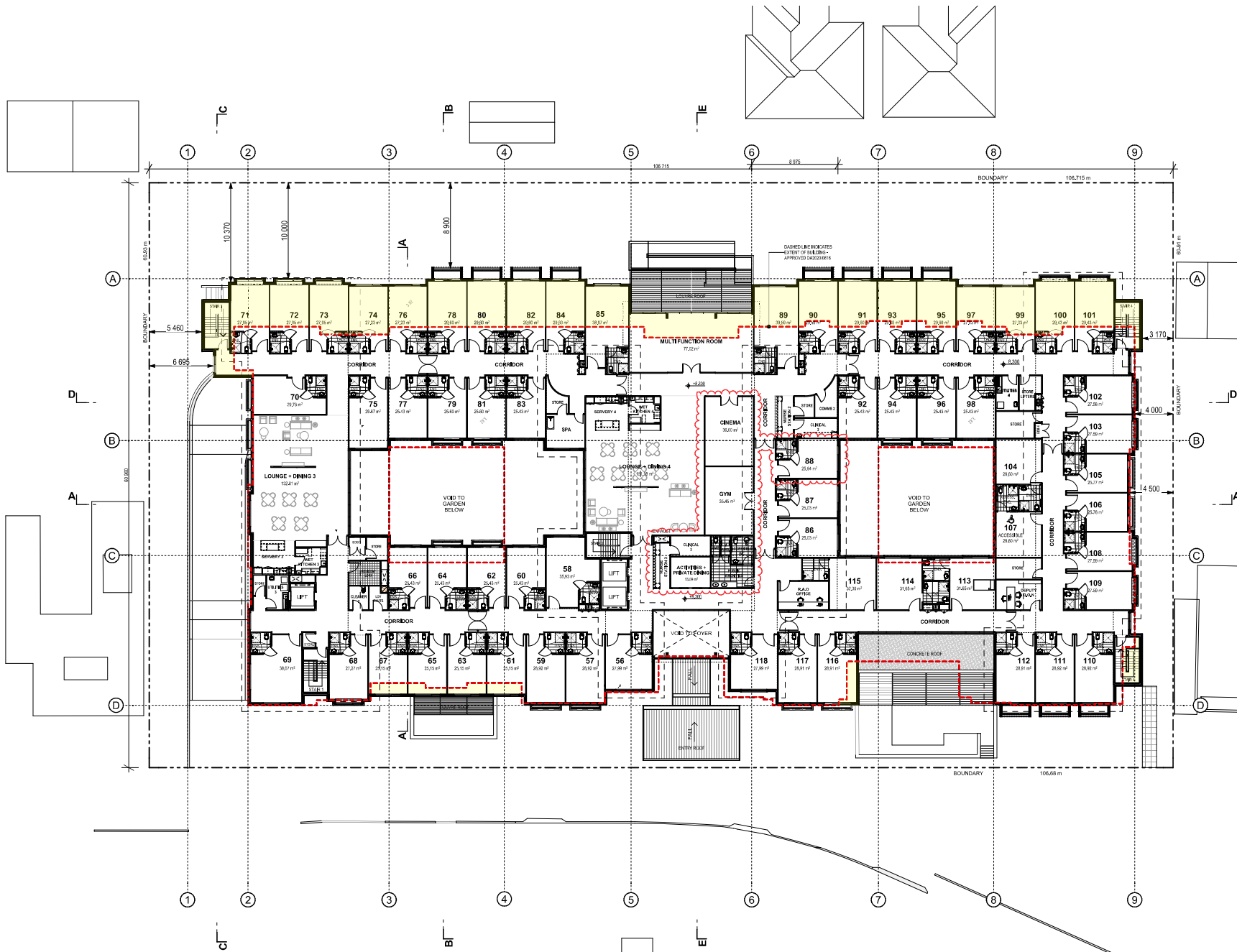
1 SPACE FOR EVERY 15 BEDS 8

1 SPACE FOR 2 STAFF ON DUTY (50) 25

TOTAL REQUIRED 33

PROPOSED CARPARKING

BASEMENT 34 INCLUDES 2 ACCESSIBLE
GROUND 1 X AMBULANCE PARKING BAY



GARTNERTROVATO

ARCHITECTS

11/17A 10 ROAD STREET
MONA VALE NSW 2205
P 02 9330 4411
F 02 9330 4411
E info@gartnertrovato.com.au

DATE	REV	DESCRIPTION	DRAWN	CHECKED	DATE
11/05/24	0	ISSUED FOR DEVELOPMENT APPLICATION	DAT	LT	

THOMPSON HEALTH CARE

THOMPSON HEALTH BASSETT
PROPOSED ALTERATIONS + ADDITIONS TO AN
APPROVED RESIDENTIAL AGED CARE FACILITY
25-25 BASSETT STREET, MONA VALE
LOT 2 DP 764026 - LOT 26 DP 7290
FOR THOMPSON HEALTH CARE

DATE 12/06/24
DRAWN 01/01/24
CHECKED 01/01/24
DATE 01/01/24
DRAWN 01/01/24
CHECKED 01/01/24

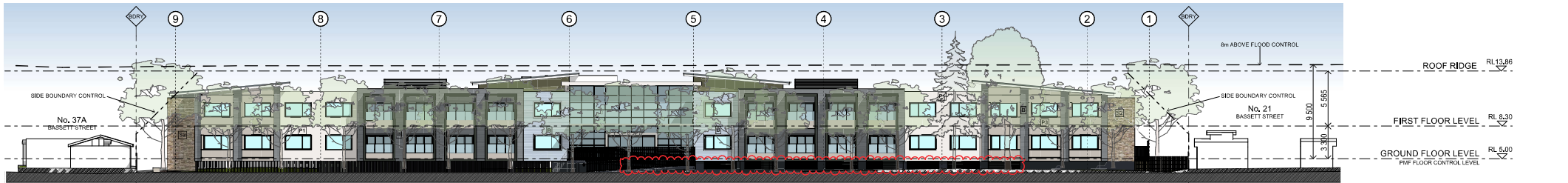




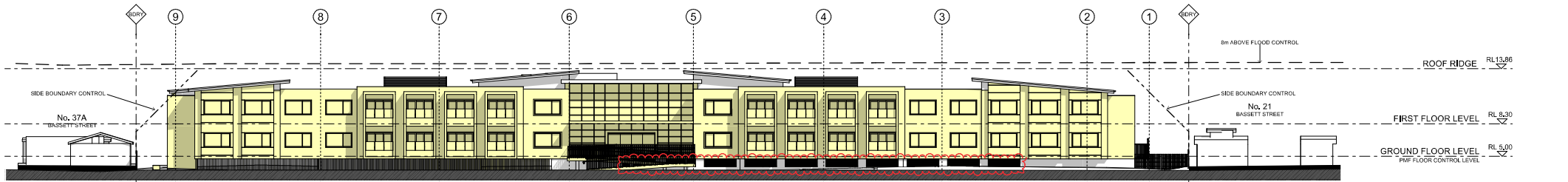
NORTH ELEVATION



[PROPOSED] NORTH ELEVATION



SOUTH ELEVATION



[PROPOSED] SOUTH ELEVATION

EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

WEATHERBOARD CLADDING										STONE CLADDING		WINDOW FRAMES		METALWORK COLOUR		ROOF FINISHES	
A WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE HALF ALABASTER	B WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE BREATHLESS	C WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE QUARTER SALTIC SEA	P1 PAINT RESENE HALF ALABASTER	P2 PAINT RESENE HALF ALABASTER	P3 PAINT RESENE EIGHTH PRINCE GREY	P4 PAINT RESENE QUARTER SALTIC SEA	P5 PAINT RESENE DOUBLE GRAVEL	P6 PAINT RESENE FOUNDRY	P7 PAINT COLOUR - RESENE FINE	B1 MAIN STONE CLADDING SMOOTH FACE SANDSTONE	B2 FEATURE STONE CLADDING ALPINE STONE WALL	M1 POWDERCOAT ALUMINIUM INTERPON SABLE BASIS	M2 DARK METALWORK COLOUR - COLORBOND BASALT	M3 LIGHT METALWORK COLOUR - METALLIC SILVER GREY	R1 METAL SHEET ROOFING COLORBOND - SHALE GREY	R2 PEBBLE ROOF BALAST RIVER PEBBLE	

GARTNERTROVATO
ARCHITECTS

11/17 & 18/04/2020
11/17 & 18/04/2020
11/17 & 18/04/2020
11/17 & 18/04/2020
11/17 & 18/04/2020

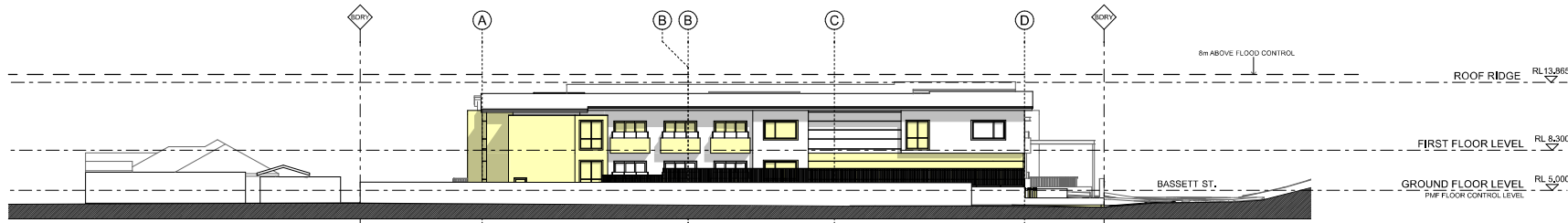
DATE	REV	DESCRIPTION	DRAWN	CHECKED
11/05/24	1	ISSUED FOR DEVELOPMENT APPLICATION	DA	LT
11/05/24	2	FOR AMENDMENTS	DA	LT

THOMPSON HEALTH BASSETT
PROPOSED ALTERATIONS + ADDITIONS TO AN
APPROVED RESIDENTIAL AGED CARE FACILITY
LOT 2 DP 748426 + LOT 36 DP 7290
FOR THOMPSON HEALTH CARE

ELEVATIONS NORTH AND SOUTH
SCALE: 1:200 (B.A.)
DATE: 18/11/24
DRAWN: DA2-06
CHECKED: B



EAST ELEVATION



[PROPOSED] EAST ELEVATION



WEST ELEVATION



[PROPOSED] WEST ELEVATION

PROPOSED AMENDMENTS TO APPROVED DEVELOPMENT APPLICATION 2020/0816

EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

WEATHERBOARD CLADDING																	
	A WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE HALF ALABASTER	B WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE BREATHLESS	C WEATHERBOARD JH PRIMELINE NEWPORT 170 RESENE QUARTER BALTIC SEA	P1 RENDER + PAINT RESENE HALF ALABASTER	P2 RENDER + PAINT RESENE HALF ALABASTER	P3 RESENE EIGHTH FRIAR GREY	P4 RESENE QUARTER BALTIC SEA	P5 RESENE DOUBLE GRAVEL	P6 RESENE FYNDRY	P7 COLOUR - RESENE FINCH	S1 MAIN STONE CLADDING SMOOTH FACE SANDSTONE	S2 FEATURE STONE CLADDING ALPINE STONE WALL	W POWDERCOAT ALUMINIUM INTERPON SABLE BASIS	M1 DARK METALWORK COLOUR - COLORBOND BASALT	M2 LIGHT METALWORK COLOUR - METALLIC SILVER GREY	R1 METAL SHEET ROOFING COLORBOND - SHALE GREY	R2 PEBBLE ROOF BALAST RIVER PEBBLE

GARTNERTROVATO
ARCHITECTS

11/17A 10 ROAD STREET
MORONG VIC 3088
PH: 08 9399 4411
TEL: 08 9399 4400
WWW.GARTNERTROVATO.COM.AU

DATE	REV	DESCRIPTION	DRAWN	CHECK	DATE
	A	ISSUED FOR DEVELOPMENT APPLICATION	DN	ET	

PROJECT: THOMPSON HEALTH BASSETT

PROPOSED ALTERATIONS + ADDITIONS TO AN APPROVED RESIDENTIAL AGED CARE FACILITY

25-29 BASSETT STREET, MONA VALE

LOT 2 DP 748426 + LOT 36 DP 7290

FOR THOMPSON HEALTH CARE

SCALE: 1:200 @ A1

DATE: 01/11/2024

BY: DAVID A

PROJECT: THOMPSON HEALTH BASSETT

PROPOSED ALTERATIONS + ADDITIONS TO AN APPROVED RESIDENTIAL AGED CARE FACILITY

25-29 BASSETT STREET, MONA VALE

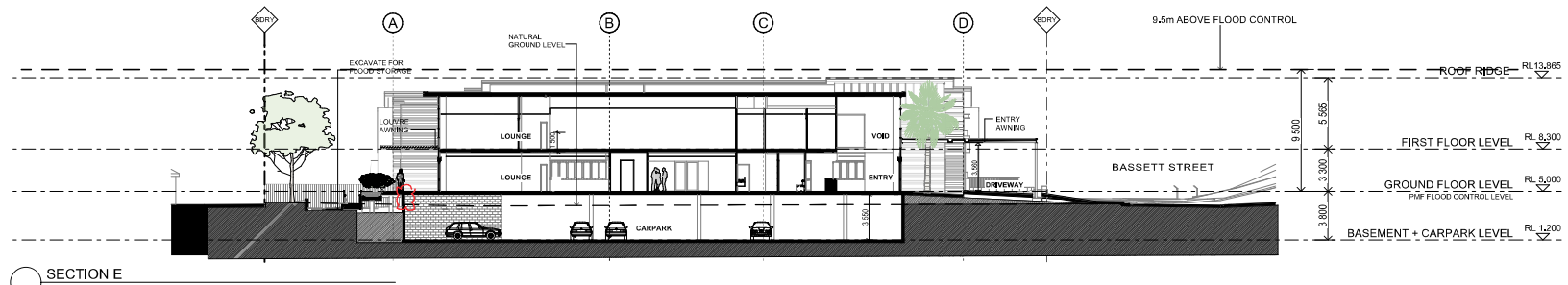
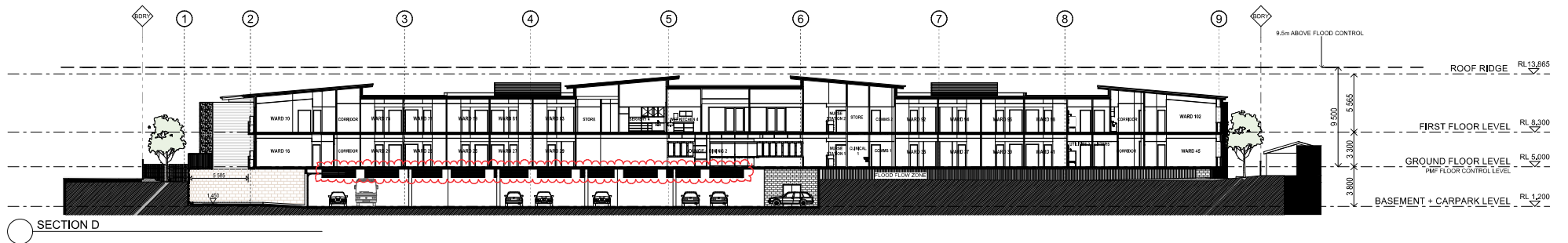
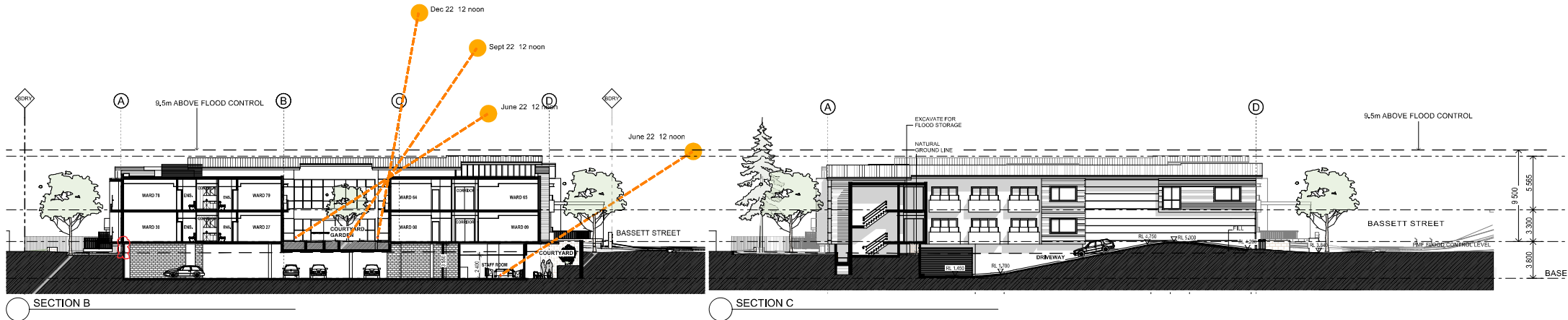
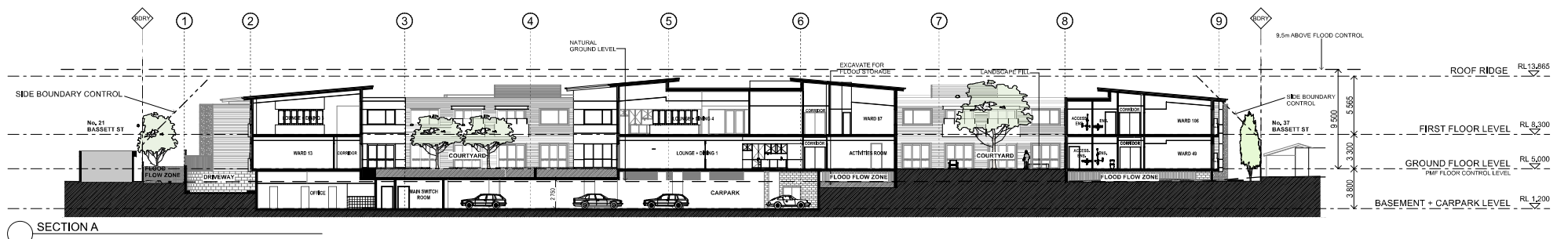
LOT 2 DP 748426 + LOT 36 DP 7290

FOR THOMPSON HEALTH CARE

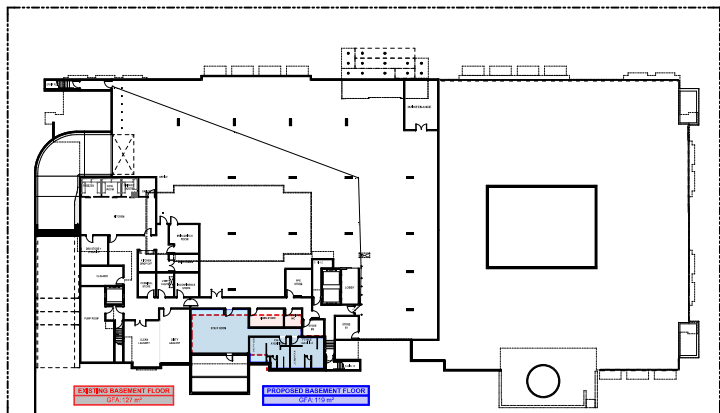
SCALE: 1:200 @ A1

DATE: 01/11/2024

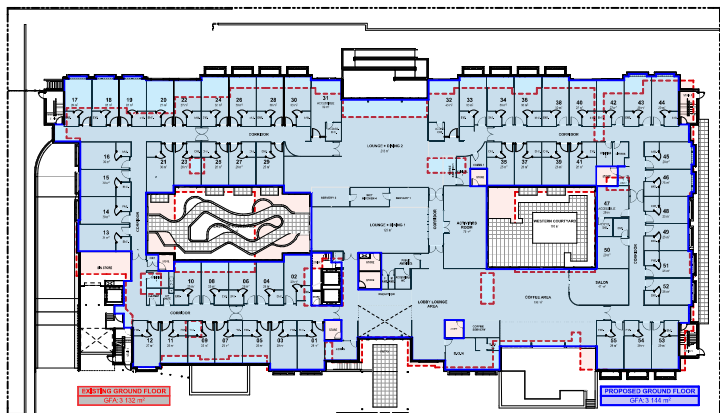
BY: DAVID A



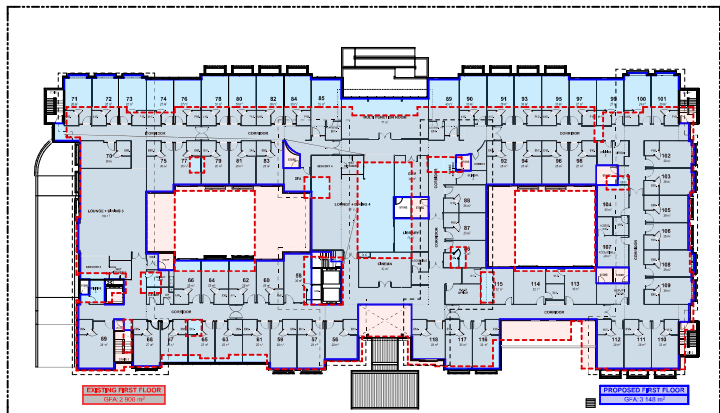




BASEMENT GFA



GROUND FLOOR GFA



FIRST FLOOR GFA

DEVELOPMENT SCHEDULE RESIDENTIAL AGED CARE FACILITY 25-25 BASSETT STREET, MONA VALE

SITE AREA 6,500m²

FSR CALCULATIONS

EXISTING GFA (APPROVED DA)	PROPOSED GFA (\$425)	PROPOSED GFA (\$455)
BASMENT 127m ²	BASMENT 113m ²	BASMENT 113m ²
GROUND FLOOR 3,132m ²	GROUND FLOOR 3,144m ²	GROUND FLOOR 3,144m ²
FIRST FLOOR 2,900m ²	FIRST FLOOR 3,148m ²	FIRST FLOOR 3,148m ²
EXISTING TOTAL 6,159m ²	TOTAL 6,411m ²	TOTAL 6,411m ²

EXISTING FSR 0.95:1

PROPOSED TOTAL GFA 6,411m²

PROPOSED FSR 0.98:1

RESIDENT ROOM NUMBERS

EXISTING (APPROVED DA)	PROPOSED (\$425)	PROPOSED (\$455)
GROUND FLOOR 59	GROUND FLOOR 63	GROUND FLOOR 63
FIRST FLOOR 59	FIRST FLOOR 63	FIRST FLOOR 63
EXISTING TOTAL 118	TOTAL 126	TOTAL 126

TOTAL PROPOSED WARD NUMBER 118

LANDSCAPE + COMMUNAL AREA CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021

DEEP SOIL 15% SITE AREA	975m ²
LANDSCAPE 10m ² / WARD	1,665m ²
COMMUNAL AREA 10m ² / WARD	1,180m ²

PROPOSED LANDSCAPE AREAS

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TOTAL LANDSCAPE AREAS 2,12m²

TOTAL COMMUNAL AREA 1,270m² (Internal courtyards + spaces)

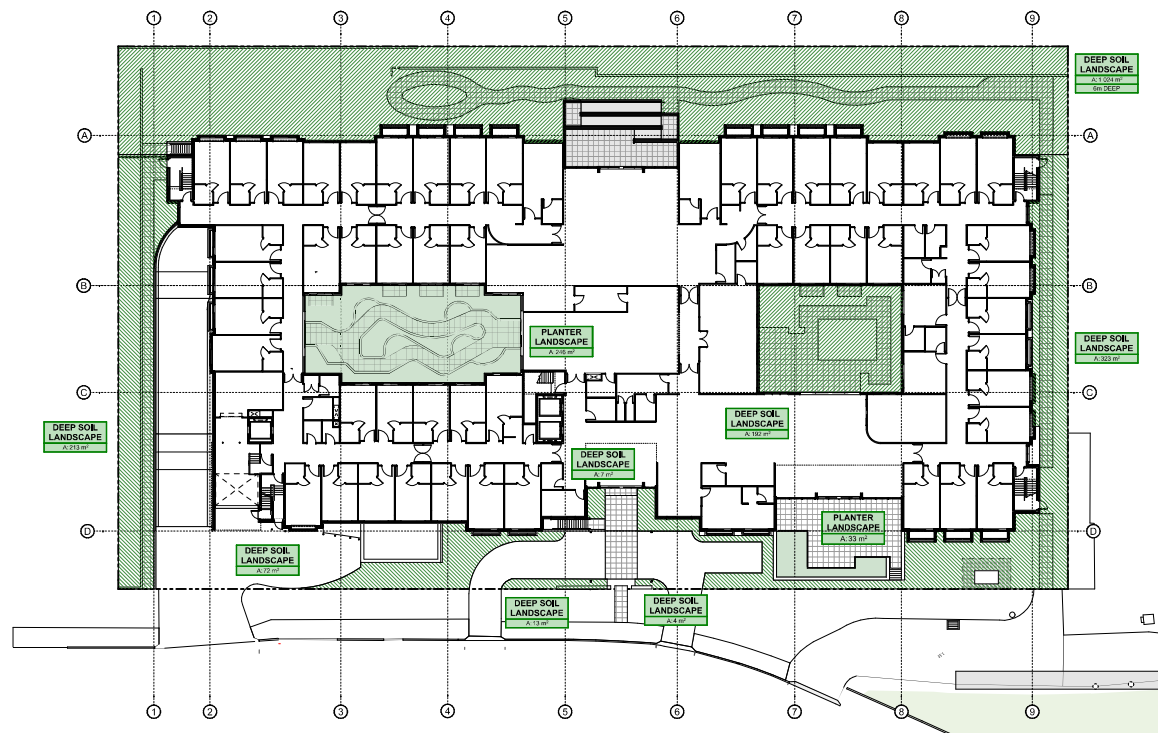
CARPARKING CALCULATIONS

REQUIREMENTS SEPP HOUSING 2021

1 SPACE FOR EVERY 15 BEDS	8
1 SPACE FOR 2 STAFF ON DUTY (\$0)	25
TOTAL REQUIRED	33

PROPOSED CARPARKING

BASMENT	34 INCLUDES 2 ACCESSIBLE
GROUND	1 X AMBULANCE PARKING BAY



SITE LANDSCAPE AREA

