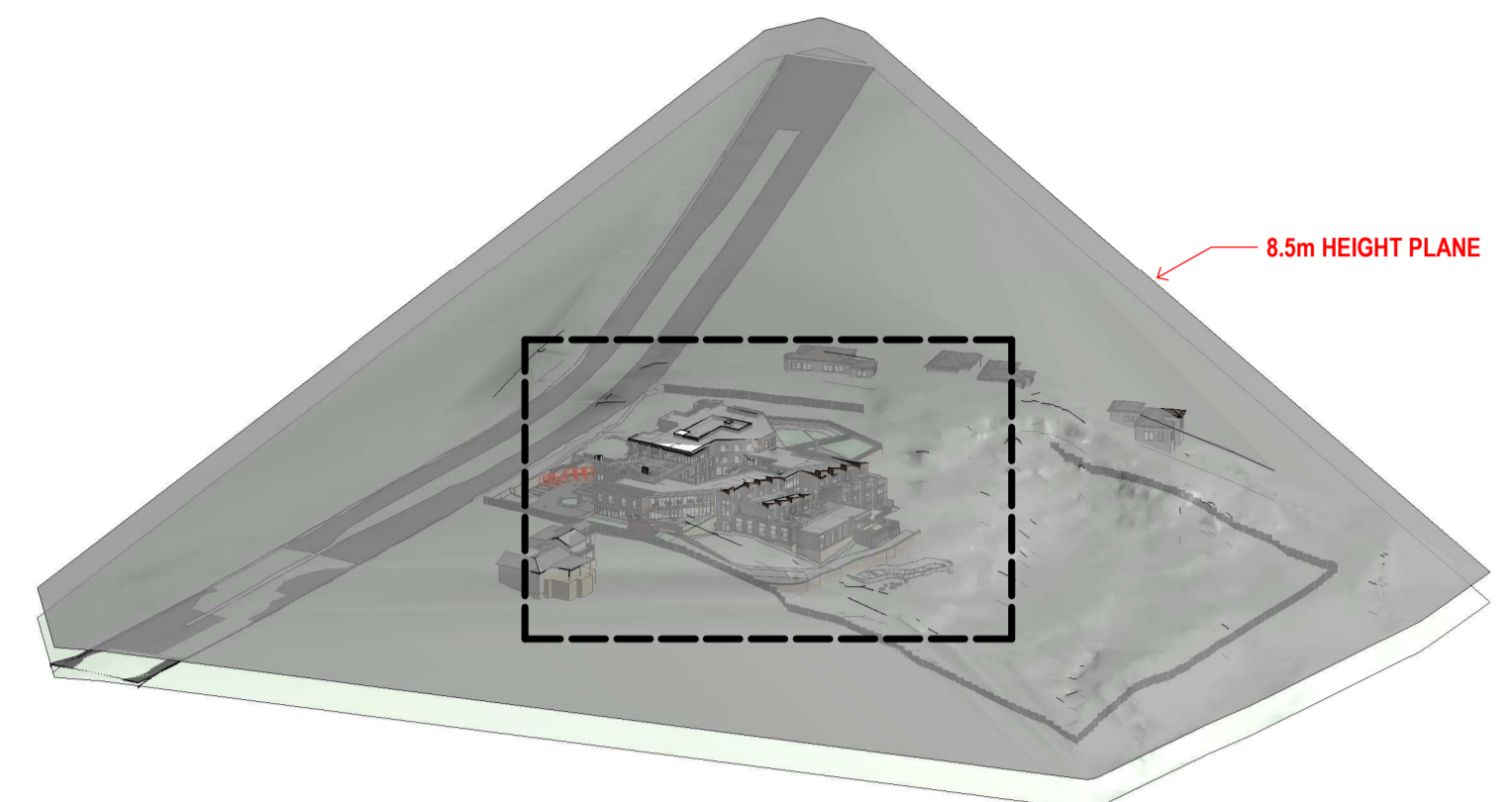


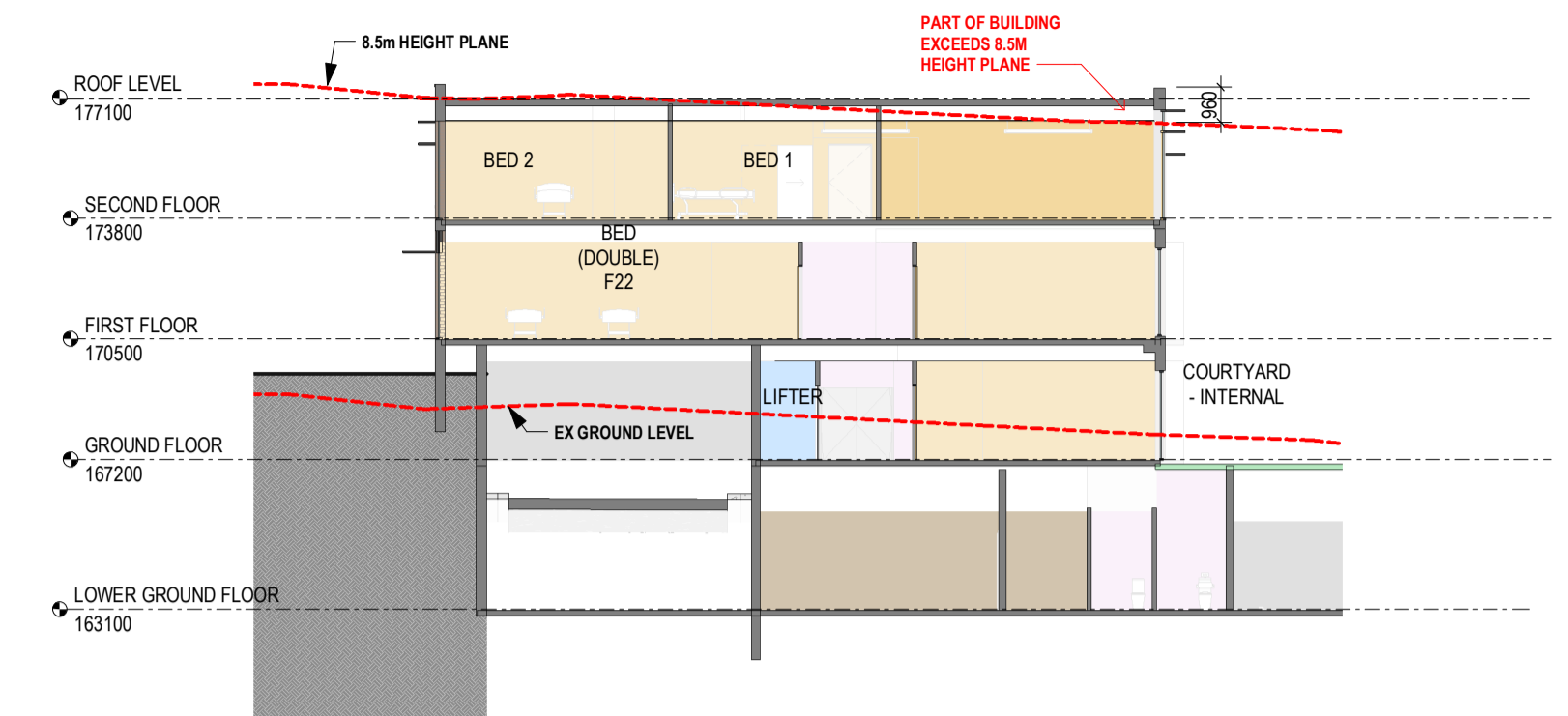
Revision	Date	Details	Initials	Checked
A	20190331	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
B	20191016	COUNCIL REVIEW	JT	VC
C	20200929	EMERGENCY ACC	VC	VC
D	20220425	4.56 SUBMISSION	VC	VC

SURVEY NOTES
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1 8.5M HEIGHT PLANE STUDY - OVERALL
SCALE



3 Section 1-height Plane
SCALE 1 : 200



2 8.5M HEIGHT PLANE STUDY - DETAILS
SCALE

4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143



ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2065
 Ph: 02 9966 5566

architecture
 interior design
 project management

NSW ARCHITECT: G. COLLETTON #7621
 ACN: 001 595 268 ABN: 44 001 595 268 mdpdesign@mdp.com.au
 Suite 302/69 Christie Street St. Leonards NSW 2065 | 02 99665566 | www.mdp.com.au

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

DRAWING:
HEIGHT PLANE ANALYSIS
DIAGRAMS

PROJECT NO. 3169	REVISION NO. D	Morrison Design Partnership ARCHITECTS Since 1968
DRAWING NO. DA021	ARCHITECT: YEE CHEN	
SCALE: 1 : 200 @ A1	DATE: 20220405	
PROJECT DIRECTOR: MARKAM RALPH		

Revision	Date	Details	Initials	Checked
R	20191003	COUNCIL MEETING	VC	
F	20191014	COUNCIL REVIEW	VC	VC
G	20191014	COUNCIL REVIEW	J	VC
H	20191101	FOR COORDINATION	VC	
I	20191118	FOR INFORMATION	VC	
J	20200921	EMERGENCY ACC	VC	
K	20210707	ADDITIONAL PARKING	VC	
L	20210918	FOR INFORMATION	VC	
M	20211012	FOR CLIENT REVIEW	VC	
N	20220405	AS5 SUBMISSION	VC	

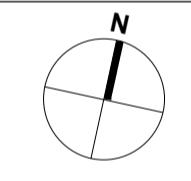
SURVEY NOTES
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- NEW TREE REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN REFER TO ARBORIST REPORT
- EXTENT OF PLANTING REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT, REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT, REFER TO CIVIL DOCUMENTATION
- 2 HOURS FIRE WALL & HORIZONTAL EXITS
- APZ - ASSET PROTECTION ZONE (REFER TO BUSH FIRE REPORT)
- EXISTING BUILDINGS TO BE DEMOLISHED (ROOF OUTLINE)
- EXISTING SERVICES, REFER TO SURVEY

4.56 AMENDMENTS
Lxx REFER TO THE SUMMARY OF DESIGN CHANGES

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



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd,
 Armadale VIC 3143



ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2055
 Ph: 02 9966 5566

architecture interior design project management

NSW ARCHITECTURE ACT 2010 - REGISTRATION # 7621
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
 Suite 302/69 Christie Street St. Leonards NSW 2055 (02) 99665566 www.mdp.com.au

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

DRAWING:
SITE PLAN

PROJECT NO.
3169

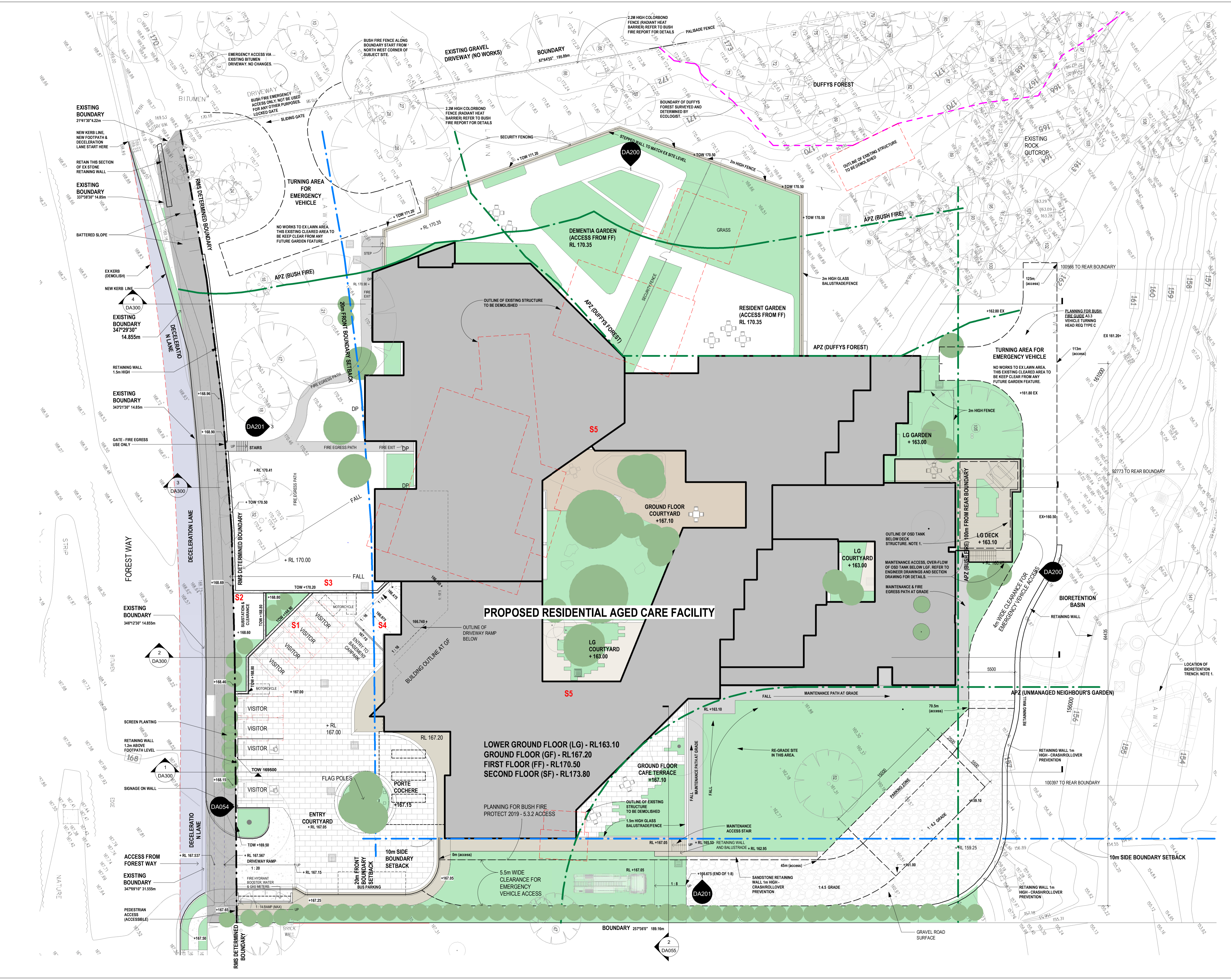
REVISION NO.
N

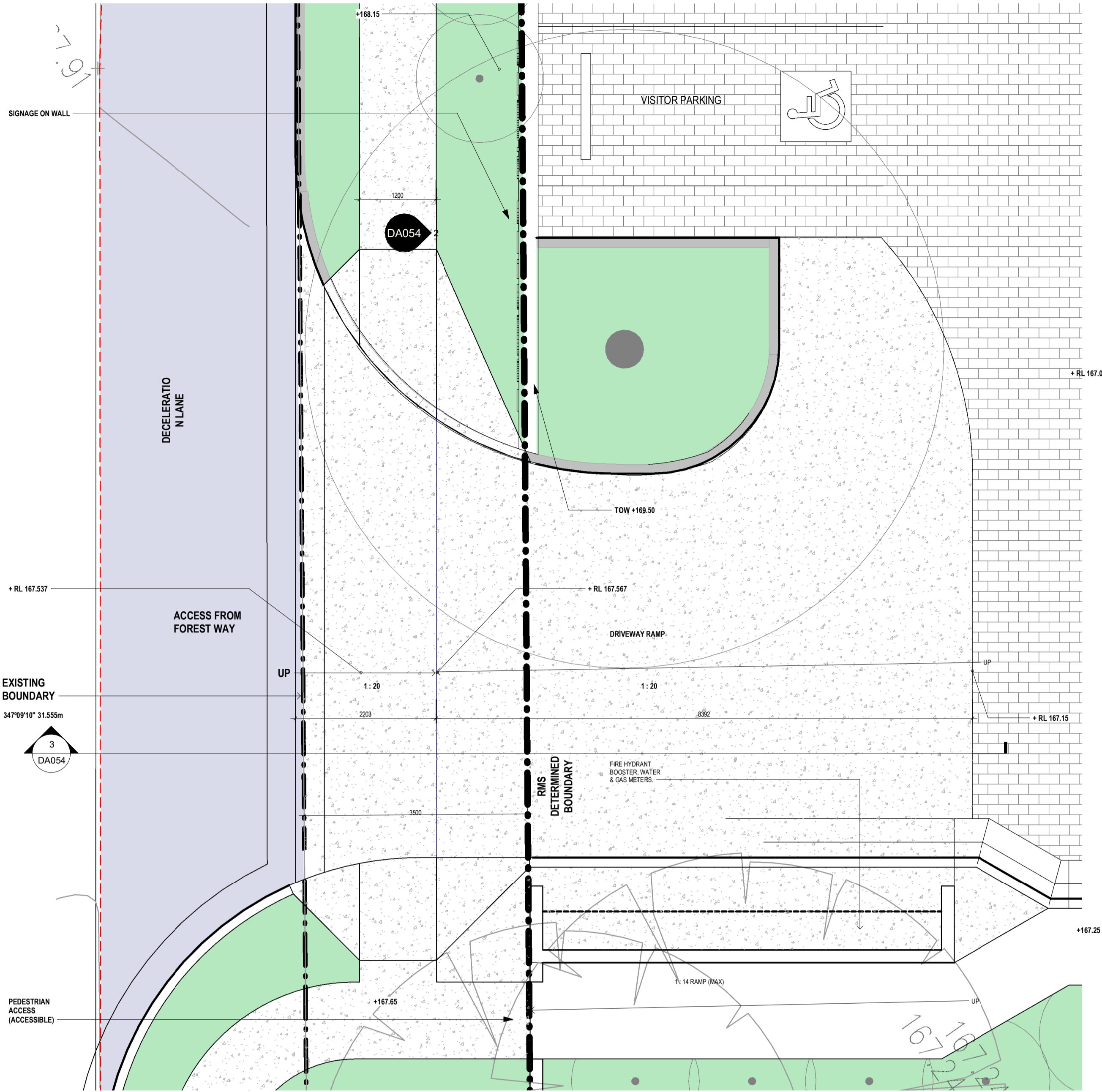
DRAWING NO.
DA050

SCALE: As indicated @ ARCHITECT: 1:500
DATE: 20220405

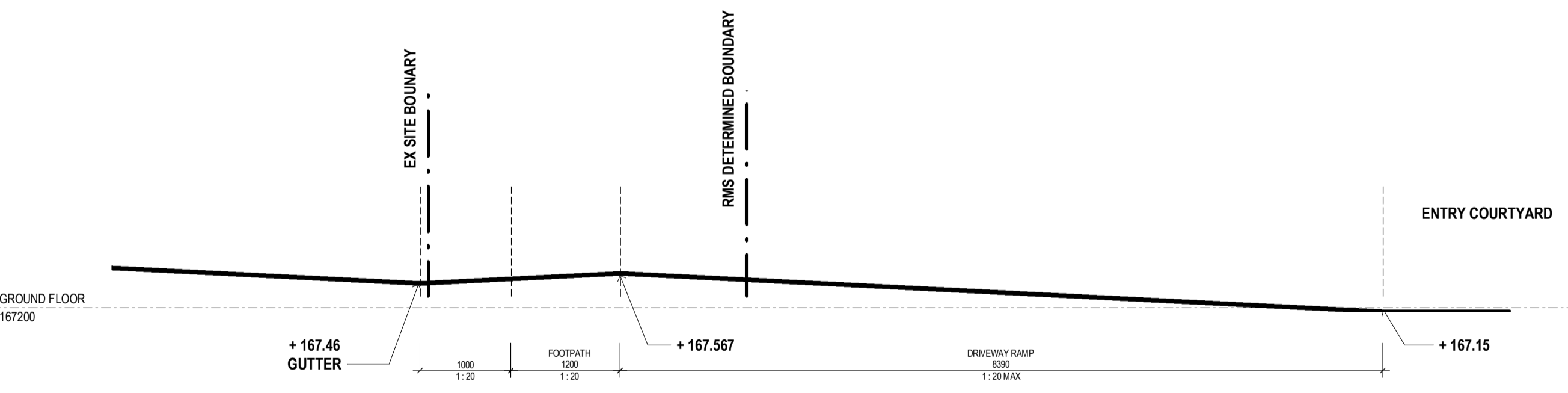
PROJECT DIRECTOR: MARKAM RALPH

Morrison Design Partnership
 Since 1969

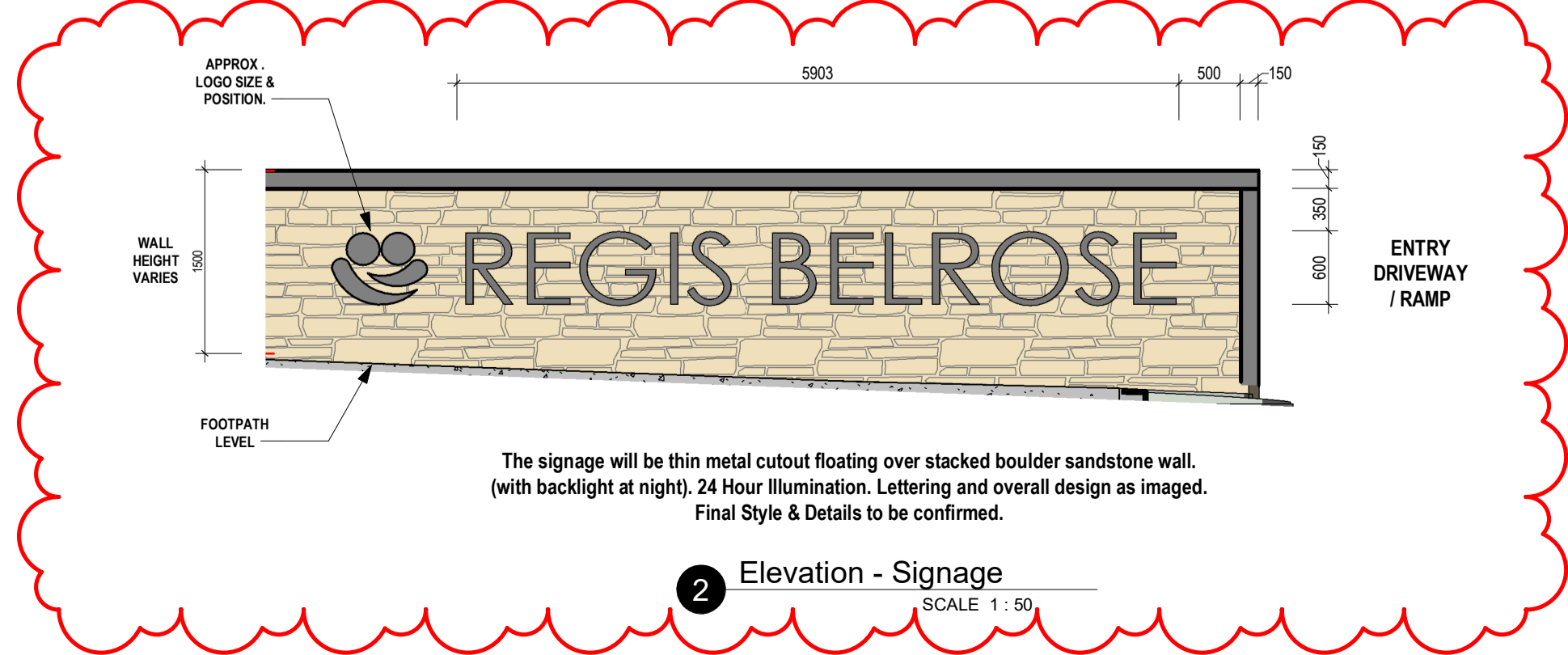




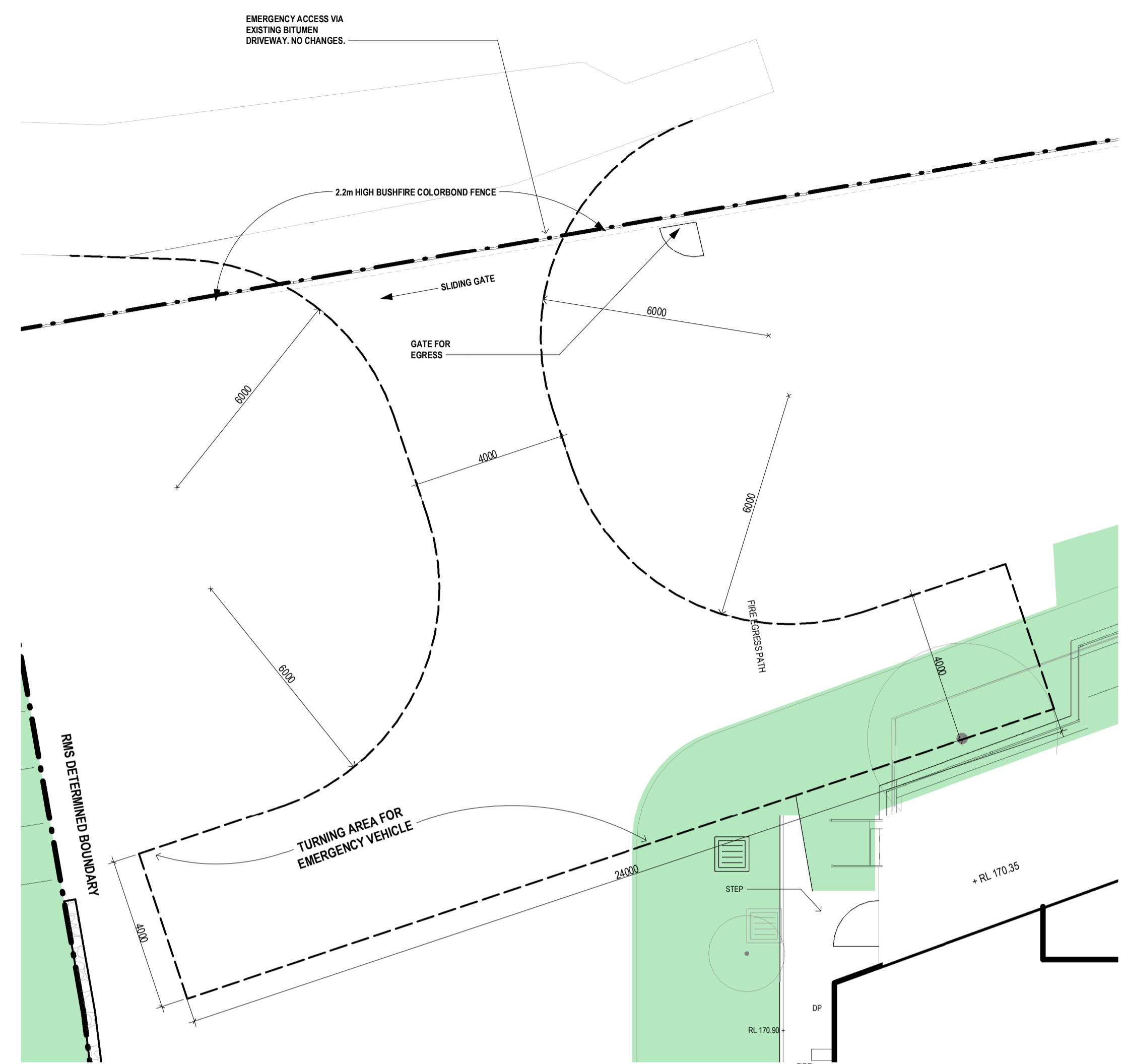
1 PROPOSED SITE PLAN
SCALE 1: 50



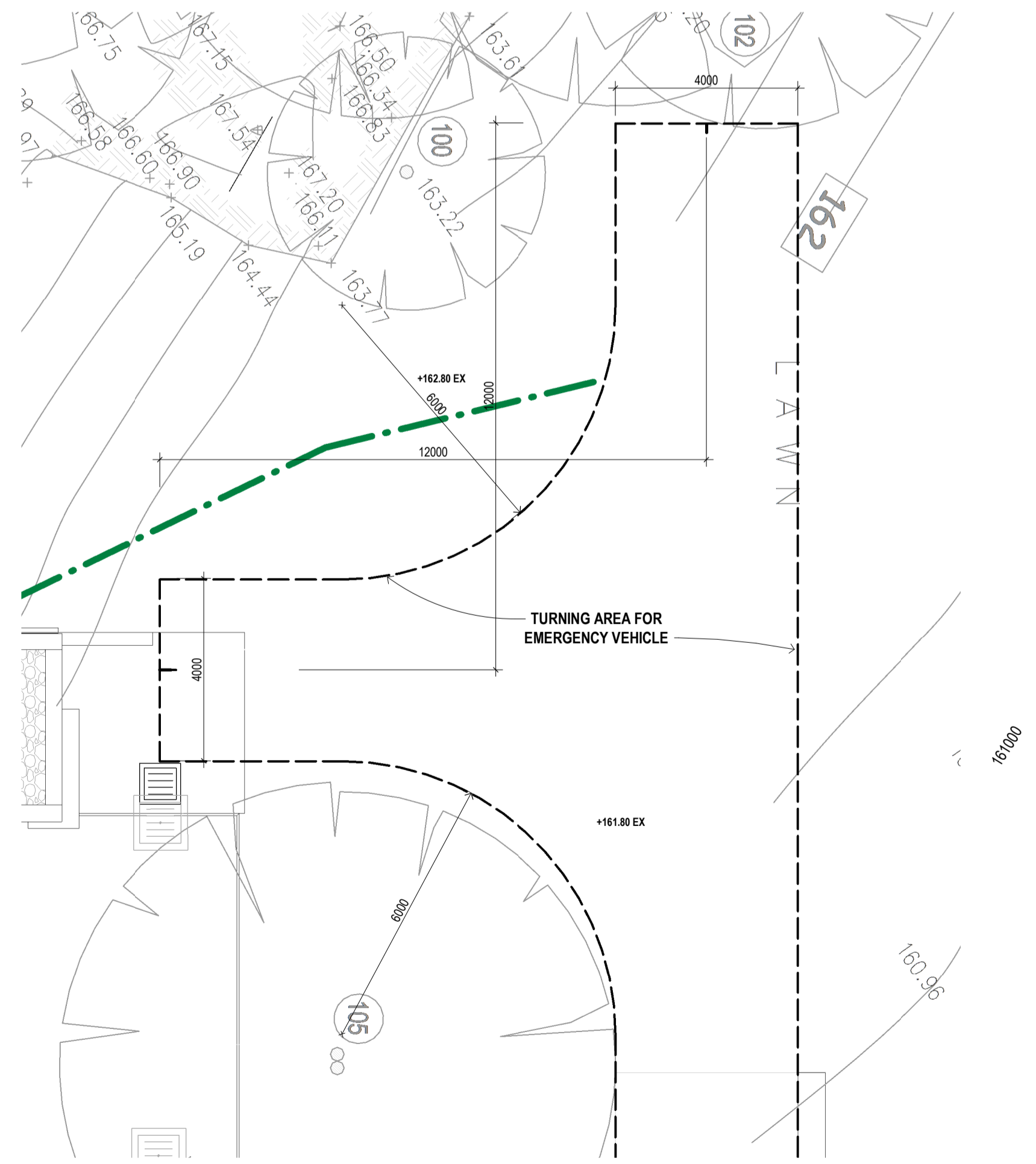
3 Section 4 - ENTRY DRIVEWAY
SCALE 1: 50



2 Elevation - Signage
SCALE 1: 50



4 EMERGENCY VEHICLE TURNING AREA DETAILS
SCALE 1: 100



5 EMERGENCY VEHICLE TURNING AREA DETAILS
SCALE 1: 100

Revision	Date	Details	Initials	Checked
A	20190331	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
B	20190327	FOR COORDINATION	VC	VC
C	20190625	FOR COORDINATION	VC	VC
D	20220405	4.54 SUBMISSION	VC	VC

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4.56

CLIENT/APPLICANT:
REGIS AGED CARE
PO Box 8373
Level 2, 615 Dandenong Rd.
Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
Suite 302 / 69 Christie St
St Leonards NSW 2055
Ph: 02 9966 5564

architecture interior design project management

NSW ARCHITECT: G. COLLETTON #7521
ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
Suite 302 69 Christie Street St. Leonards NSW 2055 (02 99665564) www.mdp.com.au

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

DRAWING:
SITE DETAILS

PROJECT NO. 3169	REVISION NO. D	Morrison Design Partnership ARCHITECTS Since 1968
DRAWING NO. DA054		
SCALE: As indicated @ ARCHITECT: SEE CHN		
DATE: 20220405		
PROJECT DIRECTOR: MARKAM RALPH		

GENERAL PROJECT INFORMATION:

- BEDROOMS NUMBERS : (TOTAL = 103 BEDROOM)
- BEDS NUMBERS : (TOTAL = 105 BED)
- LOWER GROUND FLOOR - 18 BEDROOM
16 SINGLE BED
0 DOUBLE BED
- GROUND FLOOR - 28 BEDROOM
27 SINGLE BED
2 DOUBLE BED
- FIRST FLOOR - 41 BEDROOM
(INCL 14 DEMENTIA)
40 SINGLE BED
2 DOUBLE BED
- SECOND FLOOR - 16 BEDROOM
16 SINGLE BED
0 DOUBLE BED

L12

- ADMIN
- ANCILLARY STORAGE
- BOH NON-STAFFED
- BOH STAFFED
- CIRCULATION AREAS
- COMMUNAL RESIDENTIAL
- DEMENTIA SECURED AREA
- LIFESTYLE OFFERINGS
- LOBBY
- MEDICAL CARE FACILITIES
- MISC.
- OUTDOOR SPACES
- PRIVATE RESIDENTIAL
- SHARED FACILITIES
- SITE ARRIVAL

Revision	Date	Details	Initials	Checked
A	20210410	FOR INFORMATION		VC
B	20210411	FOR INFORMATION		VC
C	20210411	FOR INFORMATION		VC
D	20211012	FOR CLIENT REVIEW		VC
E	20220405	4.56 SUBMISSION		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
- 2 HOURS FIRE WALL & HORIZONTAL EXITS
- APZ - ASSET PROTECTION ZONE
(REFER TO BUSH FIRE REPORT)
- 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

4.56 AMENDMENTS
L xx REFER TO THE SUMMARY OF DESIGN CHANGES



1 LOWER GROUND FLOOR PLAN
SCALE 1 : 200



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
PO Box 8373
Level 2, 615 Dandenong Rd.
Armadale VIC 3143



ARCHITECT:
Morrison Design Partnership Pty Ltd
Suite 302 / 69 Christie St
St Leonards NSW 2055
Ph: 02 9966 5564

architecture
interior design
project management

NSW ARCH REG ARCHITECT: G. COLLETTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
Suite 302/69 Christie Street St. Leonards NSW 2055 | 02 99665564 | www.mdp.com.au

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

DRAWING:
LOWER GROUND FLOOR PLAN

PROJECT NO. 3169	REVISION NO. E	Morrison Design Partnership ARCHITECTURE Since 1969
DRAWING NO. DA101	SCALE: As indicated @ ARCHITECT: SEE CHN	
DATE: 20220405	PROJECT DIRECTOR: MARKAM RAJPH	

GENERAL PROJECT INFORMATION:

BEDROOMS NUMBERS : (TOTAL = 103 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

LOWER GROUND FLOOR - 18 BEDROOM
 16 SINGLE BED
 0 DOUBLE BED

GROUND FLOOR - 28 BEDROOM
 27 SINGLE BED
 2 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
 (INCL 14 DEMENTIA)
 40 SINGLE BED
 2 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
 16 SINGLE BED
 0 DOUBLE BED

G18

- ADMIN
- ANCILLARY STORAGE
- BOH NON-STAFFED
- BOH STAFFED
- CIRCULATION AREAS
- COMMUNAL RESIDENTIAL
- DEMENTIA SECURED AREA
- LIFESTYLE OFFERINGS
- LOBBY
- MEDICAL CARE FACILITIES
- MISC.
- OUTDOOR SPACES
- PRIVATE RESIDENTIAL
- SHARED FACILITIES
- SITE ARRIVAL

Revision	Date	Details	Initials	Checked
F	20190111	DA AMENDMENT		
G	20191022	COUNCIL MEETING		VC
H	20191022	COUNCIL REVIEW		VC
I	20191014	COUNCIL REVIEW		VC
J	20191118	DA AMENDMENT		VC
K	20200909	EMERGENCY ACC		VC
L	20210411	FOR INFORMATION		VC
M	20210818	FOR INFORMATION		VC
N	20221012	FOR CLIENT REVIEW		VC
O	20220425	4.56 SUBMISSION		VC

SURVEY NOTES
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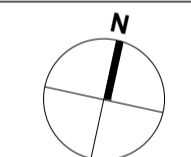
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REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT
- EXTENT OF PLANTING
REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT.
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT.
REFER TO CIVIL DOCUMENTATION
- 2 HOURS FIRE WALL & HORIZONTAL EXITS
- APZ - ASSET PROTECTION ZONE
(REFER TO BUSH FIRE REPORT)
- 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

4.56 AMENDMENTS
L xx REFER TO THE SUMMARY OF DESIGN CHANGES



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2055
 Ph: 02 9966 5566

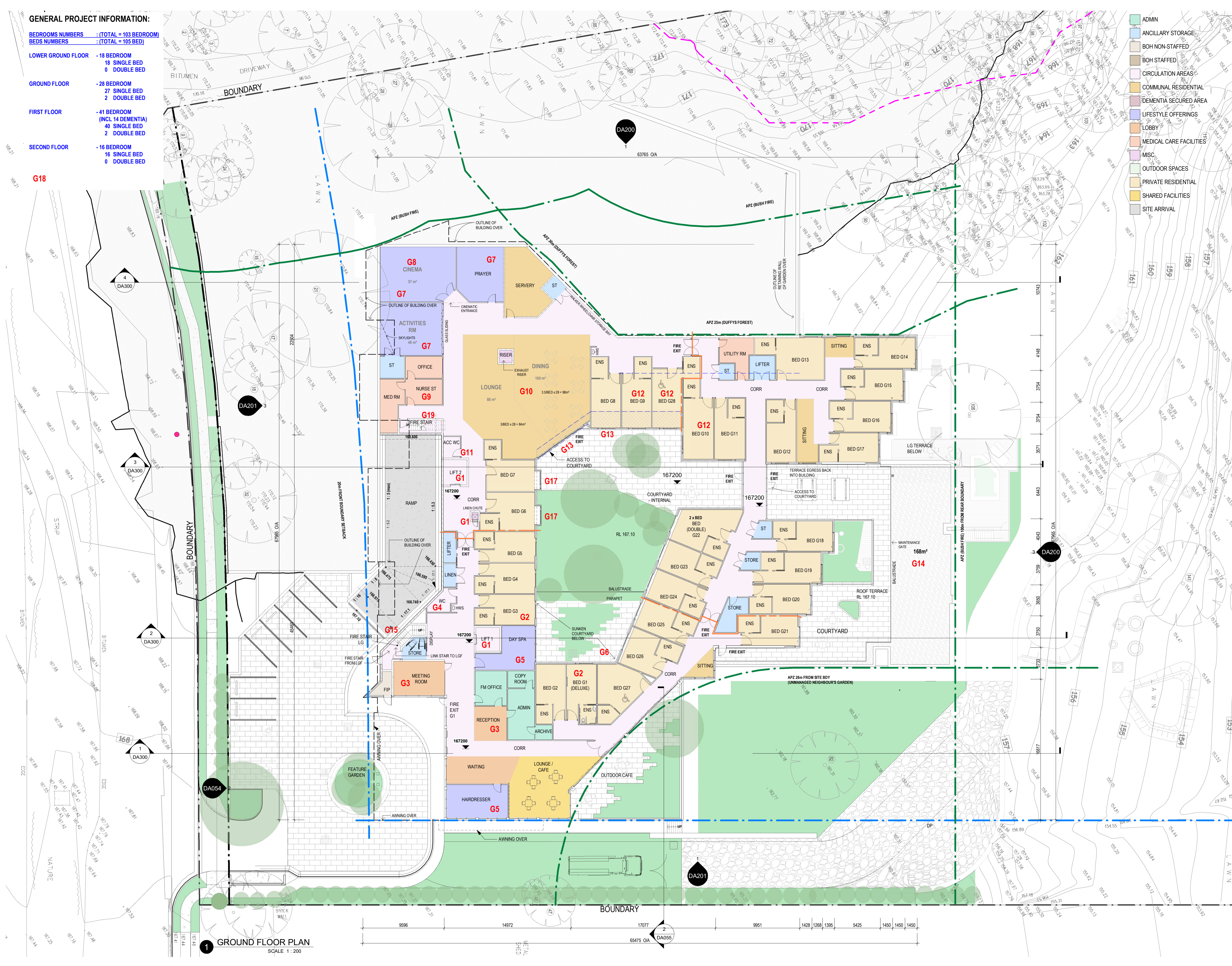
interior design project management

NSW ARCH REG ARCHITECT: G. COLLETTON #7421
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
 Suite 302/69 Christie Street St. Leonards NSW 2055 | 02 99665566 | www.mdp.com.au

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

DRAWING:
GROUND FLOOR PLAN

PROJECT NO. **3169** REVISION NO. **0**
 DRAWING NO. **DA102**
 SCALE: As indicated @ ARCHITECT: VEE CHEN
 DATE: 20220405
 PROJECT DIRECTOR: MARKAM BALPH



1 GROUND FLOOR PLAN
 SCALE 1:200

17077
 65475 GA
 2
 DA055

GENERAL PROJECT INFORMATION:

BEDROOM NUMBERS : (TOTAL = 103 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

LOWER GROUND FLOOR - 18 BEDROOM
 18 SINGLE BED
 0 DOUBLE BED

GROUND FLOOR - 28 BEDROOM
 27 SINGLE BED
 2 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
 (INCL 14 DEMENTIA)
 40 SINGLE BED
 2 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
 16 SINGLE BED
 0 DOUBLE BED

F8



FIRST FLOOR PLAN
 SCALE 1:1200

- ADMIN
- ANCILLARY STORAGE
- BOH NON-STAFFED
- BOH STAFFED
- CIRCULATION AREAS
- COMMUNAL RESIDENTIAL
- DEMENTIA SECURED AREA
- LIFESTYLE OFFERINGS
- LOBBY
- MEDICAL CARE FACILITIES
- MISC.
- OUTDOOR SPACES
- PRIVATE RESIDENTIAL
- SHARED FACILITIES
- SITE ARRIVAL

Revision	Date	Details	Initials	Checked
F	20190111	DA AMENDMENT		
G	20191023	COUNCIL MEETING		VC
H	20191014	COUNCIL REVIEW		VC
I	20191014	COUNCIL REVIEW		VC
J	20191118	DA AMENDMENT		VC
K	20200909	EMERGENCY ACC		VC
L	20210411	FOR INFORMATION		VC
M	20210818	FOR INFORMATION		VC
N	20211012	FOR CLIENT REVIEW		VC
O	20220405	4.56 SUBMISSION		VC

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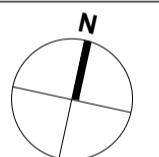
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- NEW TREE REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN REFER TO ARBORIST REPORT
- EXTENT OF PLANTING REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT. REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT. REFER TO CIVIL DOCUMENTATION
- 2 HOURS FIRE WALL & HORIZONTAL EXITS
- APZ - ASSET PROTECTION ZONE (REFER TO BUSH FIRE REPORT)
- 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

4.56 AMENDMENTS
L xx REFER TO THE SUMMARY OF DESING CHANGES



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2055
 Ph: 02 9146 5546

architecture interior design project management

NSW ARB REG ARCHITECT: G. OLLERTON #7621
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
 Suite 302 69 Christie Street St. Leonards NSW 2055 | 02 91465546 | www.mdp.com.au

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

DRAWING:
FIRST FLOOR PLAN

PROJECT NO. **3169** REVISION NO. **0**

DRAWING NO. **DA103**

SCALE: As indicated @ ARCHITECT: VEE CHEN

DATE: 20220405

PROJECT DIRECTOR: **MARKAM RAJPH**

Morrison Design Partnership
 ARCHITECTURE Since 1969

GENERAL PROJECT INFORMATION:

- BEDROOMS NUMBERS** : (TOTAL = 103 BEDROOM)
- BEDS NUMBERS** : (TOTAL = 105 BED)
- LOWER GROUND FLOOR** - 18 BEDROOM
18 SINGLE BED
0 DOUBLE BED
- GROUND FLOOR** - 28 BEDROOM
27 SINGLE BED
2 DOUBLE BED
- FIRST FLOOR** - 41 BEDROOM
(INCL 14 DEMENTIA)
40 SINGLE BED
2 DOUBLE BED
- SECOND FLOOR** - 16 BEDROOM
16 SINGLE BED
0 DOUBLE BED

SF7

- ADMIN
- ANCILLARY STORAGE
- BOH NON-STAFFED
- BOH STAFFED
- CIRCULATION AREAS
- COMMUNAL RESIDENTIAL
- DEMENTIA SECURED AREA
- LIFESTYLE OFFERINGS
- LOBBY
- MEDICAL CARE FACILITIES
- MISC.
- OUTDOOR SPACES
- PRIVATE RESIDENTIAL
- SHARED FACILITIES
- SITE ARRIVAL

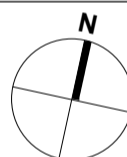
Revision	Date	Details	Initials	Checked
F	20190111	DRAWING	VC	
G	20191031	COUNCIL MEETING	VC	
H	20191031	COUNCIL REVIEW	VC	
I	20191014	COUNCIL REVIEW	VC	
J	20191118	DA AMENDMENT	VC	
K	20200909	EMERGENCY ACC	VC	
L	20210411	FOR INFORMATION	VC	
M	20210818	FOR INFORMATION	VC	
N	20211012	FOR CLIENT REVIEW	VC	
O	20220405	AS5 SUBMISSION	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

- 2 HOURS FIRE WALL & HORIZONTAL EXITS
 - APZ - ASSET PROTECTION ZONE
(REFER TO BUSH FIRE REPORT)
 - 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
- 4.56 AMENDMENTS**
L xx REFER TO THE SUMMARY OF DESIGN CHANGES



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
PO Box 8373
Level 2, 615 Dandenong Rd.
Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
Suite 302 / 69 Christie St
St Leonards NSW 2055
Ph: 02 9146 5566

architecture interior design project management

NSW ARB REG ARCHITECT: G. OLLERTON #7421
ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
Suite 302/69 Christie Street St. Leonards NSW 2055 (02 9146 5566) www.mdp.com.au

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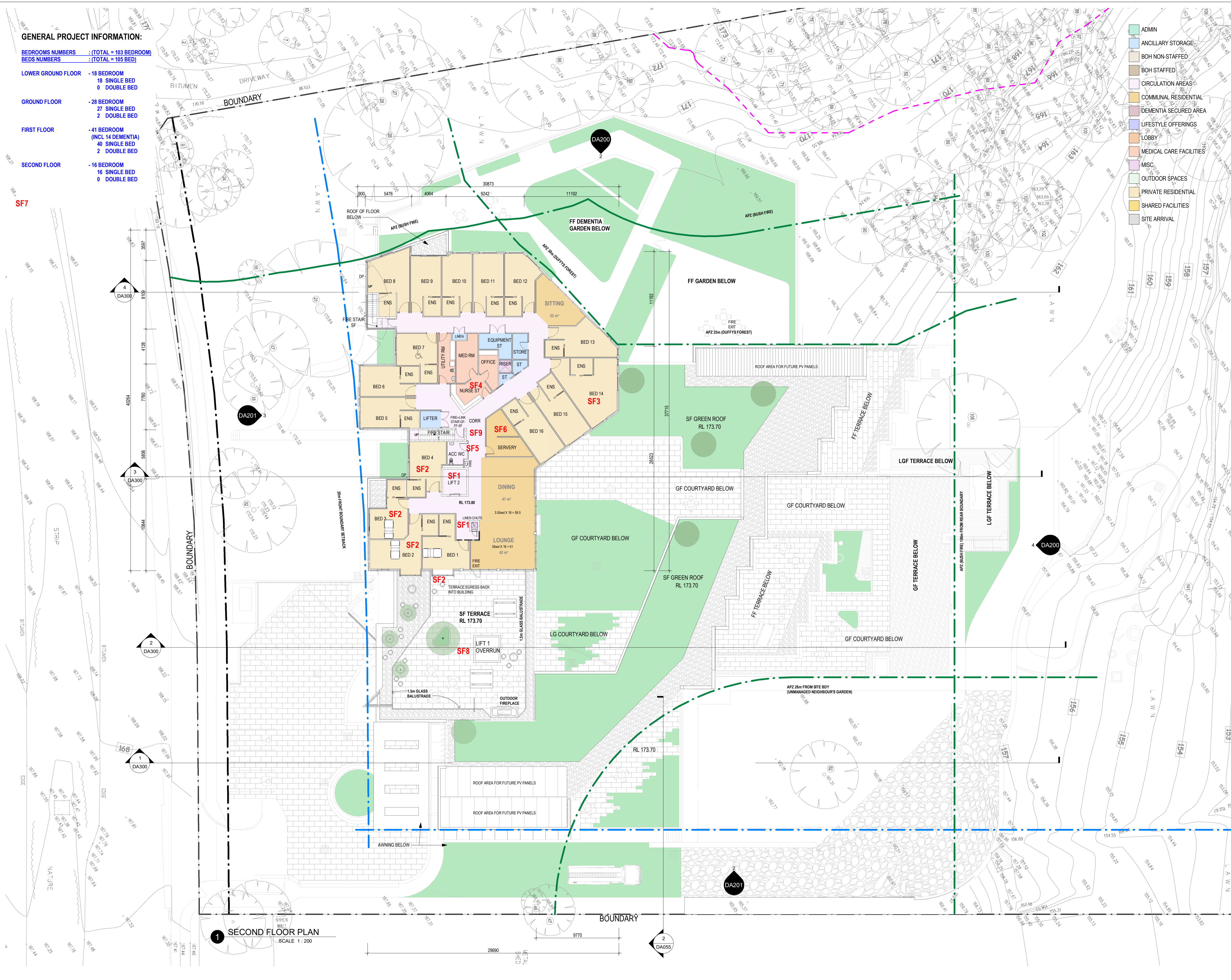
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PROJECT:
BELROSE MANOR
RESIDENTIAL AGED CARE FACILITY
181 FOREST WAY
BELROSE NSW 2085

DRAWING:
SECOND FLOOR PLAN

PROJECT NO. **3169** REVISION NO. **0**
DRAWING NO. **DA104**
SCALE: As Indicated @ ARCHITECT: VEE CHEN
DATE: 20220405
PROJECT DIRECTOR: MARKAM RALPH

Morrison Design Partnership
ARCHITECTURE Since 1969



1 SECOND FLOOR PLAN
SCALE 1:200

2 DA055

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	JT	VC
E	20220405	4.56 SUBMISSION	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
- SK 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

N

4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2055
 Ph: 02 9964 5546

architecture
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NSW ARCH REG ARCHITECT: G. COLLETTON #7521
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
 Suite 302/69 Christie Street St. Leonards NSW 2055 | 02 99645546 | www.mdp.com.au

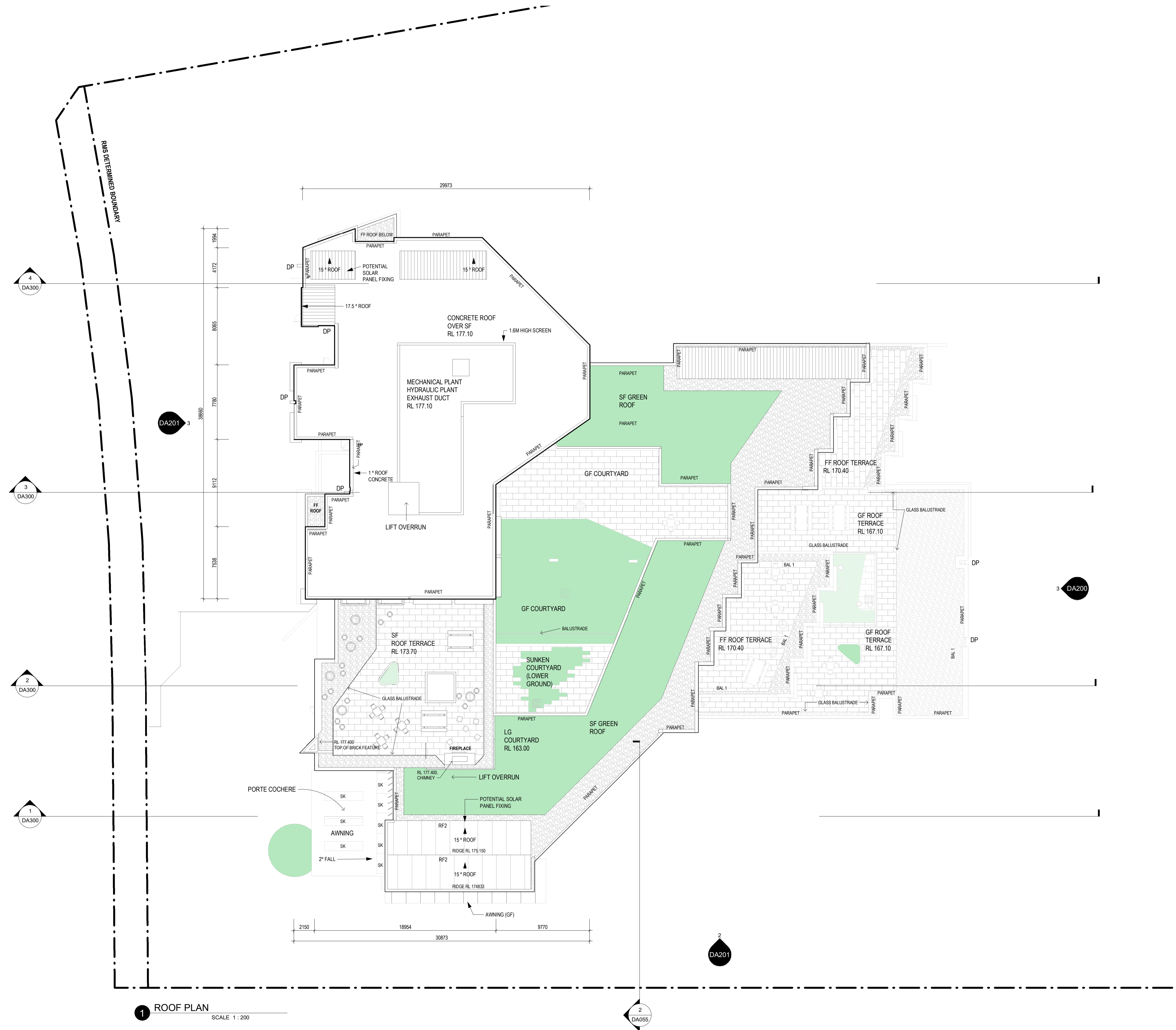
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PROJECT:
BELROSE MANOR
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY
 BELROSE NSW 2085

DRAWING:
ROOF PLAN

PROJECT NO. 3169	REVISION NO. E	Morrison Design Partnership <small>ARCHITECTS</small> Since 1969
DRAWING NO. DA105	ARCHITECT: YEE CHEN	
SCALE: 1:200 @ A1	DATE: 20220405	
PROJECT DIRECTOR: MARKAM RALPH		



1 ROOF PLAN
 SCALE 1:200

2 DA055

3 DA200

DA201 3

4 DA300

3 DA300

2 DA300

1 DA300

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JT	VC
B	20180301	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	20200902	EMERGENCY ACC	VC	VC
G	20220405	4.56 SUBMISSION	VC	VC

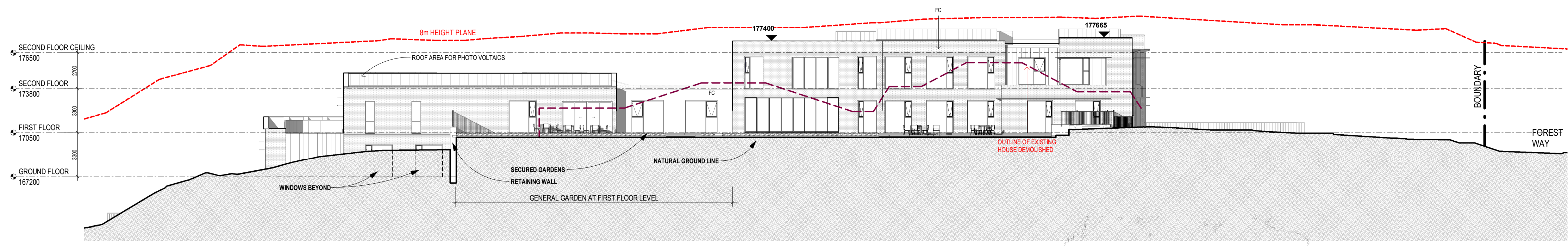
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NOTE:
 NATURAL GROUND LINE: IS SHOWN IS DIRECTLY IN FRONT OF THE MOST PROTRUDING PART OF THE PROPOSED BUILDING FOR THE PURPOSE OF CALCULATING THE HEIGHT PLANE

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

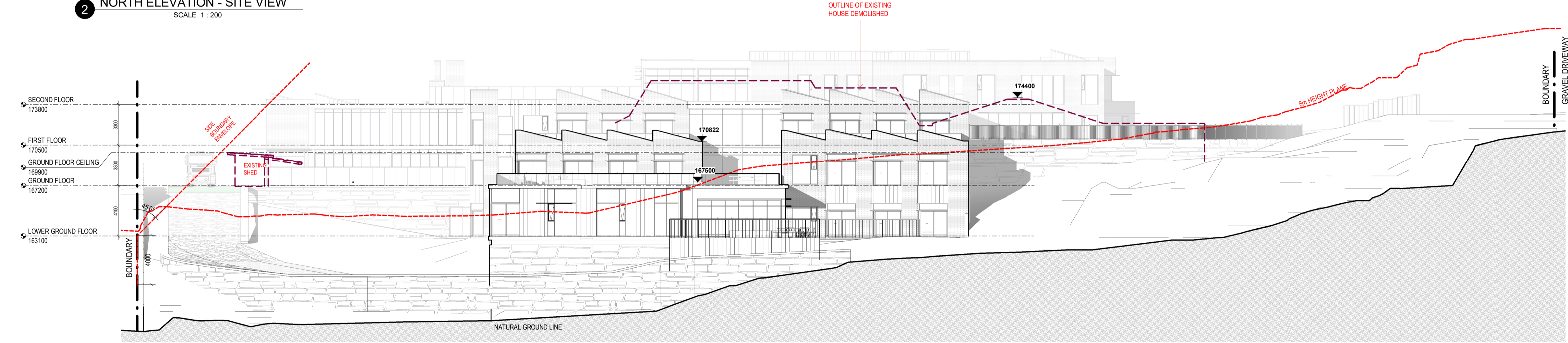
PROPOSED TREE. REFER TO LANDSCAPE DOCUMENTATION. TREE GRAPHICS ARE INDICATIVE.



1 NORTH ELEVATION - BUILDING VIEW
 SCALE 1 : 200



2 NORTH ELEVATION - SITE VIEW
 SCALE 1 : 200



3 EAST ELEVATION - BUILDING VIEW
 SCALE 1 : 200



4 EAST ELEVATION COLOUR SITE VIEW
 SCALE 1 : 200

COLOURS AND FINISHES BOARD



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2065
 Ph: 02 9946 5566

architecture
 interior design
 project management

NSW ARCHITECTURE ARCHITECT: G. O'LETTON # 7321
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
 Suite 302 69 Christie Street St. Leonards NSW 2065 | 02 9946 5566 | www.mdp.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 1

PROJECT NO. **3169** REVISION NO. **G**
 DRAWING NO. **DA200**
 SCALE: As indicated @ ARCHITECT: YEE CHEN
 DATE: 20220405
 PROJECT DIRECTOR: MARKAM RAJPH

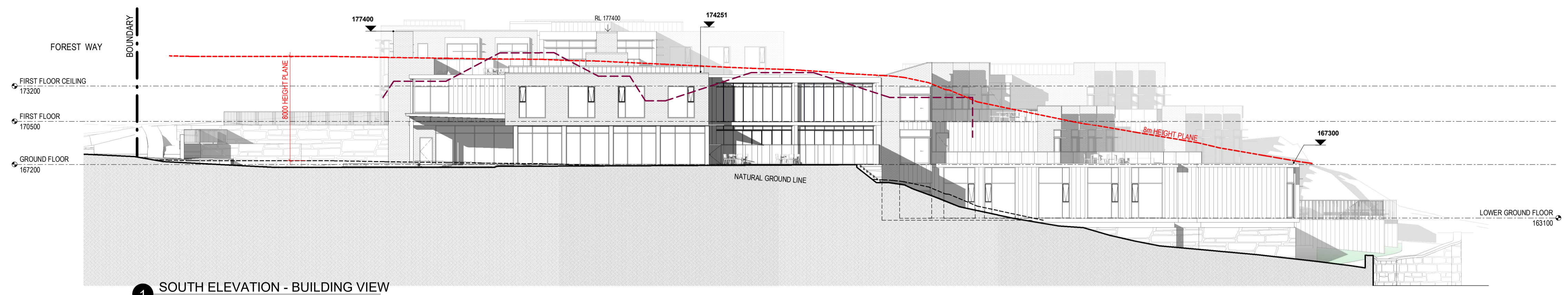
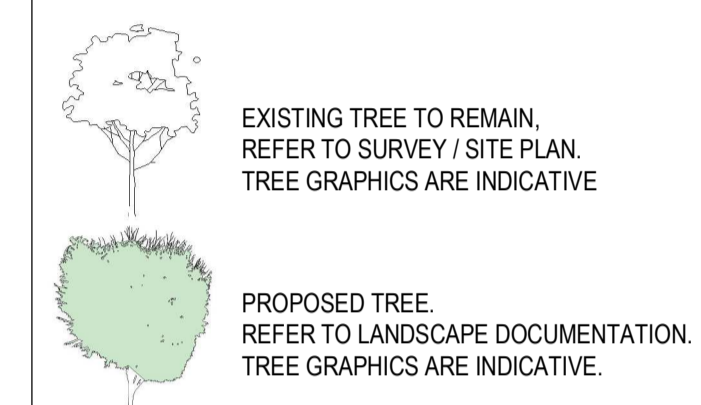
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 Since 1968

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180301	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	VC
G	20220405	4.54 SUBMISSION	VC	VC

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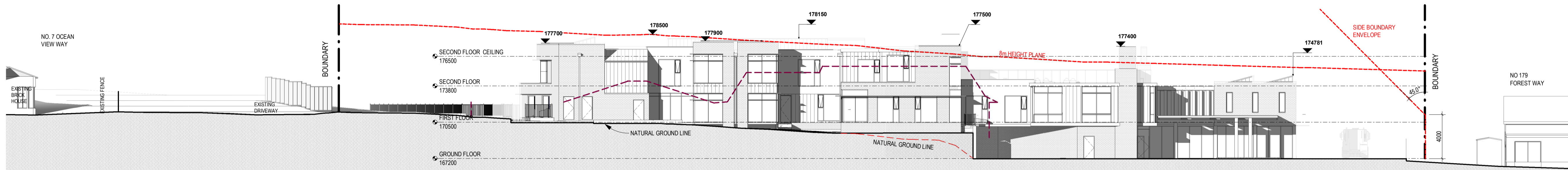
NOTE:
 NATURAL GROUND LINE: IS SHOWN IS DIRECTLY IN FRONT OF THE MOST PROTRUDING PART OF THE PROPOSED BUILDING FOR THE PURPOSE OF CALCULATING THE HEIGHT PLANE



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



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2055
 Ph: 02 9146 5544

interior design project management

NSW ARCH REG ARCHITECT: G. COLLETTON #7421
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
 Suite 302/69 Christie Street St. Leonards NSW 2055 (02 9146 5544) www.mdp.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

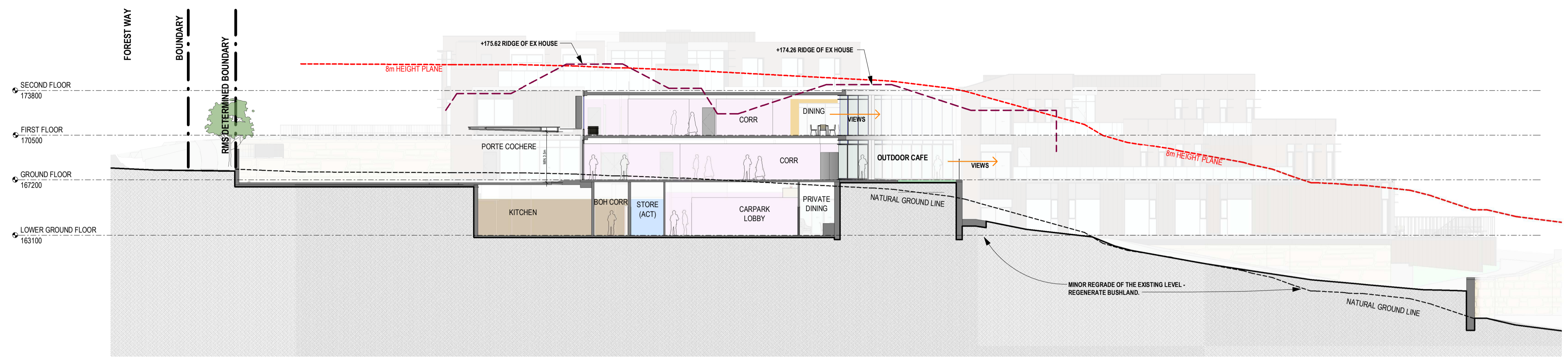
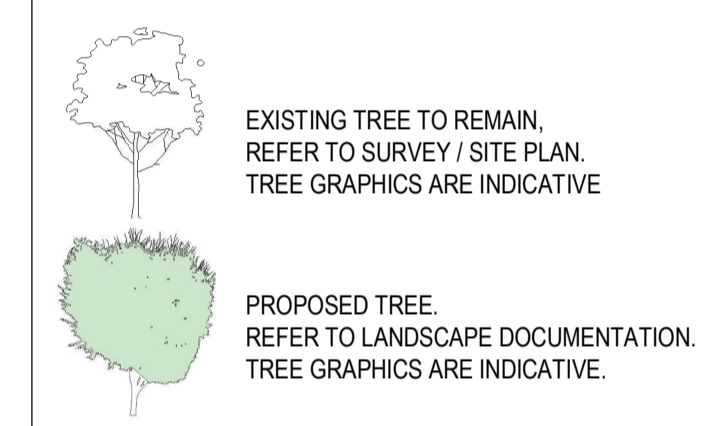
PROJECT NO. **3169** REVISION NO. **G**
 DRAWING NO. **DA201**
 SCALE: As indicated @ ARCHITECT: YEE CHEN
 DATE: 20220405
 PROJECT DIRECTOR: MARKAM RALPH



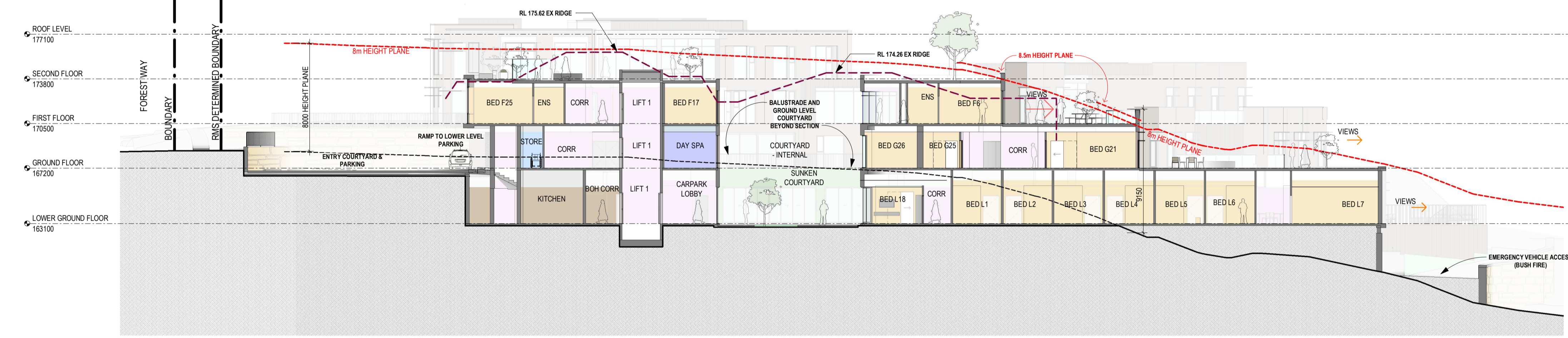
Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180301	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	JT	VC
E	20200907	EMERGENCY ACC	JT	VC
F	20220405	4.56 SUBMISSION	JT	VC

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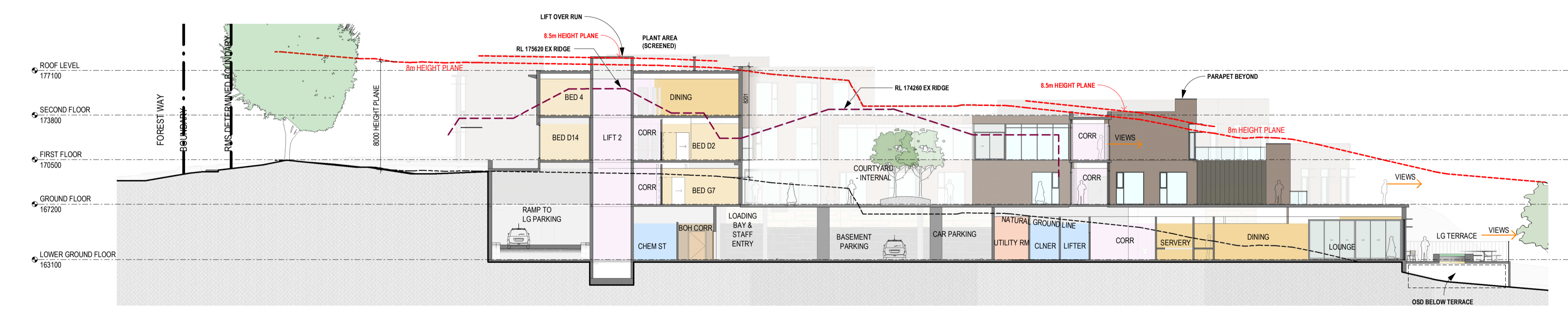
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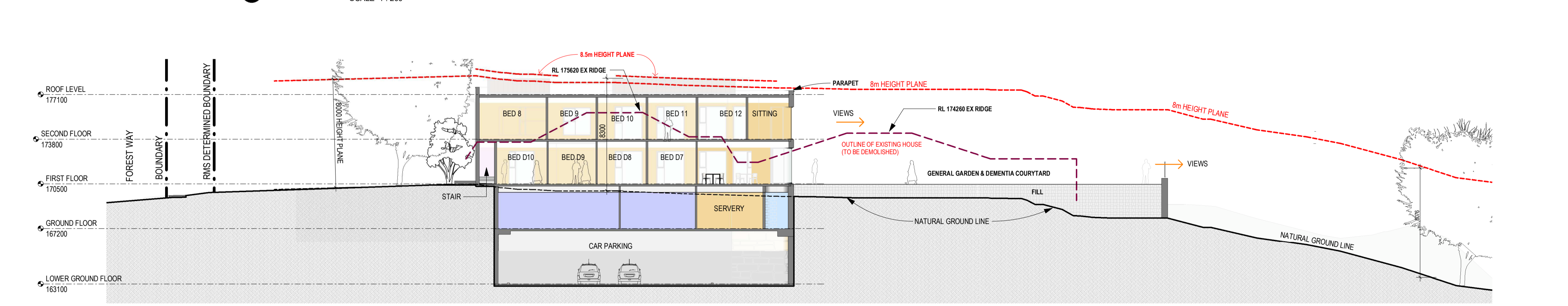
1 Section A SCALE 1:200



2 Section B SCALE 1:200



3 Section C SCALE 1:200



4 Section D SCALE 1:200

4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2065
 Ph: 02 9966 5566

architecture
 interior design
 project management

NSW ARCH REG ARCHITECT: G. COLLETTON #7421
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
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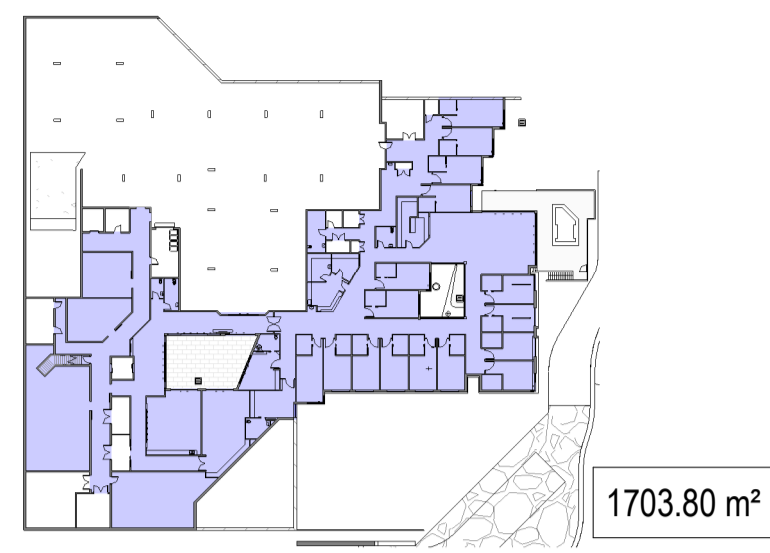
PROJECT:
BELROSE MANOR
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY
 BELROSE NSW 2085

DRAWING:
SECTIONS

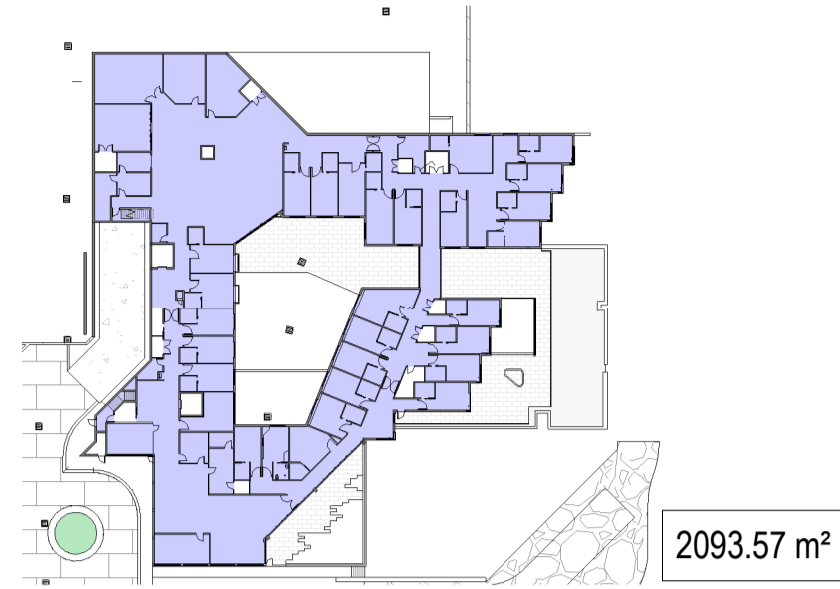
PROJECT NO. 3169	REVISION NO. F	Morrison Design Partnership ARCHITECTS Since 1968
DRAWING NO. DA300	ARCHITECT: YEE CHEN	
SCALE: 1:200 @ A1	DATE: 20220405	
PROJECT DIRECTOR: MARKAM RALPH		

Warringah Local Environmental Plan 2000

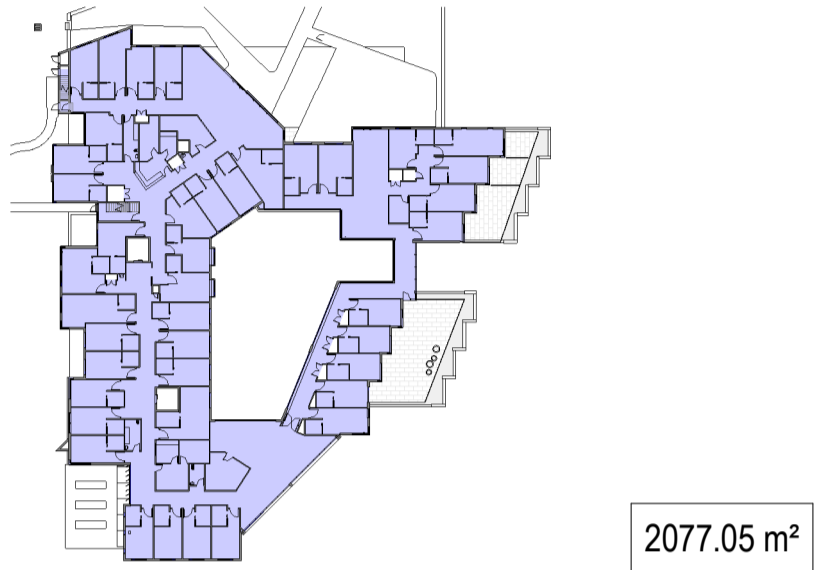
State Environmental Planning Policy (Housing) 2021



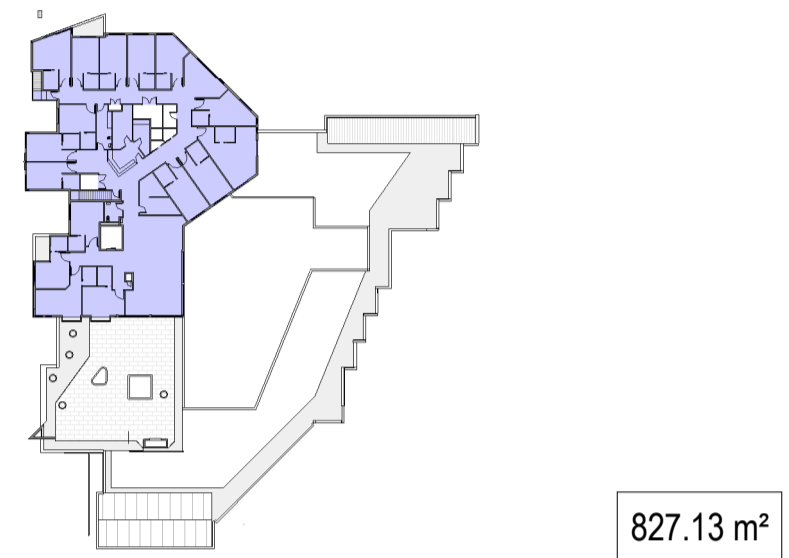
1 GFA - LOWER GROUND FLOOR PLAN
SCALE 1:1000



2 GFA - GROUND FLOOR PLAN
SCALE 1:1000



3 GFA - FIRST FLOOR PLAN
SCALE 1:1000



4 GFA - SECOND FLOOR PLAN
SCALE 1:1000

TOTAL GFA LEP = 6,701.55 m²

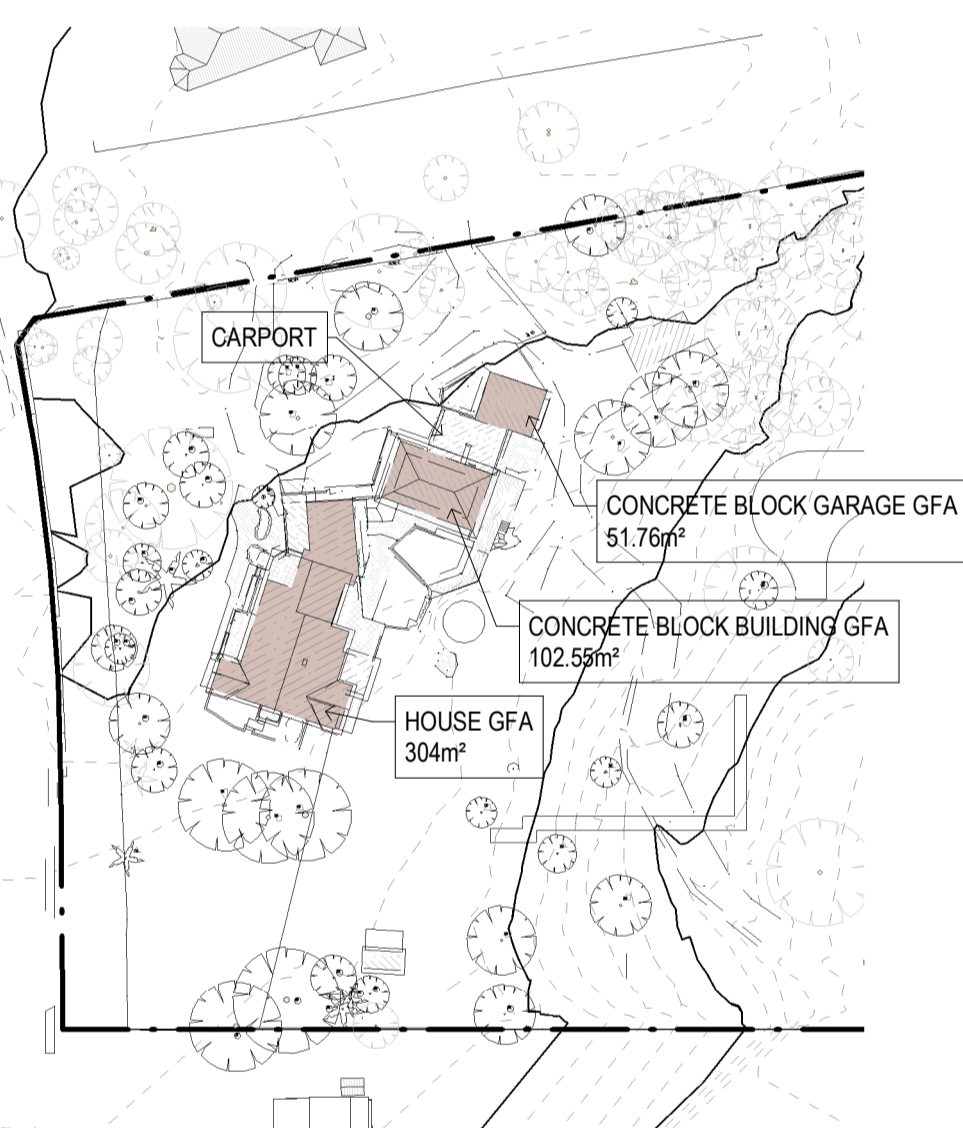
Gross Floor Area

Means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls (as measured at a height of 1.400 mm above each floor), excluding:

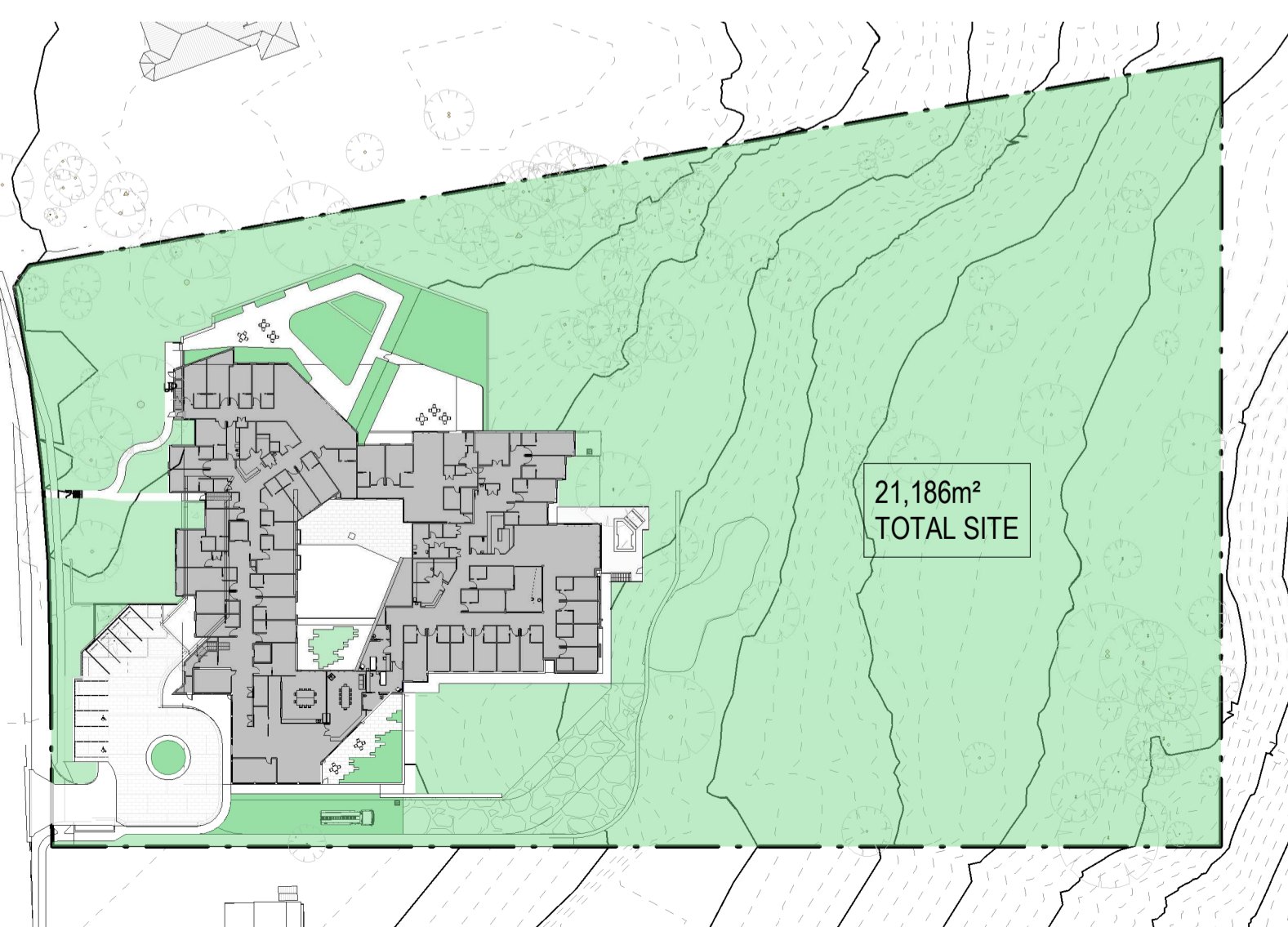
- (a) columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external walls, and
- (b) lift towers, cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts and
- (c) carparking needed to meet any requirements of the Council and any internal access to the carparking, and
- (d) space for the loading and unloading of goods.

Landscaped open space Area

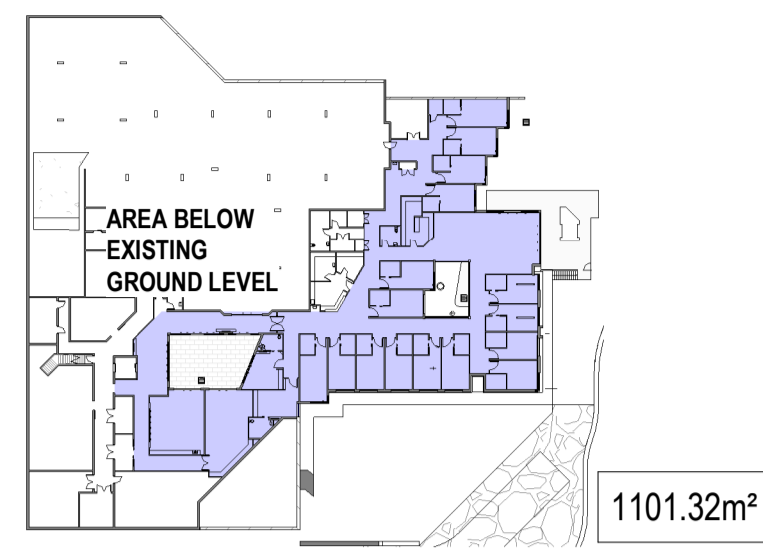
- (a) impervious surfaces such as driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks and the like and any areas with a width or length of less than 2 metres are excluded from the landscaped open space area, and
- (b) the water surface of swimming pools and impervious surfaces that occur naturally such as rock outcrops are included in the landscaped open space area, and
- (c) landscaped open space must be at ground level, and
- (d) the minimum soil depth of land that can be included as landscaped open space 1 metre.



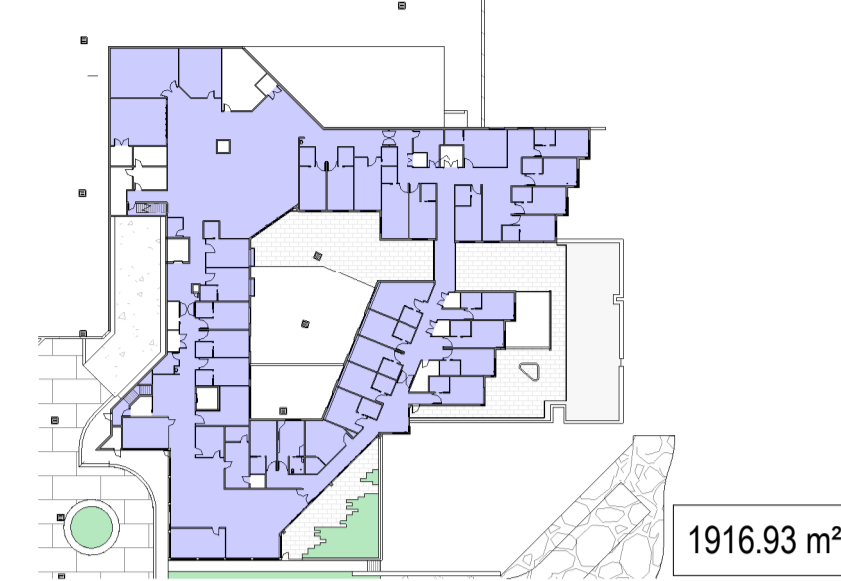
TOTAL EXISTING HOUSE GFA = 304m²



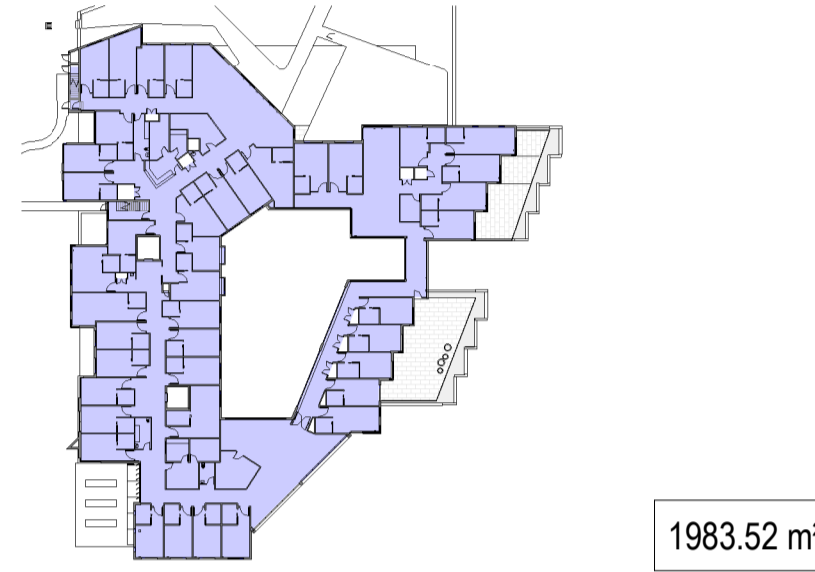
TOTAL LANDSCAPED AREA = 16,375m² = 77.3%



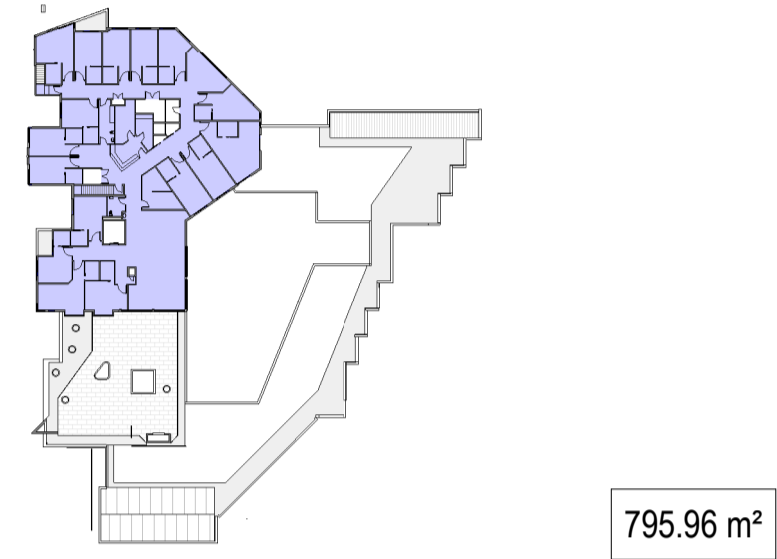
6 GFA - LOWER GROUND FLOOR PLAN
SCALE 1:1000



7 GFA - GROUND FLOOR PLAN
SCALE 1:1000



8 GFA - FIRST FLOOR PLAN
SCALE 1:1000



9 GFA - SECOND FLOOR PLAN
SCALE 1:1000

TOTAL GFA SEPP = 5,797.73 m²

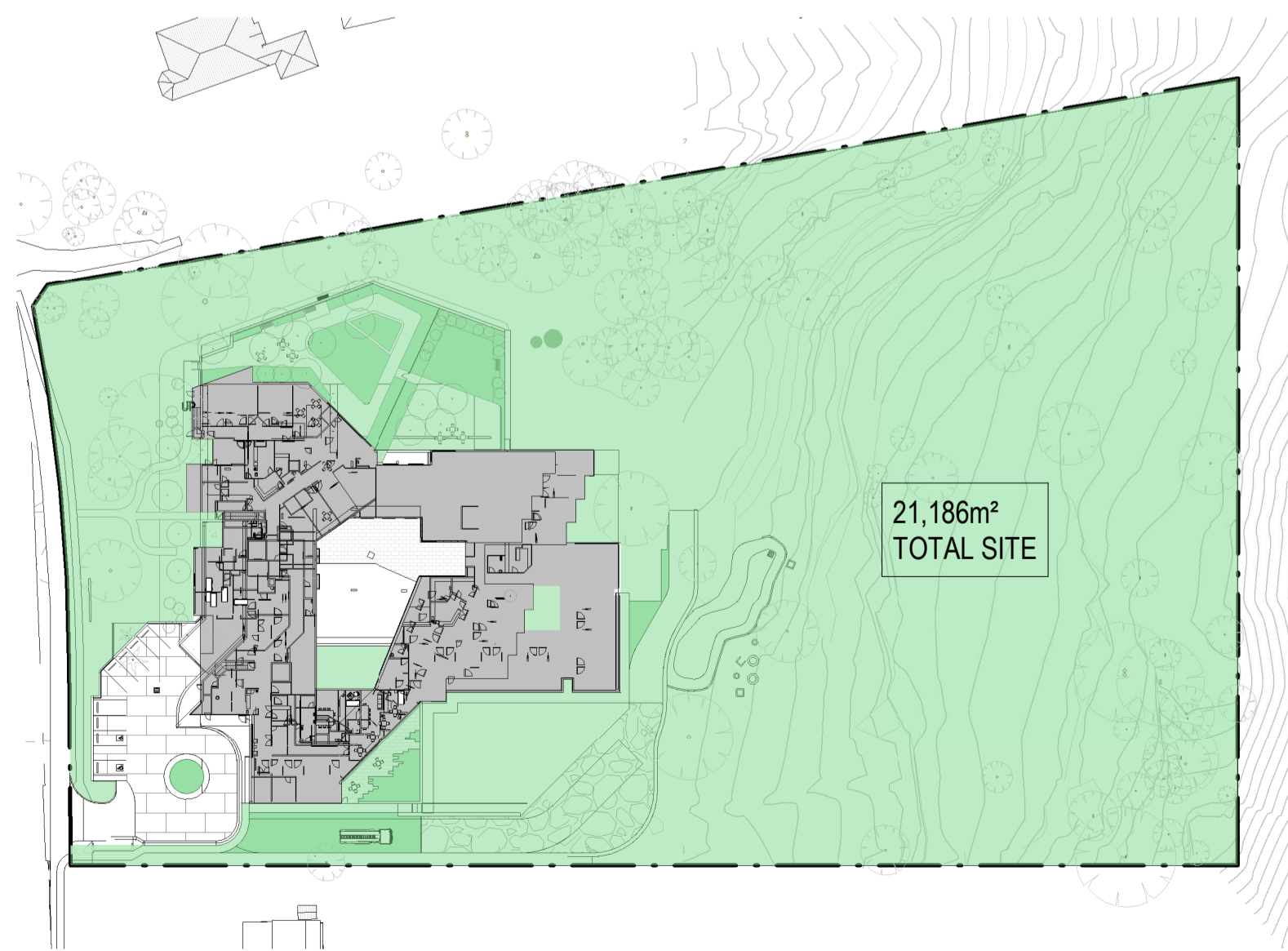
Gross Floor Area

gross floor area means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the inner face of the external enclosing walls, as measured at a height of 1.4m above each floor level—

- (a) excluding columns, fin walls, sun control devices and elements, projections or works outside the general lines of the inner face of the external wall, and
- (b) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical air conditioning ducts, and
- (c) excluding—
 - (i) car parking needed to meet the requirements of this Part or the council of the local government area in which the development is located, and
 - (ii) internal access to the car parking, and
- (d) excluding space for the loading and unloading of goods, including access to the space, and
- (e) for in-fill self-care housing—including car parking provided at ground level, other than for visitors, in excess of 1 per dwelling, and
- (f) for a residential care facility—excluding floor space used for service activities provided by the facility below ground level.

Landscaped Area

means that part of the site area that is not occupied by any building and includes so much of that part as is used or to be used for rainwater tanks, swimming pools or open-air recreation facilities, but does not include so much of that part as is used or to be used for driveways or parking areas.



TOTAL LANDSCAPED AREA = 17,303 m² = 81.6%

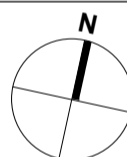
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A	20170626	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180301	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191016	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	JT	VC
E	20200902	EMERGENCY ACC	JT	VC
F	20220405	4.56 SUBMISSION	JT	VC

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CLIENT/APPLICANT:

REGIS AGED CARE
PO Box 8373
Level 2, 615 Dandenong Rd.
Armadale VIC 3143



ARCHITECT:

Morrison Design Partnership Pty Ltd
Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 9966 5566

architecture
interior design
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NSW ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
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PROJECT:

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

DRAWING:

AREA CALCULATIONS

PROJECT NO.

3169

REVISION NO.

F

DRAWING NO.

DA500

SCALE:

As indicated @ ARCHITECT: SEE CHN

DATE:

20220405

PROJECT DIRECTOR:

MARKAM RALPH

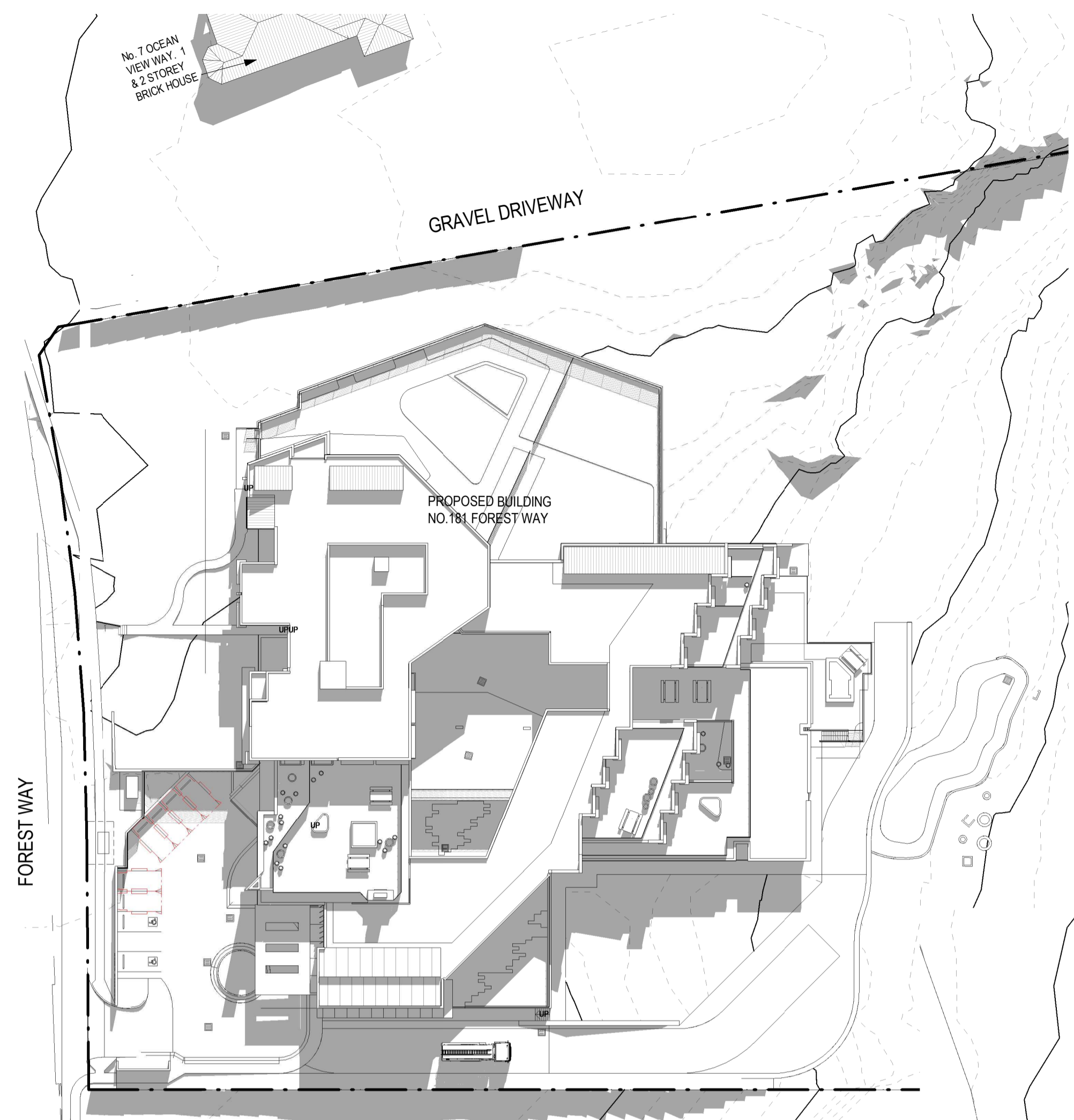


Since 1969

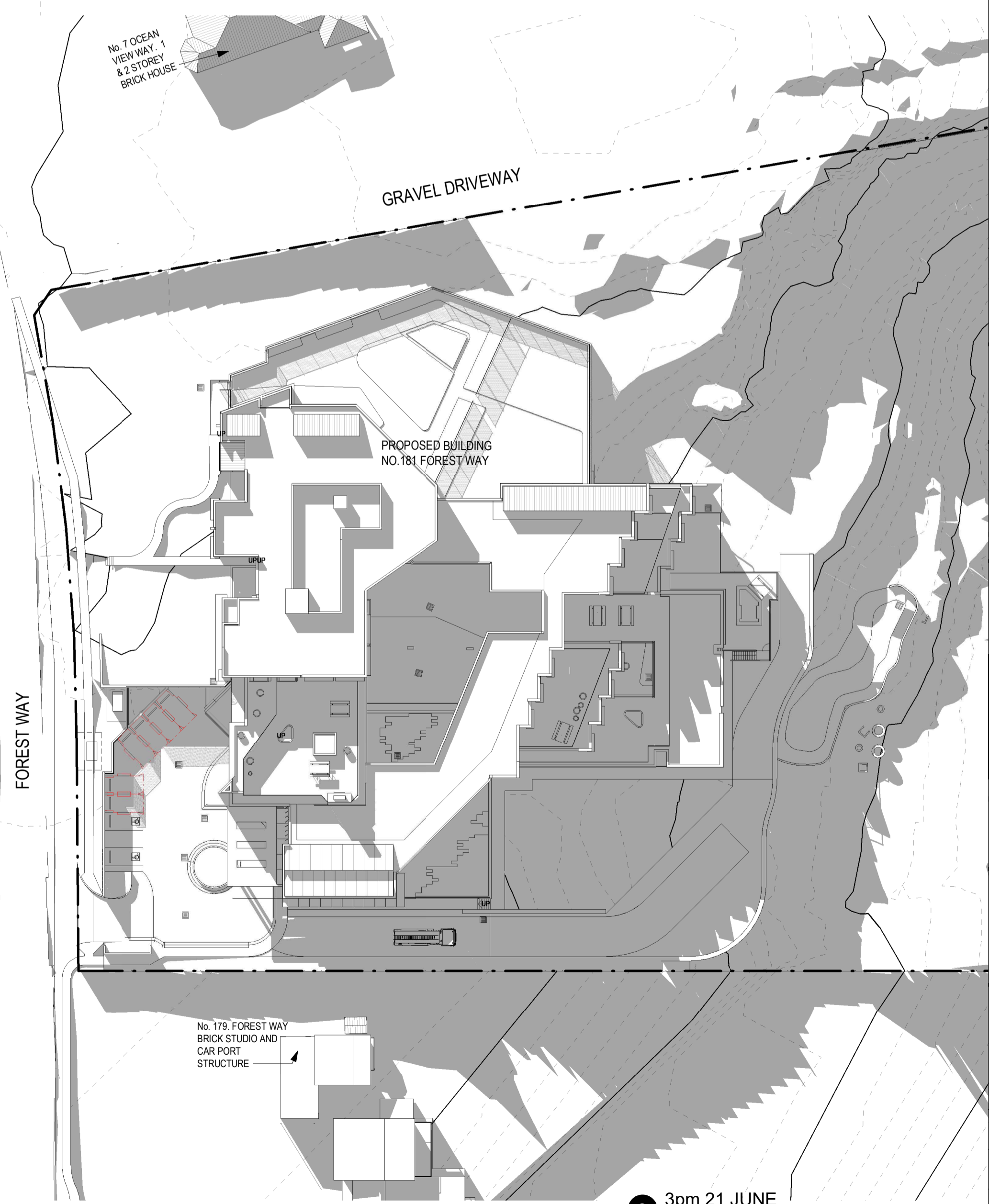
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A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20220405	4.56 SUBMISSION	VC	

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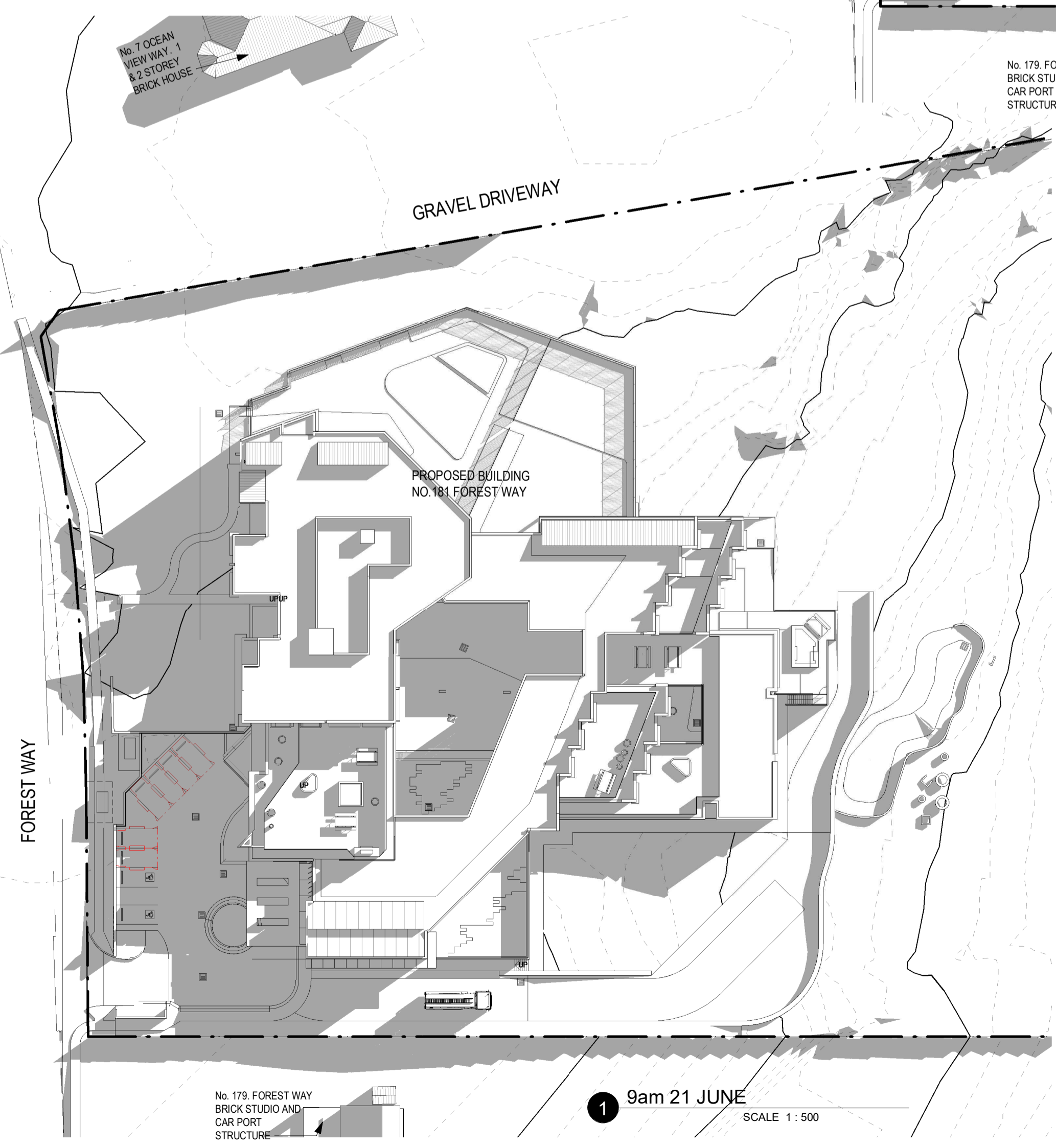
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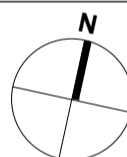
2 12pm 21 JUNE
 SCALE 1:500



3 3pm 21 JUNE
 SCALE 1:500



1 9am 21 JUNE
 SCALE 1:500



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2065
 Ph: 02 916 5564

architecture
 interior design
 project management

NSW ARCH REG ARCHITECT: G. COLLETTON #7621
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
 Suite 302 69 Christie Street St. Leonards NSW 2065 | 02 91665564 | www.mdp.com.au

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

DRAWING:
**SHADOW DIAGRAMS
 (PROPOSED
 CONDITIONS) SHEET 1**

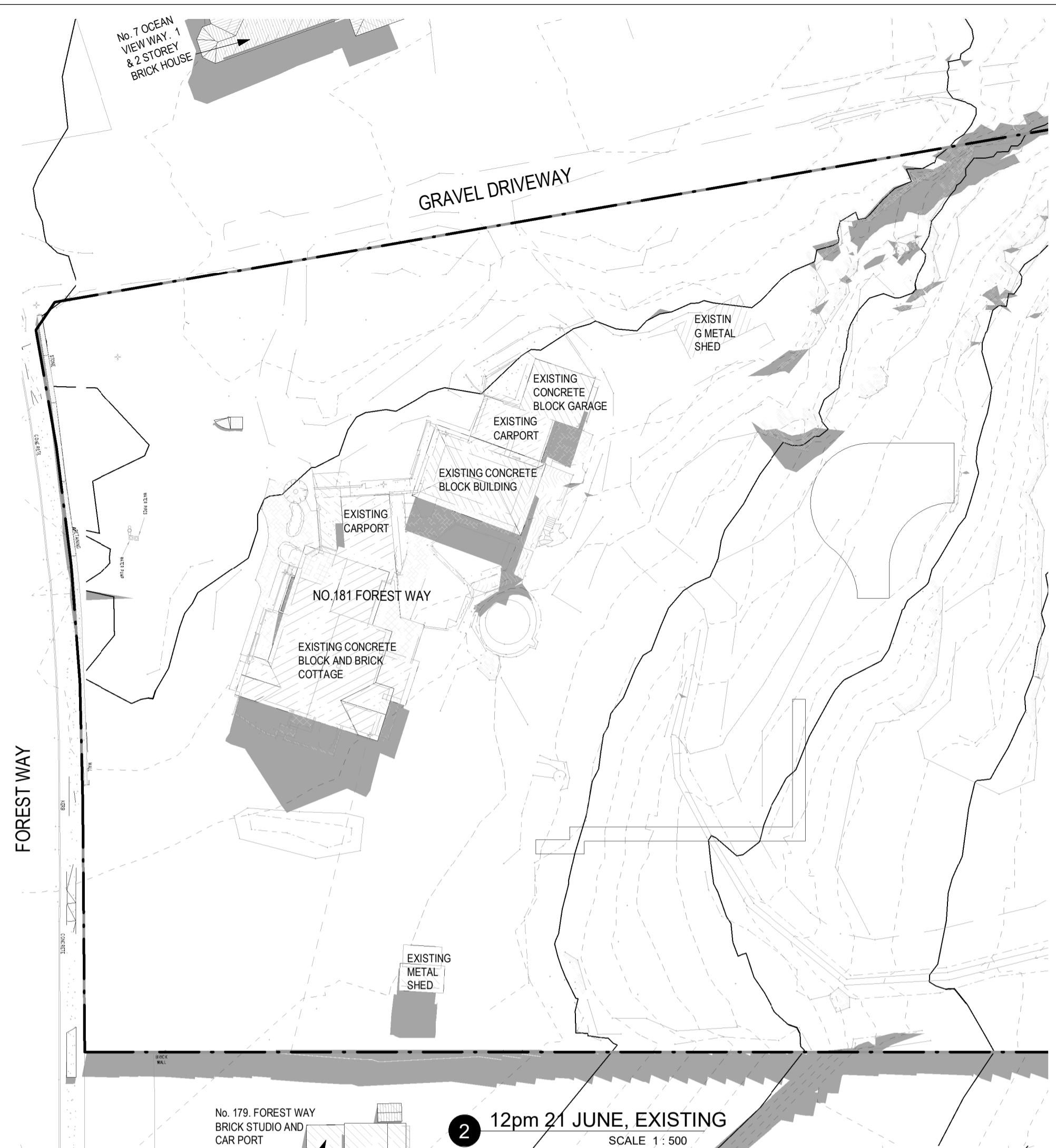
PROJECT NO. **3169** REVISION NO. **C**
 DRAWING NO. **DA601**
 SCALE: 1:500 @ A1 ARCHITECT: YEE CHEN
 DATE: 20220405 PROJECT DIRECTOR: MARKAM RALPH



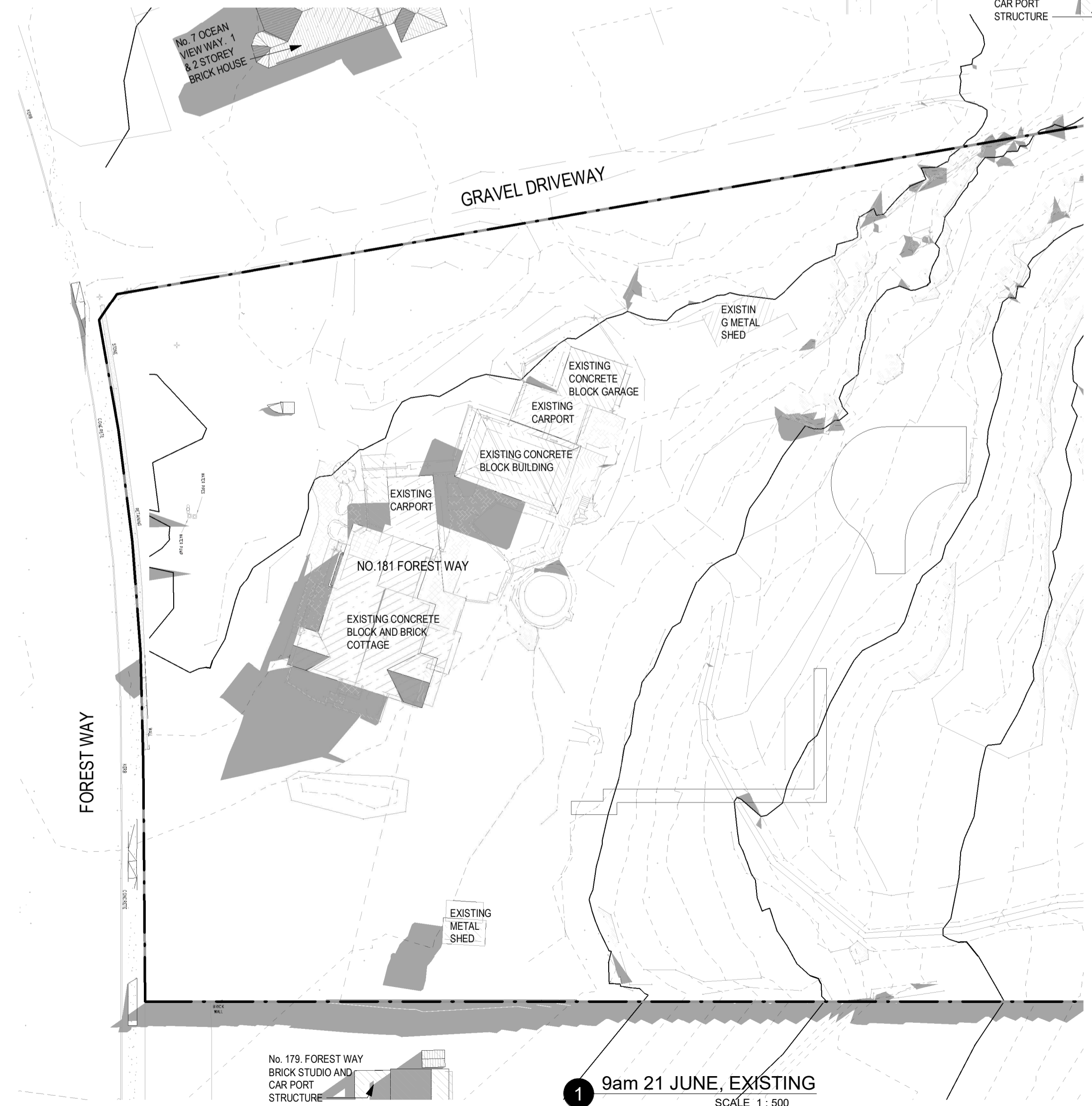
Revision	Date	Details	Initials	Checked
A	20170626	DEVELOPMENT APPLICATION	JM/DJT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20220405	4.56 SUBMISSION	VC	

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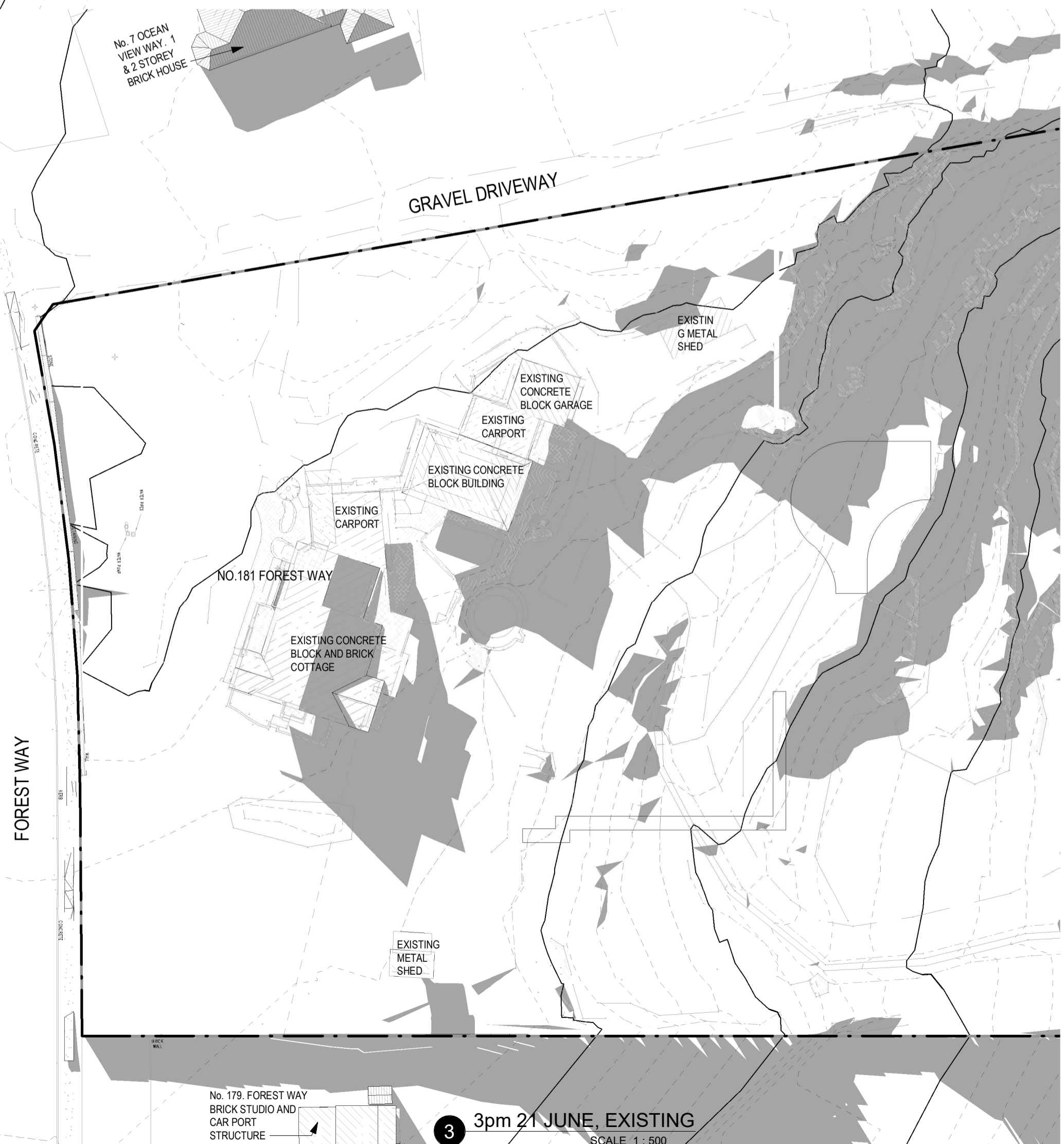
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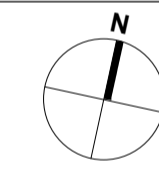
No. 179, FOREST WAY BRICK STUDIO AND CAR PORT STRUCTURE
2 12pm 21 JUNE, EXISTING
 SCALE 1:500



No. 179, FOREST WAY BRICK STUDIO AND CAR PORT STRUCTURE
1 9am 21 JUNE, EXISTING
 SCALE 1:500



No. 179, FOREST WAY BRICK STUDIO AND CAR PORT STRUCTURE
3 3pm 21 JUNE, EXISTING
 SCALE 1:500



4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143



ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 302 / 69 Christie St
 St Leonards NSW 2065
 Ph: 02 9966 5566

architecture
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 project management

NSW ARCH REG ARCHITECT: G. COLLETTON #7621
 ACN: 001 595 268 ABN: 44 001 595 268 morrisondesign@mdp.com.au
 Suite 302/69 Christie Street St. Leonards NSW 2065 | 02 99665566 | www.mdp.com.au

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

DRAWING:
**SHADOW DIAGRAMS,
 (EXISTING CONDITIONS)
 SHEET 2**

PROJECT NO. 3169	REVISION NO. C
DRAWING NO. DA602	ARCHITECT: YEE CHEN
SCALE: 1:500 @ A1	DATE: 20220405
PROJECT DIRECTOR: MARKAM RAJPH	

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