

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

**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



BASSETT STREET VIEW



BASSETT STREET ENTRY



LOCATION PLAN

**DEVELOPMENT SCHEDULE**  
RESIDENTIAL AGED CARE FACILITY  
23-25 BASSETT STREET, MONA VALE

SITE AREA 6,500m<sup>2</sup>

FSR CALCULATIONS		PROPOSED GFA (\$4.55)	
EXISTING GFA (APPROVED DA)		BASEMENT	119m <sup>2</sup>
BASEMENT	127m <sup>2</sup>	GROUND FLOOR	3,144m <sup>2</sup>
GROUND FLOOR	3,132m <sup>2</sup>	FIRST FLOOR	3,148m <sup>2</sup>
FIRST FLOOR	2,900m <sup>2</sup>	TOTAL	6,411m <sup>2</sup>
EXISTING TOTAL	6,159m <sup>2</sup>		

EXISTING FSR 0.95:1

PROPOSED TOTAL GFA 6,411m<sup>2</sup>  
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 NUMBER 118

**LANDSCAPE + COMMUNAL AREA CALCULATIONS**

REQUIREMENTS SEPP HOUSING 2021	
DEEP SOIL 15% SITE AREA	975m <sup>2</sup>
LANDSCAPE 15m <sup>2</sup> / WARD	1,665m <sup>2</sup>
COMMUNAL AREA 10m <sup>2</sup> / WARD	1,180m <sup>2</sup>

PROPOSED LANDSCAPE AREAS	
DEEP SOIL 6m DIMENSION	1,024m <sup>2</sup>
DEEP SOIL	824m <sup>2</sup>
TOTAL DEEP SOIL	1,848m <sup>2</sup>
PLANTER BEDS	279m <sup>2</sup>

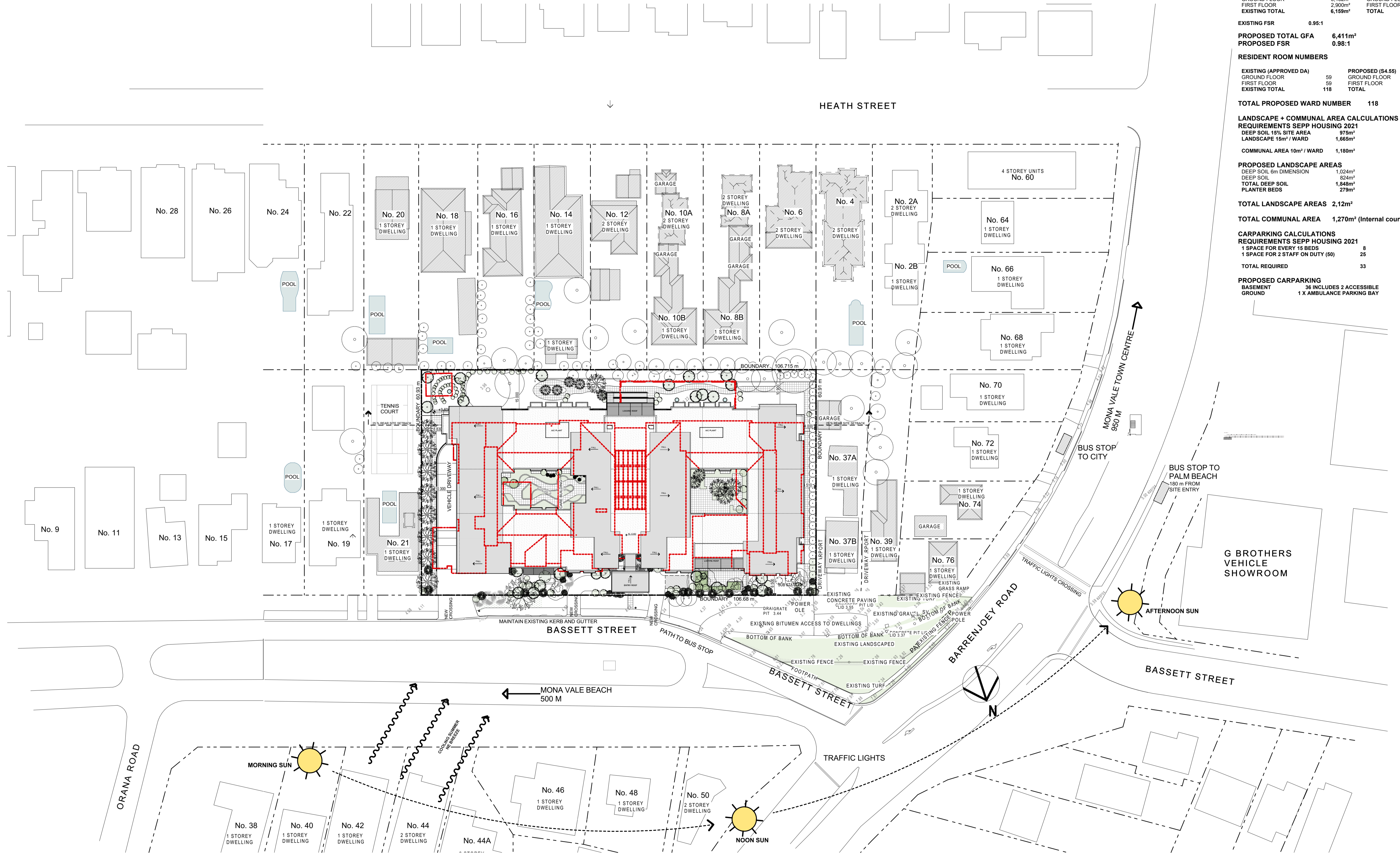
TOTAL LANDSCAPE AREAS 2,127m<sup>2</sup>

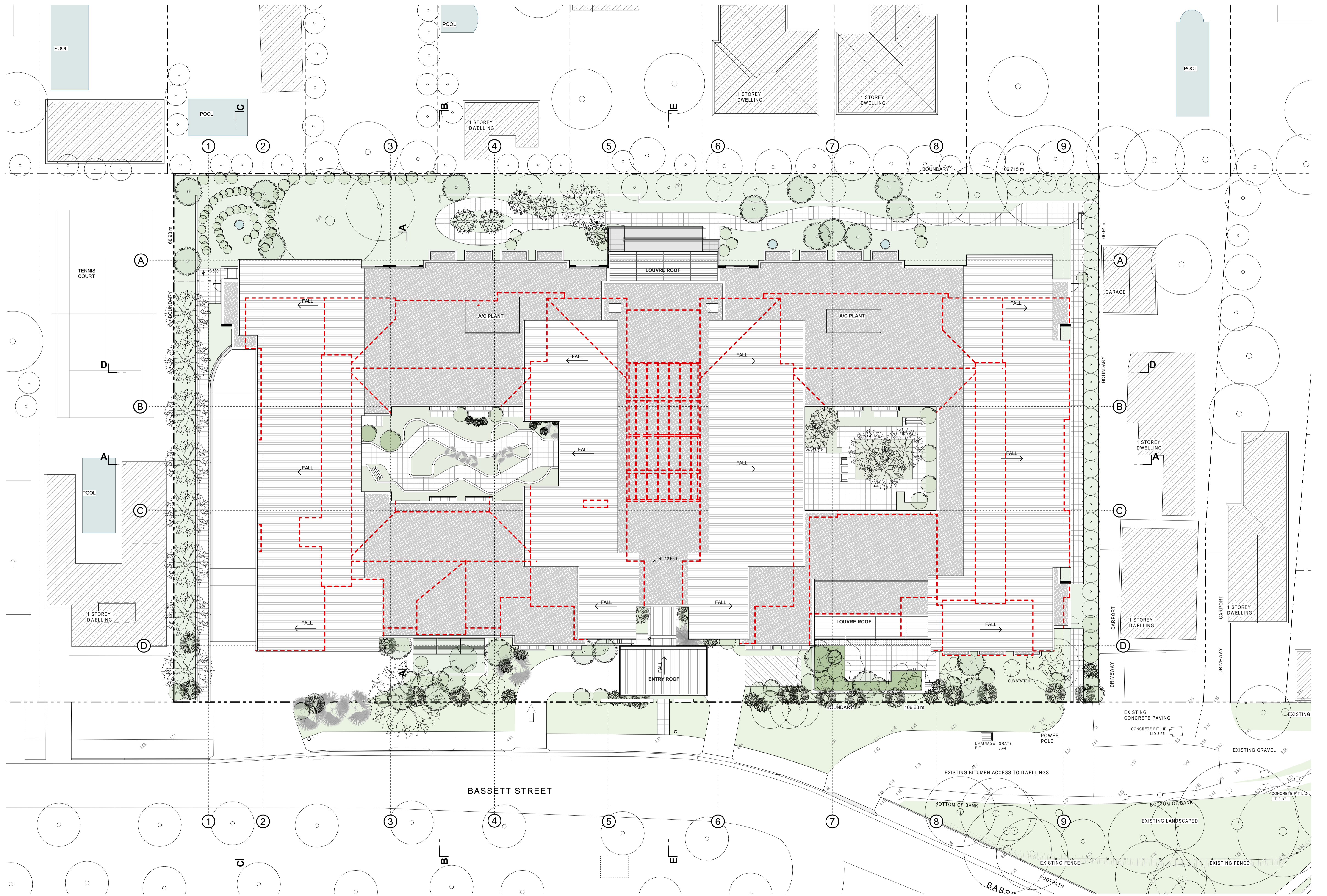
TOTAL COMMUNAL AREA 1,270m<sup>2</sup> (Internal courtyards + spaces)

**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





BASSETT STREET

BASSETT STREET

DATE	REV	DESCRIPTION	DRAWN	CHECK
04/06/24	A	ISSUED FOR DEVELOPMENT APPLICATION	DVI	LT

**DEVELOPMENT SCHEDULE**  
**RESIDENTIAL AGED CARE FACILITY**  
**23-25 BASSETT STREET, MONA VALE**

SITE AREA 6,500m<sup>2</sup>

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**RESIDENT ROOM NUMBERS**

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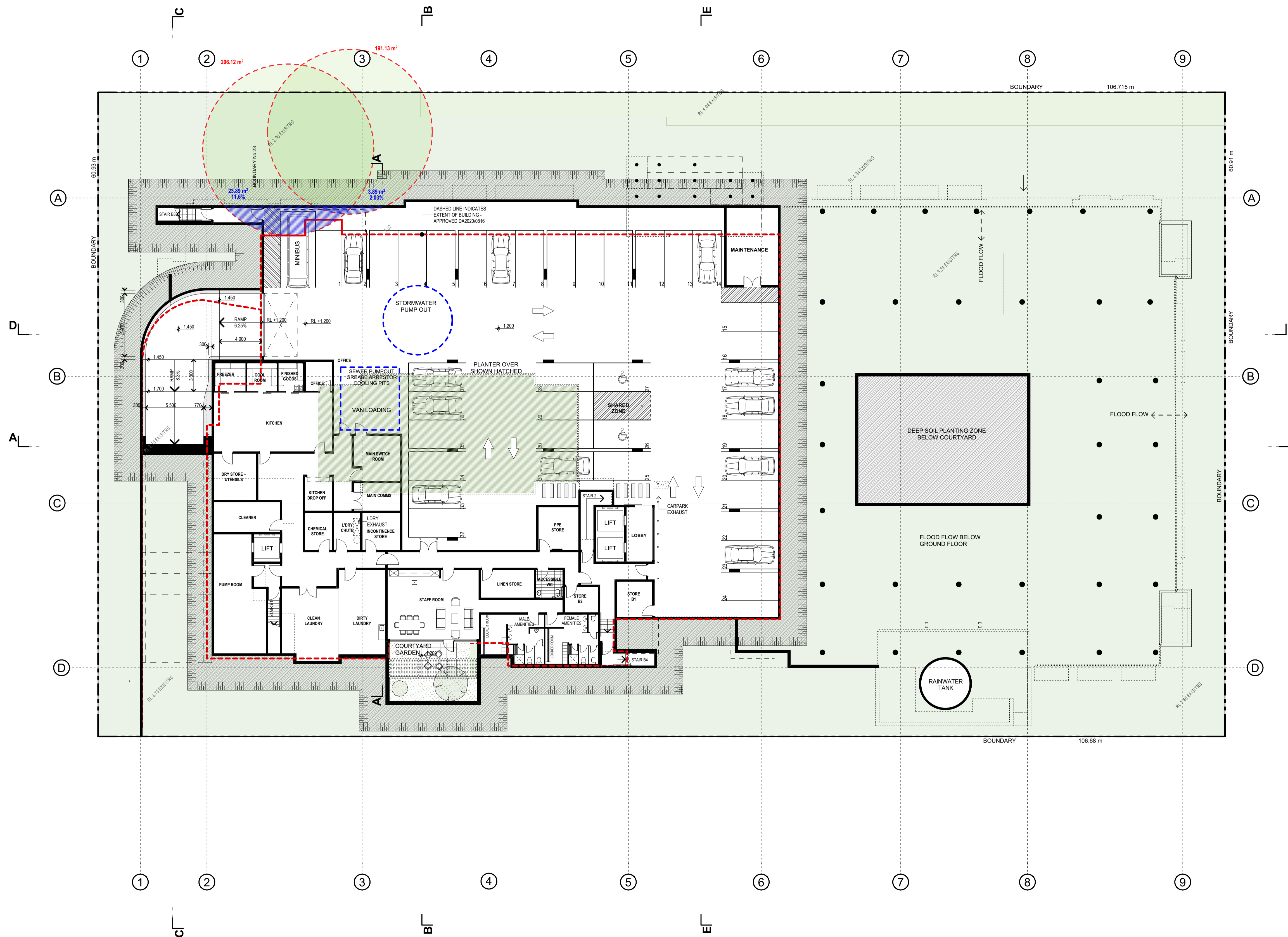
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**RESIDENTIAL AGED CARE FACILITY**  
**23-25 BASSETT STREET, MONA VALE**

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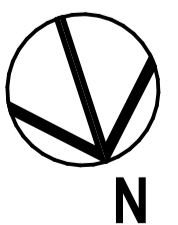
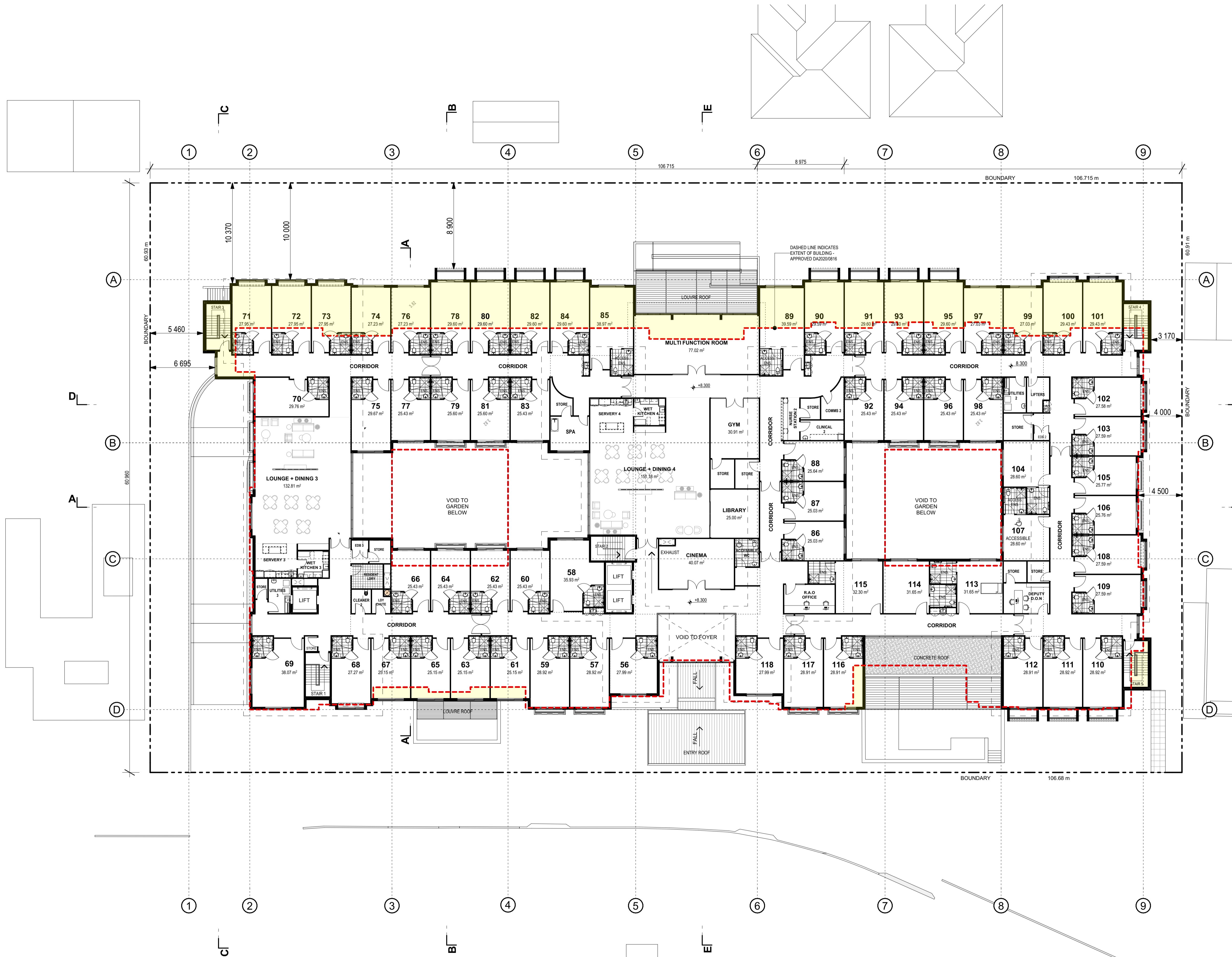
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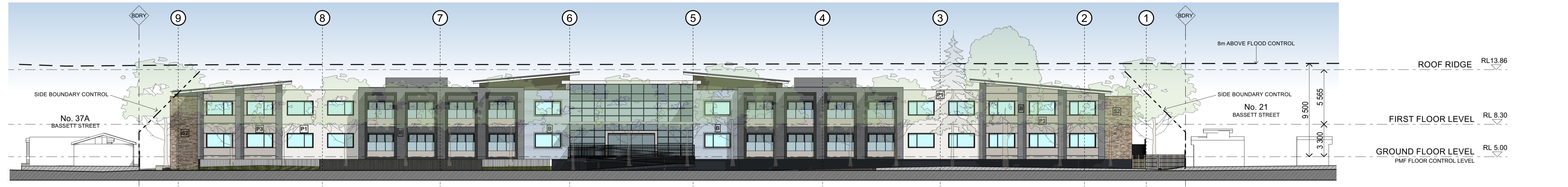
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04/06/24	A	ISSUED FOR DEVELOPMENT APPLICATION		



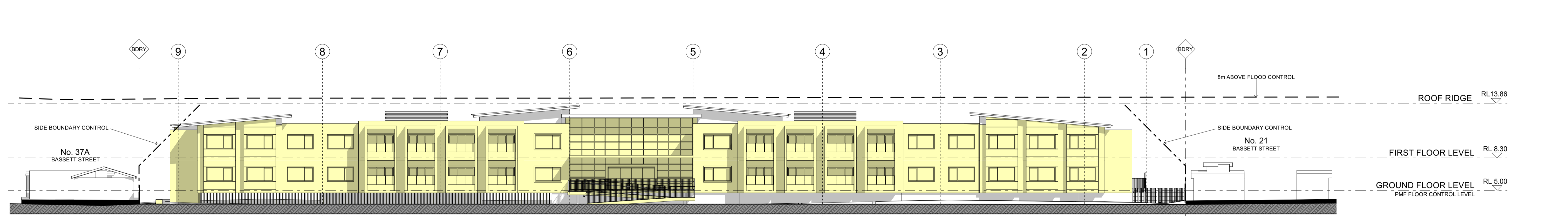
NORTH ELEVATION



[PROPOSED] NORTH ELEVATION



SOUTH ELEVATION



[PROPOSED] SOUTH ELEVATION

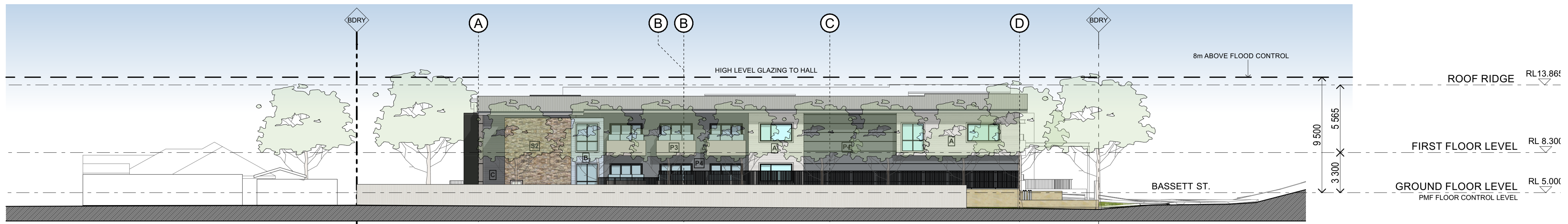
**PROPOSED AMENDMENTS TO APPROVED DEVELOPMENT APPLICATION 2020/0816**

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

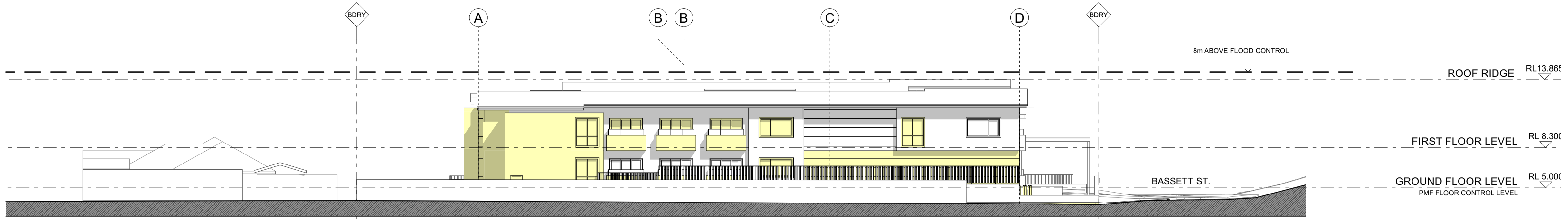
<b>A WEATHERBOARD</b> JH PRIMELINE NEWPORT 170 RESENE HALF ALABASTER	<b>B WEATHERBOARD</b> JH PRIMELINE NEWPORT 170 RESENE BREATHLESS	<b>C WEATHERBOARD</b> JH PRIMELINE NEWPORT 170 RESENE QUARTER BALTIC SEA	<b>P1 RENDER + PAINT</b> RESENE HALF ALABASTER	<b>P2 RENDER + PAINT</b> RESENE HALF ALABASTER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

**GARTNERTROVATO**  
ARCHITECTS  
1/13 10 PARK STREET  
MONA VALE, NSW 2108  
PH: 02 9979 4411  
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E: T@GARTNERTROVATO.COM.AU

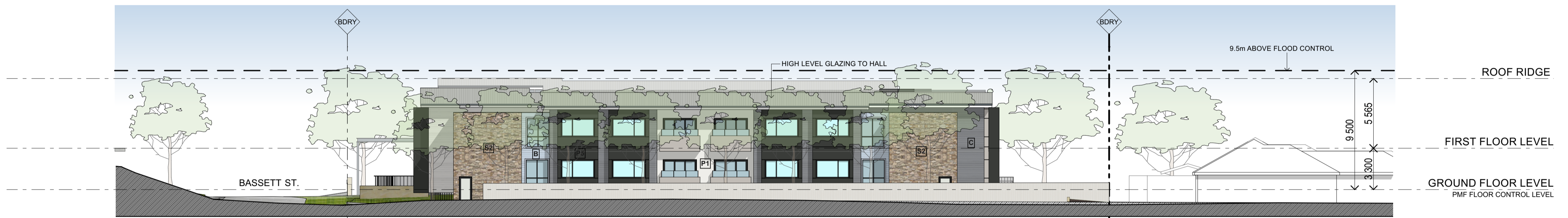
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04/06/24	A	ISSUED FOR DEVELOPMENT APPLICATION	DVI	LT	THOMPSON HEALTH CARE	THOMPSON HEALTH BASSETT PROPOSED ALTERATIONS + ADDITIONS TO AN APPROVED RESIDENTIAL AGED CARE FACILITY 23-25 BASSETT STREET, MONA VALE LOT 2 DP 748426 + LOT 38 DP 7236 FOR THOMPSON HEALTH CARE	ELEVATIONS NORTH AND SOUTH	APRIL 2024



○ EAST ELEVATION



○ [PROPOSED] EAST ELEVATION



○ WEST ELEVATION



○ [PROPOSED] WEST ELEVATION

**PROPOSED AMENDMENTS TO APPROVED DEVELOPMENT APPLICATION 2020/0816**

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

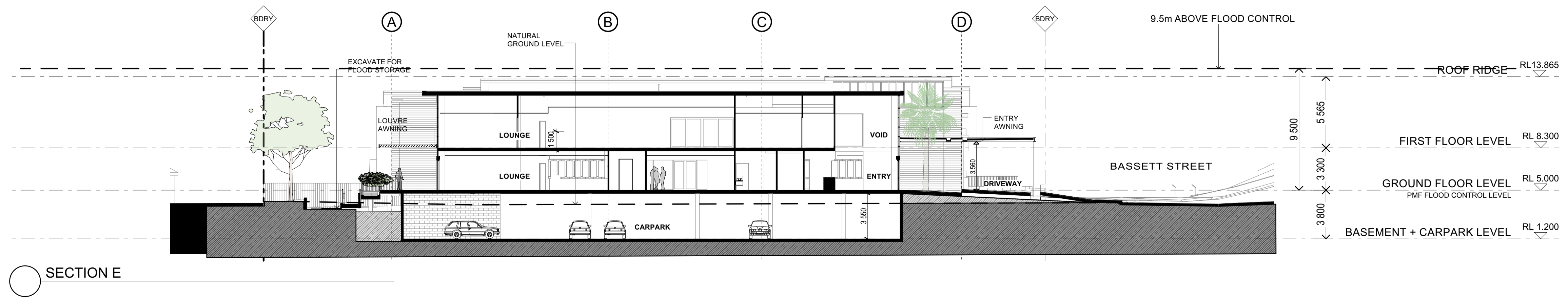
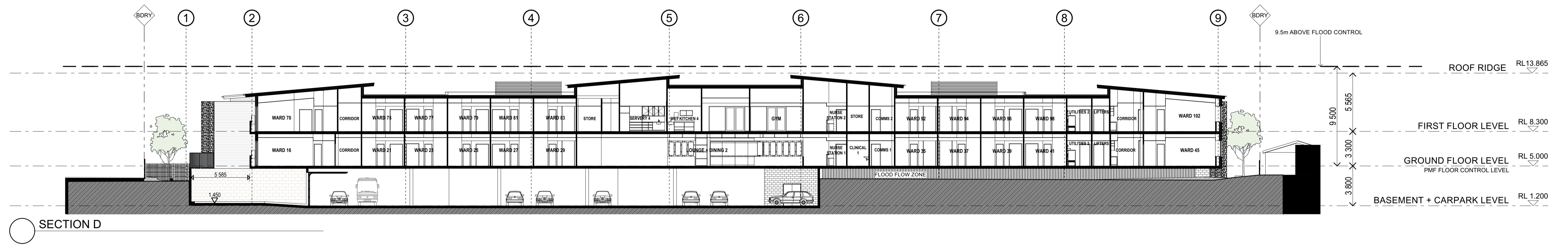
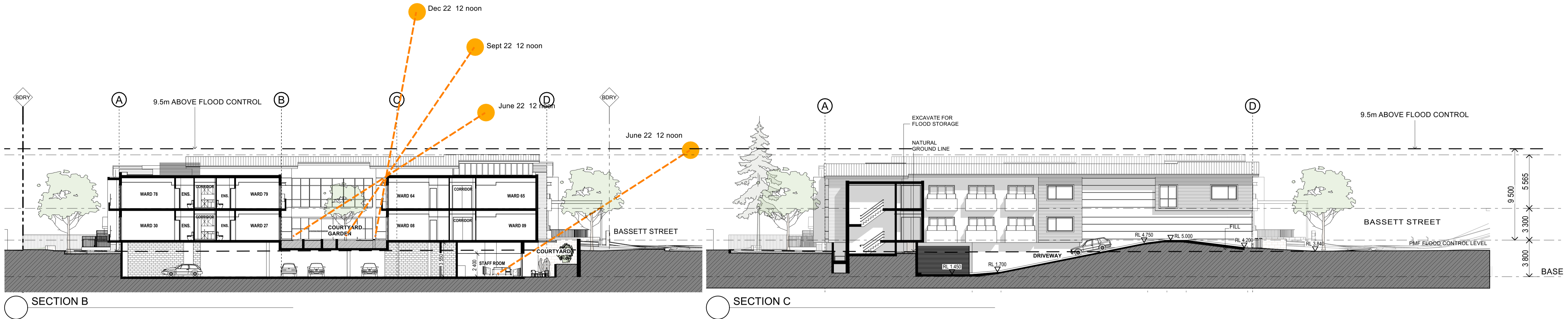
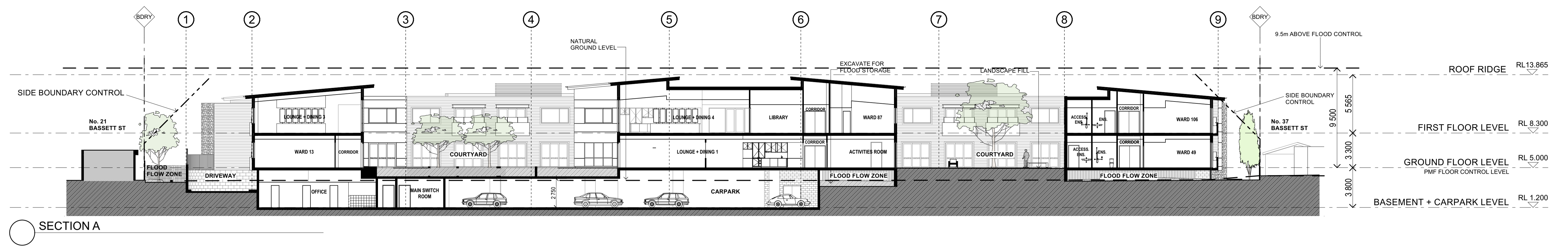
**GARTNER TROVATO**  
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F +61 2 9979 4422  
G@GARTNER.TROVATO.AU

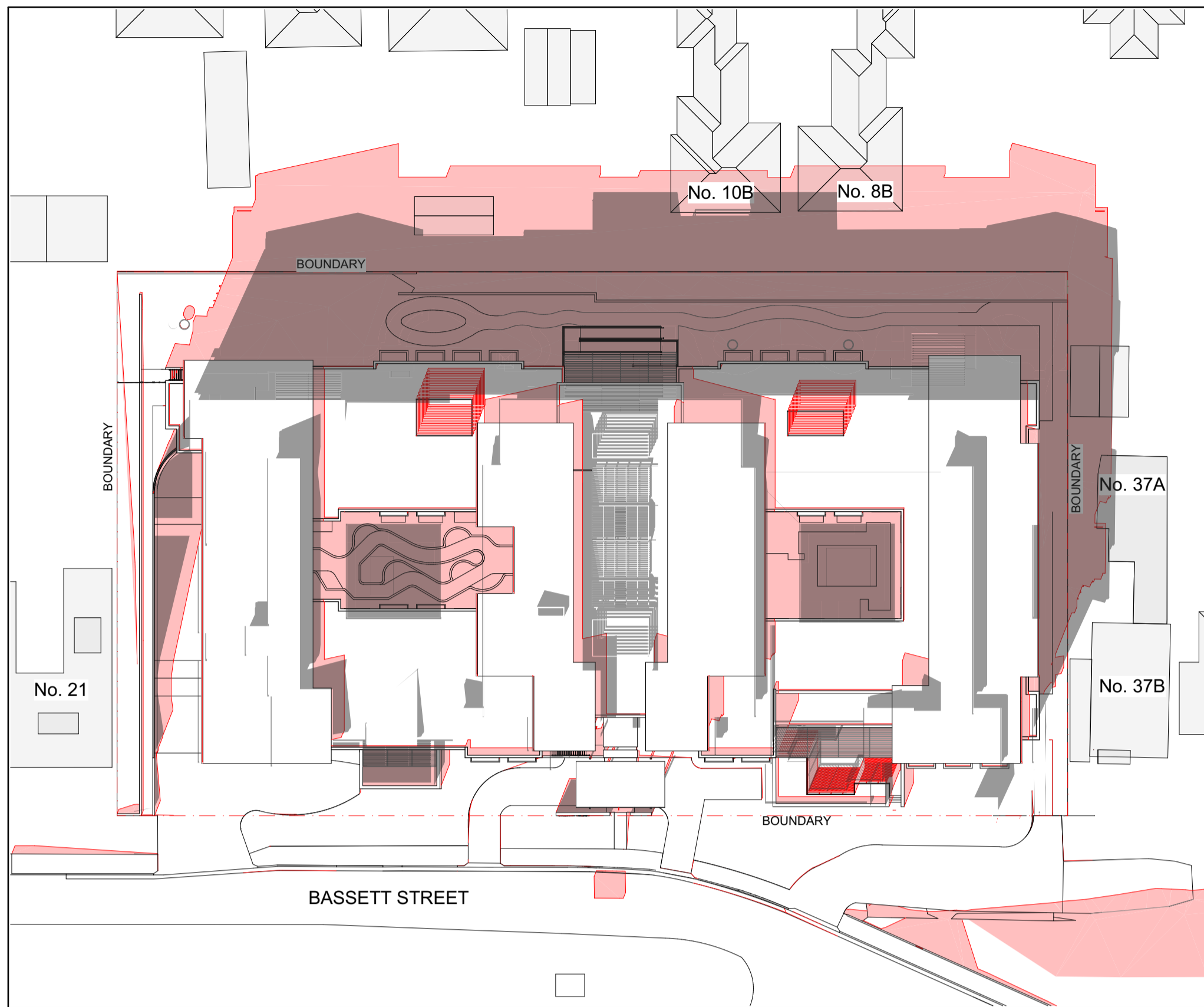
DATE	REV	DESCRIPTION	DRAWN	CHECK	CLIENT	PROJECT	DRAWING TITLE	SCALE	DRAWN BY	DATE
04/06/24	A	ISSUED FOR DEVELOPMENT APPLICATION	DVI	LT	THOMPSON HEALTH CARE	THOMPSON HEALTH BASSETT	ELEVATIONS EAST AND WEST	1:200 @ A1	DVILT	APRIL 2024

THOMPSON HEALTH CARE  
PROPOSED ALTERATIONS + ADDITIONS TO AN APPROVED RESIDENTIAL AGED CARE FACILITY  
23-25 BASSETT STREET, MONA VALE  
LOT 2 DP 748426 + LOT 38 DP 7236  
FOR THOMPSON HEALTH CARE

1816 DA2-07 A



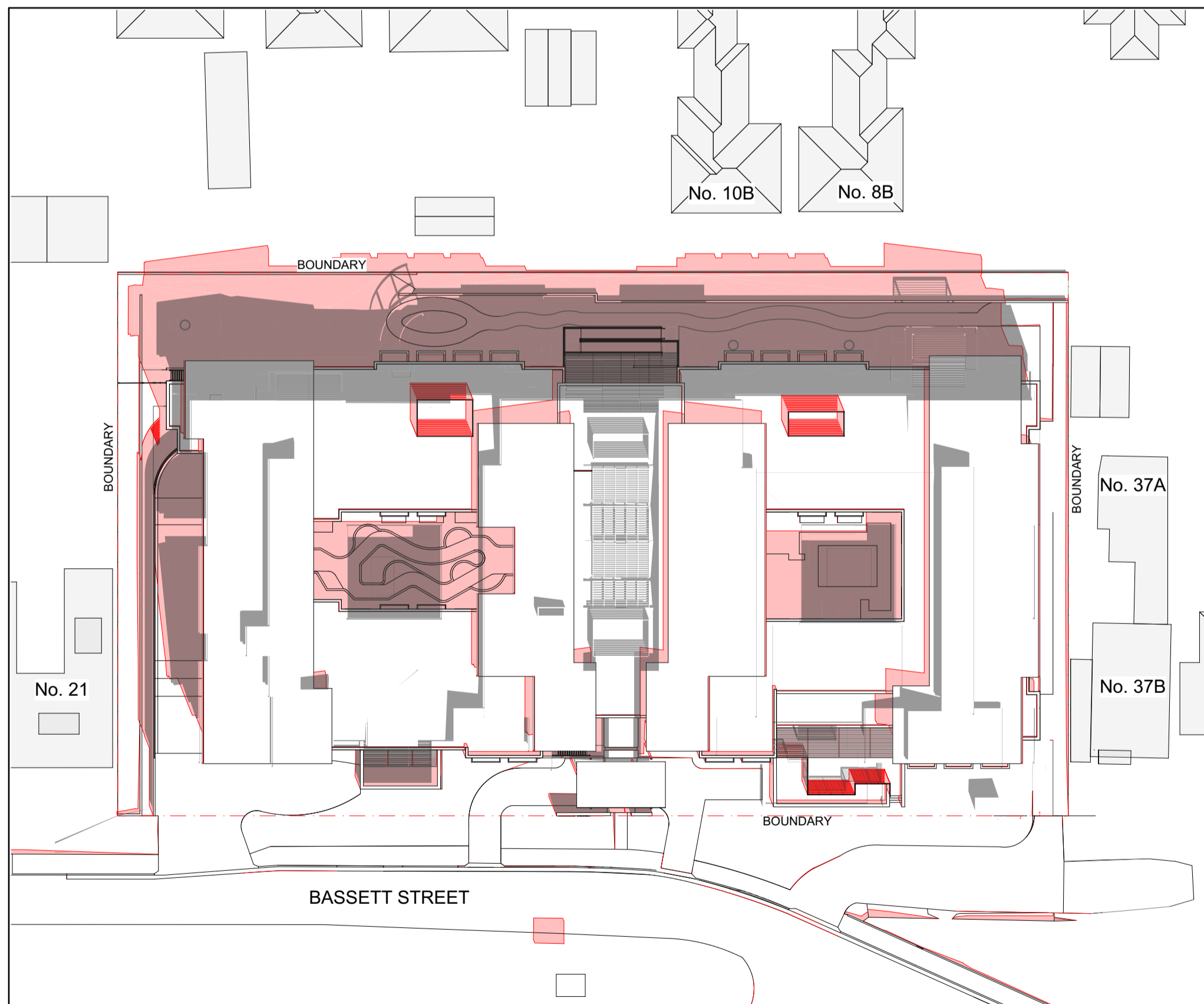




Jun-22-9am



Jun-22-3pm



Jun-22-12pm

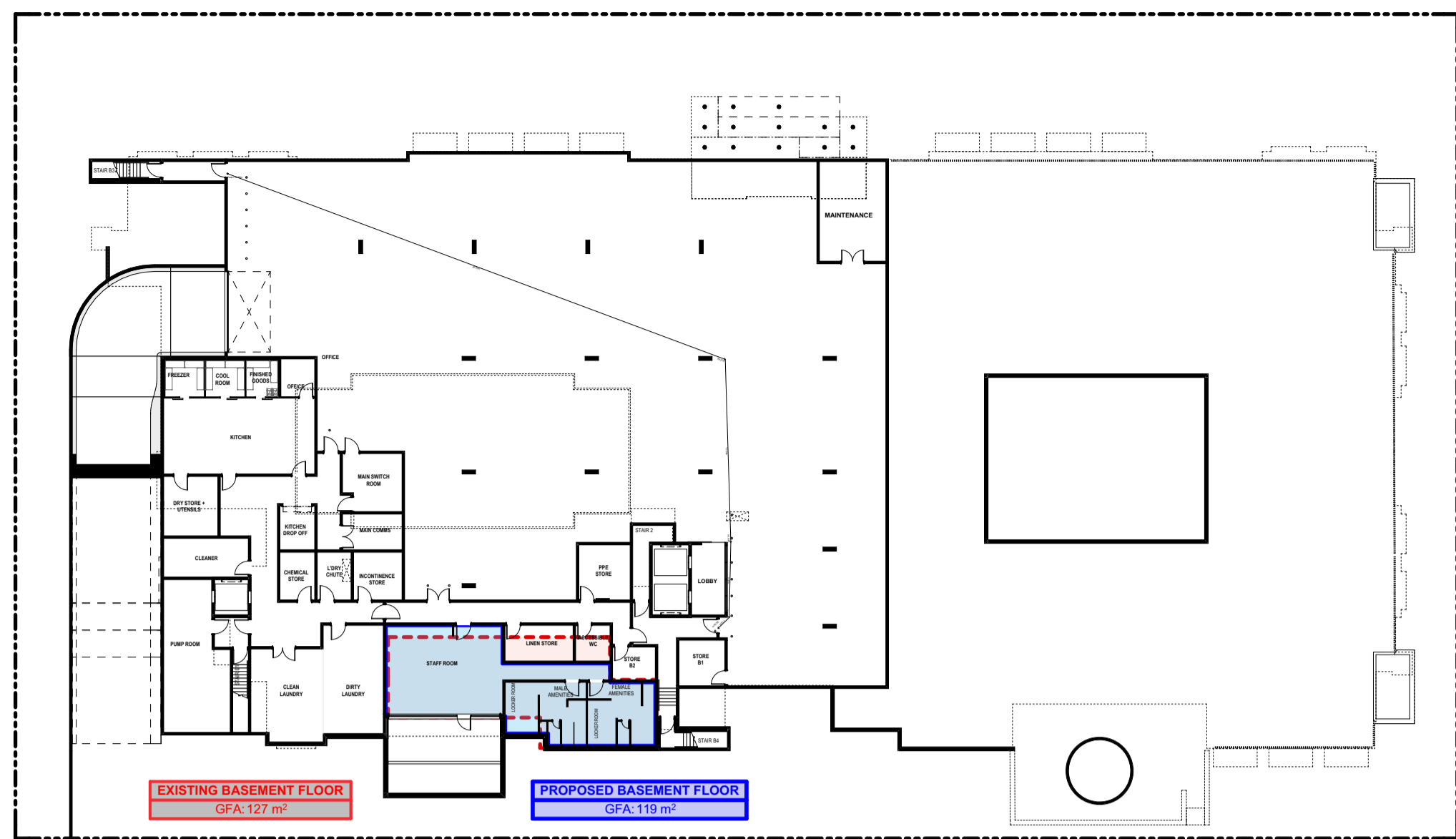
- EXISTING SHADOW CAST
- NEW ADDITIONAL SHADOW CAST



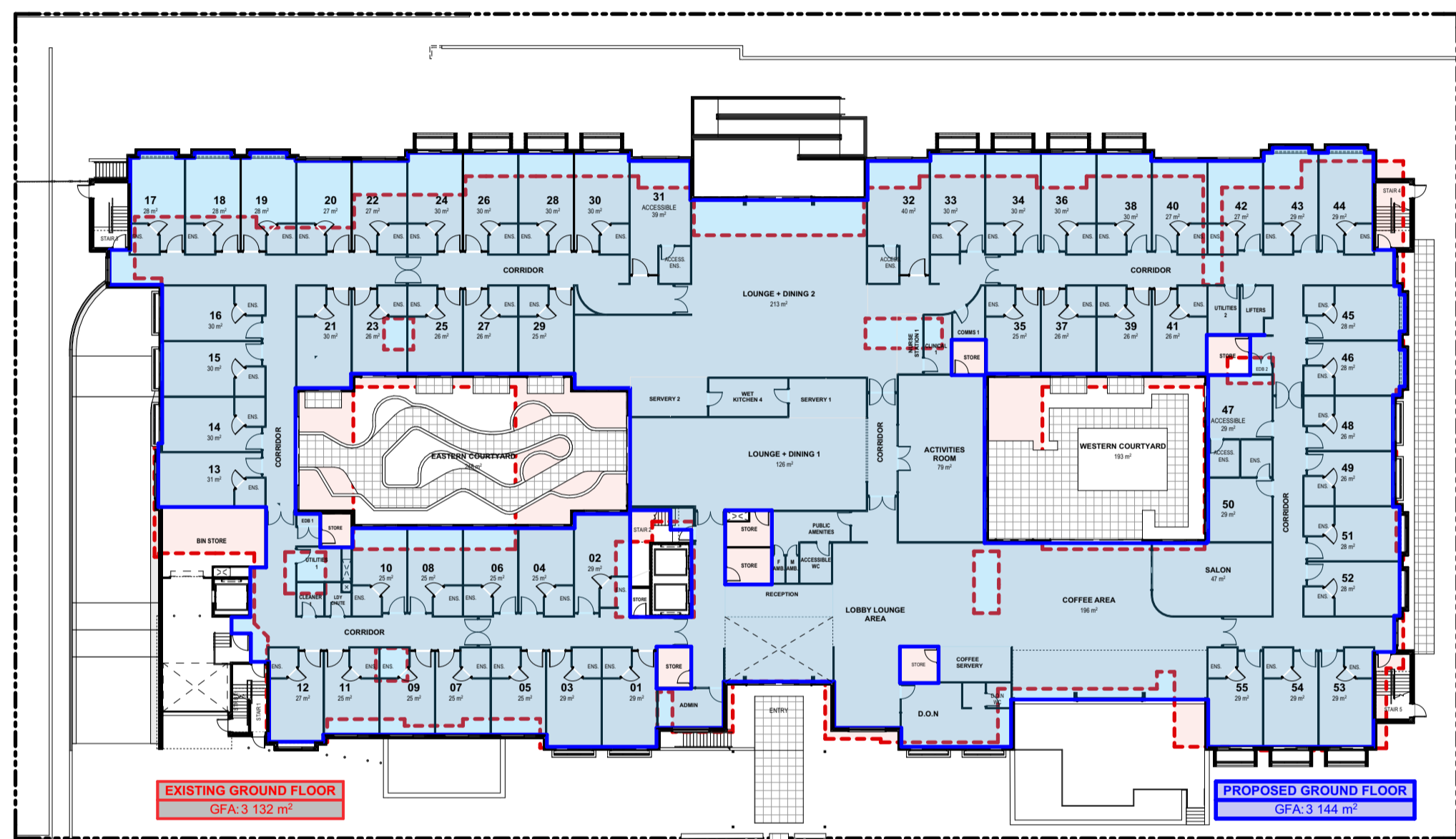
DATE	REV	DESCRIPTION	DRAWN	CHECK
04/06/24	A	ISSUED FOR DEVELOPMENT APPLICATION	DVI	LT



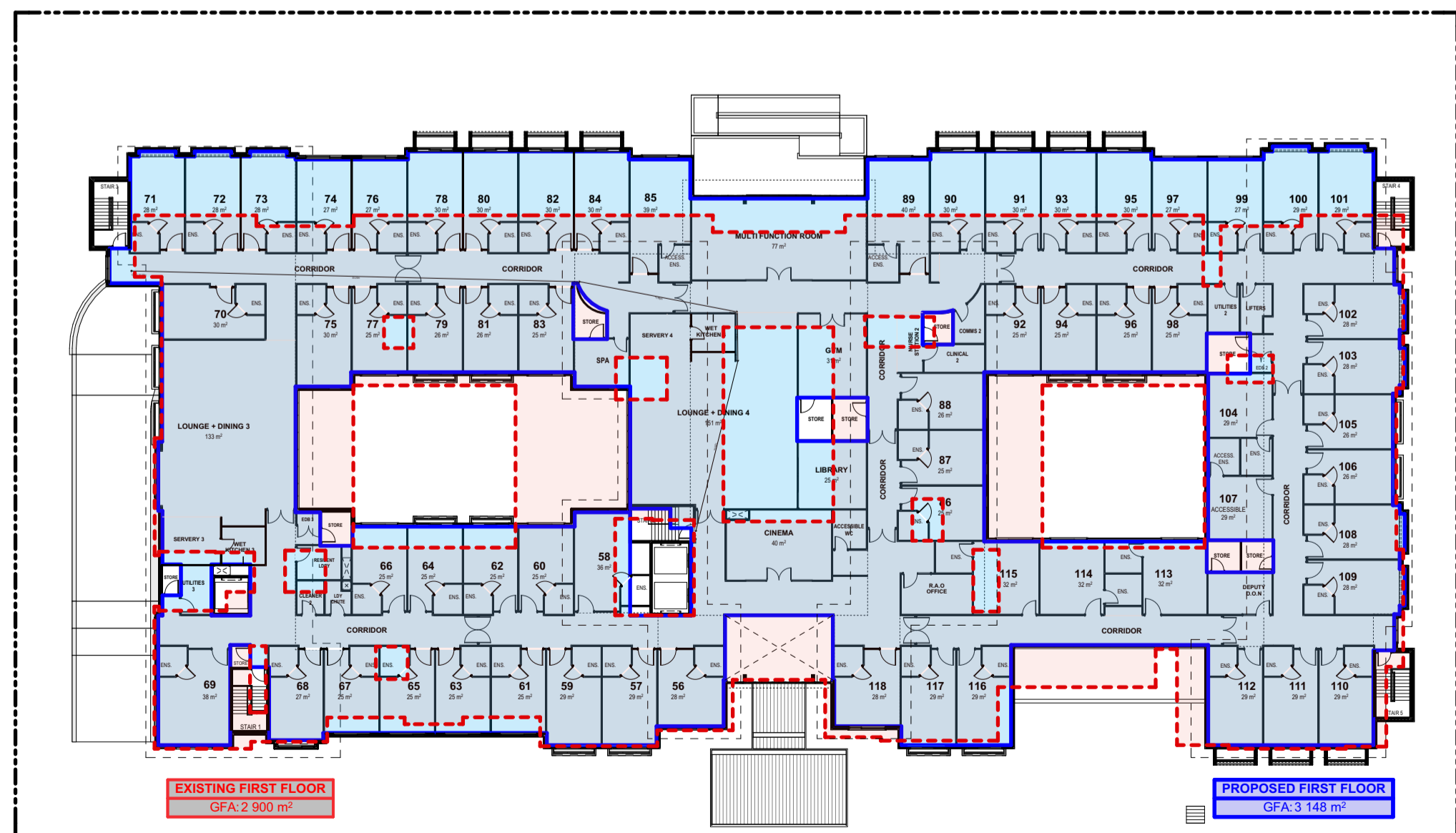
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BASEMENT GFA



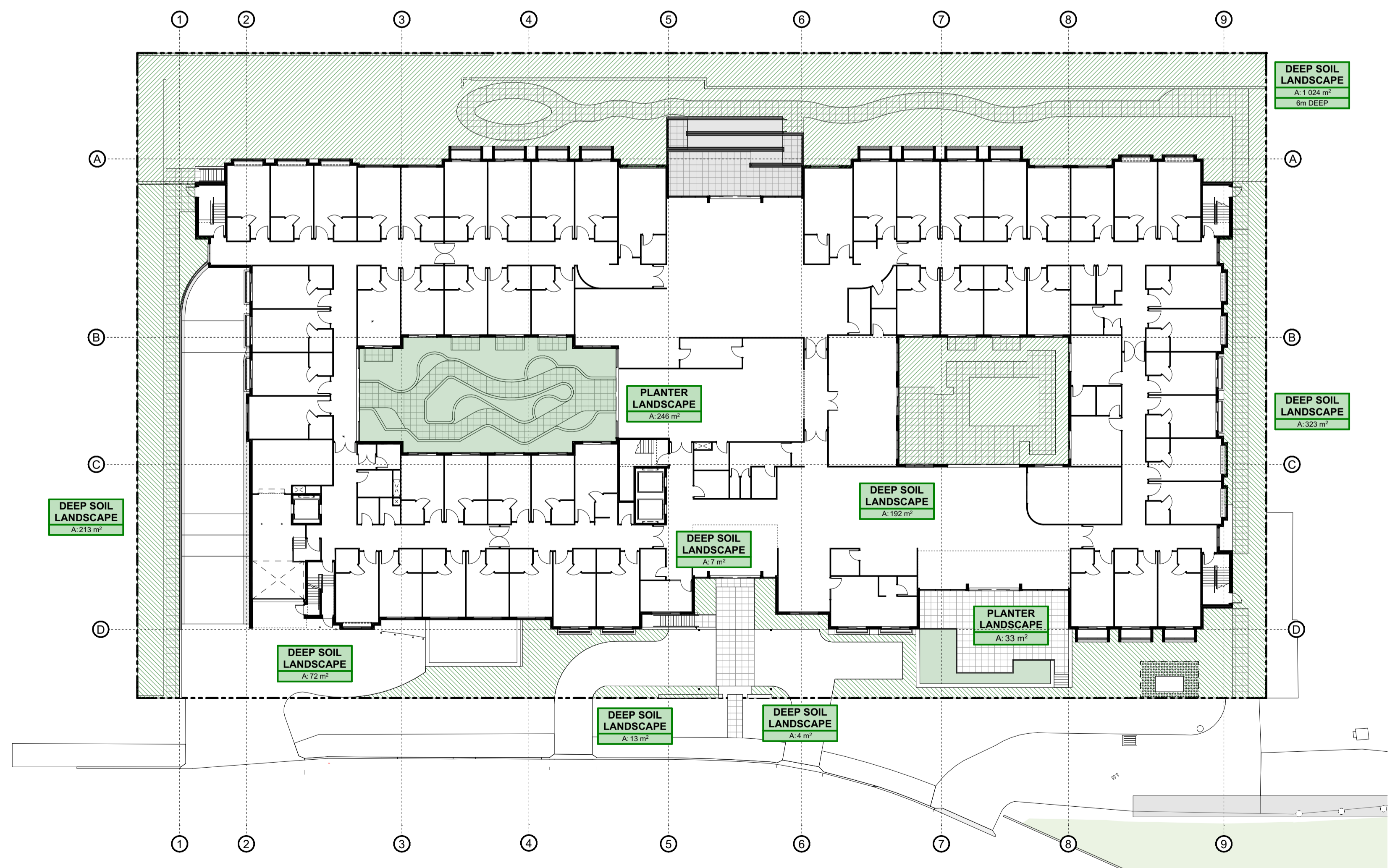
GROUND FLOOR GFA



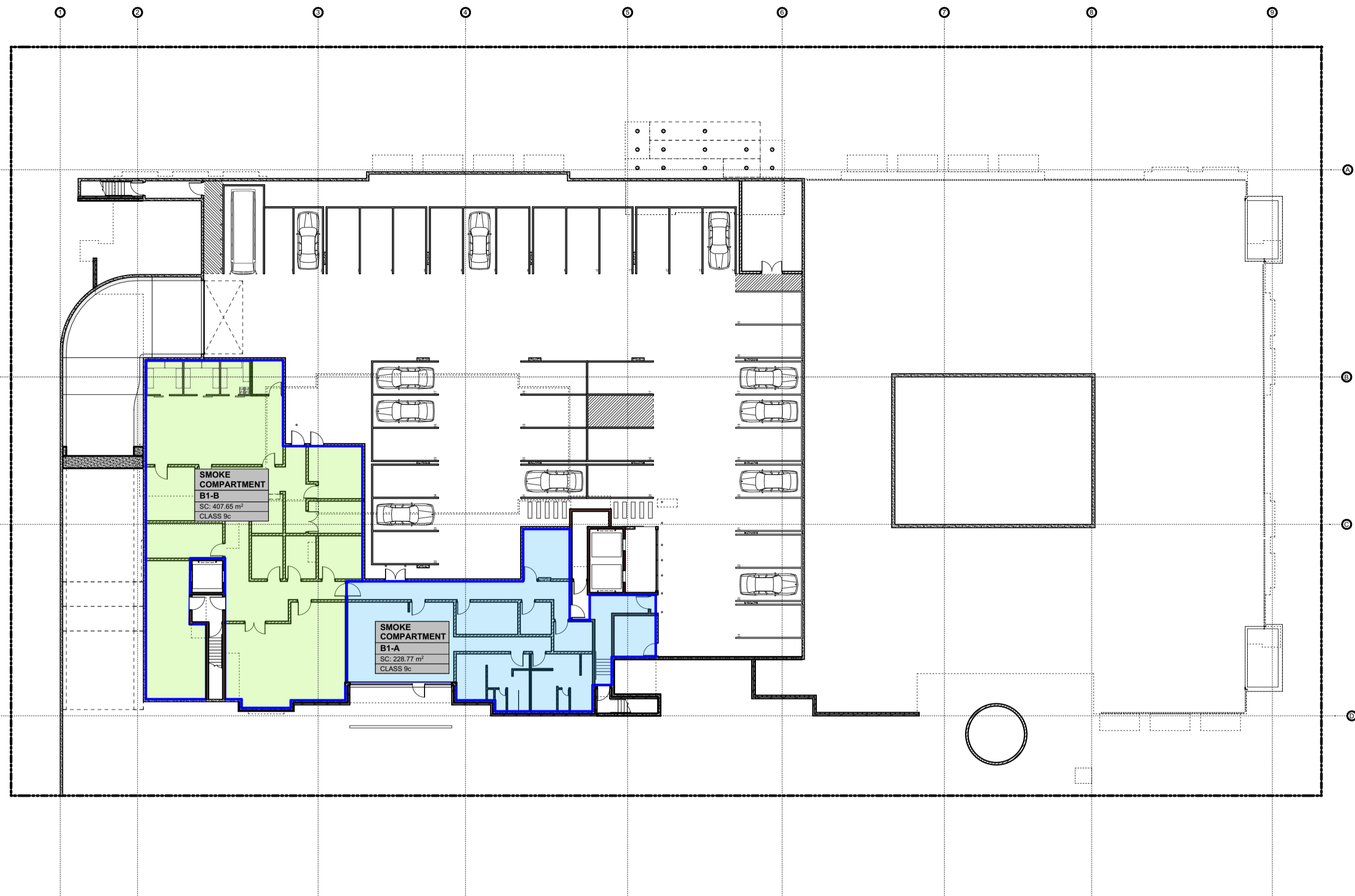
FIRST FLOOR GFA

**DEVELOPMENT SCHEDULE**  
RESIDENTIAL AGED CARE FACILITY  
23-25 BASSETT STREET, MONA VALE

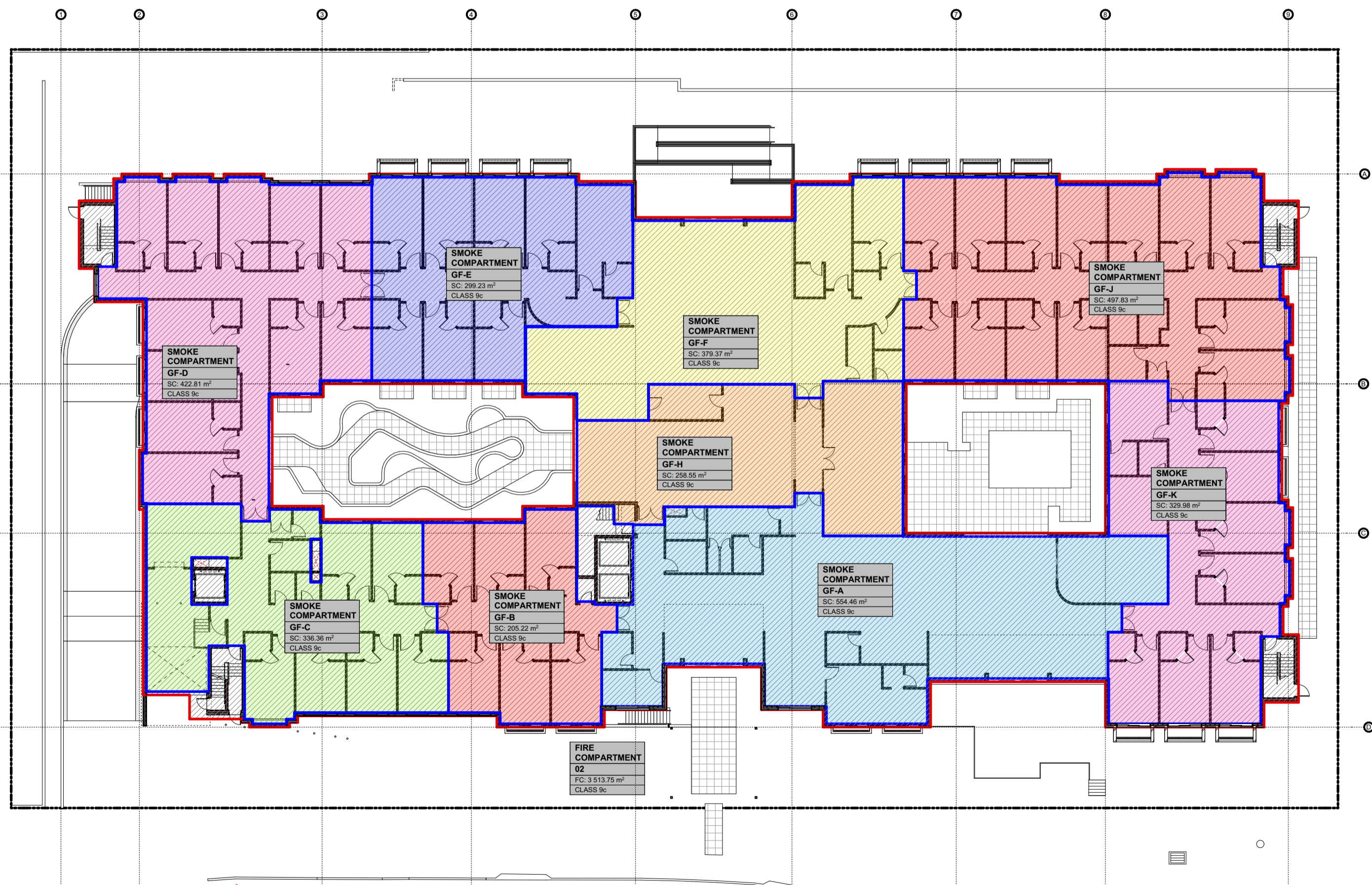
<b>SITE AREA</b>	6,500m <sup>2</sup>		
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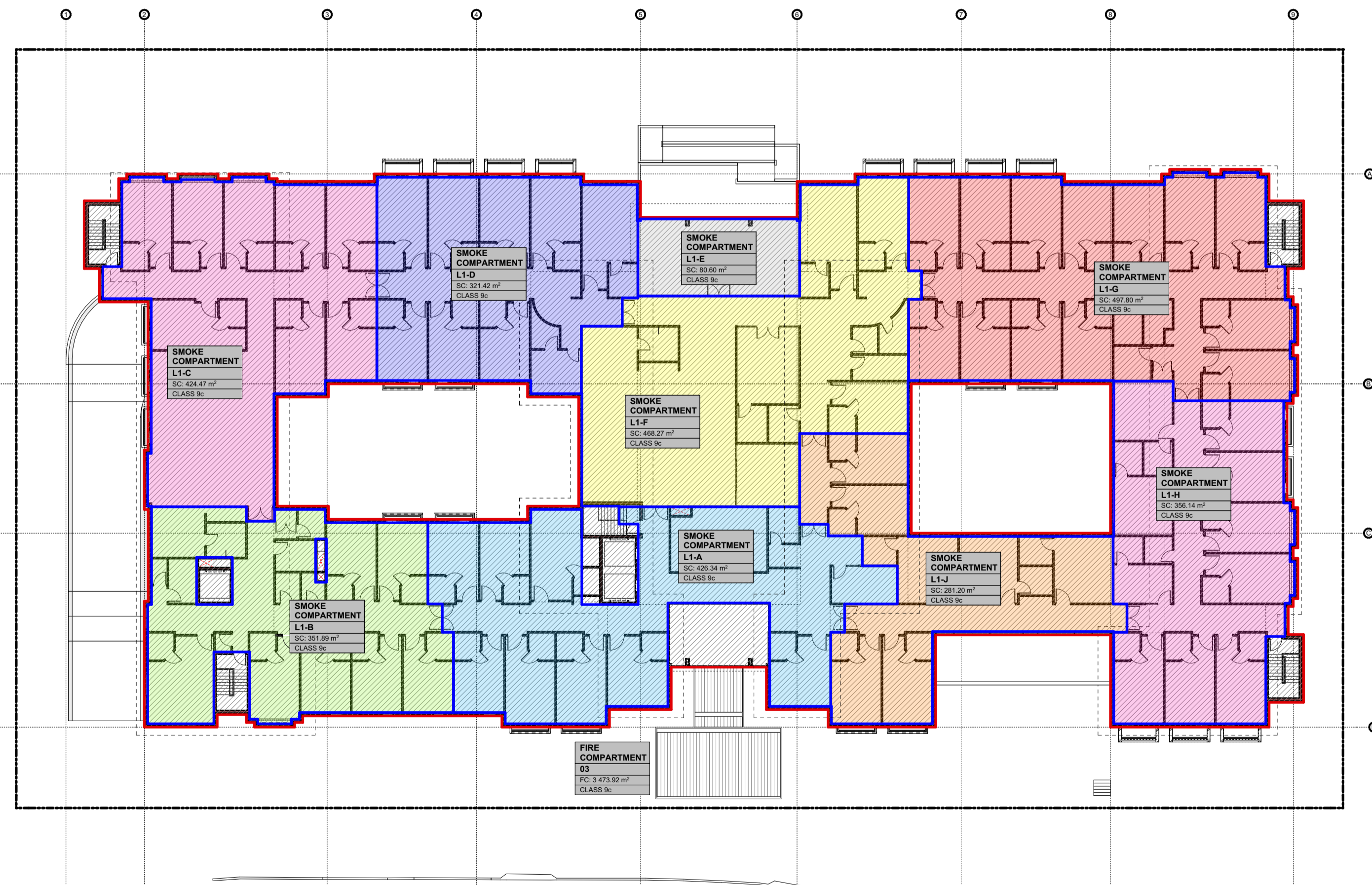
SITE LANDSCAPE AREA



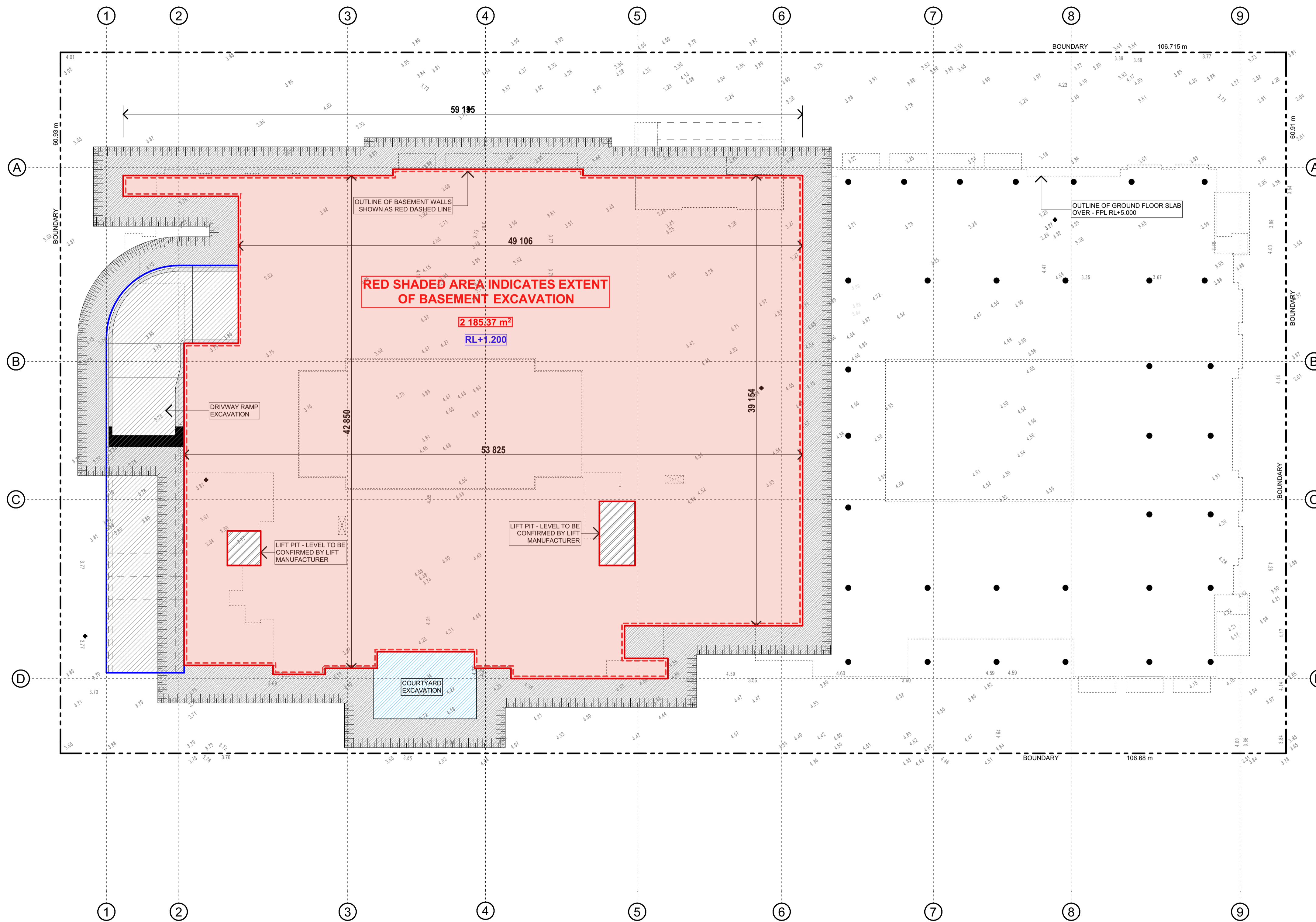
BASEMENT + CARPARK LEVEL FIRE + SMOKE COMPARTMENTS



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