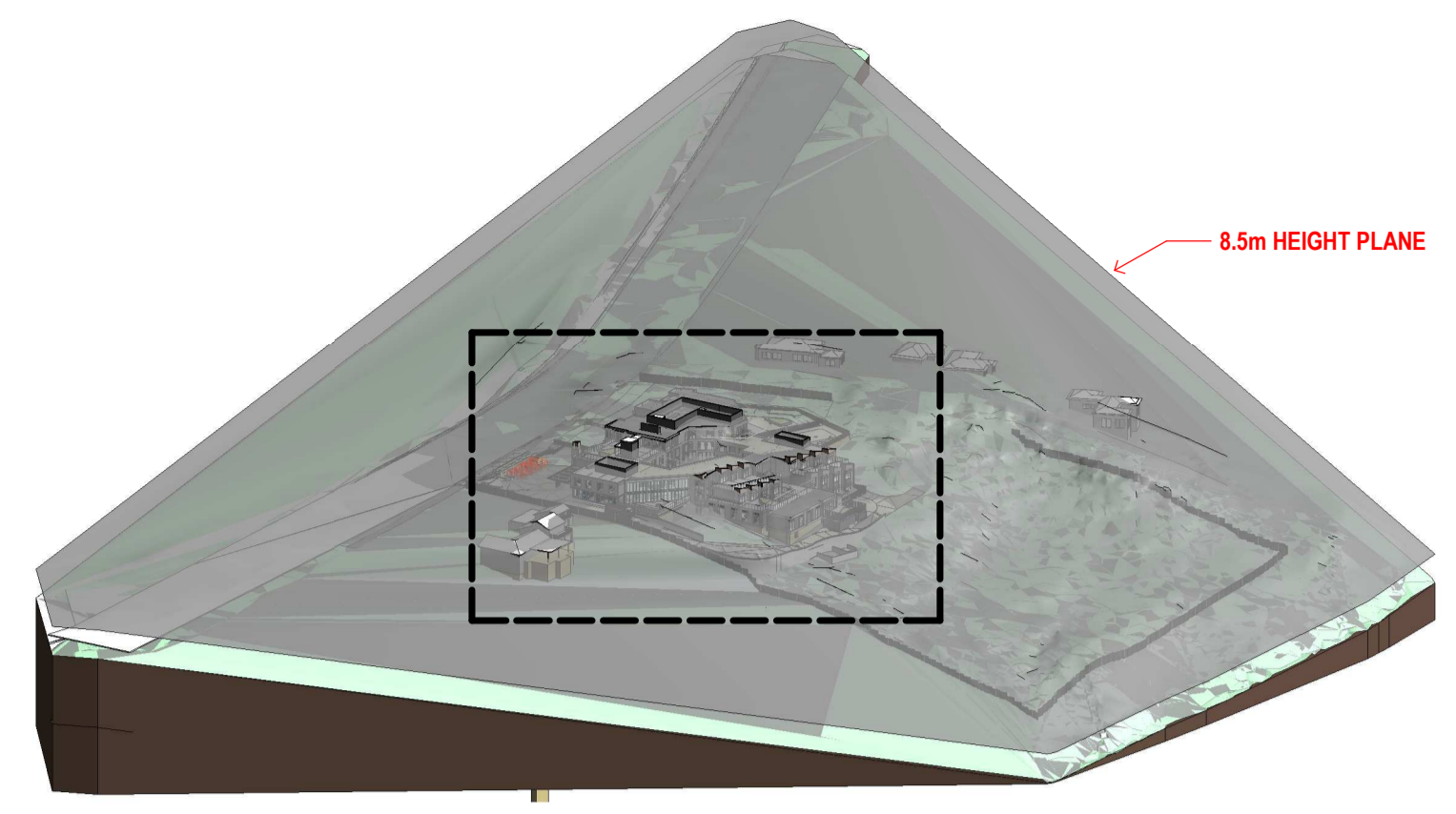


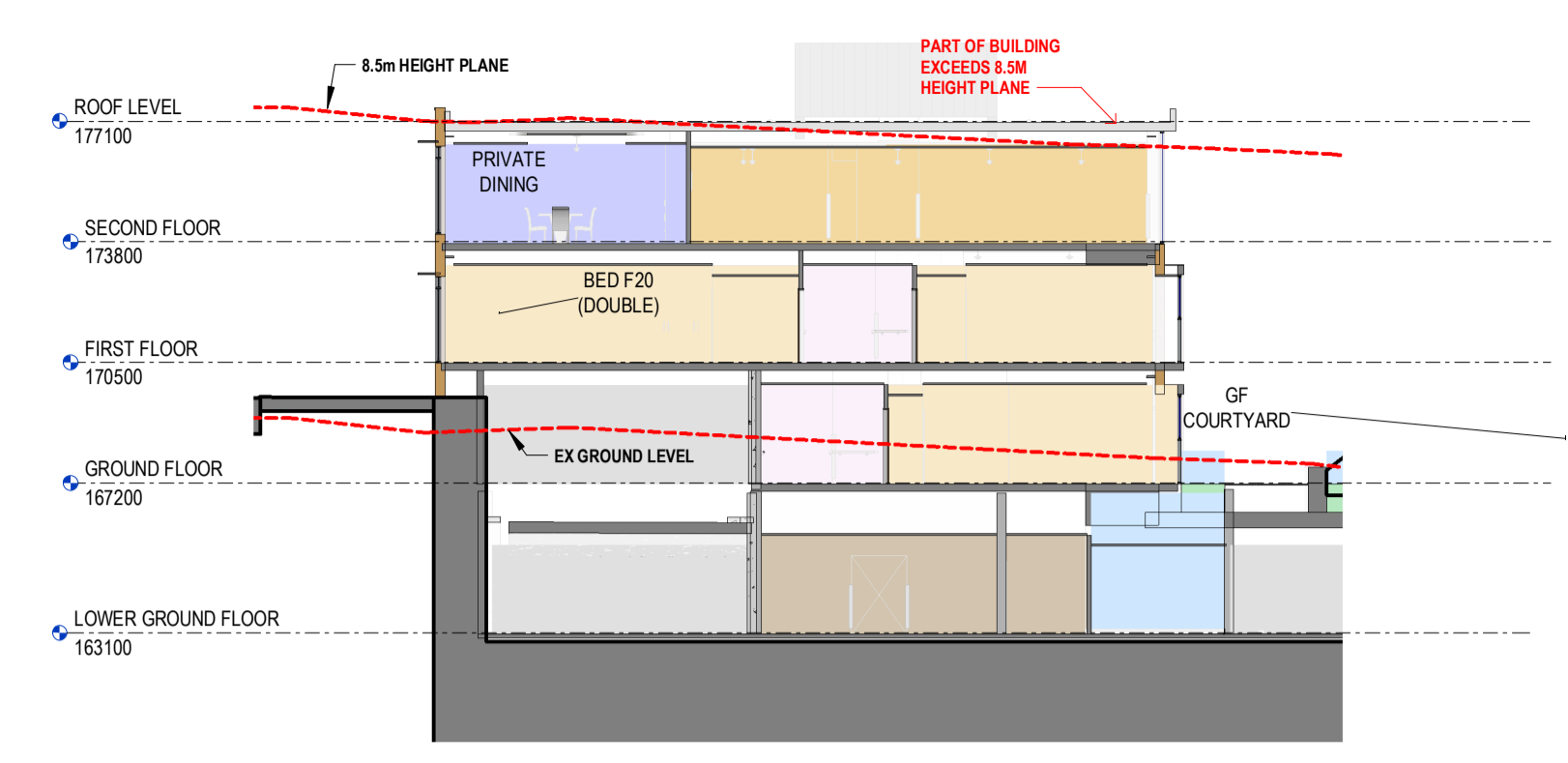
Revision	Date	Details	Initials	Checked
A	20190331	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
B	20191016	COUNCIL REVIEW	JT	VC
C	20200907	EMERGENCY ACC	VC	VC
D	20220405	4.56 SUBMISSION	VC	VC
E	2024-03-05	4.56 PLANNER REVIEW	VC	VC

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.

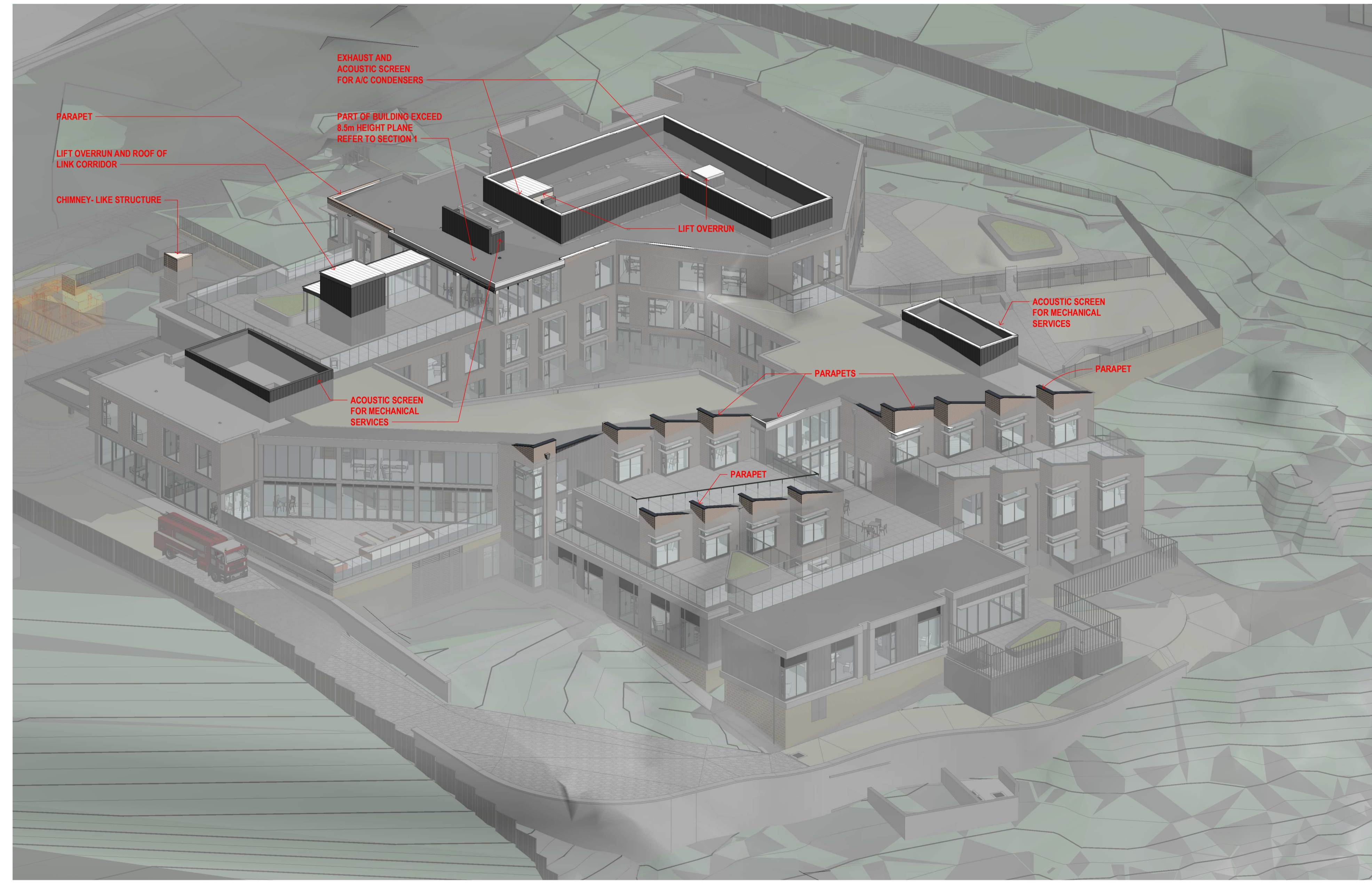
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1 8.5M HEIGHT PLANE STUDY - OVERALL
 SCALE: NTS



3 SECTION - HEIGHT PLANE
 SCALE 1 : 200



2 8.5M HEIGHT PLANE STUDY - DETAILS
 SCALE: NTS

SECTION 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 2.02 / 146 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566



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This drawing is based on information supplied by others, and must not be relied upon unless checked against site conditions.

PROJECT:
REGIS BELROSE
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
HEIGHT PLANE ANALYSIS DIAGRAMS

PROJECT NO. 3291	REVISION NO. E
DRAWING NO. DA021	ARCHITECT: VEE CHN
SCALE: 1 : 200 @ A1	DATE: 2024-03-05
PROJECT DIRECTOR: MARKAM RALPH	

Revision	Date	Details	Initials	Checked
P	2022/01/18	SITING AREAS ADDED	VC	
Q	2022/02/02	1:4.5M AMENDMENT	VC	
R	2022/02/02	PARKING & LANDSCAPE	VC	
S	2022/03/30	SPP MATERIAL	DF	VC
T	2022/03/31	SPP MATERIAL	DF	VC
U	2022/03/31	SITE CARPARK REMOVE	VC	
V	2024/03/05	1:4.5M PLANNER REVIEW	VC	
W	2024/03/18	1:4.5M PLANNER REVIEW	VC	
X	2024/04/30	FOR INFORMATION	LS	
Y	2024/05/20	1:4.5M PLANNER REVIEW	VC	

SURVEY NOTES
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- NEW TREE REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO BE RETAINED & PROTECTED REFER TO ARBORIST REPORT
- EXTENT OF LANDSCAPED AREA 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

SECTION 4.56 AMENDMENTS
 A xx
 Number
 Alphabetical letter
 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.

SECTION 4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 215 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 2.02 / 146 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566

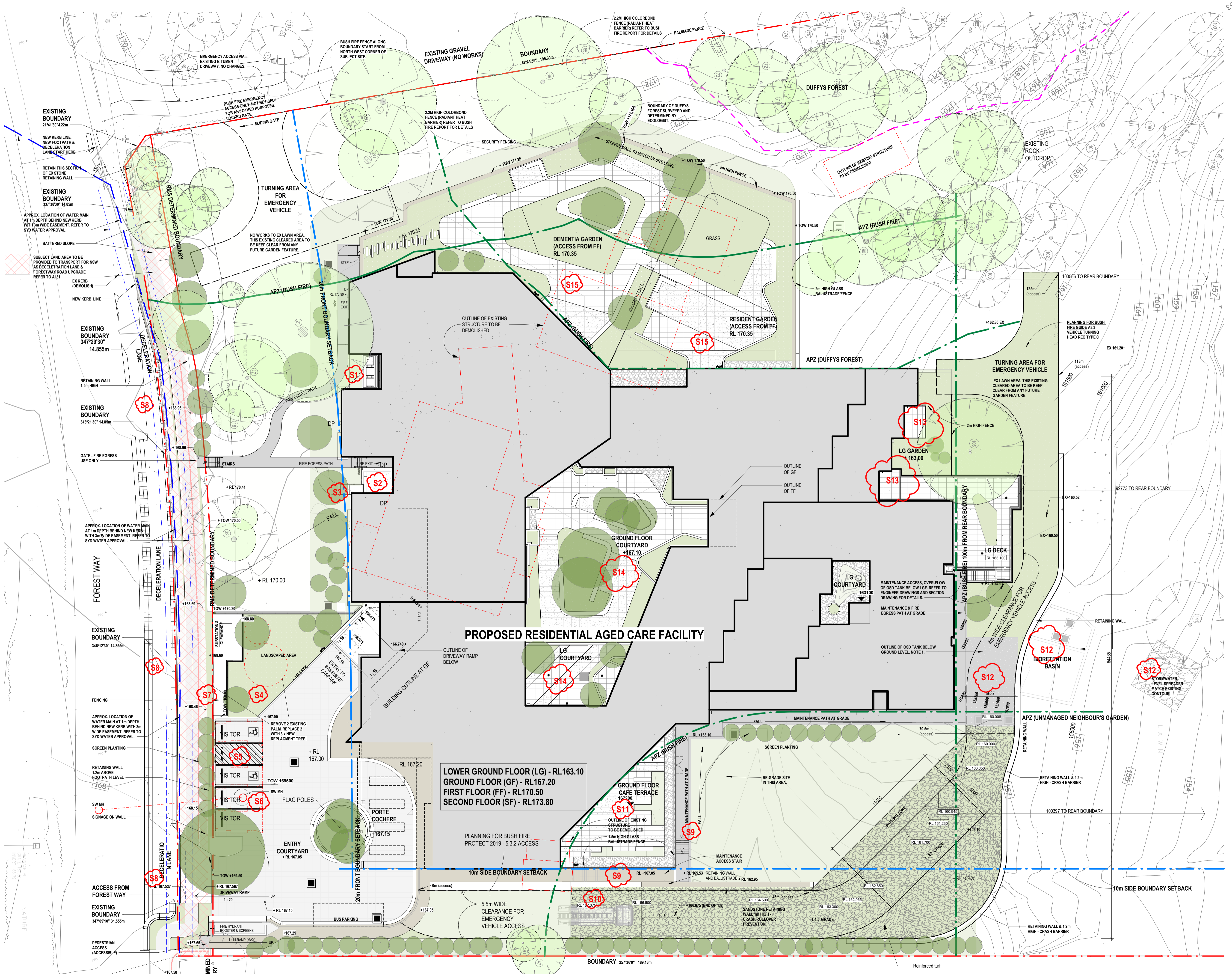


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PROJECT:
REGIS BELROSE
RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
SITE PLAN

PROJECT NO. **3291** REVISION NO. **Y**
 DRAWING NO. **DA050**
 SCALE: As indicated @ ARCHITECT: VEE CHN
 DATE: 2024-05-20
 PROJECT DIRECTOR: MARKAM RALPH



1 PROPOSED SITE PLAN
 SCALE 1:200

GENERAL PROJECT INFORMATION:

BEDROOMS NUMBERS : (TOTAL = 97 BEDROOM)
BEDS NUMBERS : (TOTAL = 99 BED)

LOWER GROUND FLOOR
L0
 -16 BEDROOM
 16 SINGLE BED
 0 DOUBLE BED

GROUND FLOOR
G0
 -27 BEDROOM
 26 SINGLE BED
 1 DOUBLE BED

FIRST FLOOR
F0
 -39 BEDROOM
 (INCL 14 DEMENTIA)
 38 SINGLE BED
 1 DOUBLE BED

SECOND FLOOR
SF0
 -15 BEDROOM
 15 SINGLE BED
 0 DOUBLE BED

- 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	20210819	FOR INFORMATION		VC
C	20211012	FOR CLIENT REVIEW		VC
D	20220405	AS4 SUBMISSION		VC
E	20220918	5TH FLOOR AREAS ADDED		VC
F	20230825	S4.56 - AMENDMENT		VC
G	20230228	LAYOUT CHANGES		VC
H	2024-03-05	S4.56 PLANNER REVIEW		VC

SURVEY NOTES
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- NEW TREE
REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO BE RETAINED & PROTECTED REFER TO ARBORIST REPORT
- EXTENT OF LANDSCAPED AREA
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

SECTION 4.56 AMENDMENTS
 REFER TO THE SUMMARY OF DESIGN CHANGES

A xx
 Number
 Alphabetical letter

SECTION 4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 2415 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 2.02 / 144 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566

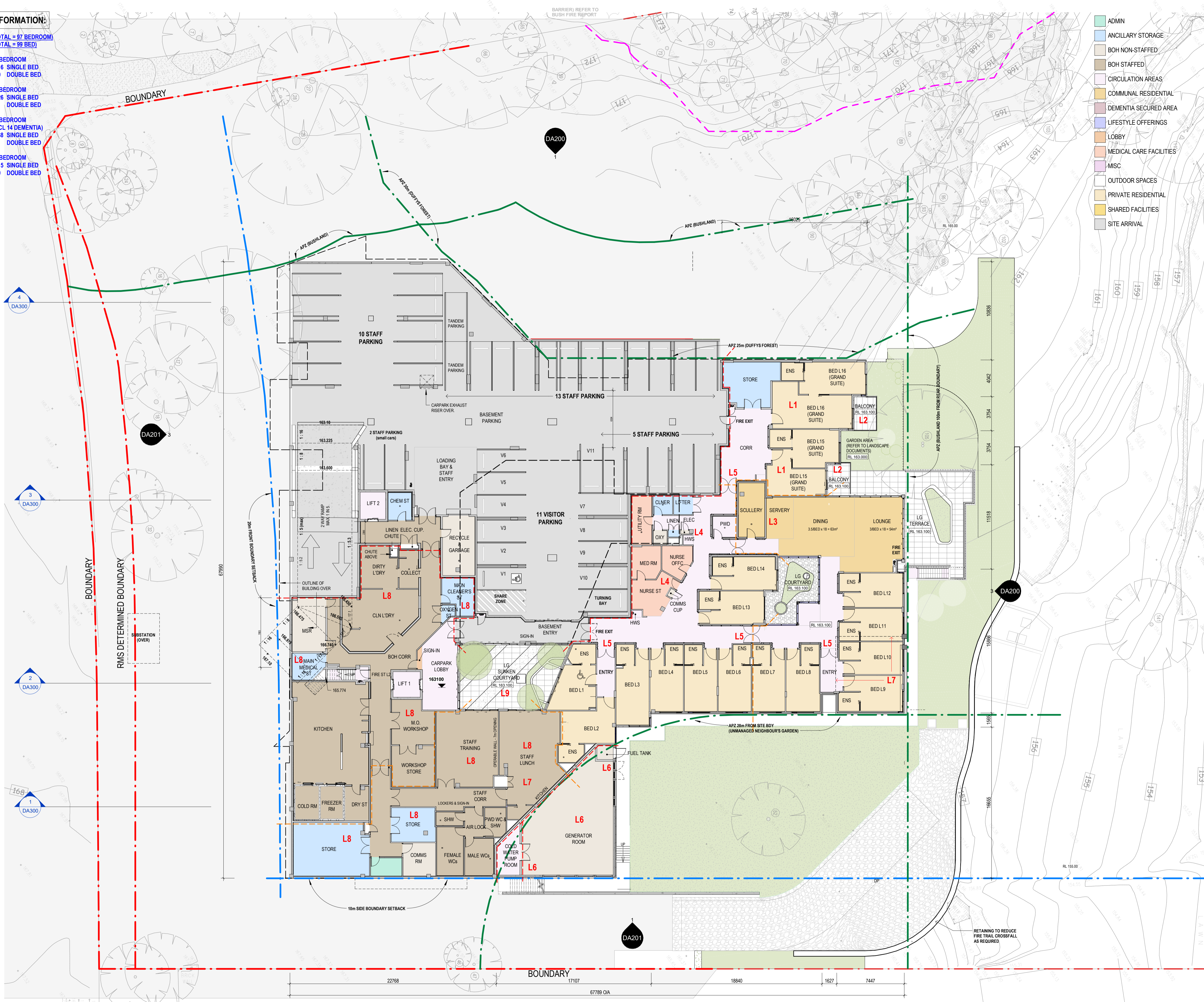


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PROJECT:
REGIS BELROSE
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
LOWER GROUND FLOOR PLAN

PROJECT NO. 3291	REVISION NO. H
DRAWING NO. DA101	
SCALE: As Indicated @ ARCHITECT: VEE CHN	
DATE: 2024-03-05	
PROJECT DIRECTOR: MARKAM RALPH	



1 LOWER GROUND FLOOR PLAN
 SCALE 1 : 200

GENERAL PROJECT INFORMATION

- BEDROOMS NUMBERS** : (TOTAL = 97 BEDROOM)
BEDS NUMBERS : (TOTAL = 99 BED)
- LOWER GROUND FLOOR**
L0
 -16 BEDROOM
 16 SINGLE BED
 0 DOUBLE BED
- GROUND FLOOR**
G0
 -27 BEDROOM
 26 SINGLE BED
 1 DOUBLE BED
- FIRST FLOOR**
F0
 -39 BEDROOM
 (INCL 14 DEMENTIA)
 38 SINGLE BED
 1 DOUBLE BED
- SECOND FLOOR**
SF0
 -15 BEDROOM
 15 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
J	20191118	DA AMENDMENT		VC
K	20200929	EMERGENCY ACCE		VC
L	20210818	FOR INFORMATION		VC
M	20211012	FOR CLIENT REVIEW		VC
N	20220403	4.56 SUBMISSION		VC
O	20220818	SITTING AREAS ADDED		VC
P	20220823	4.56 - AMENDMENT		VC
Q	20230508	4.56 - AMENDMENT		VC
R	20240303	4.56 - AMENDMENT		VC
S	20240520	4.56 PLANNER REVIEW		VC

SURVEY NOTES
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- NEW TREE
REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO BE RETAINED & PROTECTED REFER TO ARBORIST REPORT
- EXTENT OF LANDSCAPED AREA.
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

SECTION 4.56 AMENDMENTS
 REFER TO THE SUMMARY OF DESIGN CHANGES

A xx
 Number
 Alphabetical letter

SECTION 4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 415 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 2.02 / 146 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566



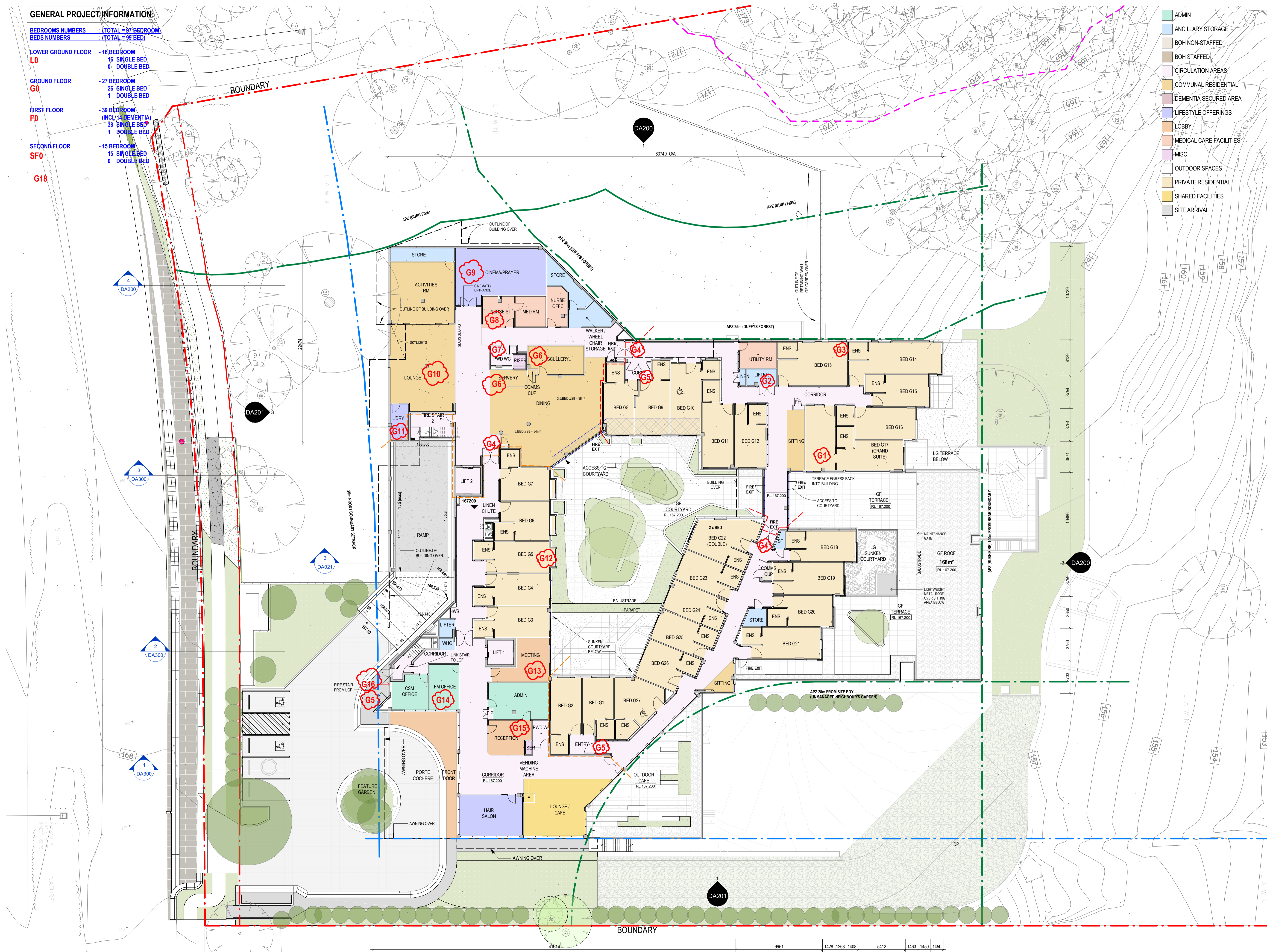
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PROJECT:
REGIS BELROSE
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
GROUND FLOOR PLAN

PROJECT NO. 3291	REVISION NO. S
DRAWING NO. DA102	
SCALE: As indicated @ ARCHITECT: VEE CHN	
DATE: 2024-05-20	
PROJECT DIRECTOR: MARKHAM RAJPH	



1 GROUND FLOOR PLAN
 SCALE 1:200

951 | 1428 | 1268 | 1408 | 5412 | 1463 | 1450 | 1450

GENERAL PROJECT INFORMATION:

BEDROOMS NUMBERS : (TOTAL = 97 BEDROOM)
BEDS NUMBERS : (TOTAL = 99 BED)

- LOWER GROUND FLOOR** - 16 BEDROOM
L0 16 SINGLE BED
 0 DOUBLE BED
- GROUND FLOOR** - 27 BEDROOM
G0 26 SINGLE BED
 1 DOUBLE BED
- FIRST FLOOR** - 38 BEDROOM
F0 (INCL 14 DEMENTIA)
 38 SINGLE BED
 1 DOUBLE BED
- SECOND FLOOR** - 15 BEDROOM
SF0 15 SINGLE BED
 0 DOUBLE BED
- F8**

- 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
I	20191014	COUNCIL REVIEW		VC
J	20191118	DA AMENDMENT		VC
K	20200909	EMERGENCY ACC		VC
L	20210818	FOR INFORMATION		VC
M	20211012	FOR COUNCIL REVIEW		VC
N	20220403	4.56 SUBMISSION		VC
O	20220818	SITTING AREAS ADDED		VC
P	20230605	4.56 AMENDMENT		VC
Q	20230608	SITE CARPARK REMOVE		VC
R	2024-03-05	4.56 PLANNER REVIEW		VC

SURVEY NOTES
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- NEW TREE
REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO BE RETAINED & PROTECTED REFER TO ARBORIST REPORT
- EXTENT OF LANDSCAPED AREA.
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

SECTION 4.56 AMENDMENTS
 REFER TO THE SUMMARY OF DESIGN CHANGES

A xx
 Number
 Alphabetical letter

SECTION 4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 415 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 2.02 / 146 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566



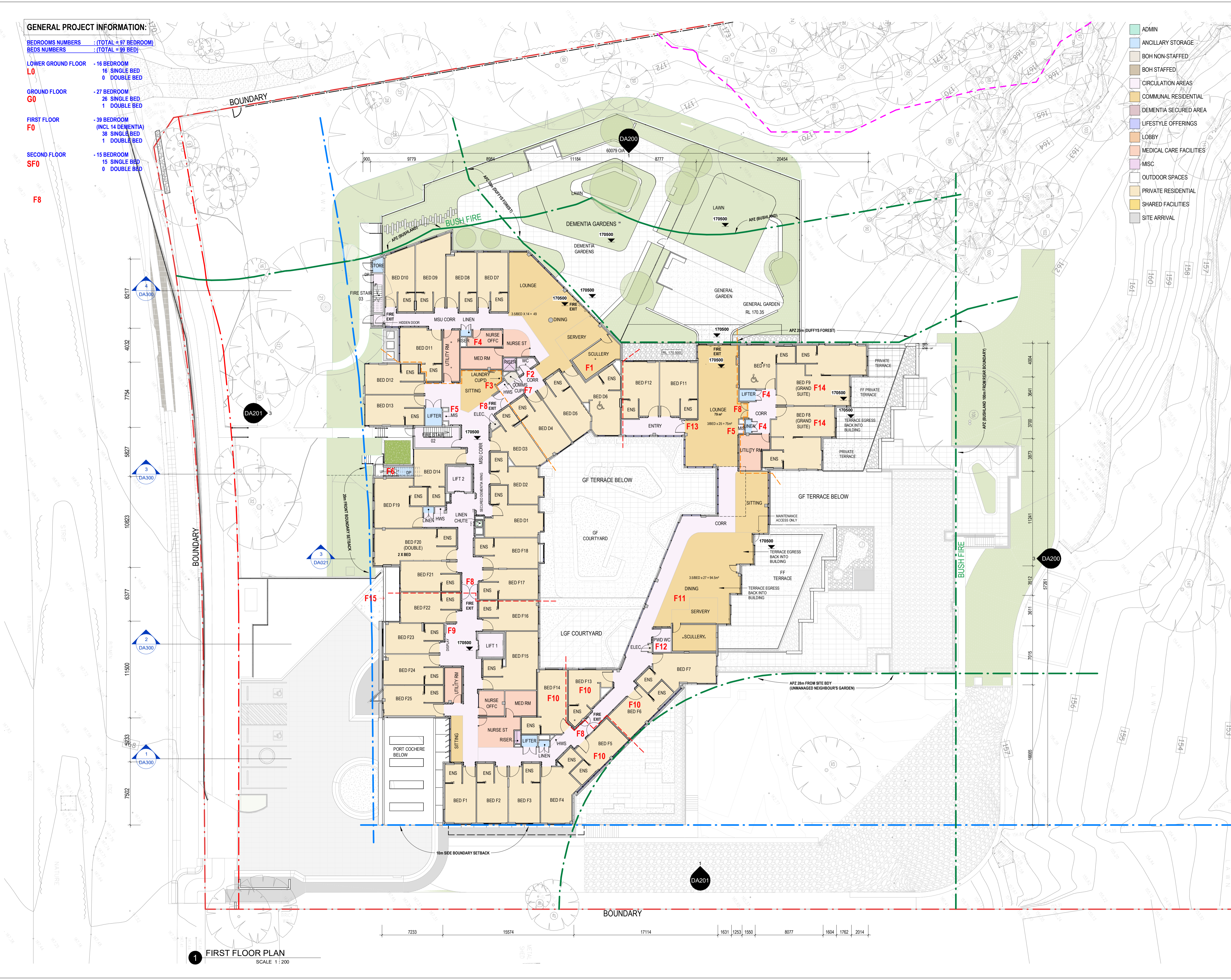
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PROJECT:
REGIS BELROSE
RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
FIRST FLOOR PLAN

PROJECT NO. 3291	REVISION NO. R
DRAWING NO. DA103	
SCALE: As Indicated @ ARCHITECT: VEE CHN	
DATE: 2024-03-05	
PROJECT DIRECTOR: MARKAM RAJPH	



1 FIRST FLOOR PLAN
 SCALE 1:1200

GENERAL PROJECT INFORMATION:

BEDROOMS NUMBERS : (TOTAL = 97 BEDROOM)
BEDS NUMBERS : (TOTAL = 99 BED)

LOWER GROUND FLOOR -16 BEDROOM
L0 16 SINGLE BED
 0 DOUBLE BED

GROUND FLOOR -27 BEDROOM
G0 26 SINGLE BED
 1 DOUBLE BED

FIRST FLOOR -39 BEDROOM
F0 (INCL 14 DEMENTIA)
 38 SINGLE BED
 1 DOUBLE BED

SECOND FLOOR -15 BEDROOM
SF0 15 SINGLE BED
 0 DOUBLE BED

- 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
H	20191014	COUNCIL REVIEW	JT	VC
I	20191014	COUNCIL REVIEW	JT	VC
J	20191118	DA AMENDMENT	JT	VC
K	2020-09-07	EMERGENCY ACC	JT	VC
L	2021-08-18	FOR INFORMATION	JT	VC
M	20211012	FOR CLIENT REVIEW	JT	VC
N	2022-04-25	4.56 SUBAMENDMENT	JT	VC
O	2022-06-23	4.56 AMENDMENT	JT	VC
P	2022-06-23	SITE CARPARK REMOVE	JT	VC
Q	2024-03-05	4.56 PLANNER REVIEW	JT	VC

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- NEW TREE
REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO BE RETAINED & PROTECTED REFER TO ARBORIST REPORT
- EXTENT OF LANDSCAPED AREA
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

SECTION 4.56 AMENDMENTS
 REFER TO THE SUMMARY OF DESIGN CHANGES

SECTION 4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 215 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 2.02 / 146 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566

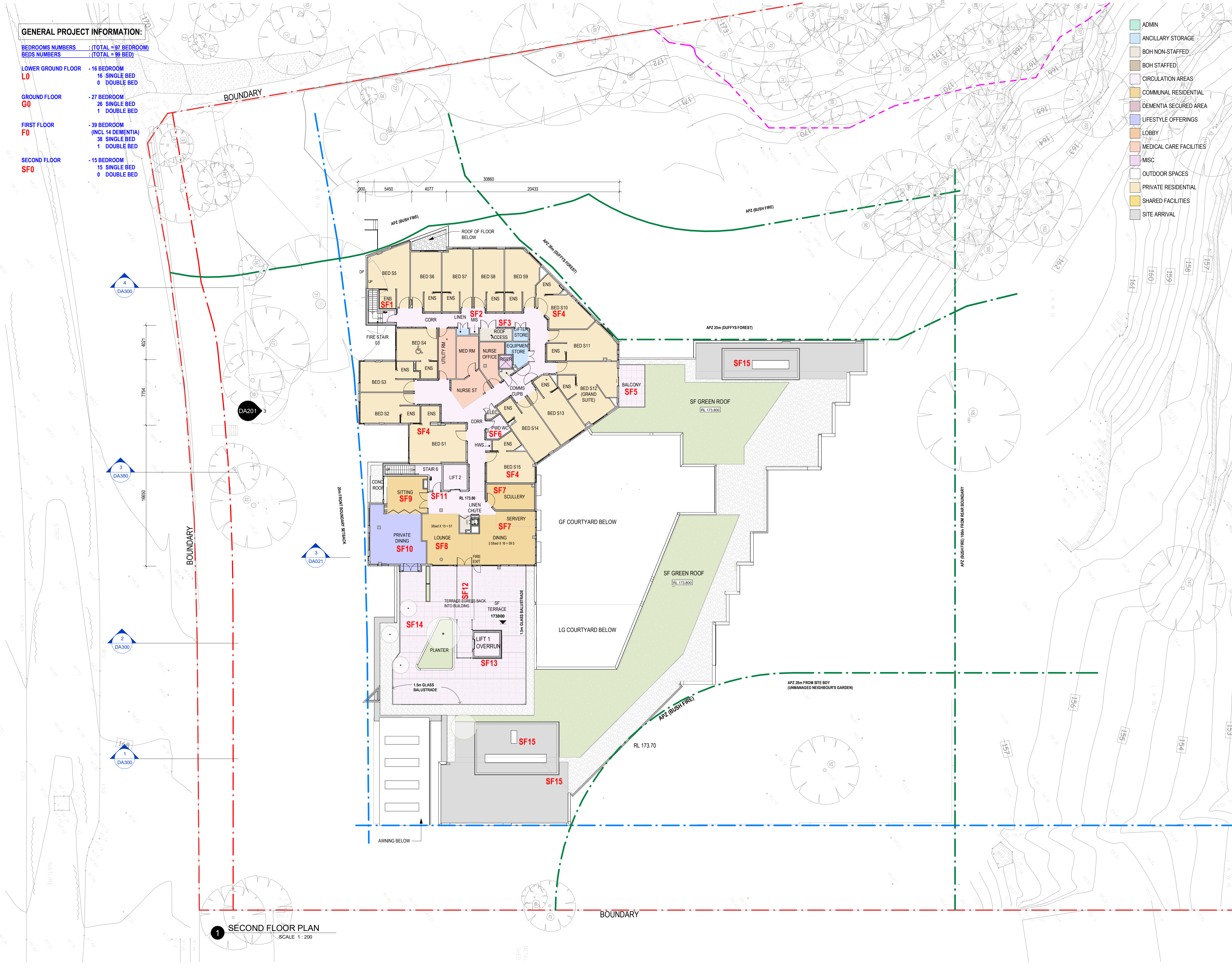


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PROJECT:
REGIS BELROSE
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
SECOND FLOOR PLAN

PROJECT NO. **3291**
 DRAWING NO. **DA104**
 SCALE: As indicated @ ARCHITECT: VEE CHN
 DATE: 2024-03-05
 PROJECT DIRECTOR: MARKAM RALPH



1 SECOND FLOOR PLAN
 SCALE 1:200

Revision	Date	Details	Initials	Checked
A	2017-02-24	DEVELOPMENT APPLICATION	JM/DT	VC
B	2018-03-01	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	2019-10-14	COUNCIL REVIEW	JT	VC
D	2019-11-18	DA AMENDMENT	VC	VC
E	2022-04-25	4.56 SUBMISSION	VC	VC
F	2022-05-23	4.56 - AMENDMENT	VC	VC
G	2024-03-05	4.56 PLANNER REVIEW	VC	VC
H	2024-05-20	4.56 PLANNER REVIEW	VC	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
- SECTION 4.56 AMENDMENTS**
 REFER TO THE SUMMARY OF DESIGN CHANGES

SECTION 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 2.02 / 146 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566

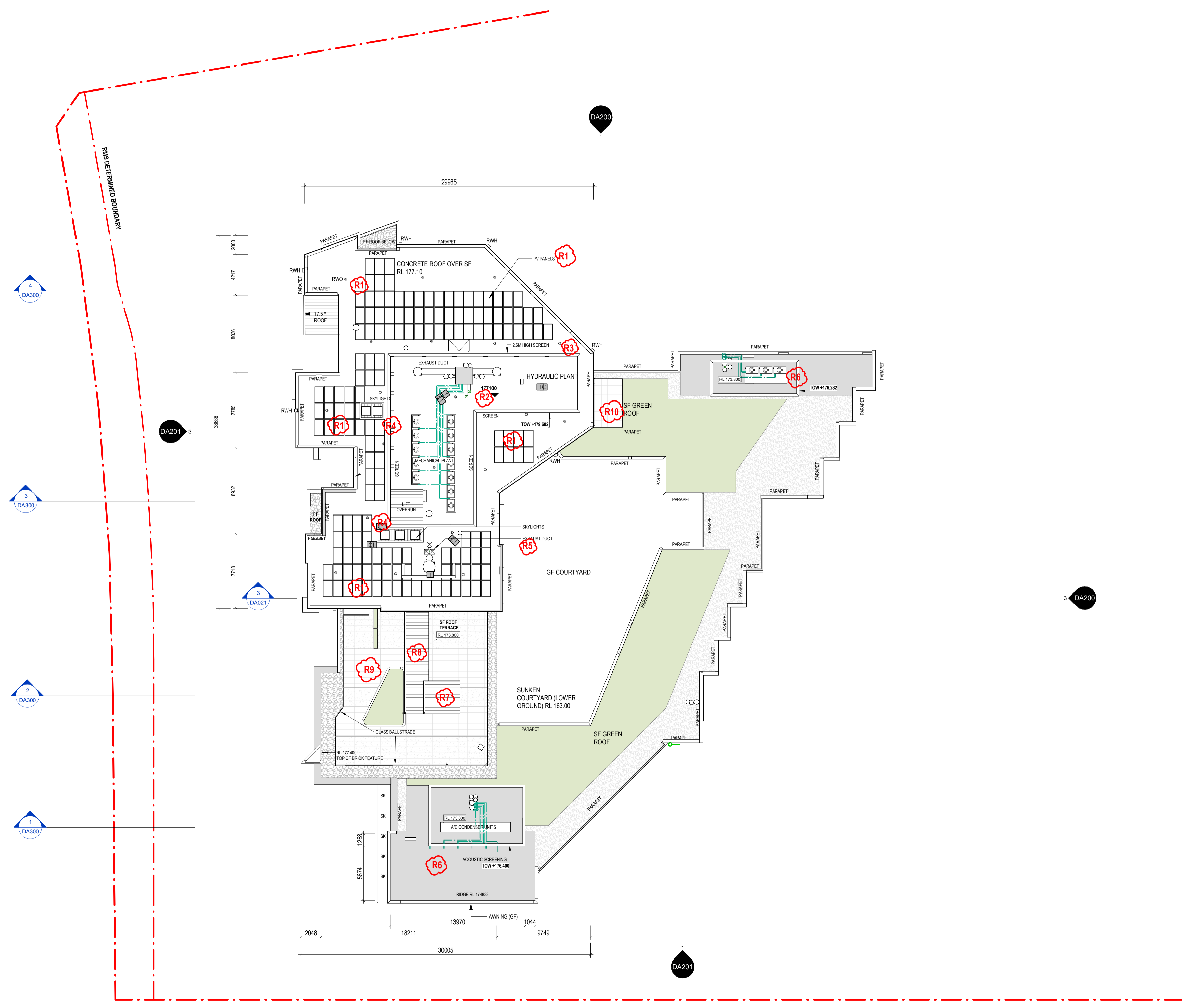


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PROJECT:
REGIS BELROSE
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
ROOF PLAN

PROJECT NO. 3291	REVISION NO. H
DRAWING NO. DA105	
SCALE: As Indicated @ ARCHITECT: VEE CHN	
DATE: 2024-05-20	
PROJECT DIRECTOR: MARKAM RALPH	



1 ROOF PLAN
 SCALE 1:200

Revision	Date	Details	Initials	Checked
A	20170224	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	20200902	EMERGENCY ACC	VC	VC
G	20220403	4.56 AMENDMENT	VC	VC
H	2024-03-05	4.56 PLANNER REVIEW	VC	VC
I	2024-04-30	FOR INFORMATION	LS	VC
J	2024-09-27	4.56 ACOUSTIC SCREEN R.E. UPDATE	VC	VC

SURVEY NOTES
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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.

SECTION 4.56 AMENDMENTS
 REFER TO THE SUMMARY OF DESIGN CHANGES

A xx
 Number
 Alphabetical letter

SECTION 4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 415 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 2.02 / 146 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566



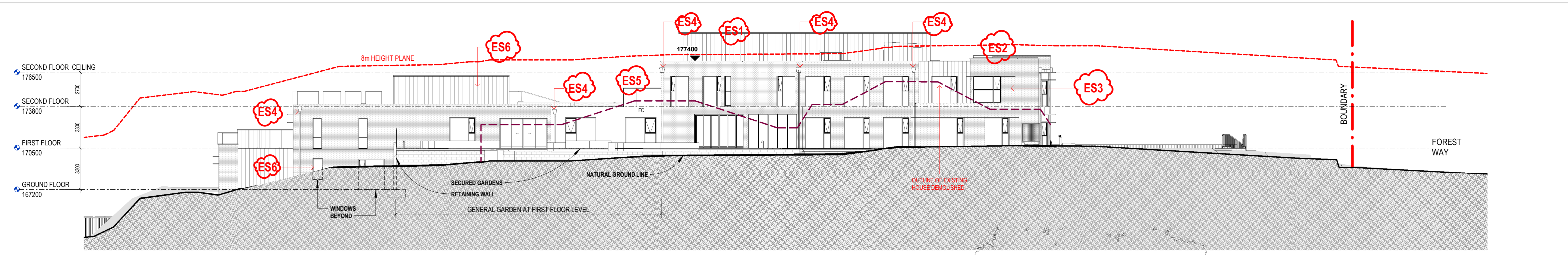
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PROJECT:
REGIS BELROSE
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
ELEVATIONS & COLOUR AND FINISHES BOARD - SHEET 1

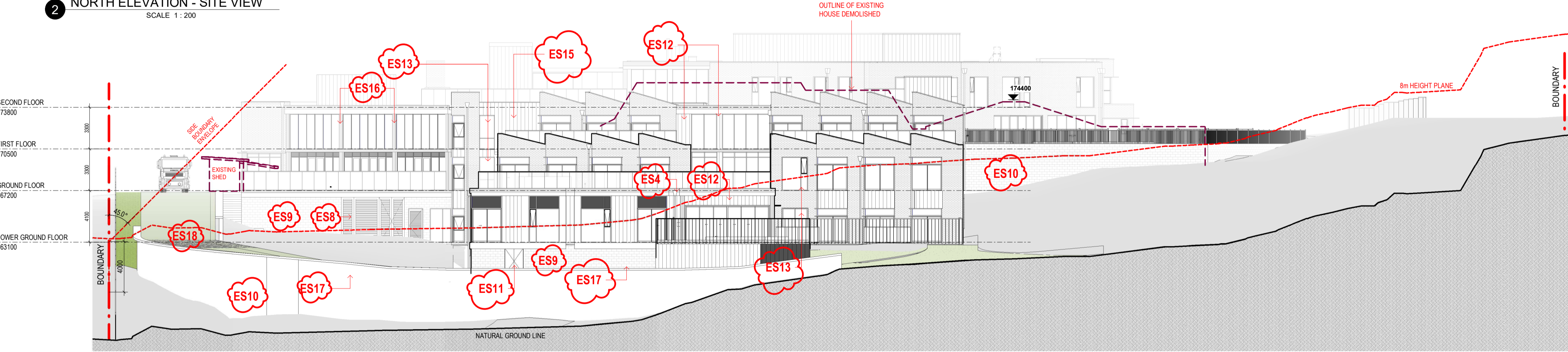
PROJECT NO. **3291**
 DRAWING NO. **DA200**
 SCALE: As indicated @ ARCHITECT: VEE CHN
 DATE: 2024-09-27
 PROJECT DIRECTOR: MARKAM RAJPH



1 NORTH ELEVATION OVERALL
 SCALE 1 : 200



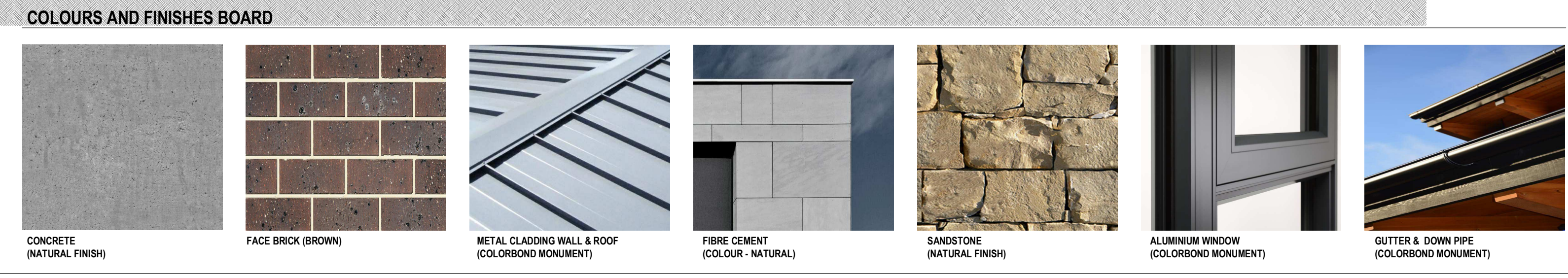
2 NORTH ELEVATION - SITE VIEW
 SCALE 1 : 200



3 EAST ELEVATION - BUILDING VIEW
 SCALE 1 : 200



4 EAST ELEVATION COLOUR SITE VIEW
 SCALE 1 : 200



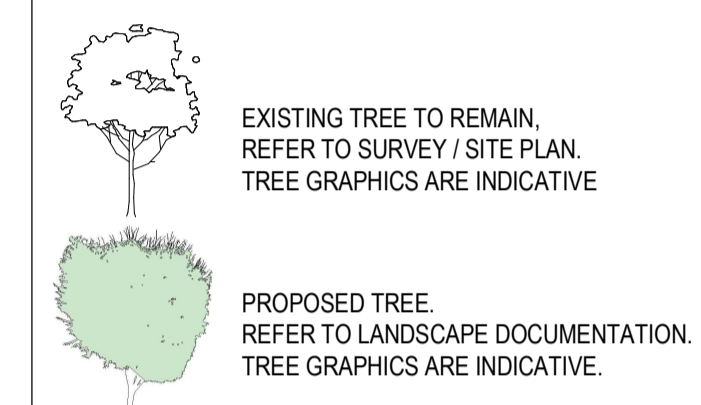
CONCRETE (NATURAL FINISH) **FACE BRICK (BROWN)** **METAL CLADDING WALL & ROOF (COLORBOND MONUMENT)** **FIBRE CEMENT (COLOUR - NATURAL)** **SANDSTONE (NATURAL FINISH)** **ALUMINIUM WINDOW (COLORBOND MONUMENT)** **GUTTER & DOWN PIPE (COLORBOND MONUMENT)**

Revision	Date	Details	Initials	Checked
A	20170224	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	20220403	4.56 SUBMISSION	VC	VC
H	2024-03-05	4.56 PLANNER REVIEW	VC	VC
I	2024-04-30	FOR INFORMATION	LS	VC
J	2024-09-27	4.56 ACOUSTIC SCREEN R.E. UPDATE	VC	VC

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SECTION 4.56 AMENDMENTS
 REFER TO THE SUMMARY OF DESIGN CHANGES

A xx
 Number
 Alphabetical letter

SECTION 4.56

CLIENT/APPLICANT:
REGIS AGED CARE
 PO Box 8373
 Level 2, 215 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
 Suite 2.02 / 144 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566

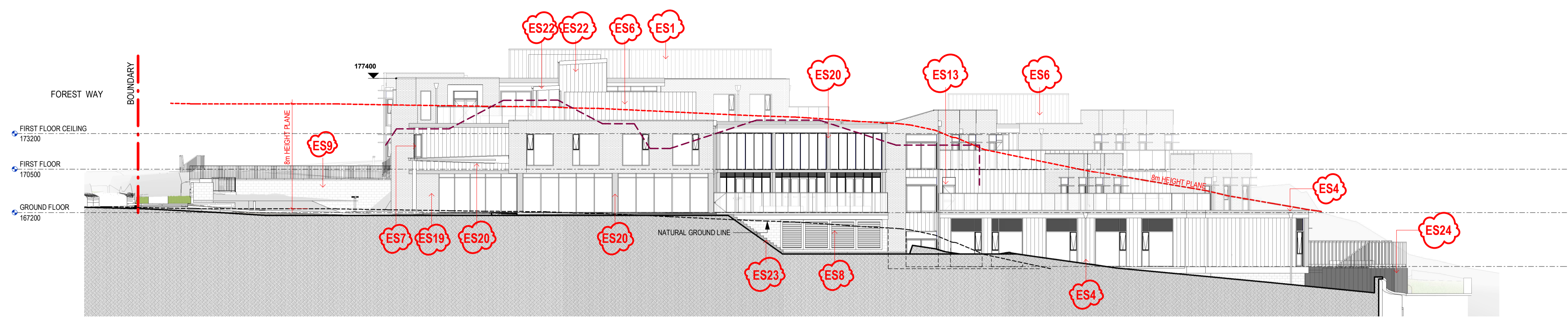


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PROJECT:
REGIS BELROSE
RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
ELEVATIONS & COLOUR AND FINISHES BOARD - SHEET 2

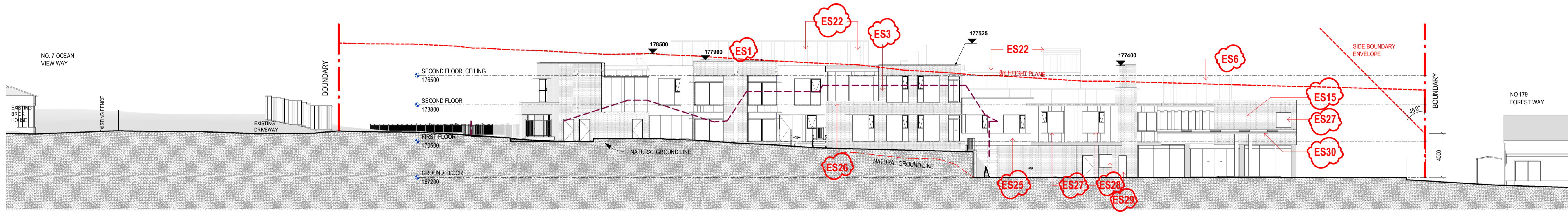
PROJECT NO. **3291**
 DRAWING NO. **DA201**
 SCALE: As indicated @ ARCHITECT: VEE CHN
 DATE: 2024-09-27
 PROJECT DIRECTOR: MARKAM RALPH



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

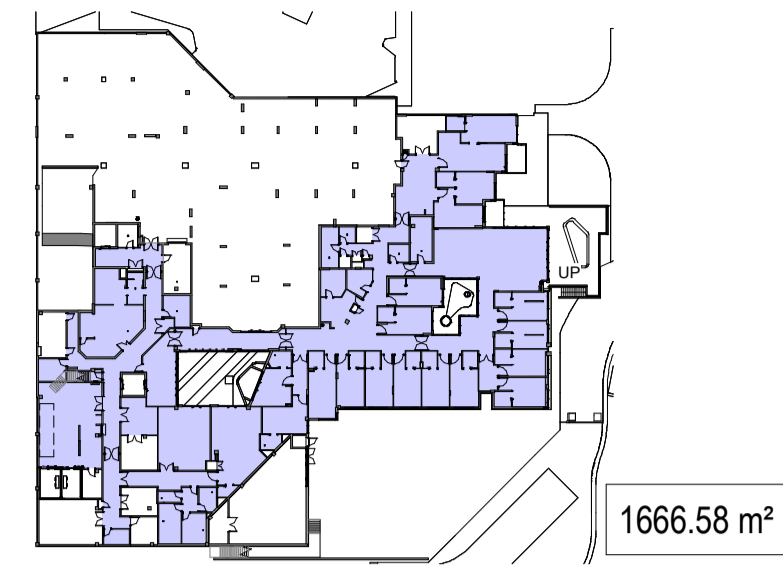
COLOURS AND FINISHES BOARD



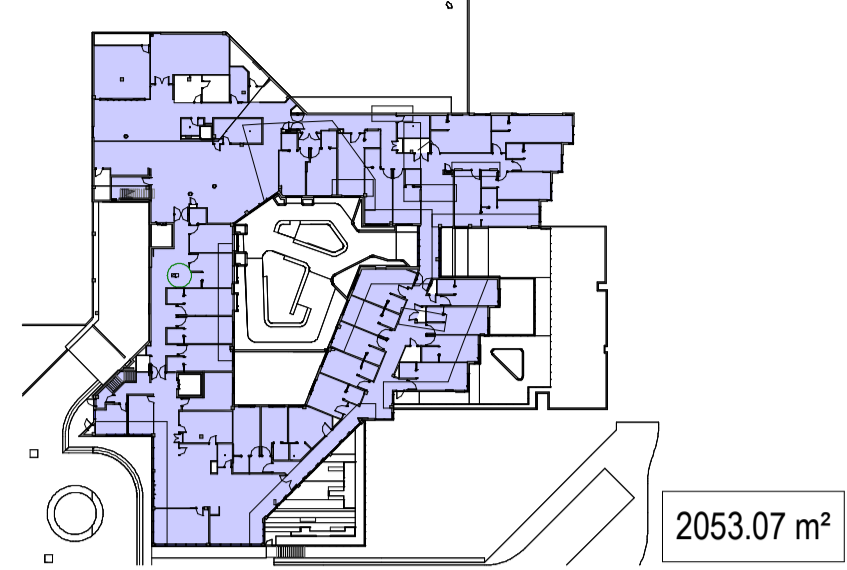
CONCRETE (NATURAL FINISH) FACE BRICK (BROWN) METAL CLADDING WALL & ROOF (COLORBOND MONUMENT) FIBRE CEMENT (COLOUR - NATURAL) SANDSTONE (NATURAL FINISH) ALUMINIUM WINDOW (COLORBOND MONUMENT) GUTTER & DOWN PIPE (COLORBOND MONUMENT)

A1

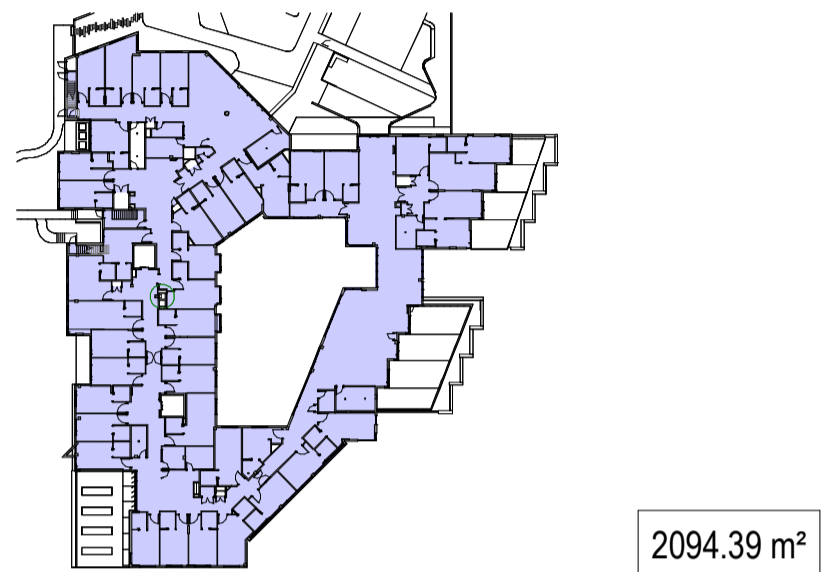
Warringah Local Environmental Plan 2000



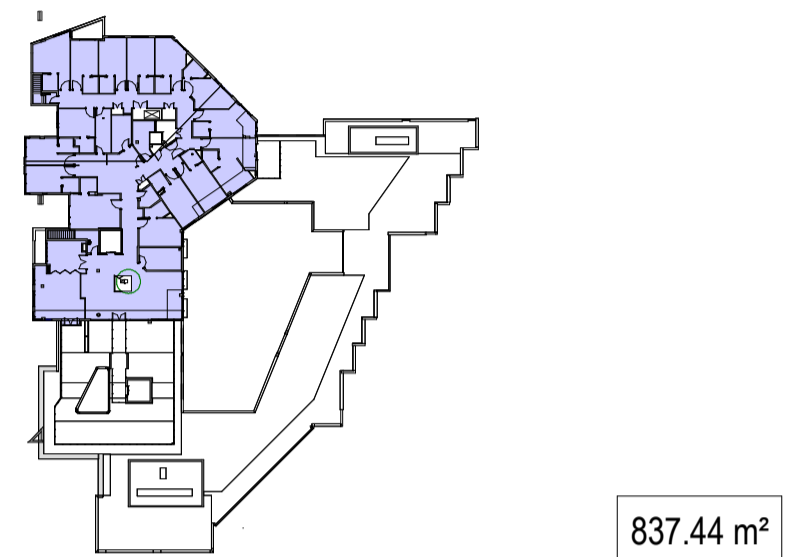
1 GFA - LOWER GROUND FLOOR PLAN
SCALE 1:1000



2 GFA - GROUND FLOOR PLAN
SCALE 1:1000

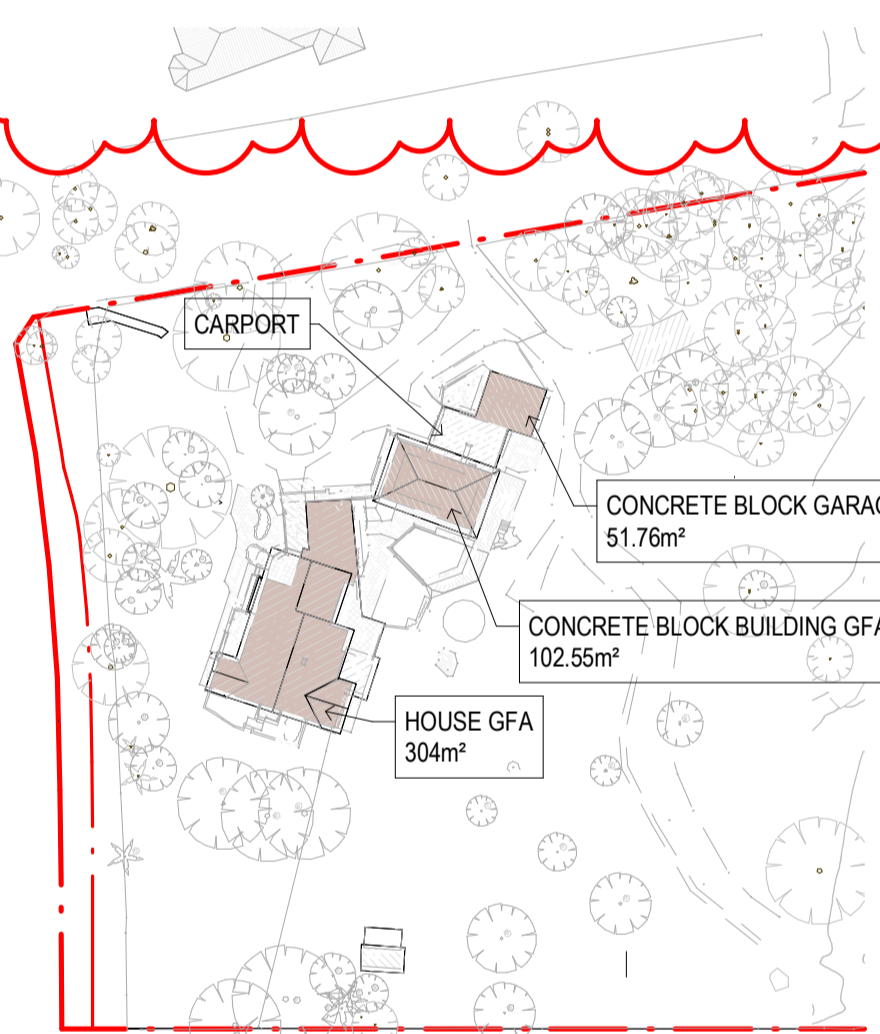


3 GFA - FIRST FLOOR PLAN
SCALE 1:1000



4 GFA - SECOND FLOOR PLAN
SCALE 1:1000

TOTAL GFA LEP = 6,651.48 m²

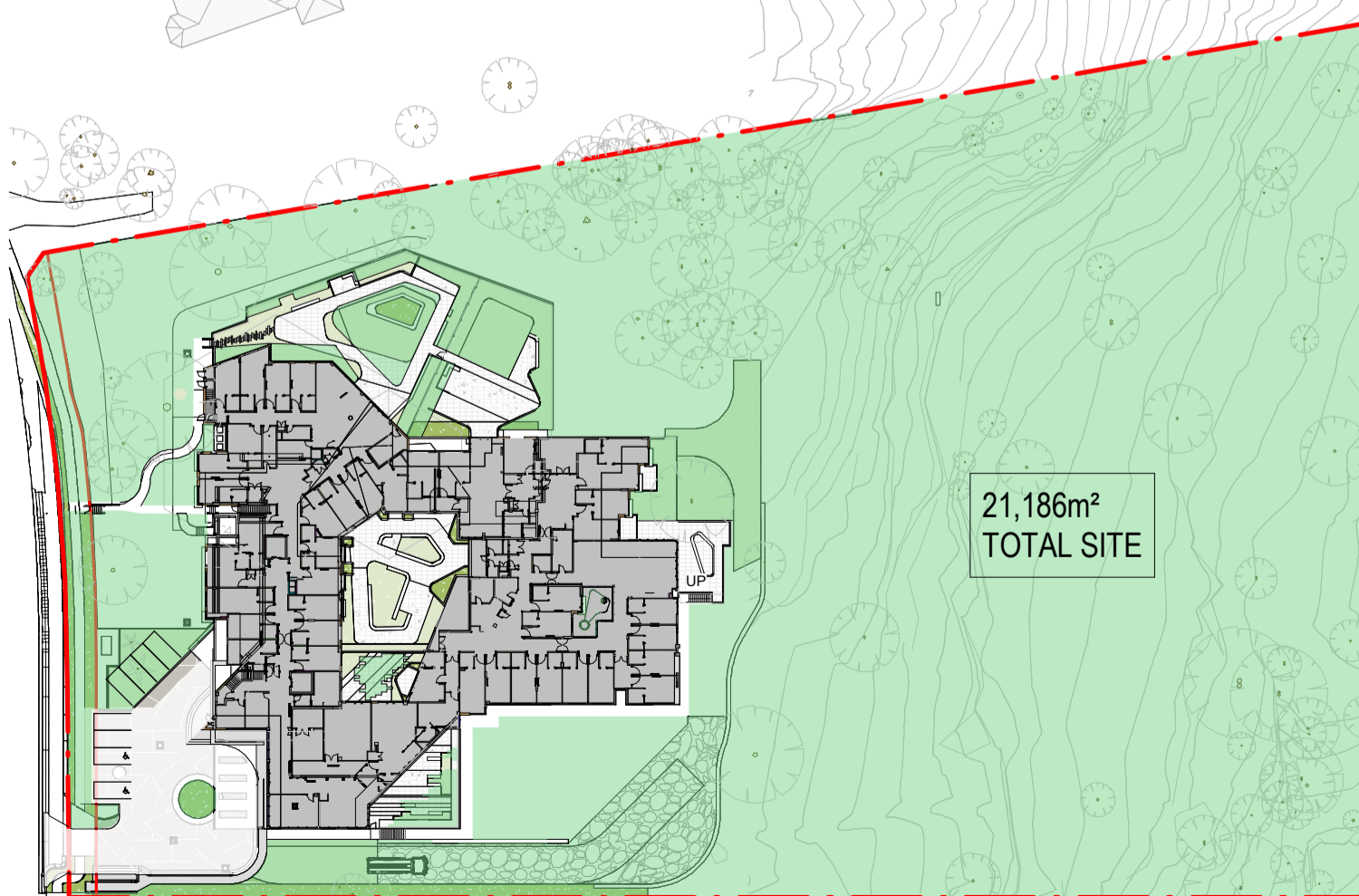


TOTAL EXISTING HOUSE GFA = 304m²

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.

A1

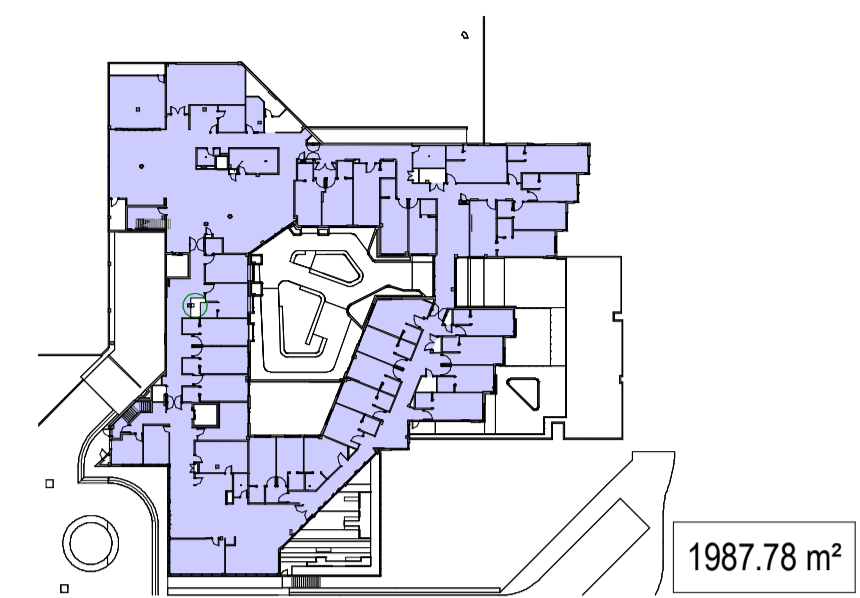


TOTAL LANDSCAPED AREA = 16,368m² = 77.2%

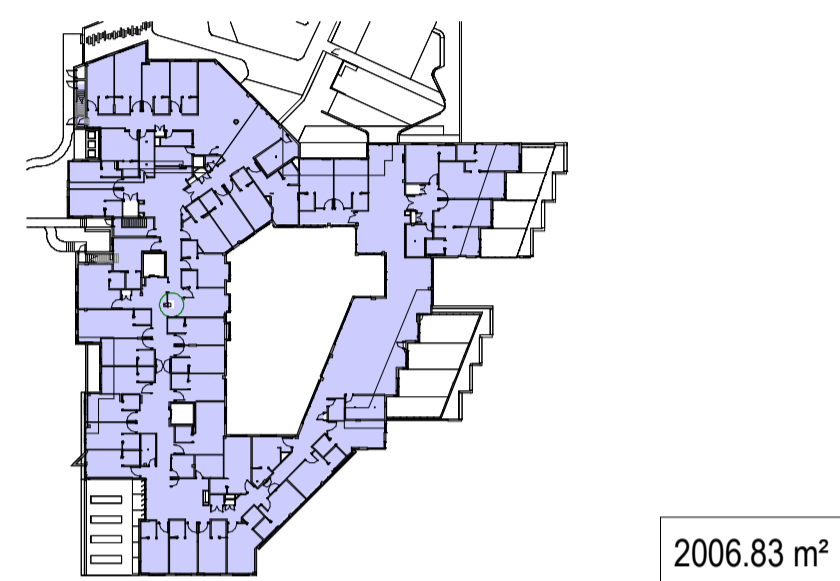
State Environmental Planning Policy (Housing) 2021



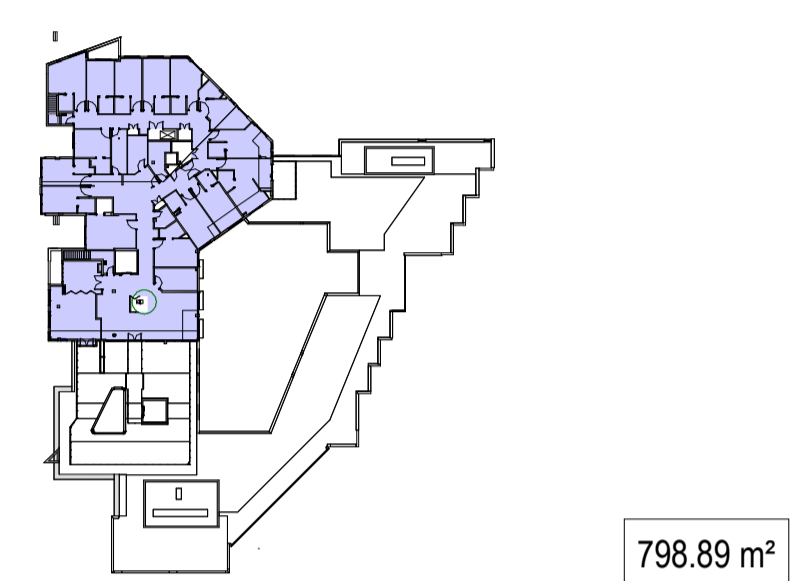
6 GFA - LOWER GROUND FLOOR PLAN
SCALE 1:1000



7 GFA - GROUND FLOOR PLAN
SCALE 1:1000



8 GFA - FIRST FLOOR PLAN
SCALE 1:1000



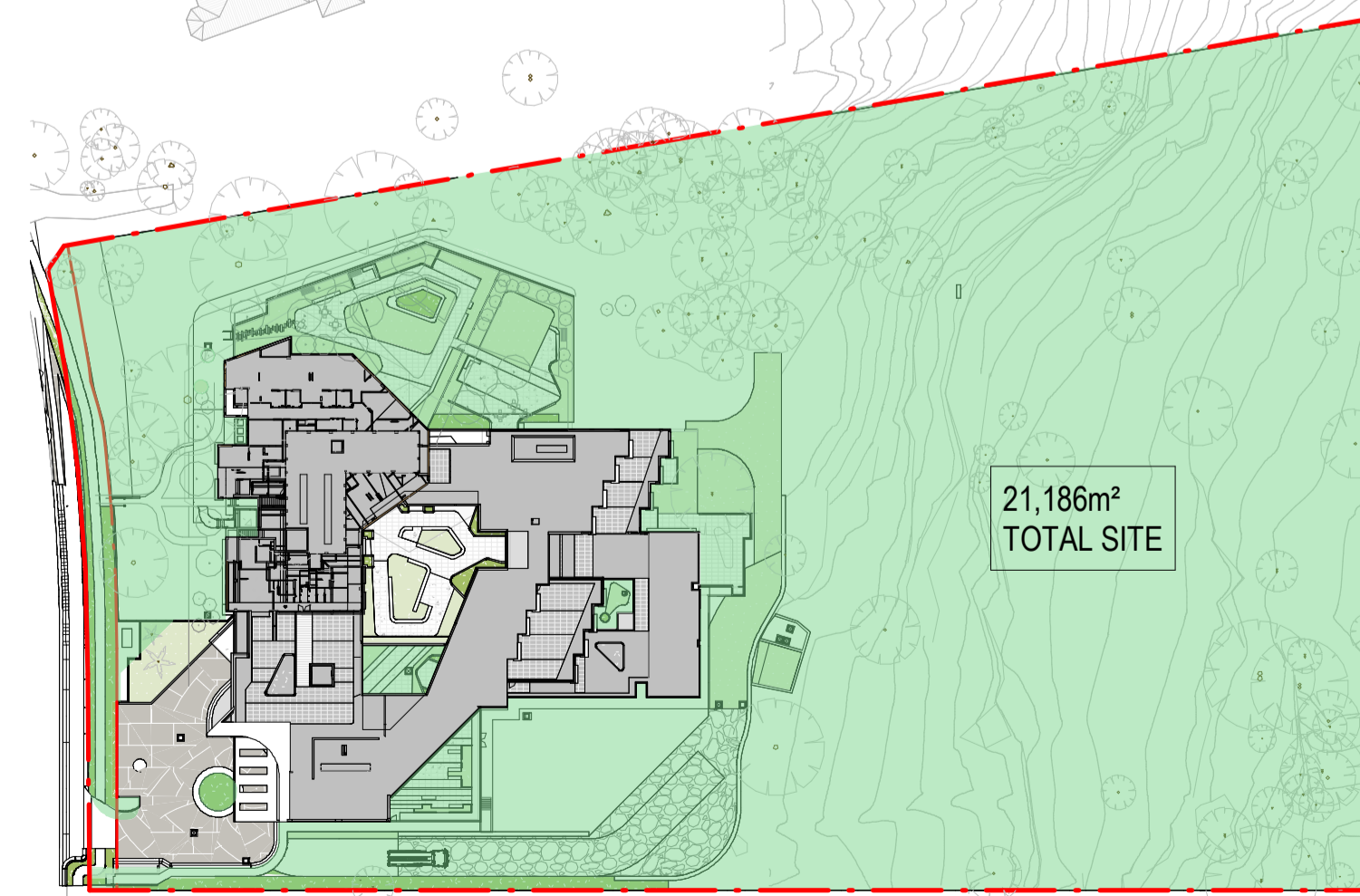
9 GFA - SECOND FLOOR PLAN
SCALE 1:1000

TOTAL GFA SEPP = 5,950.06 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.

A1



TOTAL LANDSCAPED AREA = 17,298m² = 81.6%

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180301	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191016	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	VC	VC
E	20200907	EMERGENCY ACC	VC	VC
F	20220405	4.56 SUBMISSION	VC	VC
G	20220825	54.56 - AMENDMENT	VC	VC
H	2024-03-05	54.56 PLANNER REVIEW	VC	VC

SURVEY NOTES
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SECTION 4.56 AMENDMENTS
REFER TO THE SUMMARY OF DESIGN CHANGES

SECTION 4.56

CLIENT/APPLICANT:
REGIS AGED CARE
PO Box 8373
Level 2, 415 Dandenong Rd.
Armadale VIC 3143

ARCHITECT:
Morrison Design Partnership Pty Ltd
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North Sydney NSW 2065
Ph: 02 9966 5566



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PROJECT:
REGIS BELROSE
RESIDENTIAL AGED CARE FACILITY
181 FOREST WAY BELROSE
NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
AREA CALCULATIONS

PROJECT NO. **3291**
DRAWING NO. **DA500**
SCALE: As indicated @ ARCHITECT: VEE CHN
DATE: 2024-03-05
PROJECT DIRECTOR: MARKAM RALPH

Revision	Date	Details	Initials	Checked
A	20170226	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180301	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20220403	4.56 SUBMISSION	VC	VC
D	20220823	54.56 - AMENDMENT	VC	VC
E	2024-03-05	54.56 PLANNER REVIEW	VC	VC

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SECTION 4.56

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 Level 2, 615 Dandenong Rd.
 Armadale VIC 3143

ARCHITECT:
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 Suite 2.02 / 146 Arthur St
 North Sydney NSW 2065
 Ph: 02 9966 5566



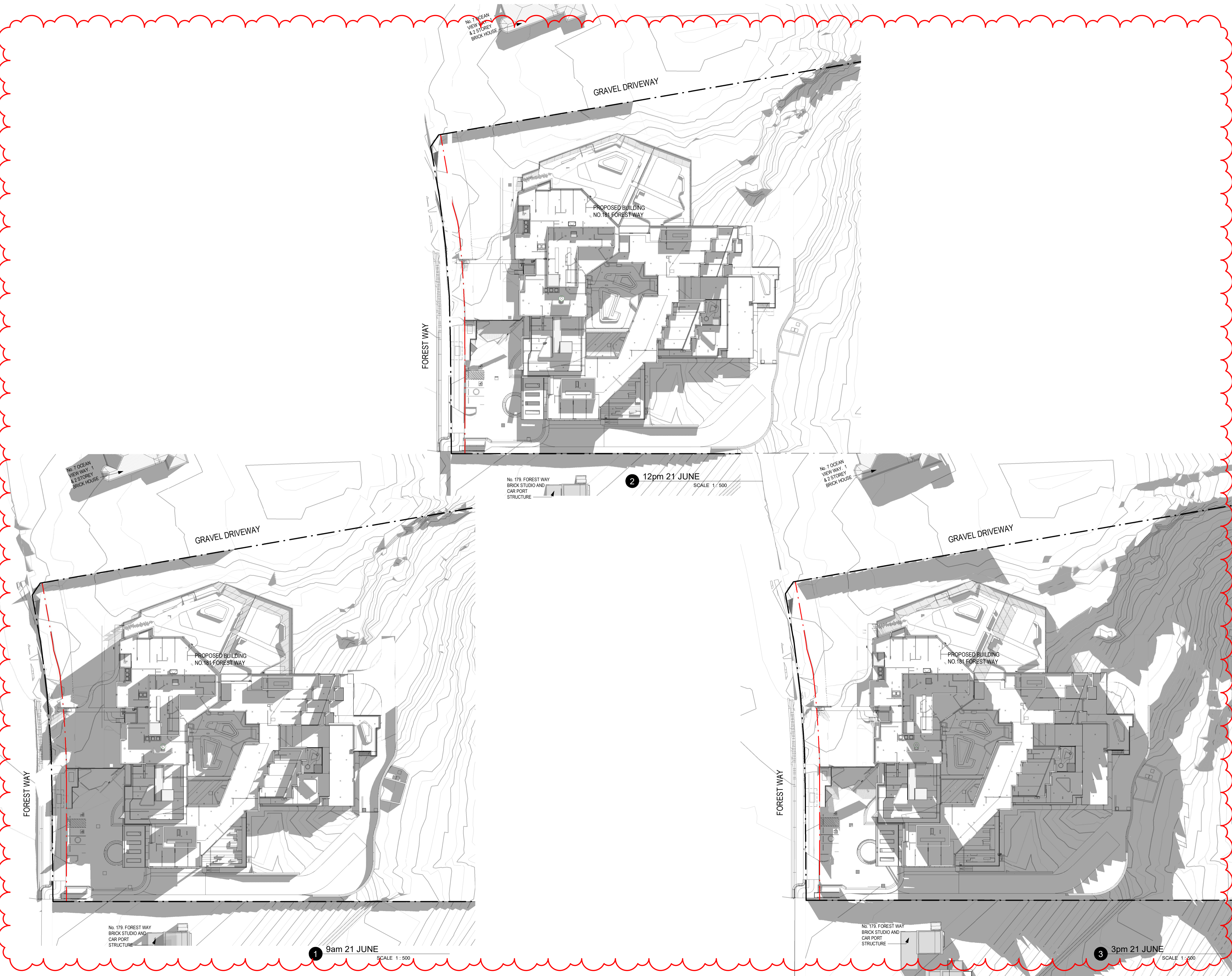
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PROJECT:
REGIS BELROSE
RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
SHADOW DIAGRAMS (PROPOSED CONDITIONS) SHEET 1

PROJECT NO. **3291** REVISION NO. **E**
 DRAWING NO. **DA601**
 SCALE: 1:500 @ A1 ARCHITECT: VEE CHN
 DATE: 2024-03-05
 PROJECT DIRECTOR: MARKAM RALPH



1 9am 21 JUNE SCALE 1:500

2 12pm 21 JUNE SCALE 1:500

3 3pm 21 JUNE SCALE 1:500

Revision	Date	Details	Initials	Checked
A	2025-01-24	FOR REVIEW	SS	VC

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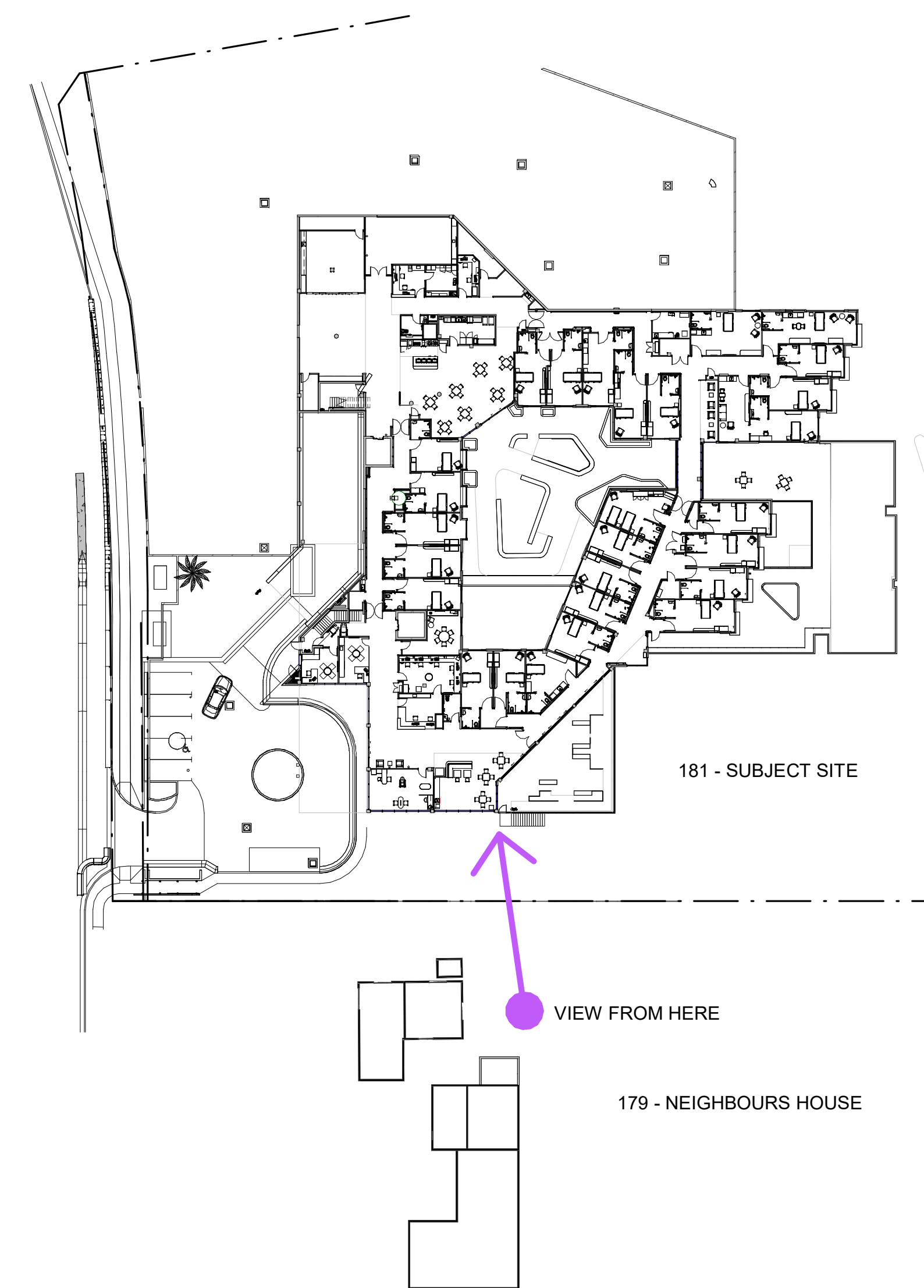
Autodesk Docs/3291 - REGS Forest Way Belrose/3291-Regs Belrose_V24-AFC-11

CONTRACTORS RESPONSIBILITY

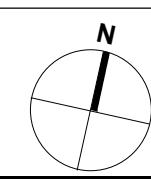
THE PROVISION OF THESE DRAWINGS DOES NOT IN ANY WAY PRECLUDE THE CONTRACTORS RESPONSIBILITY TO COORDINATE, CHECK AND VERIFY ALL INFORMATION TO THE CONTRACTORS OWN SATISFACTION INCLUDING OF:
 - BUILDING SETOUT
 - STRUCTURAL COORDINATION
 - SERVICES PENETRATIONS
 - SETTINGS, JOBS, UPSTANDS AND THE LIKE
 - ALL OTHER ELEMENTS IMPACTING ON THE CONCRETE PROFILES
 PENETRATIONS
 * MORRISON DESIGN PARTNERSHIP DOES NOT IN ANY WAY WARRANT THAT ALL PENETRATIONS HAVE BEEN SHOWN ON THE CONCRETE PROFILES PLANS AND THE CONTRACTOR IS TO REVIEW, COORDINATE AND MAKE PROVISION TO SETOUT ALL PENETRATIONS REGARDLESS OF WHETHER OR NOT THEY ARE INDICATED ON THIS DOCUMENT
 GENERALLY
 * THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE COMPLETE ARCHITECTURAL DOCUMENTATION SPECIFICATION AND ALL OTHER CONSULTANTS DOCUMENTATION AND SPECIFICATIONS AND SCHEDULES.
 * PROVIDE CONTROL JOINTS IN EXTERNAL STRUCTURES AS PER THE STRUCTURAL ENGINEER'S DRAWINGS.
 * FIRE SEAL ALL EXTERNAL CONTROL JOINTS WITH FLEXIBLE MATERIALS PRECOLOURED TO MATCH THE FINISHED FABRIC ADJACENT TO THE JOINT.
 * INSTALL CONTROL JOINTS IN ALL EXTERNAL FINISHED FABRIC MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS DOCUMENTED REQUIREMENTS.
 * SEAL ALL EXTERNAL CONTROL JOINTS WITH COMPATIBLE FLEXIBLE MATERIALS PRECOLOURED TO MATCH THE FINISHED FABRIC ADJACENT TO THE JOINT.
 * ALL EXTERNALLY MOUNTED SERVICES, FITTINGS AND FITTINGS SHALL BE PAINT FINISHED.
 CONDITIONS OF USE OF DOCUMENTATION



VIEW FROM SOUTHERN NEIGHBOUR BACKYARD LOOKING NORTH TOWARD THE PROPOSED BUILDING.



1 KEY PLAN SCALE 1:500



Client
REGIS AGED CARE
 PO Box 8373
 Level 2, 815 Dandenong Rd.
 Armadale VIC 3143



Architect
Morrison Design Partnership Pty Ltd
 Suite 2.02 / 144 Arthur St
 North Sydney NSW 2060
 Ph: 02 9946 5566

architecture
 interior design
 project management

NW ABN REG ARCHITECTS: G. GILBERTON #7621
 ACN 001 595 268 | AWA 44 001 595 268 | REGISTRATION: 0202.COM.AU
 Suite 2.02 / 144 Arthur Street, North Sydney NSW 2060 (02 99465566) | www.mdp.com.au

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PROJECT:
REGIS BELROSE

181 FOREST WAY BELROSE
 NSW 2085 (LOT 3 IN D.P. 805710)

DRAWING:
3D PERSPECTIVE FROM SOUTHERN NEIGHBOUR

PROJECT NO. 3291	REVISION NO. A	Morrison Design Partnership SINCE 1989
DRAWING NO. A9998		
SCALE: 1:500 @ B1	DRAWN: Author	
DATE: 2025-01-24	PROJECT PRINCIPAL: MARKAM RALPH	

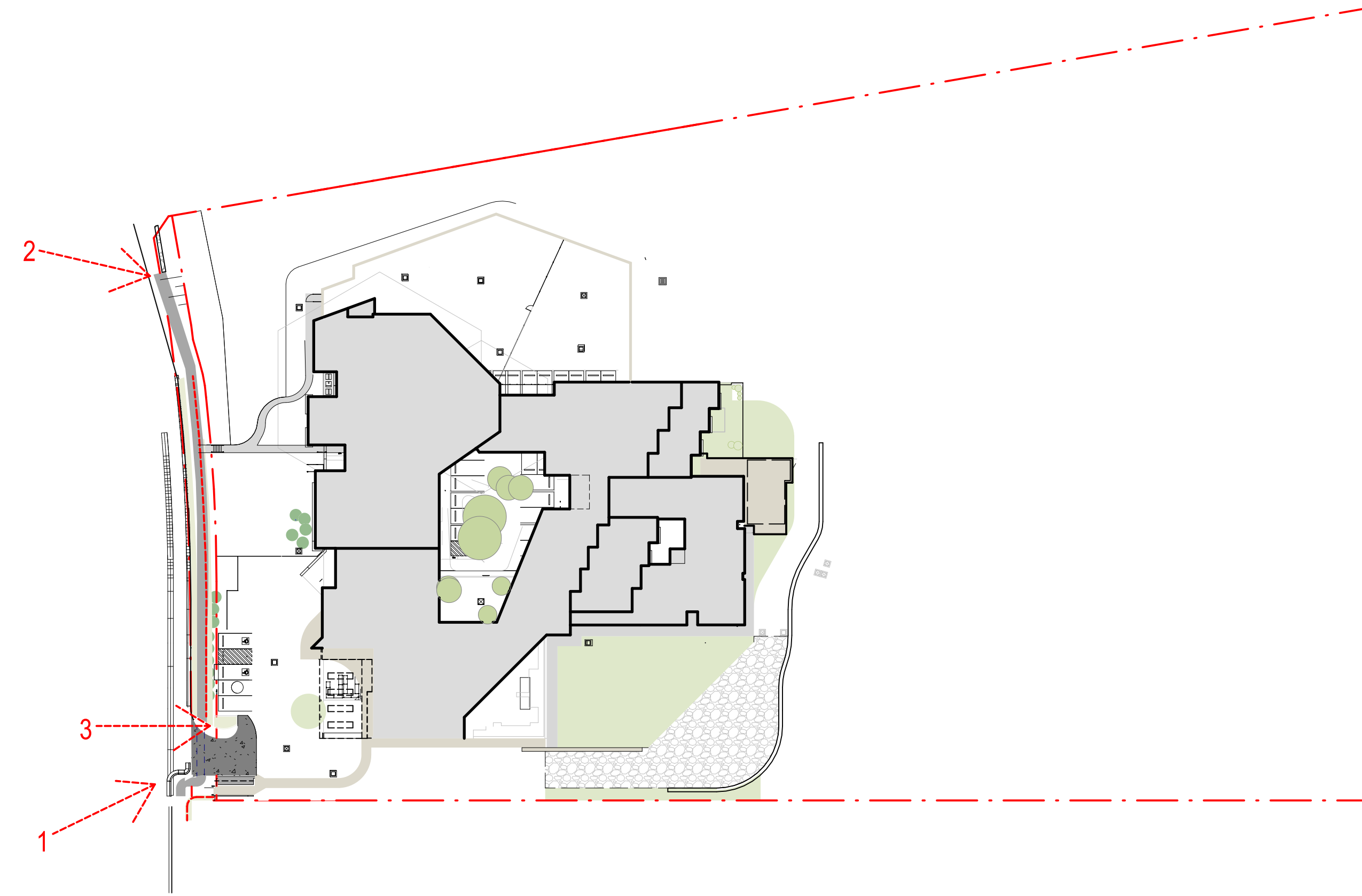
1



2



3



1 SITE PLAN KEY PLAN
SCALE 1 : 650

Revision	Date	Details	Initials	Checked
A	2024-12-17	FOR REVIEW		

SURVEY NOTES
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Autodesk Docs/2291 - REGIS Forest Way Belrose/2291-Regis Belrose_V04-AFC.rvt

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- STRUCTURAL COORDINATION
- SERVICES PENETRATIONS
- SETTINGS, HOSE UPLIFTS AND THE LIKE
- ALL OTHER ELEMENTS IMPACTING ON THE CONCRETE PROFILES
MORRISON DESIGN PARTNERSHIP DOES NOT IN ANY WAY WARRANT THAT ALL PENETRATIONS HAVE BEEN SHOWN ON THE CONCRETE PROFILE PLANS AND THE CONTRACTOR IS TO REVIEW, COORDINATE AND MAKE PROVISION TO SETOUT ALL PENETRATIONS REGARDLESS OF WHETHER OR NOT THEY ARE INDICATED ON THIS DOCUMENT
GENERALLY
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE COMPLETE ARCHITECTURAL DOCUMENTATION SPECIFICATION AND ALL OTHER CONSULTANTS DOCUMENTATION AND SPECIFICATIONS AND SCHEDULES.
- PROVIDE CONTROL JOINTS IN EXTERNAL STRUCTURES ALL AS PER THE STRUCTURAL ENGINEER'S DRAWINGS.
- FIRE SEAL ALL EXTERNAL CONTROL JOINTS WITH FLEXIBLE MATERIALS PRECOLOURED TO MATCH THE FINISHED FABRIC ADJACENT TO THE JOINT.
- INSTALL CONTROL JOINTS IN ALL EXTERNAL FINISHED FABRIC MATERIALS IN ACCORDANCE WITH THE MANUFACTURERS DOCUMENTED REQUIREMENTS.
- SEAL ALL EXTERNAL CONTROL JOINTS WITH COMPATIBLE FLEXIBLE MATERIALS PRECOLOURED TO MATCH THE FINISHED FABRIC ADJACENT TO THE JOINT.
- ALL EXTERNALLY MOUNTED SERVICES, FITTINGS AND FITTINGS SHALL BE PAINT FINISHED.
CONTRIBUTORS OF USE OF DOCUMENTATION

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PROJECT:

REGIS BELROSE

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DRAWING:

RENDERS

PROJECT NO. 3291	REVISION NO. A	Morrison Design Partnership SINCE 1989
DRAWING NO. A9999		
SCALE: As Indicated @ DRAWN: Author		
DATE: 2024-12-17		
PROJECT PRINCIPAL: MARKAM RALPH		