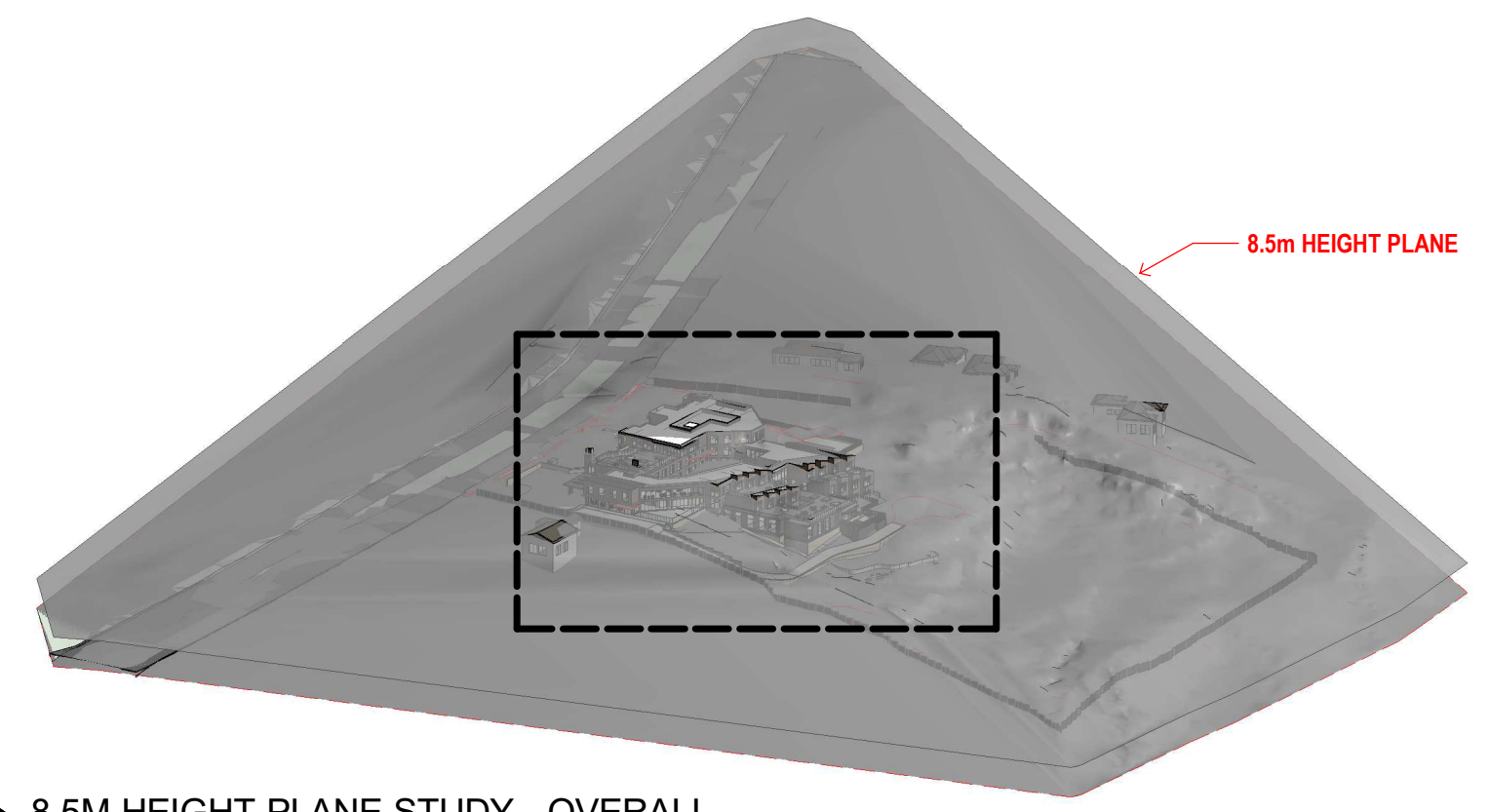


Revision	Date	Details	Initials	Checked
A	20180331	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
B	20191014	COUNCIL REVIEW	JT	VC



1 8.5M HEIGHT PLANE STUDY - OVERALL
SCALE



2 8.5M HEIGHT PLANE STUDY - DETAILS
SCALE

SURVEY NOTES
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DEVELOPMENT APPLICATION

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

DRAWING:
HEIGHT PLANE ANALYSIS DIAGRAMS

PROJECT NO. 2951	REVISION NO. B	Morrison Design Partnership ARCHITECTS <small>Since 1968</small>
DRAWING NO. DA021	ARCHITECT: YEE CHEN	
SCALE: 1 : 200 @ A1	DATE: APRIL 2017	
PROJECT DIRECTOR: MARKAM RALPH		

Revision	Date	Details	Initials	Checked
A	20170626	DEVELOPMENT APPLICATION	JT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190625	PER COORDINATION	VC	VC
D	20190811	DA AMENDMENT	VC	VC
E	20191003	COUNCIL MEETING	VC	VC
F	20191014	COUNCIL REVIEW	JT	VC
G	20191014	COUNCIL REVIEW	JT	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
- EXISTING SERVICES, REFER TO SURVEY

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

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

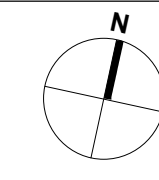
DRAWING:
SITE PLAN

PROJECT NO. 2951	REVISION NO. G	Morrison Design Partnership <small>ARCHITECTURE</small> Since 1968
DRAWING NO. DA050	ARCHITECT: YEE CHEN	
SCALE: 1:200 @ A1	DATE: APRIL 2017	PROJECT DIRECTOR: MARKAM RALPH



PROPOSED RESIDENTIAL AGED CARE FACILITY

LOWER GROUND FLOOR (LG) - RL163.10
GROUND FLOOR (GF) - RL167.20
FIRST FLOOR (FF) - RL170.50
SECOND FLOOR (SF) - RL173.80

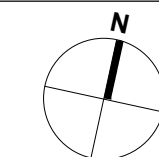


Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191016	COUNCIL REVIEW	JT	VC

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



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

DRAWING:
ROOF PLAN

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



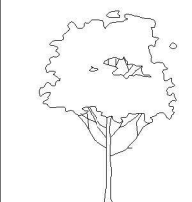
1 ROOF PLAN
 SCALE 1:200

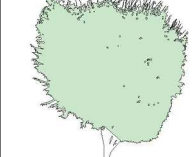
Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	VC	VC
C	20191014	COUNCIL REVIEW	VC	VC
D	20191014	COUNCIL REVIEW	JT	VC

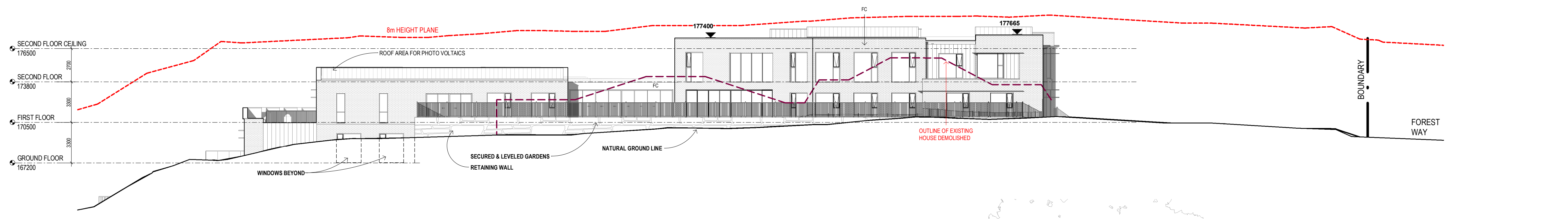
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NOTE:
 NATURAL GROUND LINE: IS SHOWN IS DIRECTLY IN FRONT OF THE MOST PROTRUDING PART OF THE PROPOSED BUILDING FOR THE PURPOSE OF CALCULATING THE HEIGHT PLANE

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

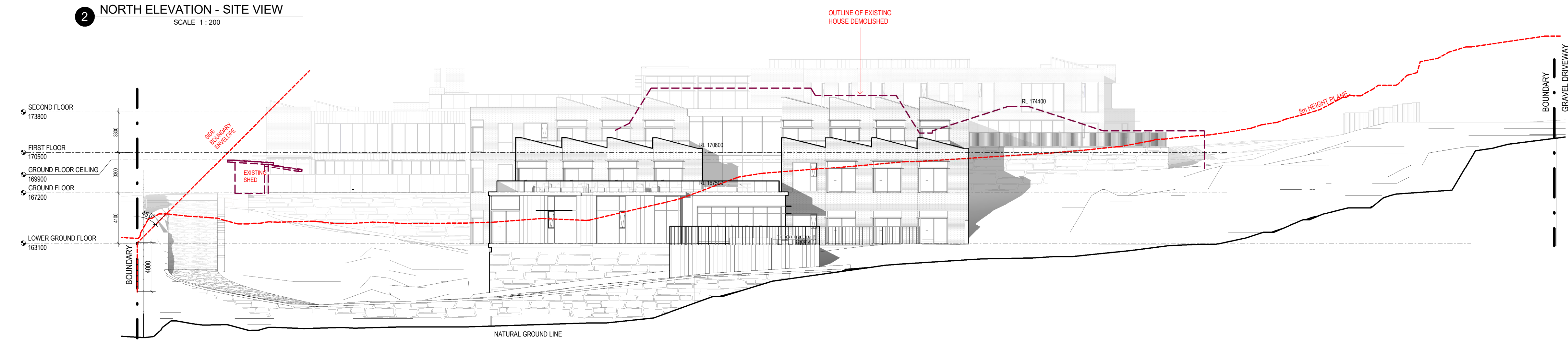
 PROPOSED TREE. REFER TO LANDSCAPE DOCUMENTATION. TREE GRAPHICS ARE INDICATIVE.



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



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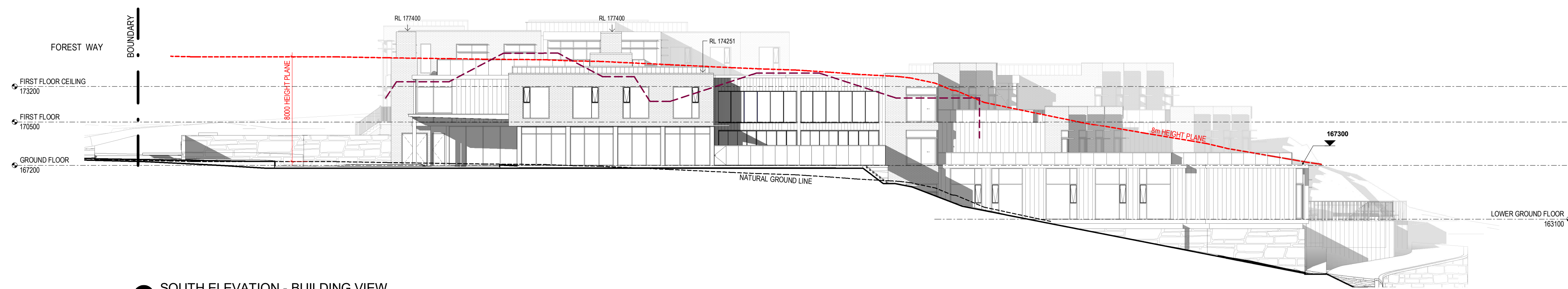
PROJECT:
BELROSE MANOR
 RESIDENTIAL AGED CARE FACILITY
 181 FOREST WAY
 BELROSE NSW 2085

DRAWING:
ELEVATIONS & COLOUR AND FINISHES BOARD - SHEET 1

PROJECT NO. **2951** REVISION NO. **D**
 DRAWING NO. **DA200**
 SCALE: As Indicated @ ARCHITECT: YEE CHEN
 DATE: **APRIL 2017**
 PROJECT DIRECTOR: **MARKAM RALPH**

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 ARCHITECTS
 Since 1968

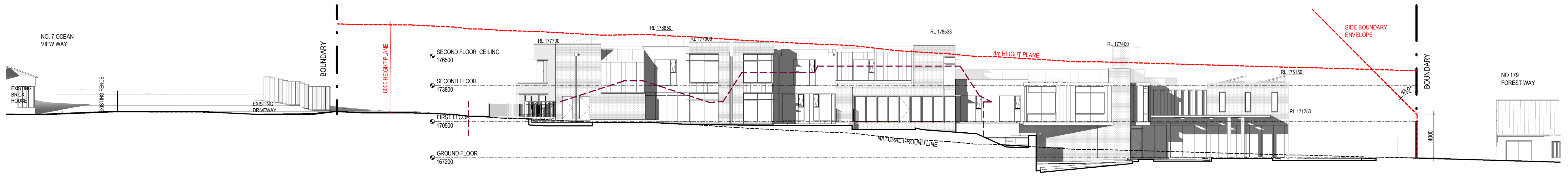
Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	VC	VC
C	20191014	COUNCIL REVIEW	JT	VC
D	20191014	COUNCIL REVIEW	JT	VC



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

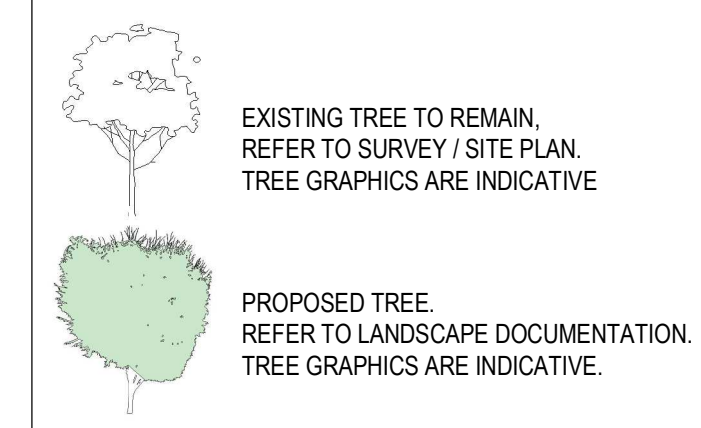
COLOURS AND FINISHES BOARD



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

DRAWING:
ELEVATIONS & COLOUR AND FINISHES BOARD - SHEET 2

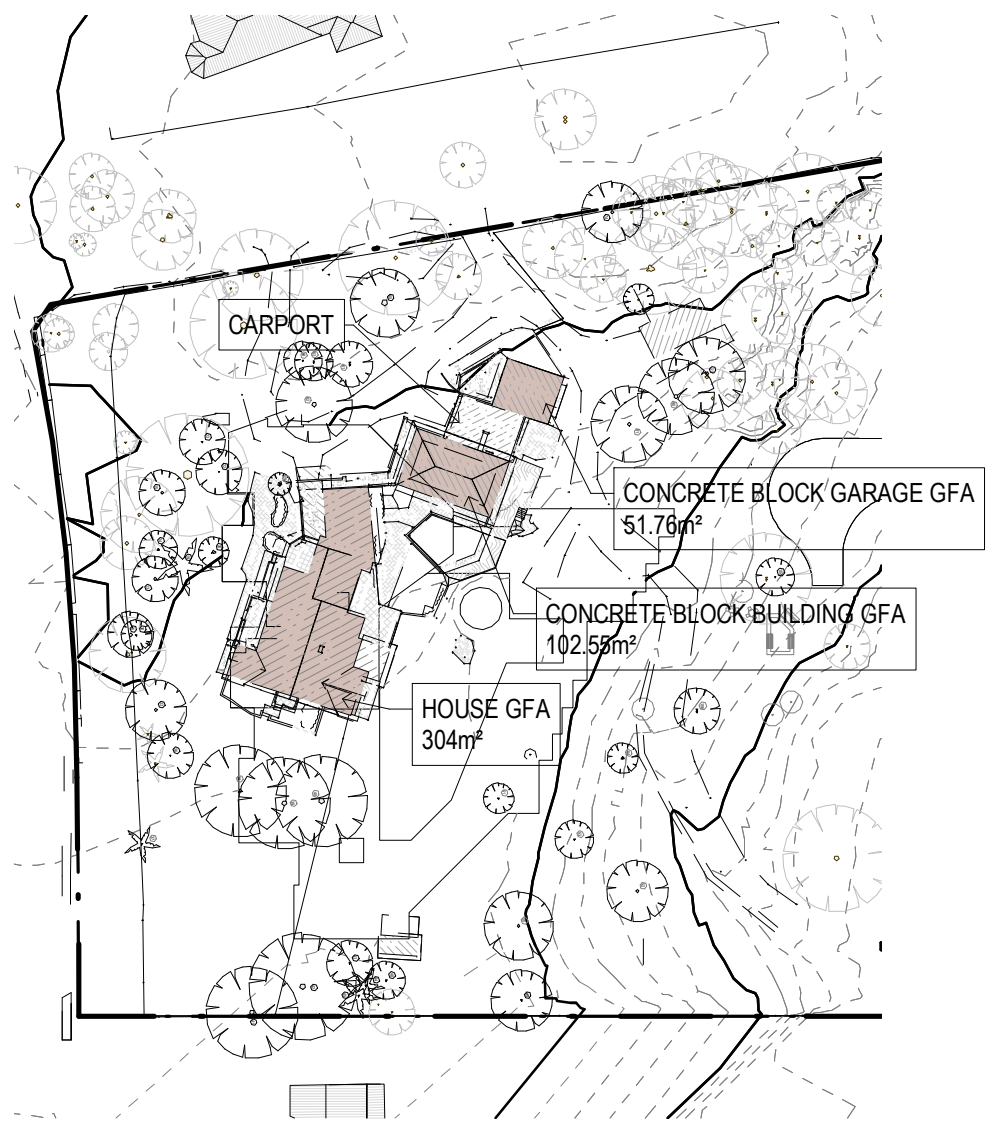
PROJECT NO. **2951** REVISION NO. **D**
DRAWING NO. **DA201**
SCALE: As Indicated @ ARCHITECT: JEE CHN
DATE: **APRIL 2017**
PROJECT DIRECTOR: **MARKAM RALPH**

Morrison Design Partnership
ARCHITECTURE Since 1969

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

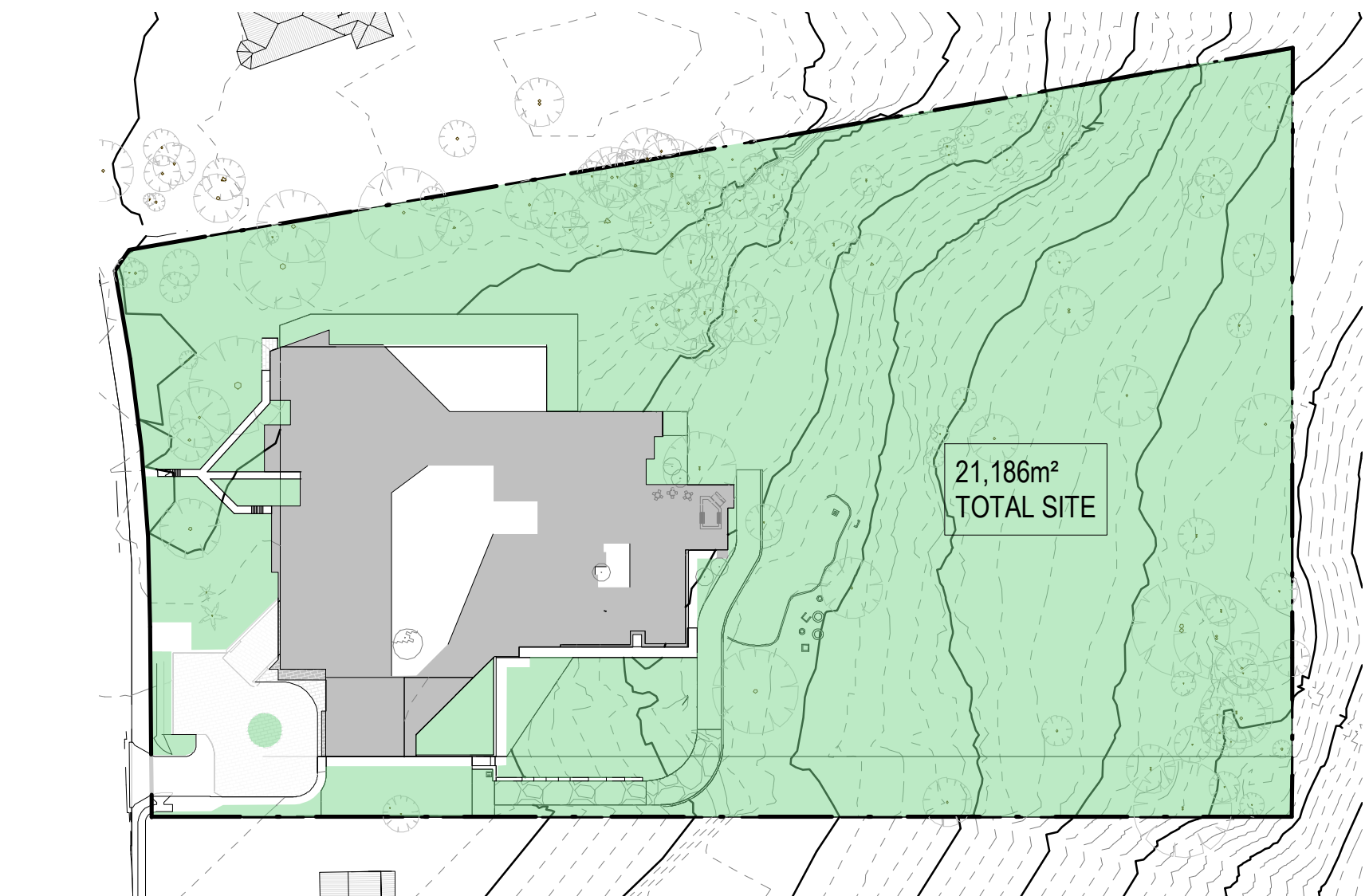
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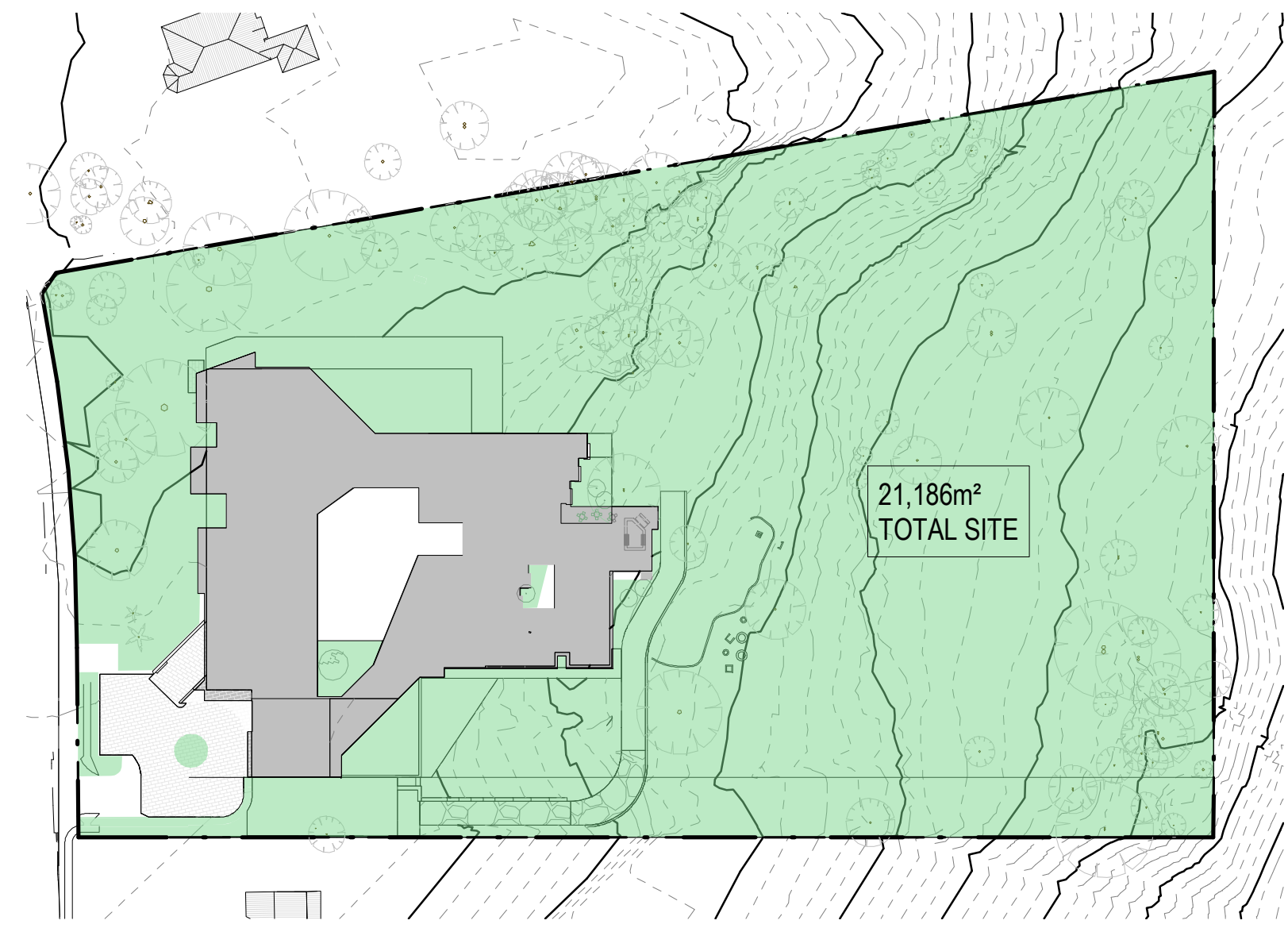


Gross Floor Area
 Means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls (as measured at a height of 1.400 mm above each floor), excluding:
 (a) columns, fin walls, sun control devices and any 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 airconditioning 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 LANDSCAPED AREA = 16,620m² = 78.4%



TOTAL LANDSCAPED AREA = 17,298 m² = 81.7%

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 level):
 (a) excluding 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) excluding cooling towers, machinery and plant rooms, ancillary storage space and vertical airconditioning ducts and
 (c) excluding carparking needed to meet any requirements of this Policy or the Council of the Local government area concerned and any internal access to such carparking, and
 (d) including in the case of in-fill self-care housing any car parking (other than for visitors) in excess of 1 per dwelling that is provided at ground level, and
 (e) excluding space for the loading and unloading of goods, and
 (f) in the case of a residential care facility - excluding any floor space below ground level that is used for service activities provided by the facility.

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.

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

DRAWING:
AREA CALCULATIONS

PROJECT NO. 2951	REVISION NO. C	Morrison Design Partnership ARCHITECTS Since 1968
DRAWING NO. DA500		
SCALE: As indicated @ A ARCHITECT: JEE CHEN		
DATE: APRIL 2017		
PROJECT DIRECTOR: MARKAM RALPH		

Revision	Date	Details	Initials	Checked
A	20191014	COUNCIL REVIEW		

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SOUTH WESTERN PERSPECTIVE



SOUTH EASTERN PERSPECTIVE



EASTERN PERSPECTIVE



NORTH WESTERN PERSPECTIVE

DEVELOPMENT APPLICATION

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

DRAWING:
EXTERIOR PERSPECTIVES

PROJECT NO. 2951	REVISION NO. A	Morrison Design Partnership ARCHITECTS <small>Since 1969</small>
DRAWING NO. DA901		
SCALE: 1:100	ARCHITECT: YEE CHEN	
DATE: APRIL 2017	PROJECT DIRECTOR: MARKAM RALPH	



**SOUTH EASTERN
AERIAL PERSPECTIVE**



**NORTHERN AERIAL
PERSPECTIVE**

Revision	Date	Details	Initials	Checked
A	20191014	COUNCIL REVIEW	JT	VC

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

DRAWING:
**EXTERIOR AERIAL
PERSPECTIVES**

PROJECT NO. 2951	REVISION NO. A	Morrison Design Partnership <small>ARCHITECTS</small> Since 1969
DRAWING NO. DA902	ARCHITECT: YEE CHEN	
SCALE: A1	DATE: APRIL 2017	
PROJECT DIRECTOR: MARKAM RALPH		

Items	2018 Nov DA submission	2019 Sept Design Revision	Variations
Site area	21186m ²	21186m ²	
Gross Floor Area (GFA) SEPP 2004	7174m ²	5440m ²	-1734m ²
Gross Floor Area (GFA) WLEP 2000	8106m ²	6477m ²	-1629m ²
Floor Space Ratio (FSR) SEPP 2004	0.33 : 1	0.25 : 1	-0.08
Floor Space Ratio (FSR) WLEP 2000	0.38 : 1	0.30 : 1	-0.08
Bed number	138	105	-33
Landscaped Area SEPP 2004	16022m ²	17298m ²	1276
Landscaped Open Space Area WLEP 2000	15247m ²	16620m ²	1373
Landscape area per Bed (m ²)	116	164.7	48.7
Parking Total	50	45	-5