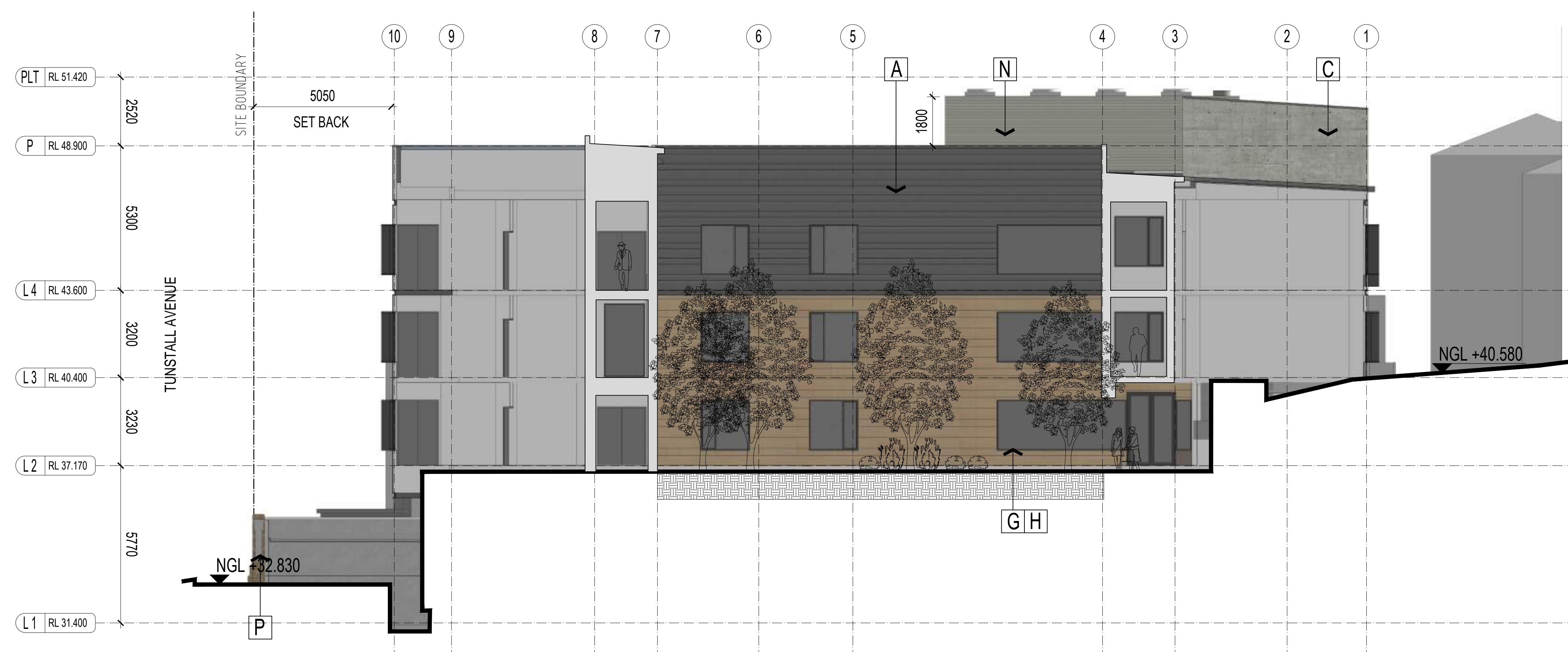




1 NORTH ELEVATION
DA-4.10 SCALE 1:100 @ B1



2 EAST ELEVATION
DA-4.10 SCALE 1:100 @ B1



3 SOUTH ELEVATION
DA-4.10 SCALE 1:100 @ B1

DEVELOPMENT APPLICATION

506/2017

Randwick City Council
16 August 2017
Records Received

THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS, NOTATIONS AND THE LIKE ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR EARTHWORKS. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTATION AND ANY OTHER WRITTEN DOCUMENT DIRECTLY RELATED TO THIS PROJECT ARISE, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR RESOLUTION. THIS OR ANY OTHER DRAWING FOR THIS PROJECT SHALL NOT BE REPRODUCED OR COPIED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THIS DRAWING IS COPYRIGHT PROTECTED © 2017.

DEVELOPMENT
APPLICATION

R2	07.08.2017	RH	KITCHEN EXHAUST
R1	21.07.2017	PM	DA SUBMISSION
NO	DATE	BY	REVISION

CLIENT
DAUGHTERS OF OUR LADY
OF THE SACRED HEART

PROJECT TITLE
ST JOSEPH'S AGED CARE
2 KENSINGTON ROAD, KENSINGTON

DRAWING TITLE
NORTH, EAST & SOUTH ELEVATIONS

NORTH	DATE	SCALE
	21.07.17	1:100
DRAWN	CHECKED	
PM	NC	

FILE NO
Xref/Elevations

PROJECT NO	DRAWING NO	REVISION
20160018	DA 3.10	R2



BALDASSO CORTESE P/L
ABN 75 440 980 210
LEVEL 5/1005 GOSFORD ST
POST OFFICE BOX 1080
COLLINGSWOOD VIC 3069
(0) 461 8 8417 7500
(0) 461 8 8417 3000
WWW.BALDASSO.NET

BALDASSO CORTESE

Materials and Finishes Schedule

A	Terracade TN Sandblasted - "Charcoal"
B	Terracade TN Sandblasted - "Cream"
C	Precast Concrete with natural finish
D	Powder coat finish to concrete column - "Charcoal"
E	Glazing with Applied Semi-Opaque Film
F	Natural Brick - "Warm Grey"
G	Aluminium Window Frames - "Charcoal"
H	Clear Glazing
I	Existing Facade To Be Cleaned And Re-Painted As Per Original
J	Aluminium Sun Shading Mesh - "Charcoal"
K	Timber Screening / Gates
L	Powder Coat to I-Beam to edge of slab - "Charcoal"
M	Aluminium Powder Coat Pot Plants Box - "Charcoal"
N	Battens with Timber finish to bridge screen
O	Louvered Garage Door - Powder coat Charcoal
P	Brickwork to Match Existing
Q	Metal Deck Roof Sheetting - colour TBC

THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS, NOTATIONS AND THE LINES ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR EARTHWORKS. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTATION AND ANY OTHER WRITTEN DOCUMENT DIRECTLY RELATED TO THIS PROJECT ARISE, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR RESOLUTION. THIS OR ANY OTHER DRAWING FOR THIS PROJECT SHALL NOT BE SCALED. REFER TO THE ARCHITECT FOR ANY CLARIFICATION. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR THE PURPOSES INTENDED AND REMAINS THE PROPERTY OF THE AUTHOR. THIS DRAWING AND RELATED DOCUMENTATION SHALL NOT BE MODIFIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE AUTHOR. THIS DRAWING IS COPYRIGHT PROTECTED © 2017.

DEVELOPMENT APPLICATION

DEVELOPMENT APPLICATION

506/2017

Randwick City Council
16 August 2017
Records Received



1 WEST ELEVATION
DA-4.09 SCALE 1:100 @ B1

Materials and Finishes Schedule

- A Terracade TN Sandblasted - "Charcoal"
- B Terracade TN Sandblasted - "Cream"
- C Precast Concrete with natural finish
- D Powder coat finish to concrete column - "Charcoal"
- E Glazing with Applied Semi-Opaque Film
- F Natural Brick - "Warm Grey"
- G Aluminium Window Frames - "Charcoal"
- H Clear Glazing
- I Existing Facade To Be Cleaned And Re-Painted As Per Ori
- J Aluminium Sun Shading Mesh - "Charcoal"
- K Timber Screening / Gates
- L Powder Coat to I-Beam to edge of slab - "Charcoal"
- M Aluminium Powder Coat Pot Plants Box - "Charcoal"
- N Battens with Timber finish to bridge screen
- O Louvered Garage Door - Powder coat Charcoal
- P Brickwork to Match Existing
- Q Metal Deck Roof Sheeting- colour TBC



2 WEST SITE ELEVATION
DA-4.09 SCALE 1:200 @ B1

R2	07.08.2017	RH	KITCHEN EXHAUST
R1	21.07.2017	PM	DA SUBMISSION

NO	DATE	BY	REVISION
----	------	----	----------

CLIENT
DAUGHTERS OF OUR LADY
OF THE SACRED HEART

PROJECT TITLE
ST JOSEPH'S AGED CARE
2 KENSINGTON ROAD, KENSINGTON

DRAWING TITLE
WEST ELEVATIONS

NORTH	DATE	SCALE
	21.07.2017	-
	DRAWN	CHECKED
	PM	NC

FILE NO
Xref/Elevations

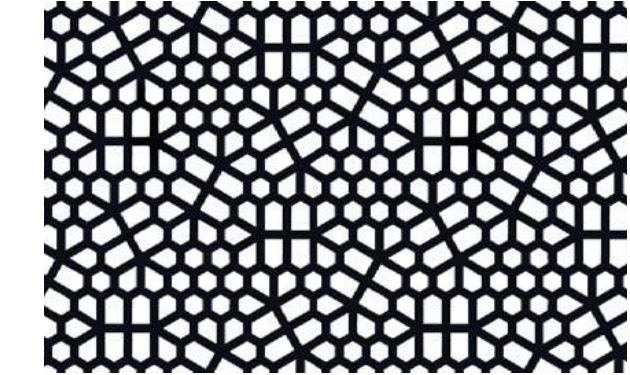
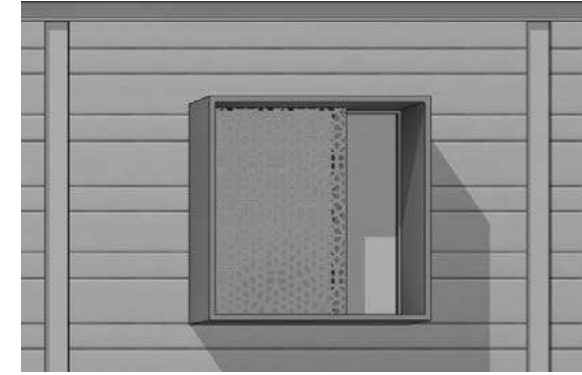
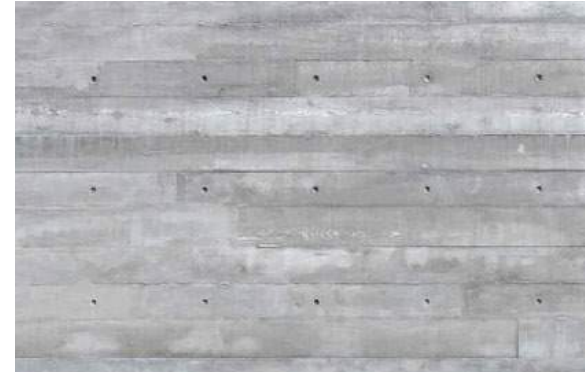
PROJECT NO	DRAWING NO	REVISION
20160018	DA 3.09	R2



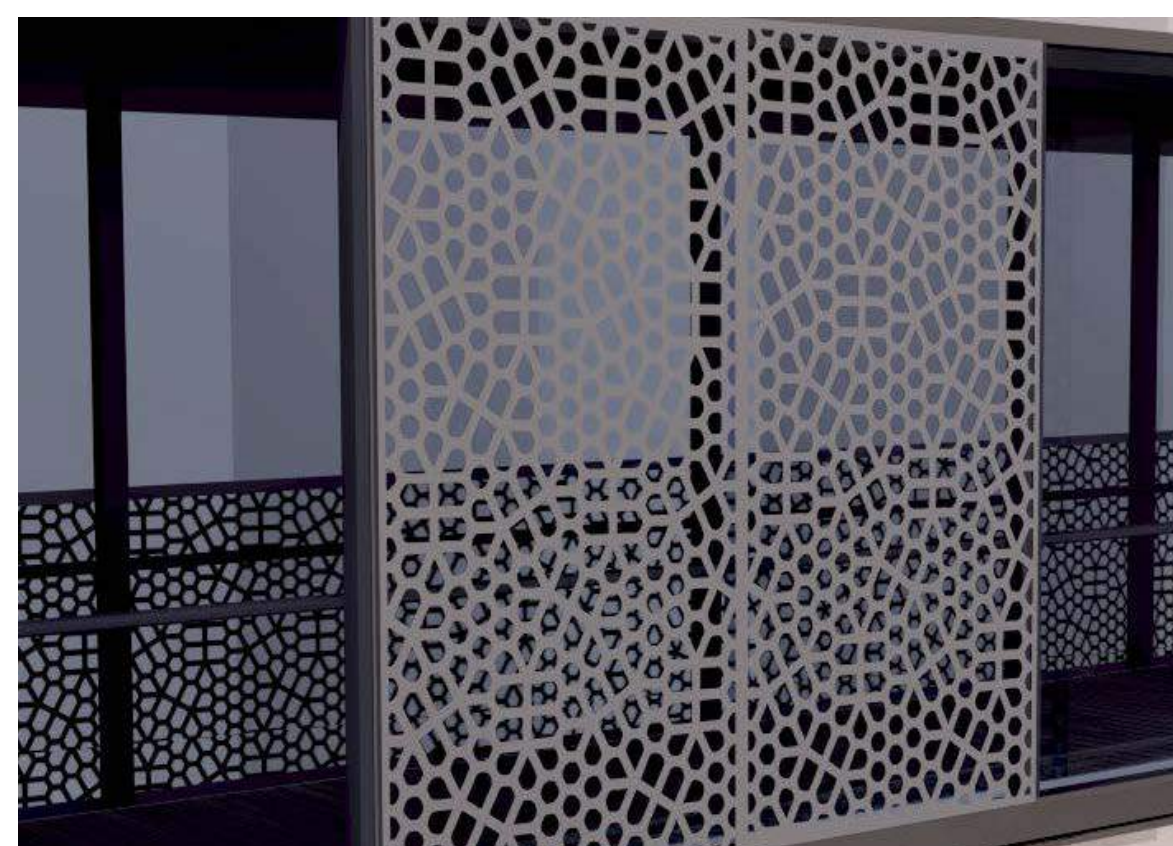
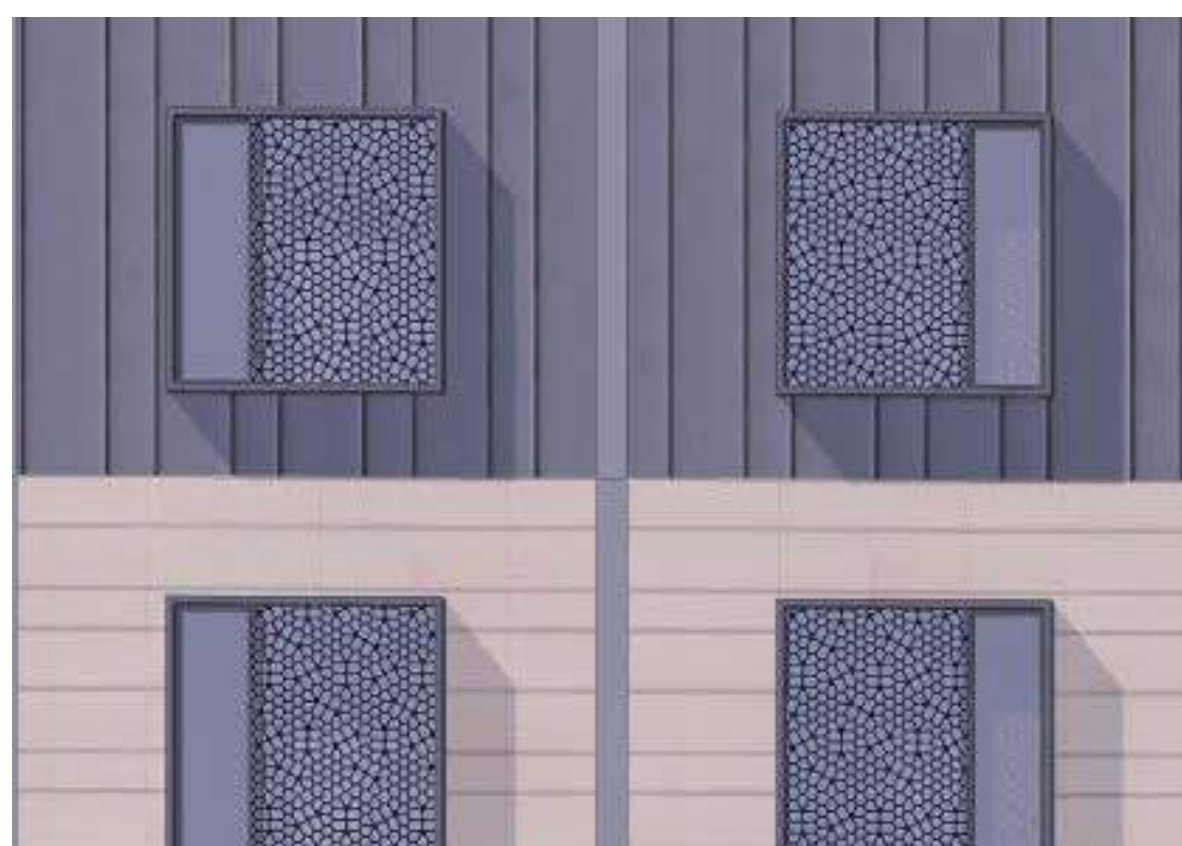
BALDASSO CORTESE P/L
ADM 75 440 980 210
LEVEL 5/100 GARDEN ST
POST OFFICE BOX 1089
COLLINGSWOOD VIC 3069
CJ 461 8 9417 1500
CJ 461 8 9417 3000
WWW.BCMCM.NET

BALDASSO CORTESE

-
- Sturf
- Sandblast Charcoal



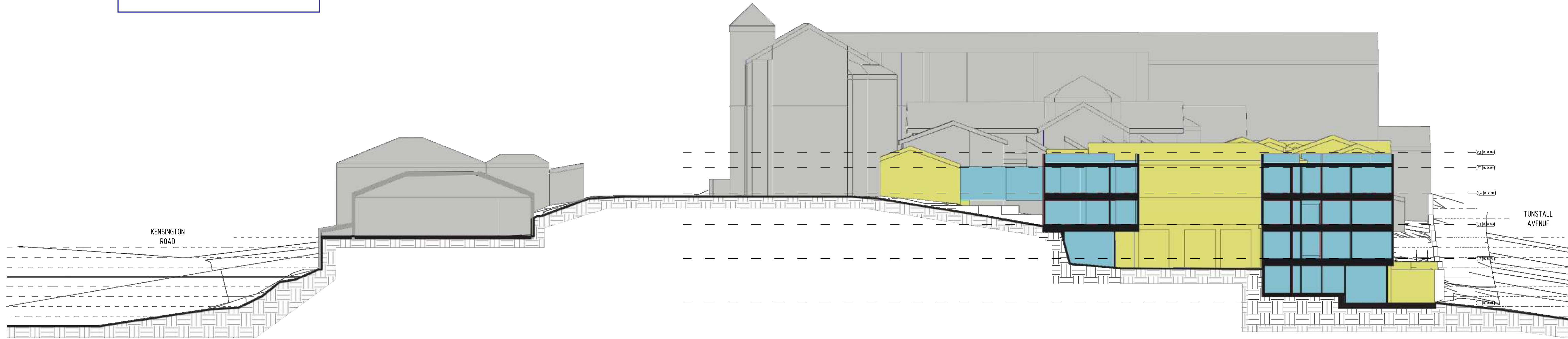
-

BALDASSO CORTESE

DEVELOPMENT APPLICATION

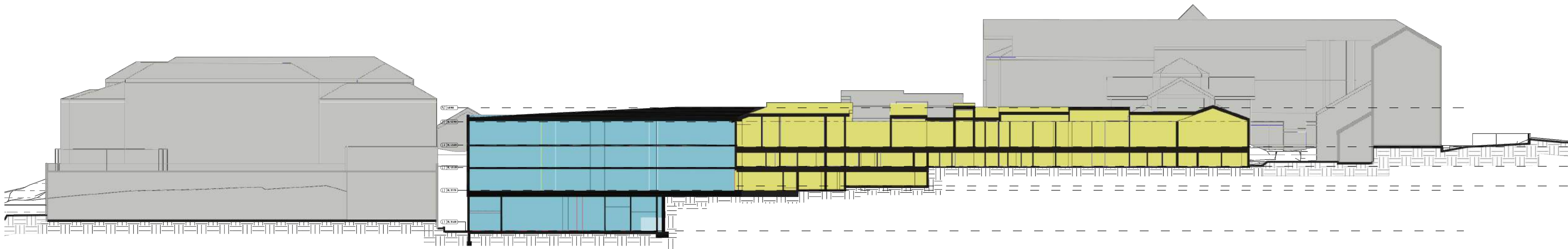
506/2017

Randwick City Council
16 August 2017
Records Received



1 Section A-A
1 : 250

PROVINCIAL HOUSE / DAUGHTERS OF OUR LADY OF THE SACRED HEART COLLEGE / PROPOSED BRIDGE LINK / PROPOSED BRIDGE LINK / PROPOSED ST JOSEPH'S AGED CARE FACILITY / EXISTING ST JOSEPH'S AGED CARE FACILITY / PROPOSED ST JOSEPH'S AGED CARE FACILITY

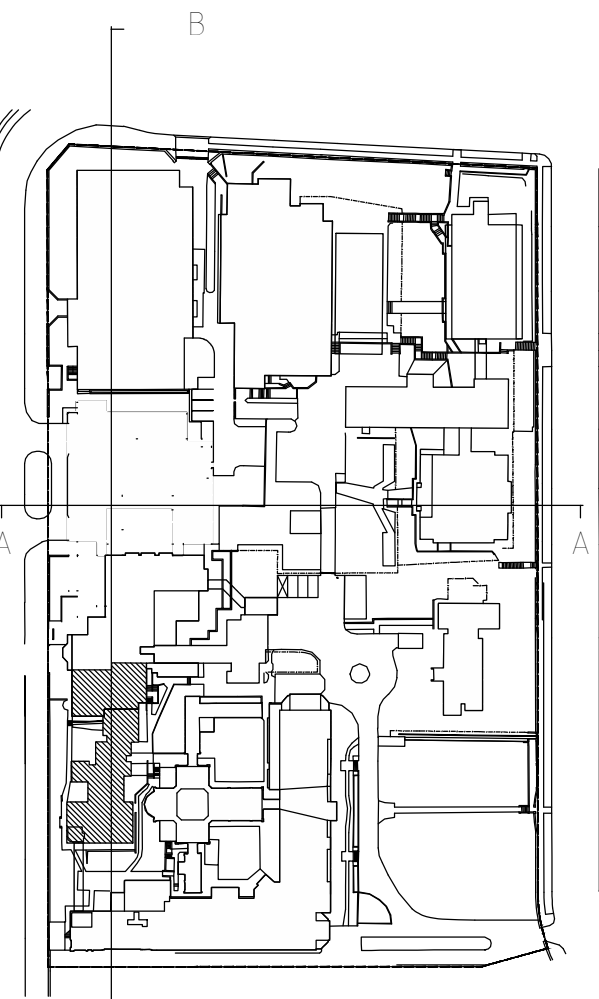


2 Section B-B
1 : 250

OUR LADY OF THE SACRED HEART COLLEGE / PROPOSED ST JOSEPH'S AGED CARE FACILITY / EXISTING ST JOSEPH'S AGED CARE FACILITY / DOLSH CONVENT

THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS, NOTATIONS AND THE LIKE ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR LANDWORKS. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTATION AND ANY OTHER WRITTEN DOCUMENT DIRECTLY RELATED TO THIS PROJECT ARISE, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING, IMMEDIATELY FOR RESOLUTION. THIS OR ANY OTHER DRAWING FOR THIS PROJECT SHALL NOT BE SCALED. REFER TO THE ARCHITECT FOR ANY CLARIFICATION. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR THE PURPOSES INTENDED AND REMAINS THE PROPERTY OF THE AUTHOR. THIS DRAWING AND RELATED DOCUMENTATION SHALL NOT BE MODIFIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE AUTHOR. THIS DRAWING IS COPYRIGHT PROTECTED © 2017.

PRELIMINARY



- NEW WORKS
- EXISTING AREAS TO BE RE-PURPOSED
- EXISTING AREAS TO BE RETAINED

R1 21.07.2017 PM DA SUBMISSION

CLIENT
DAUGHTERS OF OUR LADY OF THE SACRED HEART

PROJECT TITLE
ST JOSEPH'S AGED CARE
2 KENSINGTON ROAD, KENSINGTON

DRAWING TITLE
SITE SECTION

NORTH DATE SCALE
21.07.2017 1:250@B1
DRAWN CHECKED
PM NC

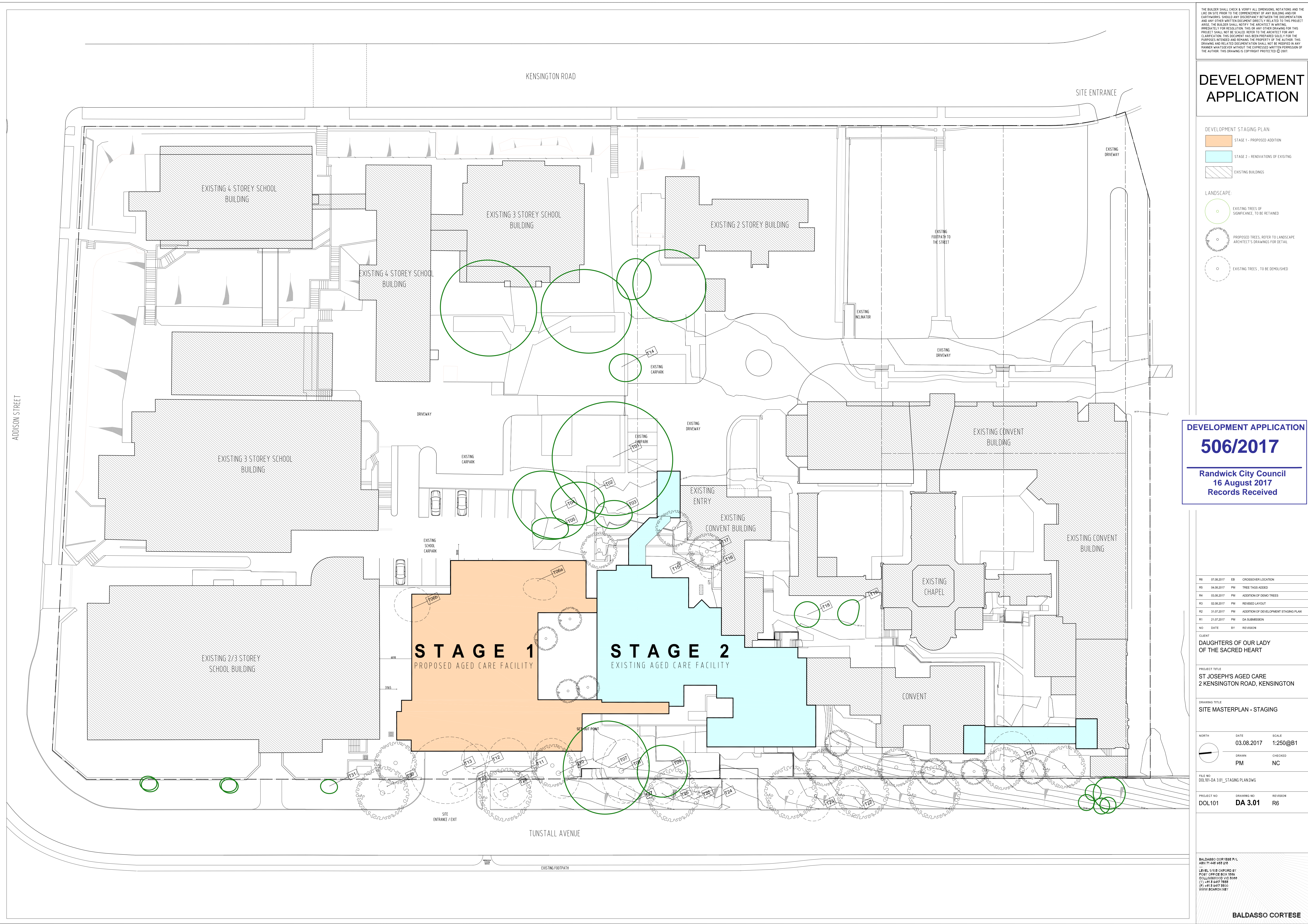
FILE NO
DOL101-DA 3.02 SITE SECTION A,B,DWG

PROJECT NO DRAWING NO REVISION
DOL101 DA 3.02 R1



BALDASSO CORTESE P/L
ABN 71 446 963 216
LEVEL 1/105 OXFORD ST
PORT OFFICE BOX 1869
COLLINGWOOD VIC 3066
TEL +61 3 9417 7865
TEL +61 3 9417 3800
WWW.BCARCH.NET

BALDASSO CORTESE



THE BUILDER SHALL CHECK & VERIFY ALL DIMENSIONS, NOTATIONS AND THE LINE ON SITE PRIOR TO THE COMMENCEMENT OF ANY BUILDING AND/OR EXISTINGWORKS. SHOULD ANY DISCREPANCY BETWEEN THE DOCUMENTATION AND ANY OTHER WRITTEN DOCUMENT DIRECTLY RELATED TO THIS PROJECT ARISE, THE BUILDER SHALL NOTIFY THE ARCHITECT IN WRITING IMMEDIATELY FOR RESOLUTION. THIS OR ANY OTHER DRAWING FOR THIS PROJECT SHALL NOT BE SCALED. REFER TO THE ARCHITECT FOR ANY CLARIFICATION. THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR THE PURPOSES INTENDED AND REMAINS THE PROPERTY OF THE AUTHOR. THIS DRAWING AND RELATED DOCUMENTATION SHALL NOT BE MODIFIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE AUTHOR. THIS DRAWING IS COPYRIGHT PROTECTED © 2007

DEVELOPMENT APPLICATION

DEVELOPMENT STAGING PLAN:

- STAGE 1 - PROPOSED ADDITION
- STAGE 2 - RENOVATIONS OF EXISTING
- EXISTING BUILDINGS

LANDSCAPE:

- EXISTING TREES OF SIGNIFICANCE, TO BE RETAINED
- PROPOSED TREES, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAIL
- EXISTING TREES, TO BE DEMOLISHED

DEVELOPMENT APPLICATION

506/2017

Randwick City Council
16 August 2017
Records Received

R6	07.08.2017	EB	CROSSOVER LOCATION
R5	04.08.2017	PM	TREE TAGS ADDED
R4	03.08.2017	PM	ADDITION OF DEMO TREES
R3	02.08.2017	PM	REVISED LAYOUT
R2	31.07.2017	PM	ADDITION OF DEVELOPMENT STAGING PLAN
R1	21.07.2017	PM	DA SUBMISSION
NO	DATE	BY	REVISION

CLIENT
DAUGHTERS OF OUR LADY
OF THE SACRED HEART

PROJECT TITLE:
ST JOSEPH'S AGED CARE
2 KENSINGTON ROAD, KENSINGTON

DRAWING TITLE
SITE MASTERPLAN - STAGING

NORTH	DATE	SCALE
	03.08.2017	1:250@B1
DRAWN	CHECKED	
PM	NC	

FILE NO
DOL101-DA 301_STAGING PLANDWG

PROJECT NO	DRAWING NO	REVISION
DOL101	DA 3.01	R6

BALDASSO CORTESE P/L
ABN 71 448 883 218
LEVEL 11/113 OXFORD ST
PO BOX 1000 BOX 1000
COLLINGSWOOD VIC 3066
(0) 3 9477 7888
(F) 3 9477 7880
WWW.BALDASSO.NET

BALDASSO CORTESE

DEVELOPMENT APPLICATION

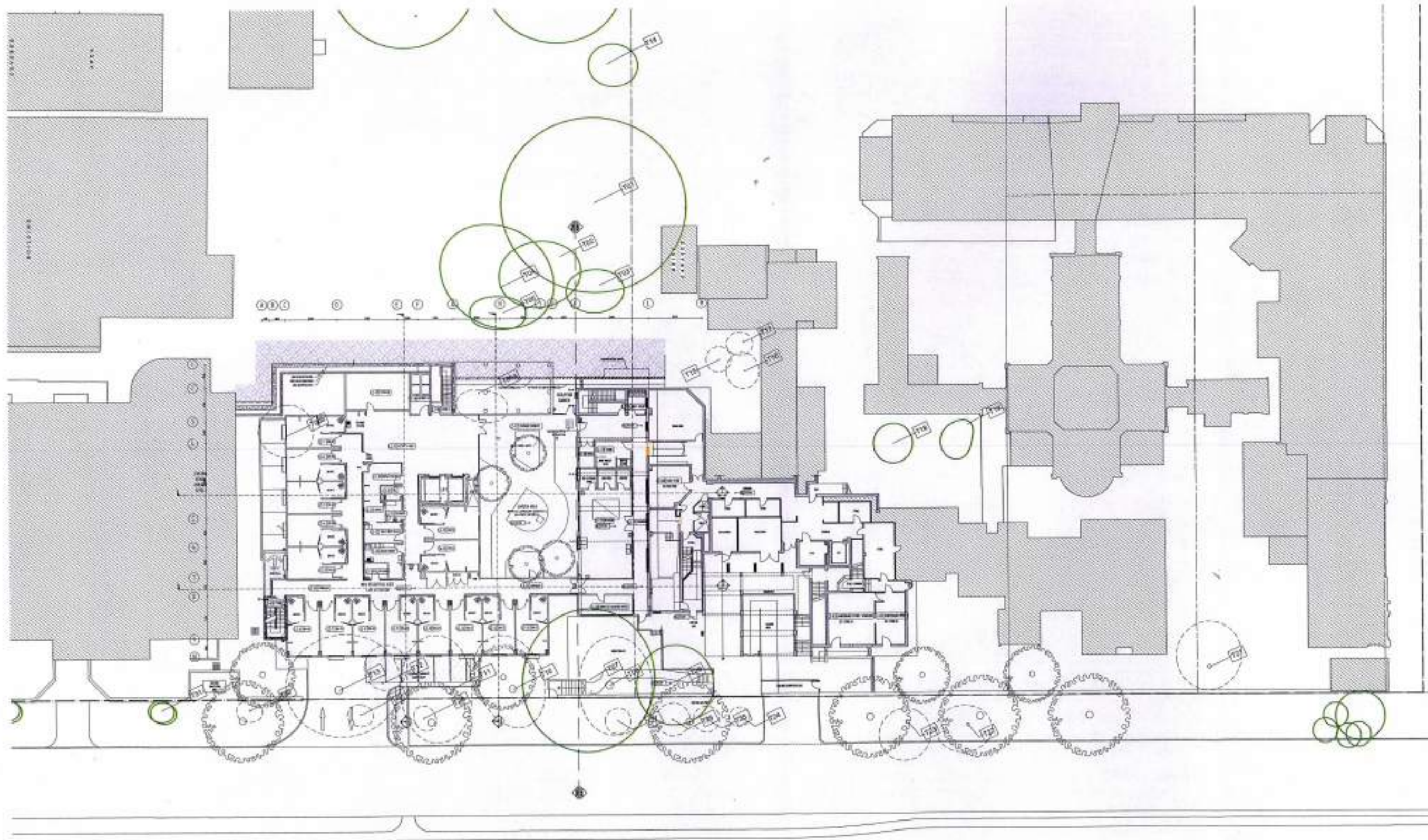
506/2017

Randwick City Council
16 August 2017
Records Received

DEVELOPMENT APPLICATION

Colour Legend

- Dashed Line
- Existing to be retained
- EXISTING/PROPOSED PLANT OR TREES TO BE RETAINED
- PROPOSED PLANT OR TREES TO BE RETAINED
- EXISTING/PROPOSED PLANT OR TREES TO BE RETAINED



SCALE 1: 200
Measurements shown in Metres

NO.	REVISION	DATE	BY	FOR
1	1	04.08.2017	PM	DA 3.14
2	2	04.08.2017	PM	DA 3.14
3	3	04.08.2017	PM	DA 3.14
4	4	04.08.2017	PM	DA 3.14
5	5	04.08.2017	PM	DA 3.14
6	6	04.08.2017	PM	DA 3.14
7	7	04.08.2017	PM	DA 3.14
8	8	04.08.2017	PM	DA 3.14
9	9	04.08.2017	PM	DA 3.14
10	10	04.08.2017	PM	DA 3.14
11	11	04.08.2017	PM	DA 3.14
12	12	04.08.2017	PM	DA 3.14
13	13	04.08.2017	PM	DA 3.14
14	14	04.08.2017	PM	DA 3.14
15	15	04.08.2017	PM	DA 3.14
16	16	04.08.2017	PM	DA 3.14
17	17	04.08.2017	PM	DA 3.14
18	18	04.08.2017	PM	DA 3.14
19	19	04.08.2017	PM	DA 3.14
20	20	04.08.2017	PM	DA 3.14
21	21	04.08.2017	PM	DA 3.14
22	22	04.08.2017	PM	DA 3.14
23	23	04.08.2017	PM	DA 3.14
24	24	04.08.2017	PM	DA 3.14
25	25	04.08.2017	PM	DA 3.14
26	26	04.08.2017	PM	DA 3.14
27	27	04.08.2017	PM	DA 3.14
28	28	04.08.2017	PM	DA 3.14
29	29	04.08.2017	PM	DA 3.14
30	30	04.08.2017	PM	DA 3.14
31	31	04.08.2017	PM	DA 3.14
32	32	04.08.2017	PM	DA 3.14
33	33	04.08.2017	PM	DA 3.14
34	34	04.08.2017	PM	DA 3.14
35	35	04.08.2017	PM	DA 3.14
36	36	04.08.2017	PM	DA 3.14
37	37	04.08.2017	PM	DA 3.14
38	38	04.08.2017	PM	DA 3.14
39	39	04.08.2017	PM	DA 3.14
40	40	04.08.2017	PM	DA 3.14
41	41	04.08.2017	PM	DA 3.14
42	42	04.08.2017	PM	DA 3.14
43	43	04.08.2017	PM	DA 3.14
44	44	04.08.2017	PM	DA 3.14
45	45	04.08.2017	PM	DA 3.14
46	46	04.08.2017	PM	DA 3.14
47	47	04.08.2017	PM	DA 3.14
48	48	04.08.2017	PM	DA 3.14
49	49	04.08.2017	PM	DA 3.14
50	50	04.08.2017	PM	DA 3.14
51	51	04.08.2017	PM	DA 3.14
52	52	04.08.2017	PM	DA 3.14
53	53	04.08.2017	PM	DA 3.14
54	54	04.08.2017	PM	DA 3.14
55	55	04.08.2017	PM	DA 3.14
56	56	04.08.2017	PM	DA 3.14
57	57	04.08.2017	PM	DA 3.14
58	58	04.08.2017	PM	DA 3.14
59	59	04.08.2017	PM	DA 3.14
60	60	04.08.2017	PM	DA 3.14
61	61	04.08.2017	PM	DA 3.14
62	62	04.08.2017	PM	DA 3.14
63	63	04.08.2017	PM	DA 3.14
64	64	04.08.2017	PM	DA 3.14
65	65	04.08.2017	PM	DA 3.14
66	66	04.08.2017	PM	DA 3.14
67	67	04.08.2017	PM	DA 3.14
68	68	04.08.2017	PM	DA 3.14
69	69	04.08.2017	PM	DA 3.14
70	70	04.08.2017	PM	DA 3.14
71	71	04.08.2017	PM	DA 3.14
72	72	04.08.2017	PM	DA 3.14
73	73	04.08.2017	PM	DA 3.14
74	74	04.08.2017	PM	DA 3.14
75	75	04.08.2017	PM	DA 3.14
76	76	04.08.2017	PM	DA 3.14
77	77	04.08.2017	PM	DA 3.14
78	78	04.08.2017	PM	DA 3.14
79	79	04.08.2017	PM	DA 3.14
80	80	04.08.2017	PM	DA 3.14
81	81	04.08.2017	PM	DA 3.14
82	82	04.08.2017	PM	DA 3.14
83	83	04.08.2017	PM	DA 3.14
84	84	04.08.2017	PM	DA 3.14
85	85	04.08.2017	PM	DA 3.14
86	86	04.08.2017	PM	DA 3.14
87	87	04.08.2017	PM	DA 3.14
88	88	04.08.2017	PM	DA 3.14
89	89	04.08.2017	PM	DA 3.14
90	90	04.08.2017	PM	DA 3.14
91	91	04.08.2017	PM	DA 3.14
92	92	04.08.2017	PM	DA 3.14
93	93	04.08.2017	PM	DA 3.14
94	94	04.08.2017	PM	DA 3.14
95	95	04.08.2017	PM	DA 3.14
96	96	04.08.2017	PM	DA 3.14
97	97	04.08.2017	PM	DA 3.14
98	98	04.08.2017	PM	DA 3.14
99	99	04.08.2017	PM	DA 3.14
100	100	04.08.2017	PM	DA 3.14

PAYNTER DIXON

DA 3.14

BALDASSO CORTESE

INDICATIVE LANDSCAPE CHARACTER, MATERIAL AND PLANTING



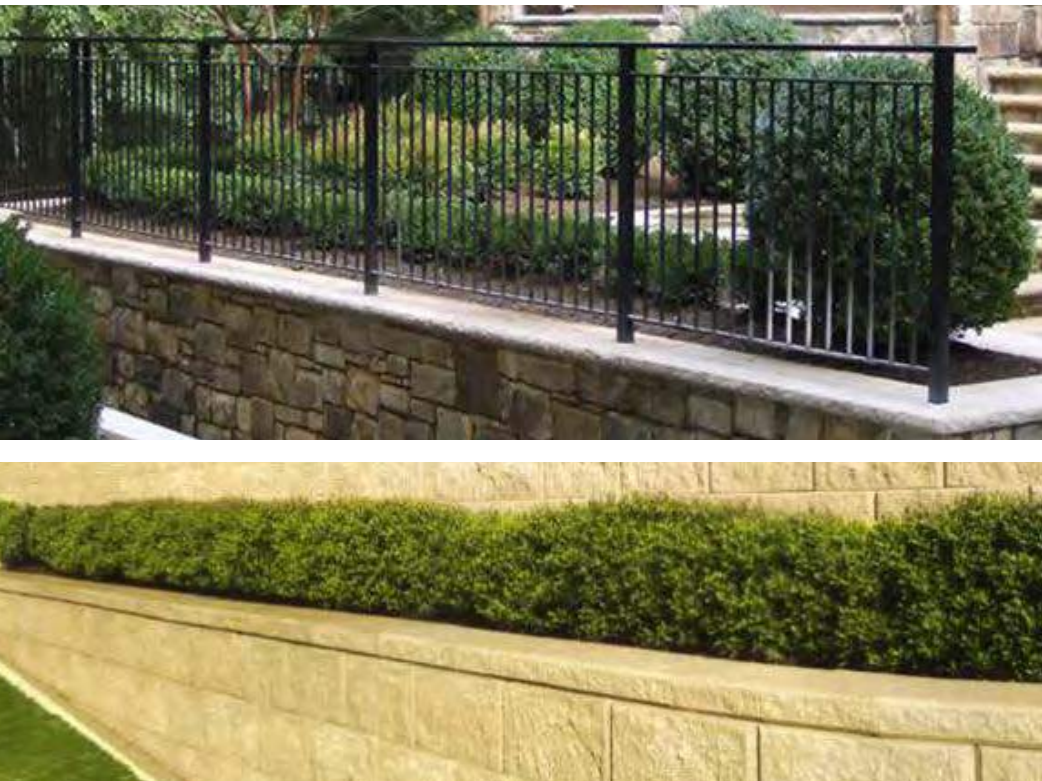
Paved courtyard and raised garden beds



Tall columnar tree planting to internal courtyard - *Elaeocarpus eumundi*



Paved courtyard with space for outdoor gathering and dining



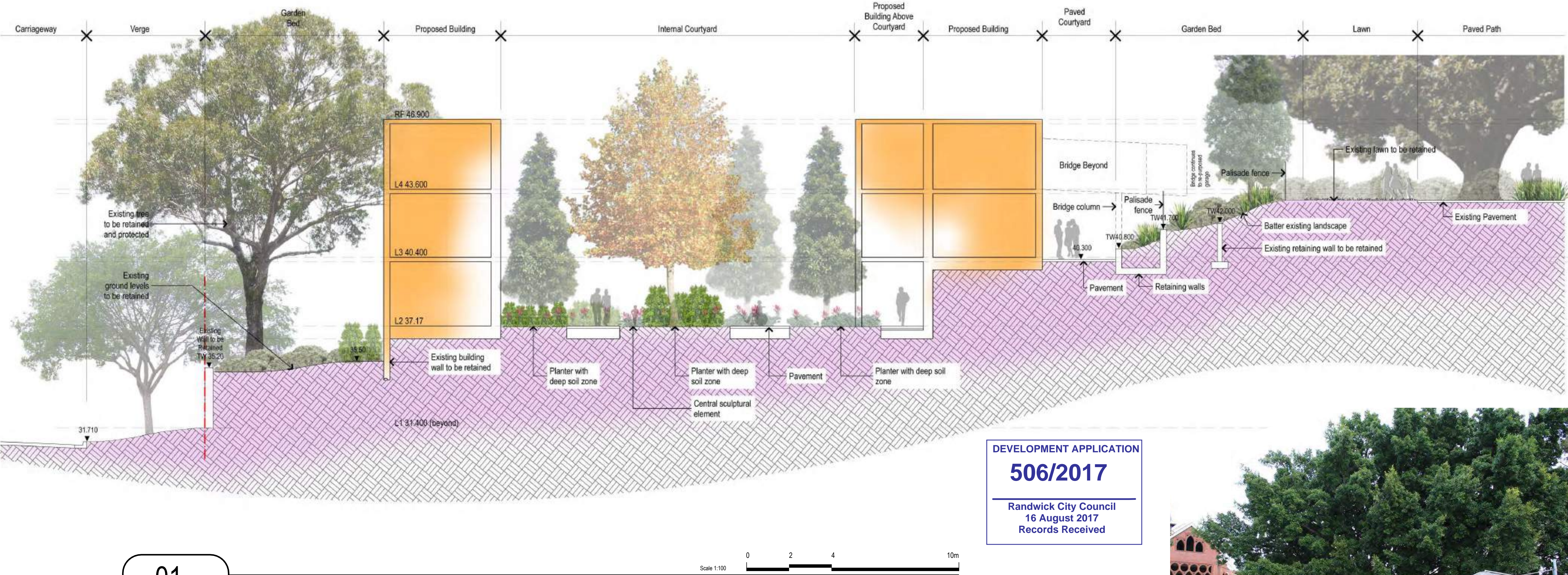
Tiered garden beds and delicate palisade fencing



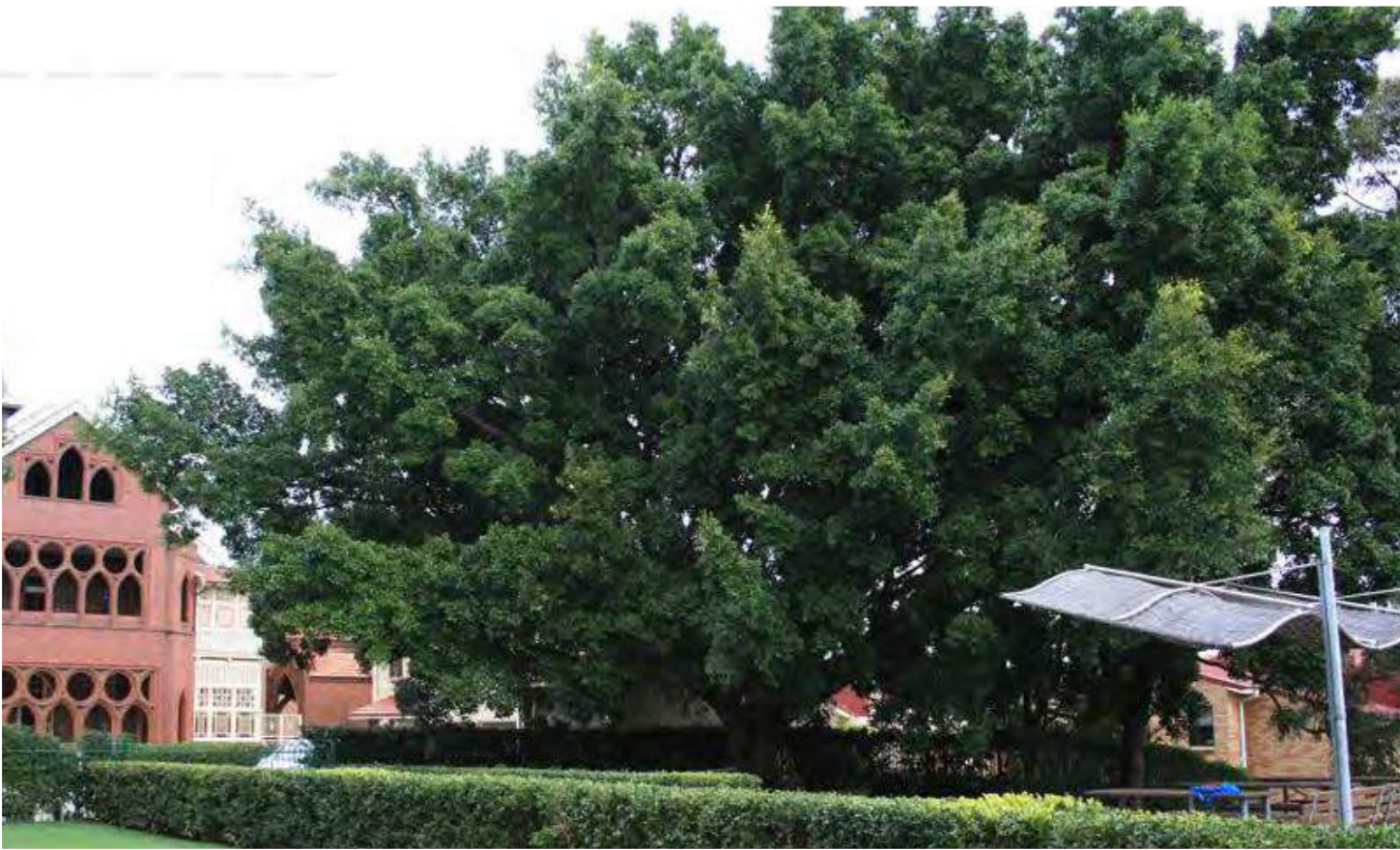
Fragrant tree planting with large flowers to courtyard - *Magnolia grandiflora*



Shrub planting to be robust and hardy - *Gardenia augustifolia* & *Murraya paniculata*



DEVELOPMENT APPLICATION
506/2017
Randwick City Council
16 August 2017
Records Received



Existing tree to be retained - *Ficus microcarpa var hillii*



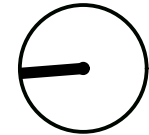
ARTERRA DESIGN PTY LTD ABN 40 069 552 610
SUITE 602 / 51 RAWSON STREET, EPPING, NSW 2121
P 02 9957 2466 F 02 9957 3977 W ARTERRA.COM.AU

C	For DA	RWS	19/07/17
B	For DA	RWS	09/03/17
A	For DA	RWS	15/12/16
REVISION	DESCRIPTION	CHKD	DATE

PROJECT & CLIENT
St Joseph's Aged Care, Kensington

Daughters of Our Lady of the Sacred Heart

DRAWING TITLE
Landscape Section



Project No : 16.30
Designed : RWS/CLB
Drawn : CLB
Scale : As Shown

DRAWING NUMBER
L-SD-03

REVISION
C

Printed at: 10:20 am 20/07/2017

INDICATIVE LANDSCAPE CHARACTER, MATERIAL AND PLANTING



Communal seating area for residents



Central religious sculptural feature



Circuitous garden beds with shade tolerant planting



Bench Timber Seat & Shade tolerant planting - Philodendron 'Xanadu'



Central deciduous tree - Liriodendron tulipifera

INDICATIVE PLANT SPECIES

Botanical Name	Common Name	Potential Height Reached	Container Size
----------------	-------------	--------------------------	----------------

TREES

Angophora floribunda	Rough-barked Apple	10-18m	45L
Elaeocarpus eumundi	Eumundi Quandong	10-15m	45L
Ficus lyrata	Fiddle-leaf Fig	8-10m	45L
Flindersia australis	Native Teak / Crow's Ash	15-20m	45L
Gordonia axillaris	Fried-Egg Plant	5-8m	45L
Lagerstroemia indica	Crepe Myrtle	8-12m	45L
Liriodendron tulipifera	Tulip Tree	15-20m	45L
Magnolia grandiflora	Bull Bay Magnolia	10-18m	45L
Prunus cerasifera 'Nigra'	Cherry Plum	6-8m	45L
Tibouchina granulosa	Purple Glory-Bush	10-12m	45L
Ulmus parvifolia 'Todd'	Chinese Elm	8-15m	45L

PALMS

Rhapis excelsa	Lady Palm	3-6m	45L
----------------	-----------	------	-----

SHRUBS

Azalea indica 'Alphonse Anderson'	Pink Azalea (Tall)	2-3m	200mm
Banksia spinulosa	Hairpin Banksia	3m	200mm
Banksia spinulosa 'Birthday Candles'	Dwarf Banksia	0.45m	200mm
Cordylina fruticosa 'Rubra'	Red Cordylina	3m	200mm
Cordylina stricta	Palm Lily / Narrow-leaf Palm Lily	2m	200mm
Correa alba	White Correa	2m	200mm
Gardenia augusta	Gardenia	1m	200mm
Hydrangea macrophylla	Hydrangea	2m	200mm
Lavandula stoechas 'Avonview'	French Lavender		200mm
Monstera deliciosa	Fruit Salad Plant	3-5m	200mm
Murraya paniculata	Orange Jessamine	3m	200mm
Philodendron 'Xanadu'	Dwarf Philodendron	1m	200mm
Photinia glabra 'Rubens'	Photinia / Red Photinia	2-3m	200mm
Spathiphyllum wallisii	Peace Lilly	1m	200mm
Syzygium 'Cascade'	Pink Flowering Lillypilly	2-3m	200mm
Westringia fruticosa	Coastal Rosemary	1-2m	200mm

GROUNDCOVERS

Agapanthus orientalis (Mauve flower)	African Lily	<1m	150mm
Agapanthus orientalis (White flower)	African Lily	<1m	150mm
Calathea zebrina	Zebra Plant	0.3m	150mm
Clivia miniata	Kaffir Lily	0.45m	150mm
Dianella caerulea	Flax Lily / Paroo Lily	0.5-1m	150mm
Liriope muscari	Turf Lily	0.5m	150mm
Liriope spicata	Creeping Lily Turf	0.25m	150mm
Ophiopogon japonicus	Mondo Grass	0.3m	150mm
Trachelospermum 'Tricolour'	Tricolour Jasmine	0.3m	150mm
Viola hederacea	Native Violet	0.15m	150mm

FERNS

Adiantum aethiopicum	Maidenhair Fern	0.5m	150mm
Asplenium nidus	Bird's-Nest Fern / Crow's Nest Fern	1.5m	150mm
Doodia aspera	Rasp Fern	0.6m	150mm

4 x *Elaeocarpus eumundi* will provide a vertical element within the sunken internal courtyard, breaking down the scale of the surrounding building walls

Garden beds planted with glossy, shade loving plants such as *Philodendron 'Xanadu'*, *Rhapis excelsa*, *Gardenia augusta* and *Spathiphyllum wallisii*.

Planters encourage residents into the central courtyard space with multiple pathways.

DEVELOPMENT APPLICATION

506/2017

Randwick City Council
16 August 2017
Records Received

