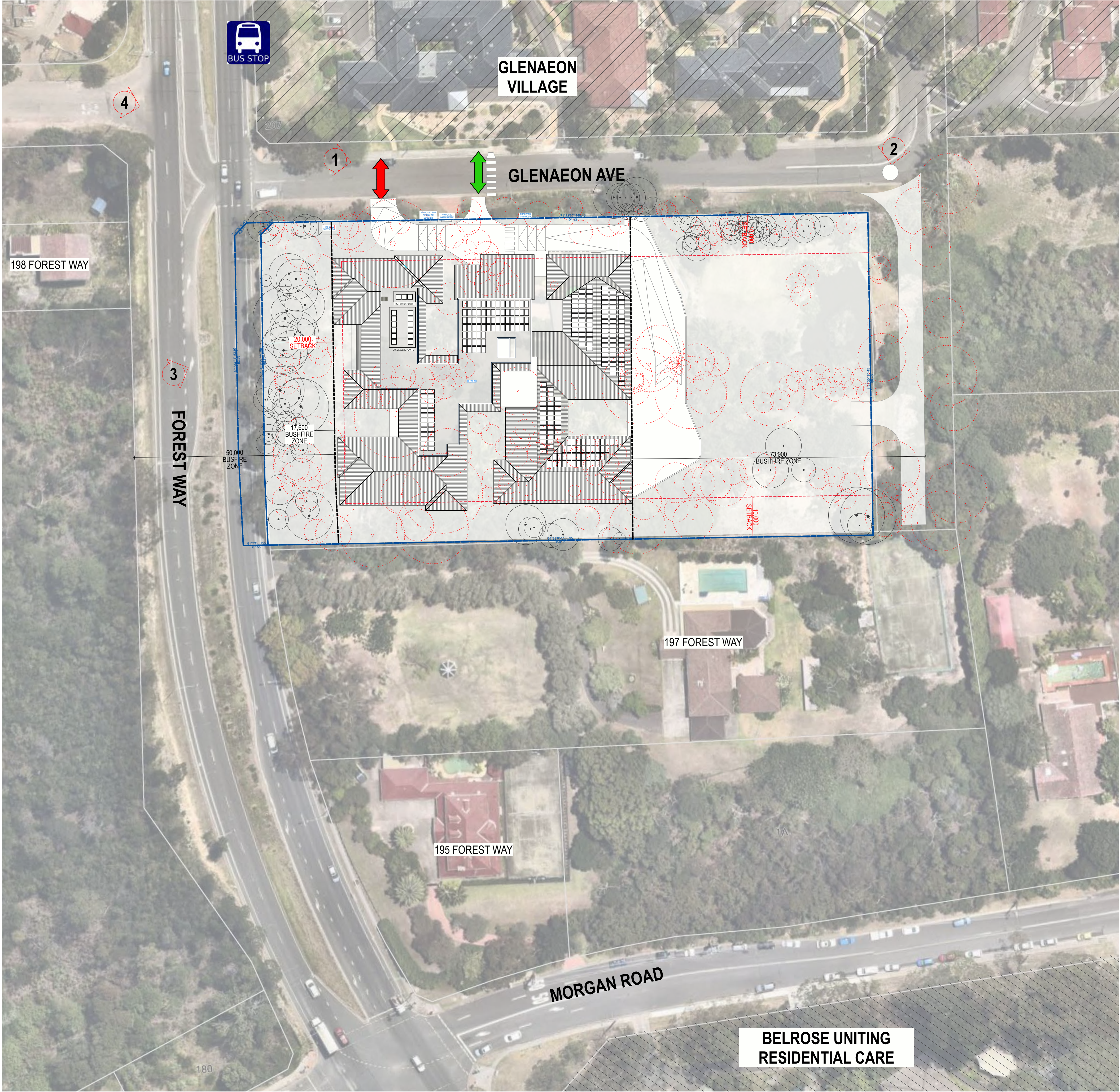




1 Site Location Plan
1:500



PHOTOGRAPH LOCATION 1



PHOTOGRAPH LOCATION 2

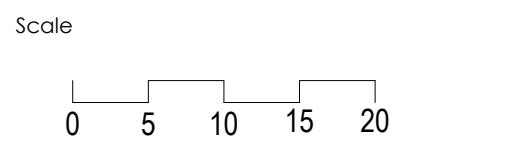


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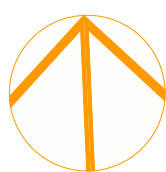


PHOTOGRAPH LOCATION 4

DRAWING NOTES	
	PHOTOGRAPHY VIEW ANGLES
	VEHICULAR AND PEDESTRIAN ACCESS TO SITE
	VEHICULAR ONLY ACCESS TO SITE



North



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Lend Lease Retirement Living



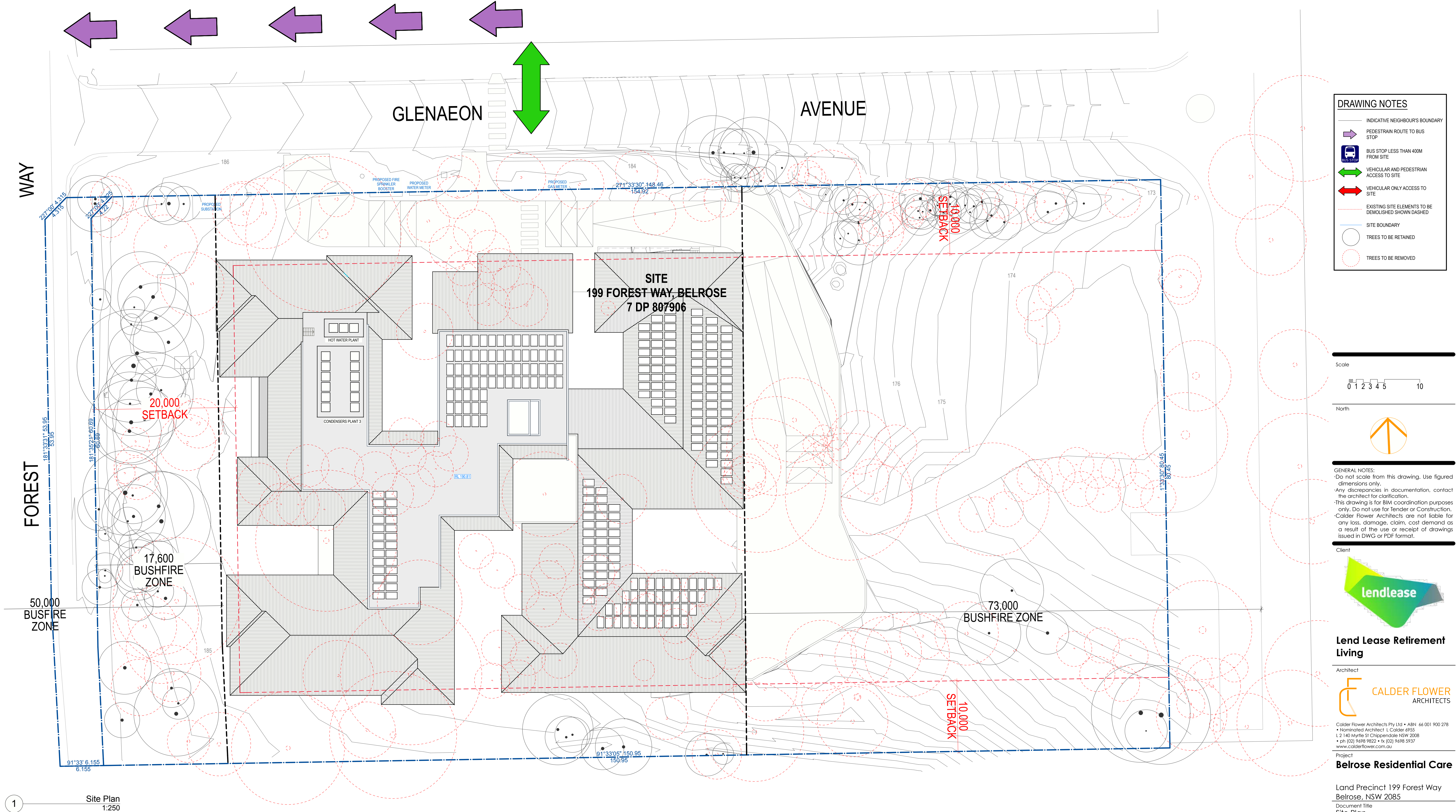
Calder Flower Architects Pty Ltd • ABN 66 001 900 278
• Nominated Architect L Calder 6755
L 2 140 Myrtle St Chippendale NSW 2008
• ph (02) 9698 7822 • fx (02) 9698 5937
www.calderflower.com.au

Project
Belrose Residential Care

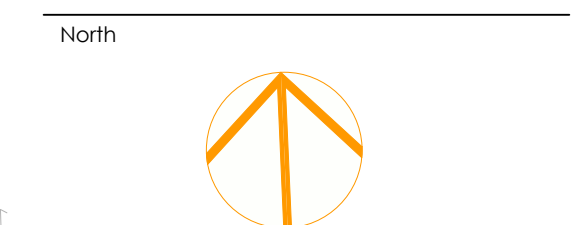
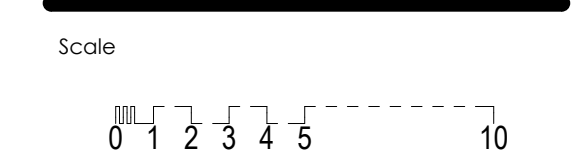
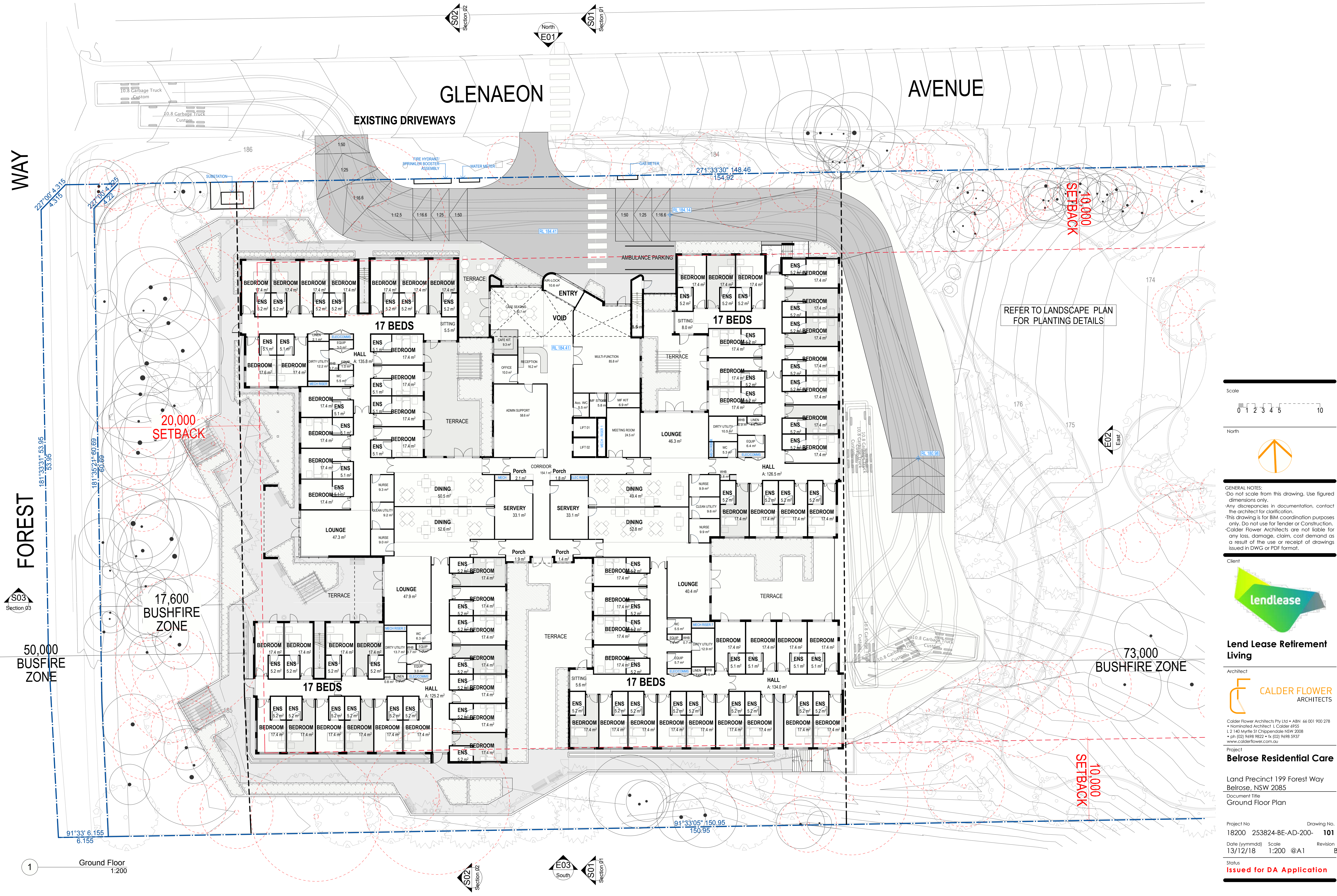
Land Precinct 199 Forest Way
Belrose, NSW 2085
Document Title
Site Location Plan

Project No. 18200 253824-BE-AD-000-001
Drawing No. 001
Date (yymmdd) 13/12/18 Scale 1:500, @A1
Revision B
Status
Issued for DA Application

REFER TO DRAWING 002 - SITE ANALYSIS PLAN







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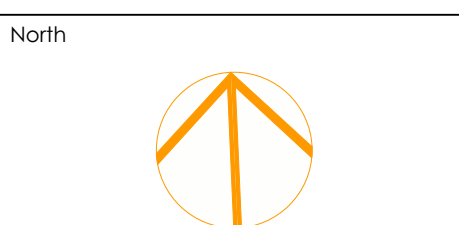
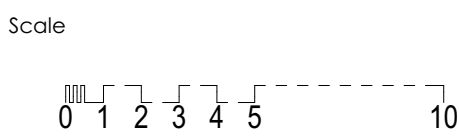
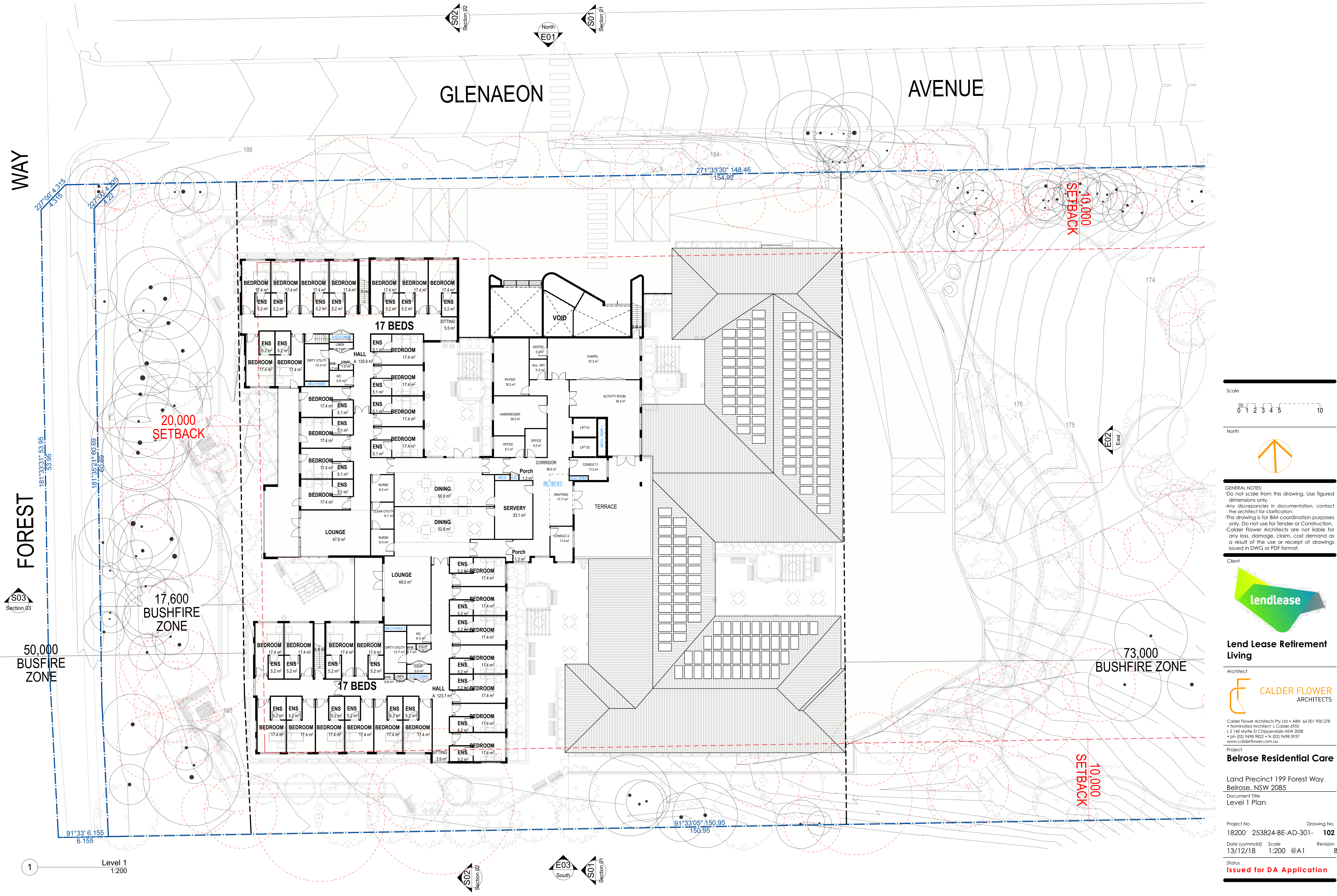
Calder Flower Architects Pty Ltd • ABN 66 001 900 278
• Nominated Architect: L Calder 6955
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Project
Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085
Document Title
Ground Floor Plan

Project No
18200 253824-BE-AD-200- 101
Date (yymmdd) 13/12/18 Scale 1:200 @A1 Revision B

Status
Issued for DA Application



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Project
Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085
Document Title
Level 1 Plan

Project No
18200 253824-BE-AD-301-

Date (yyymmdd)
13/12/18

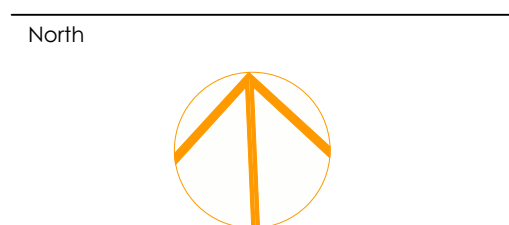
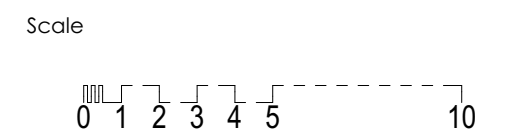
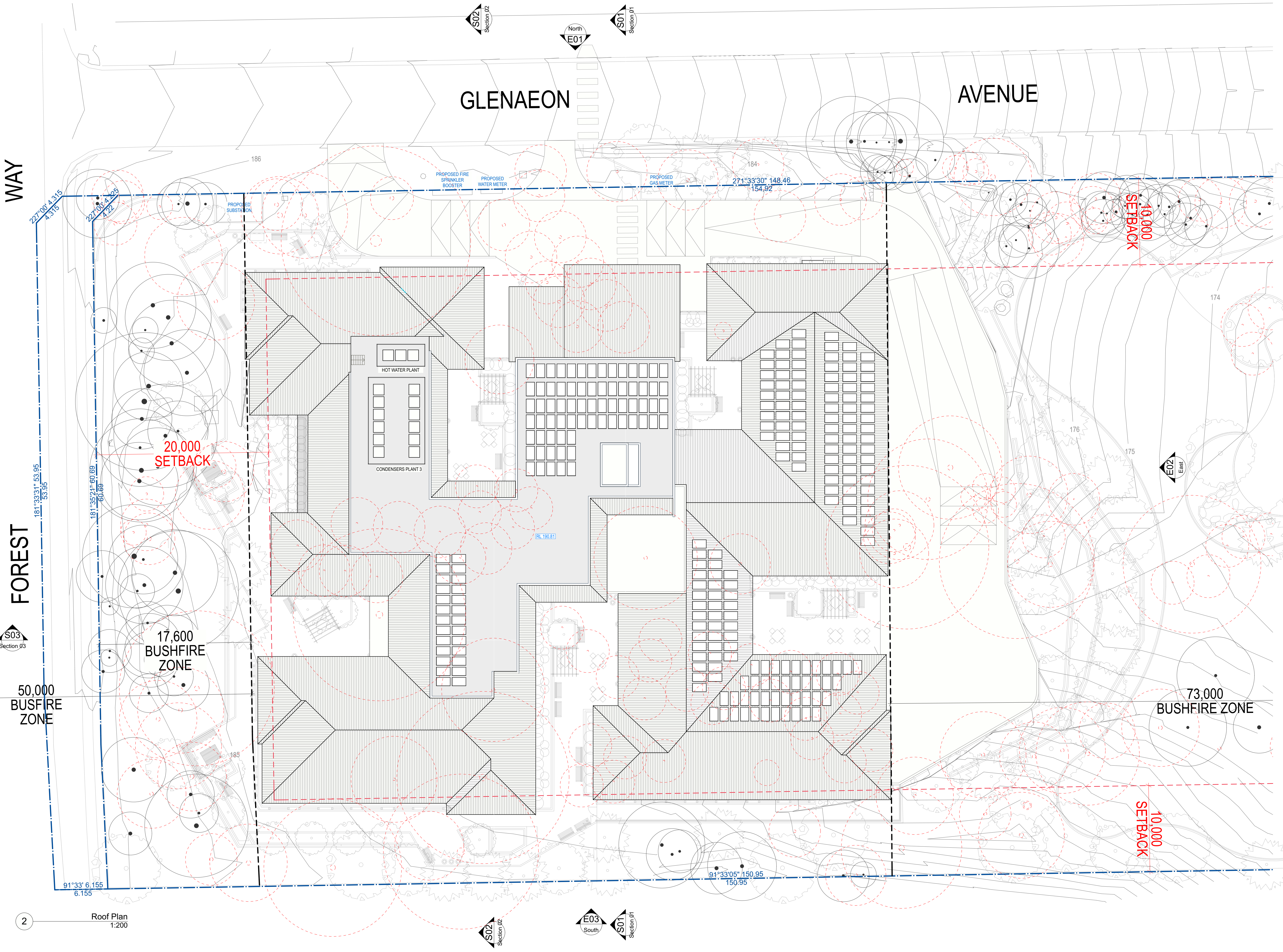
Scale
1:200

Revision
@A1

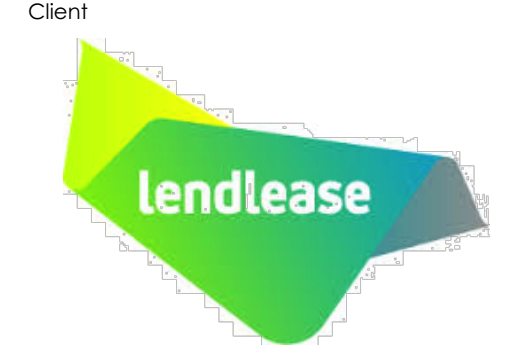
Status
Issued for DA Application

Drawing No.
102

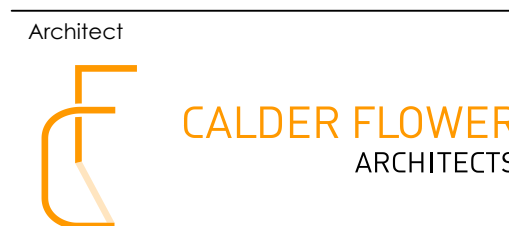
Revision
B



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Project
Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085
Document Title
Roof Plan

Project No. 18200 253824-BE-AD-302-**103**
Date (yymmdd) 13/12/18 Scale 1:200 @A1 Revision B

Status
Issued for DA Application



1 North Elevation
1:200



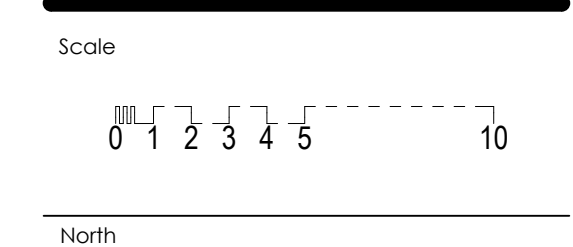
2 East Elevation
1:200



3 South Elevation
1:200



4 West Elevation
1:200



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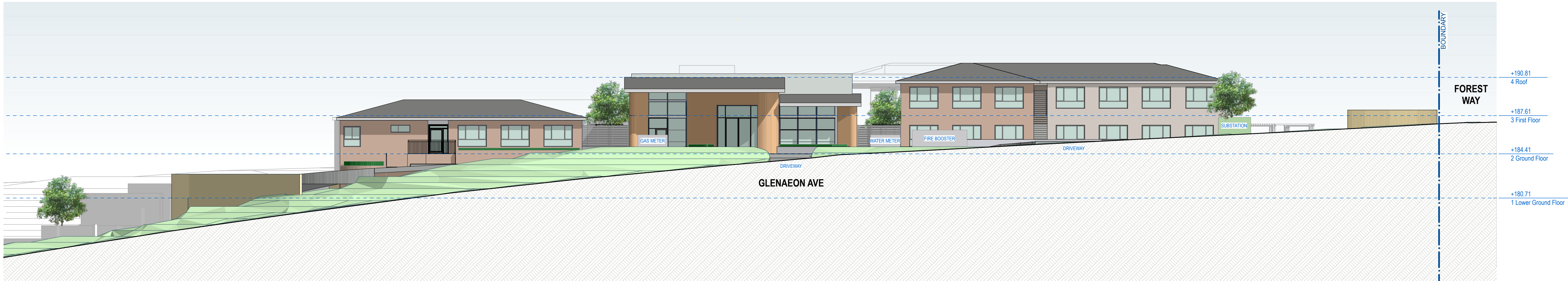
Architect
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Project
Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085
Document Title
Elevations

Project No. 18200 Drawing No. 253824-BE-AD-4-200
Date (yyymmdd) 13/12/18 Scale 1:200, @A1 Revision B
Status
Issued for DA Application



1 North Elevation
1:200



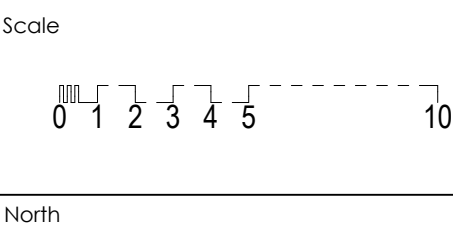
2 East Elevation
1:200



3 South Elevation
1:200



4 West Elevation
1:200



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Lend Lease Retirement Living

Architect

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Project

Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085

Document Title

Elevations - No landscaping

Project No. Drawing No.

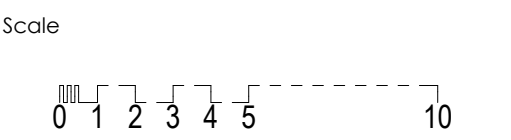
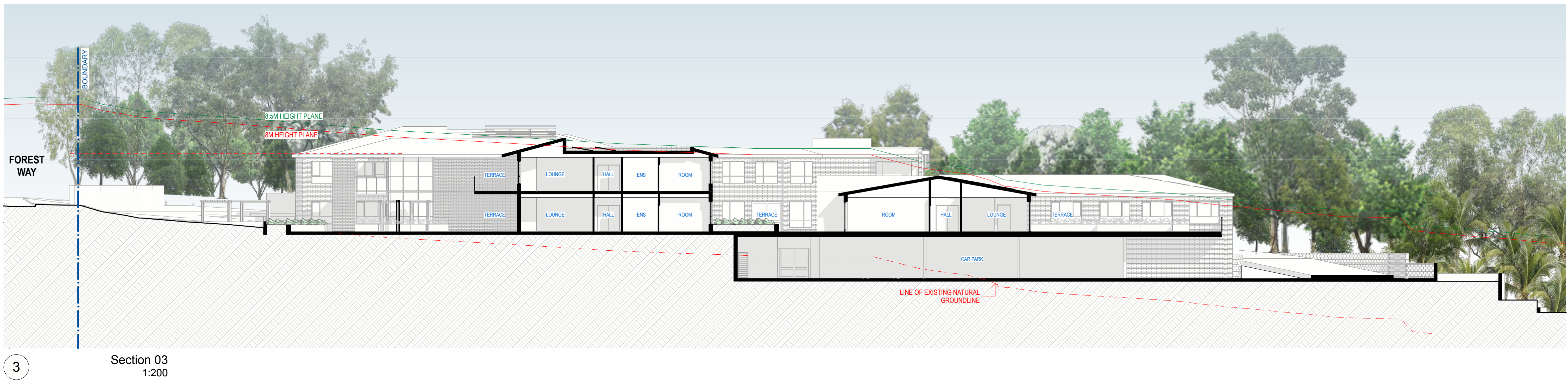
18200 253824-BE-AD-4- **201**

Date (yy/mm/dd) Scale Revision

13/12/18 1:200, @A1 1 B

Status

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North

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Client



Lend Lease Retirement Living

Architect



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Project

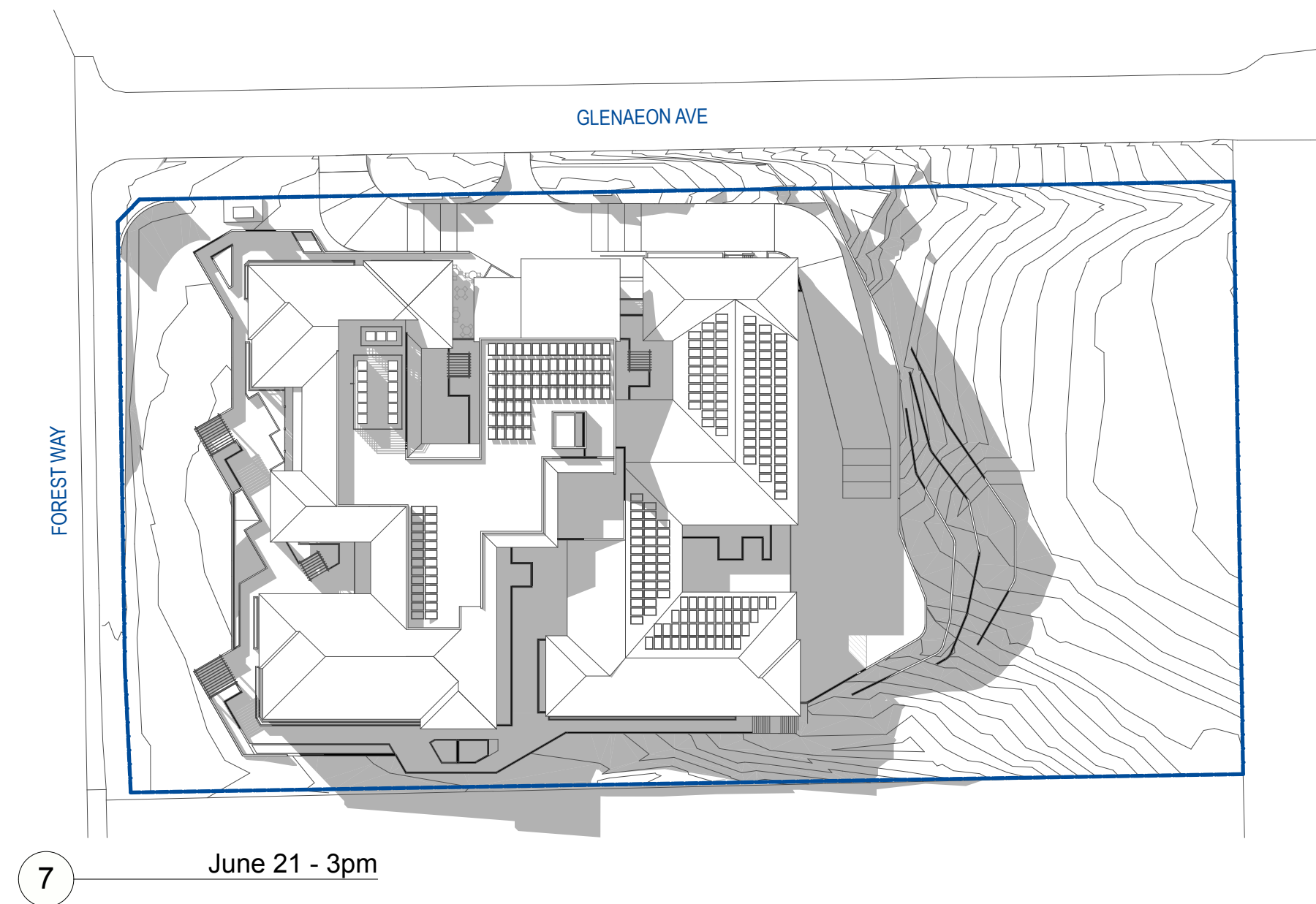
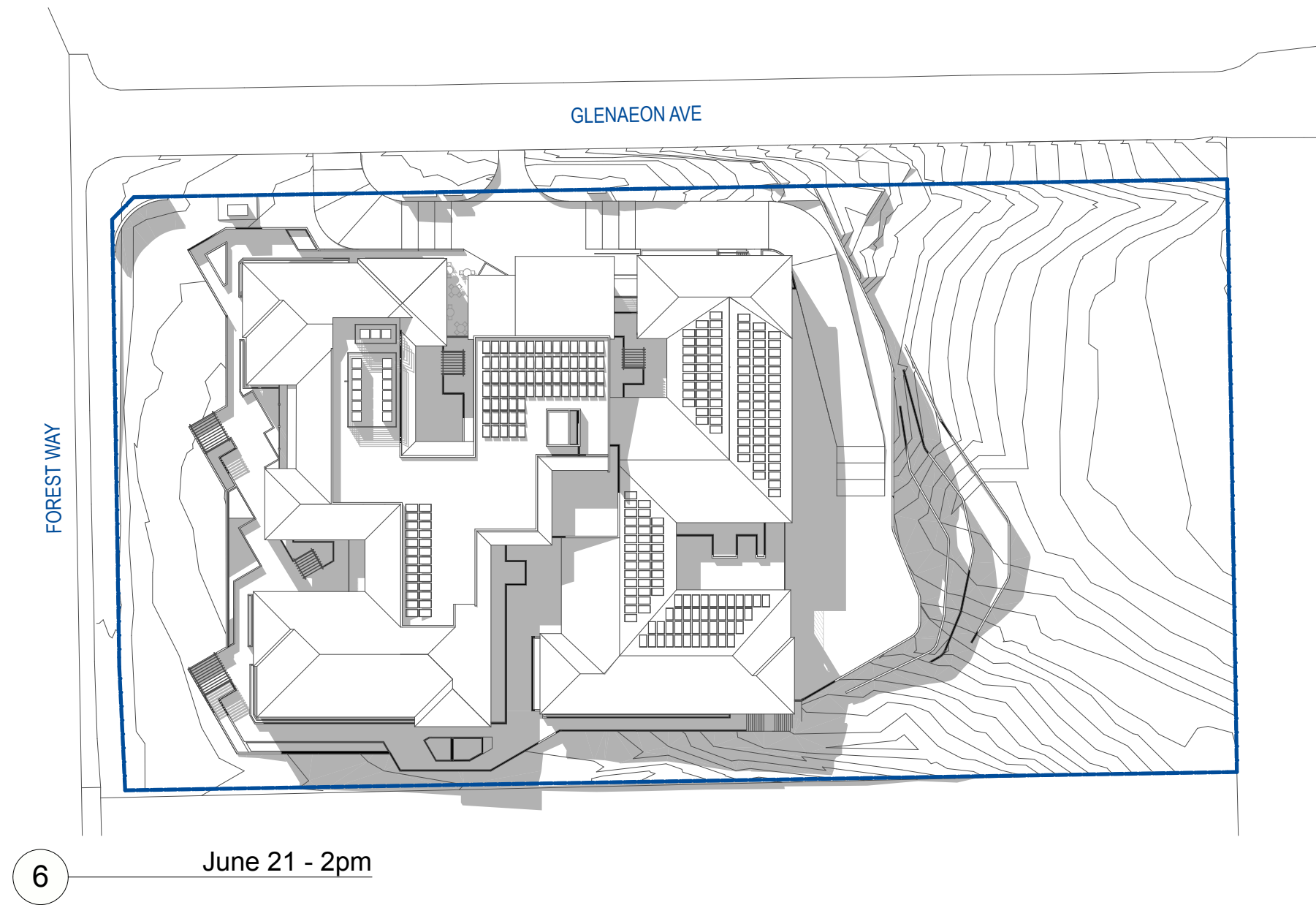
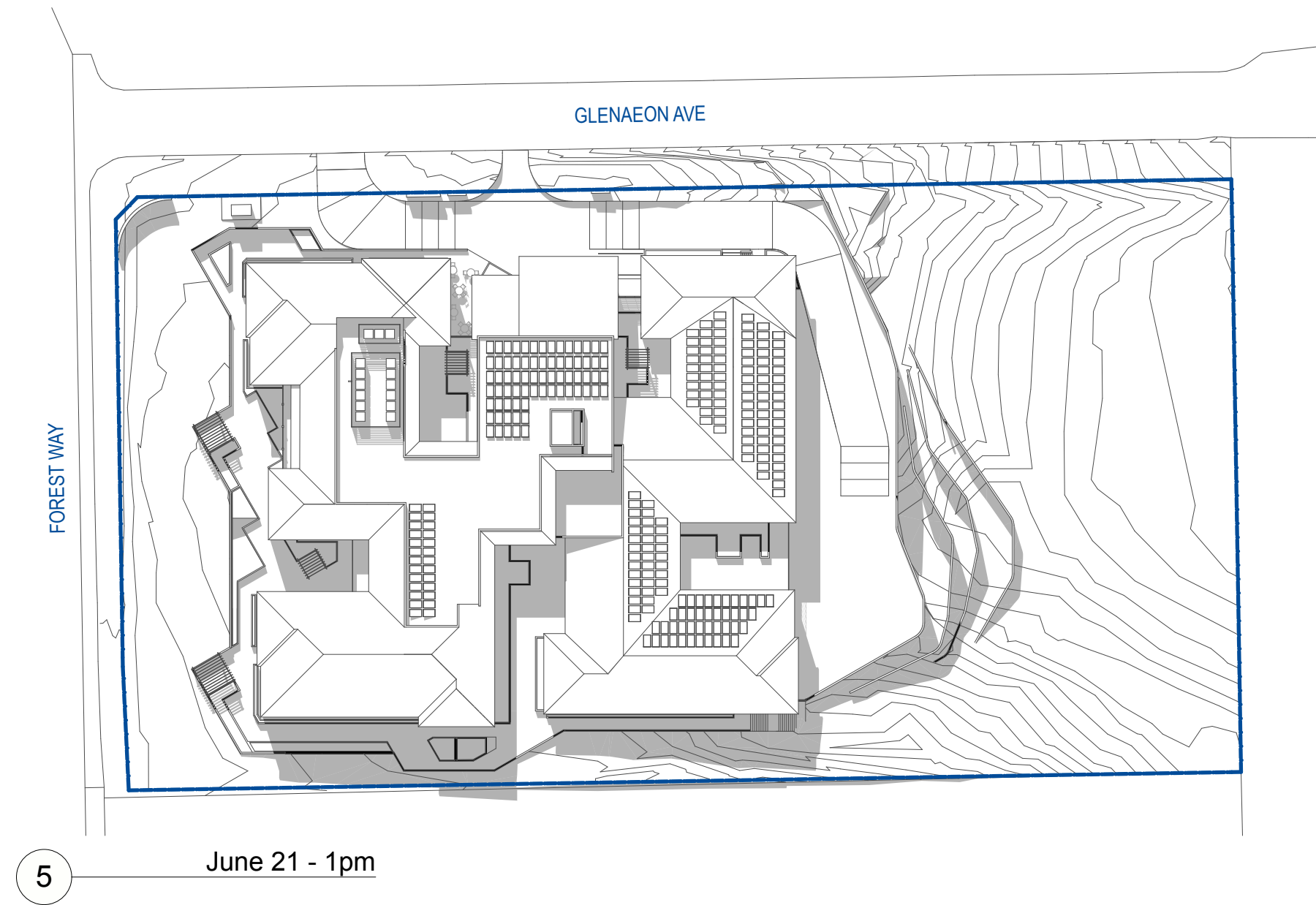
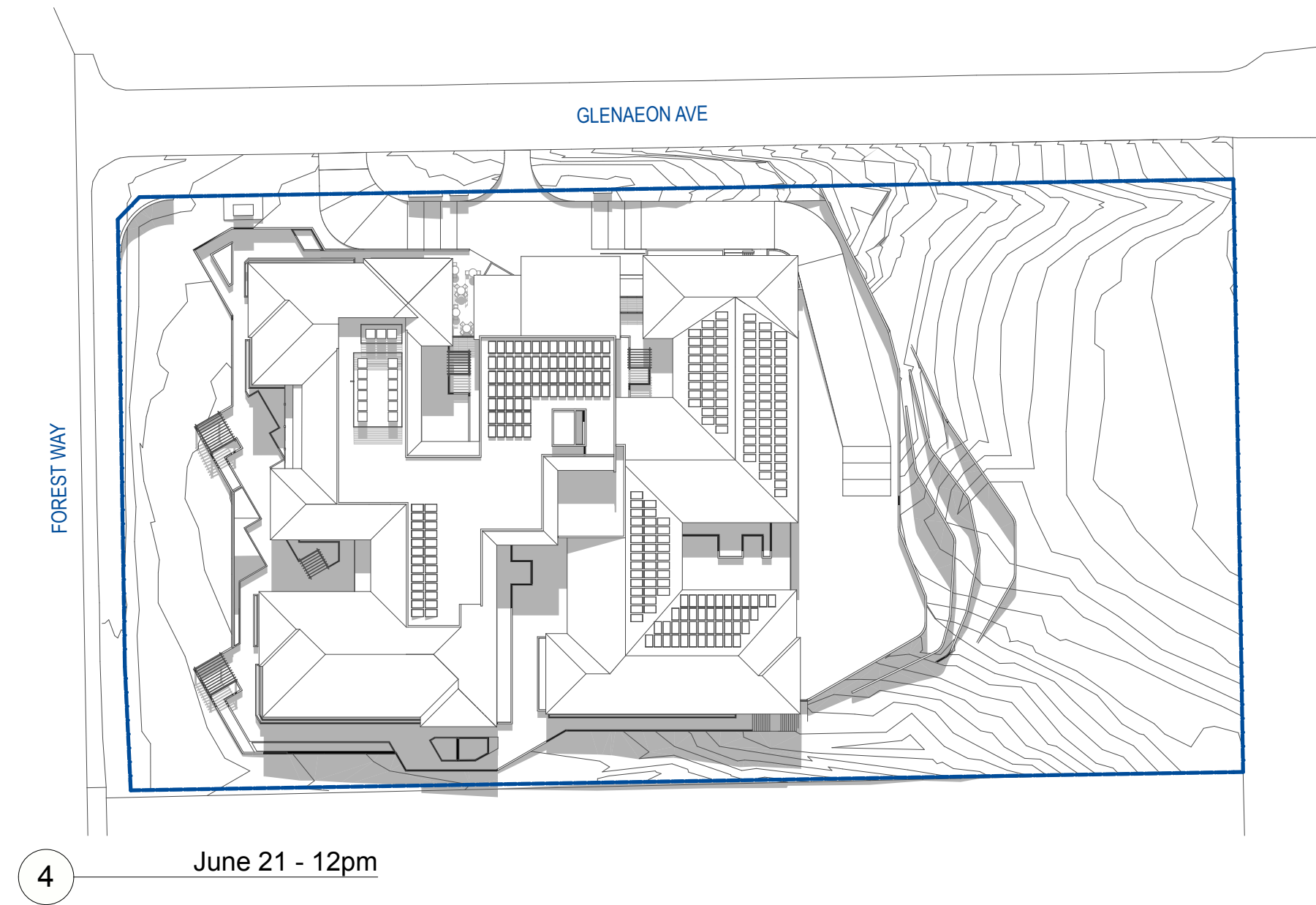
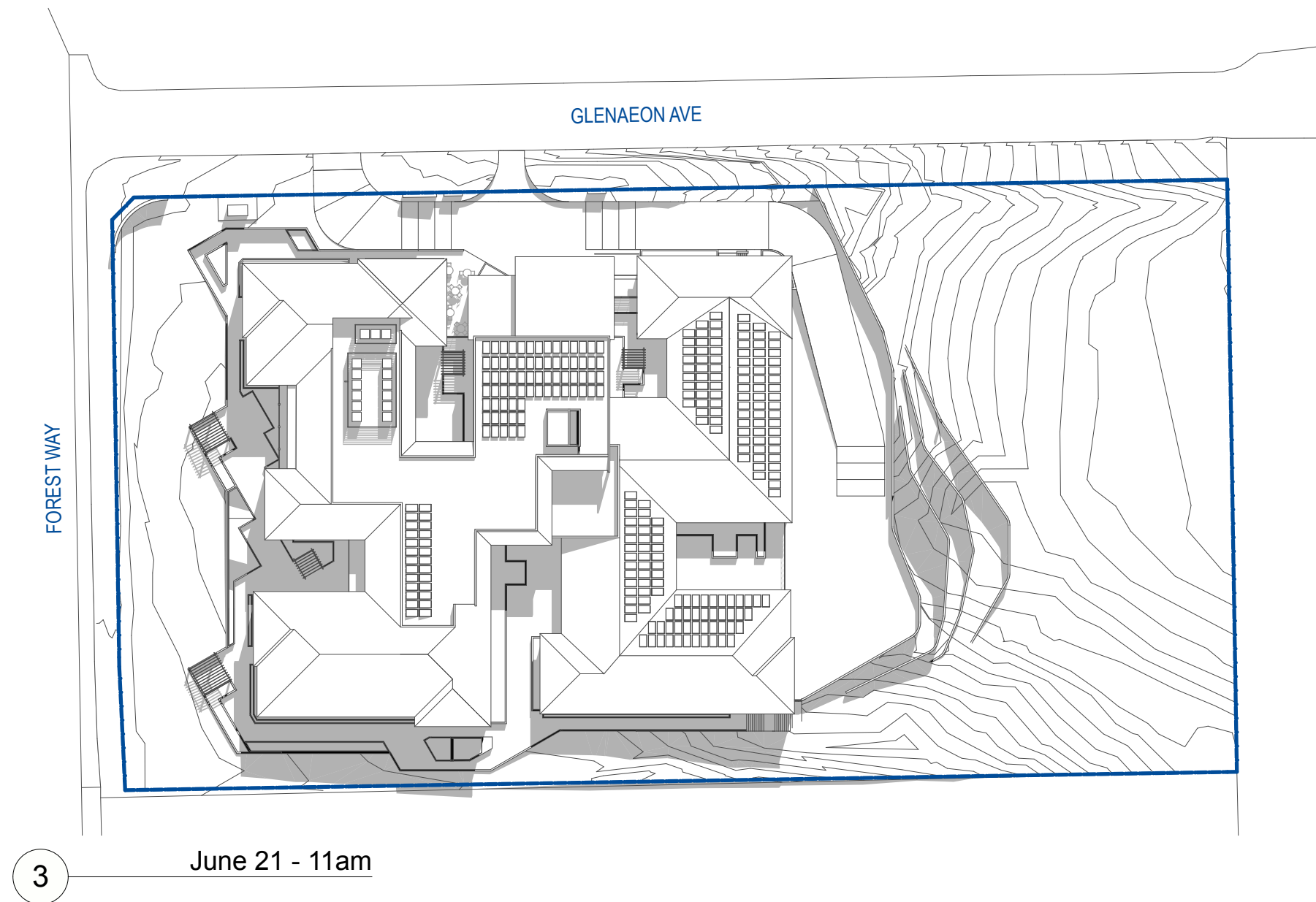
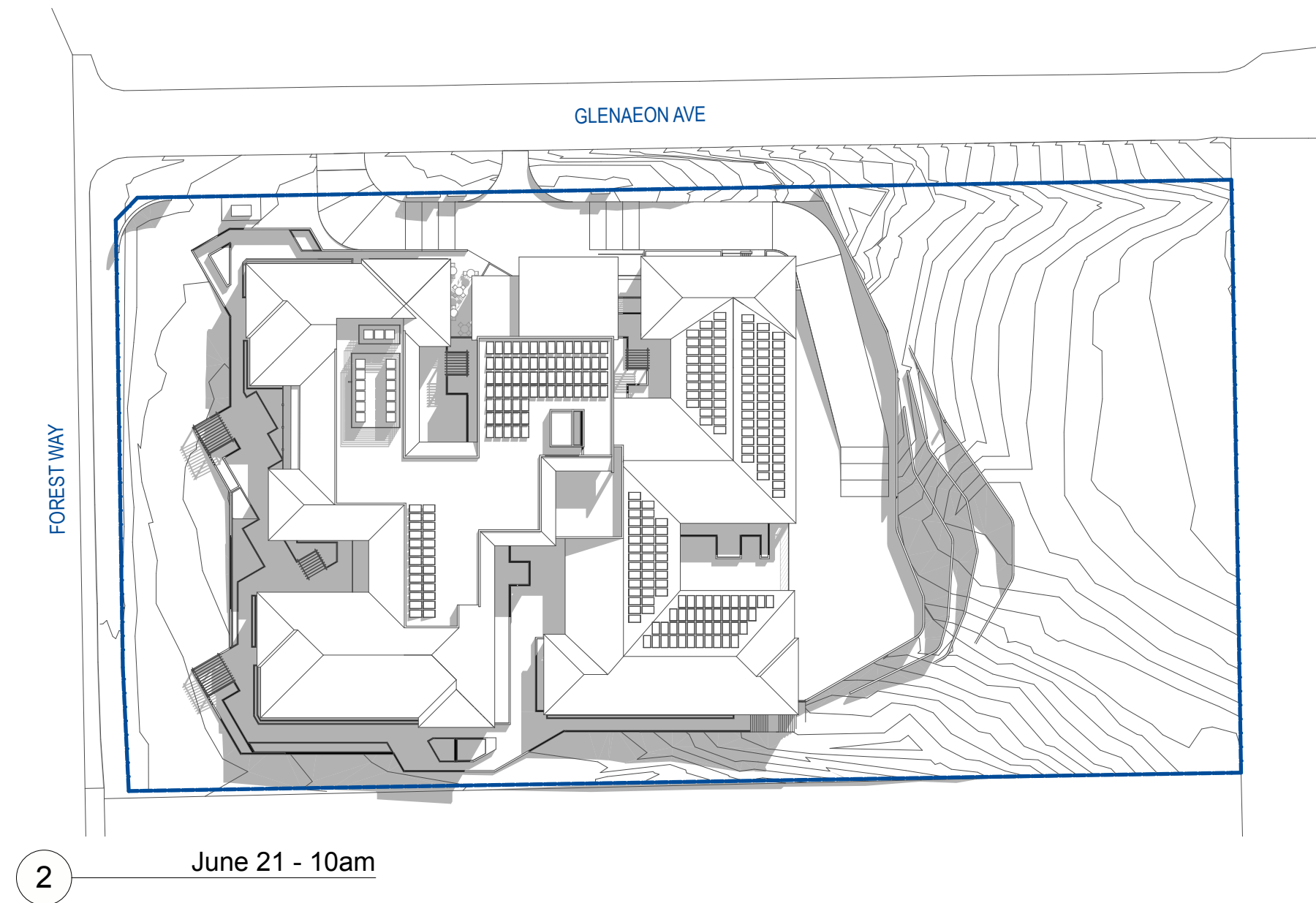
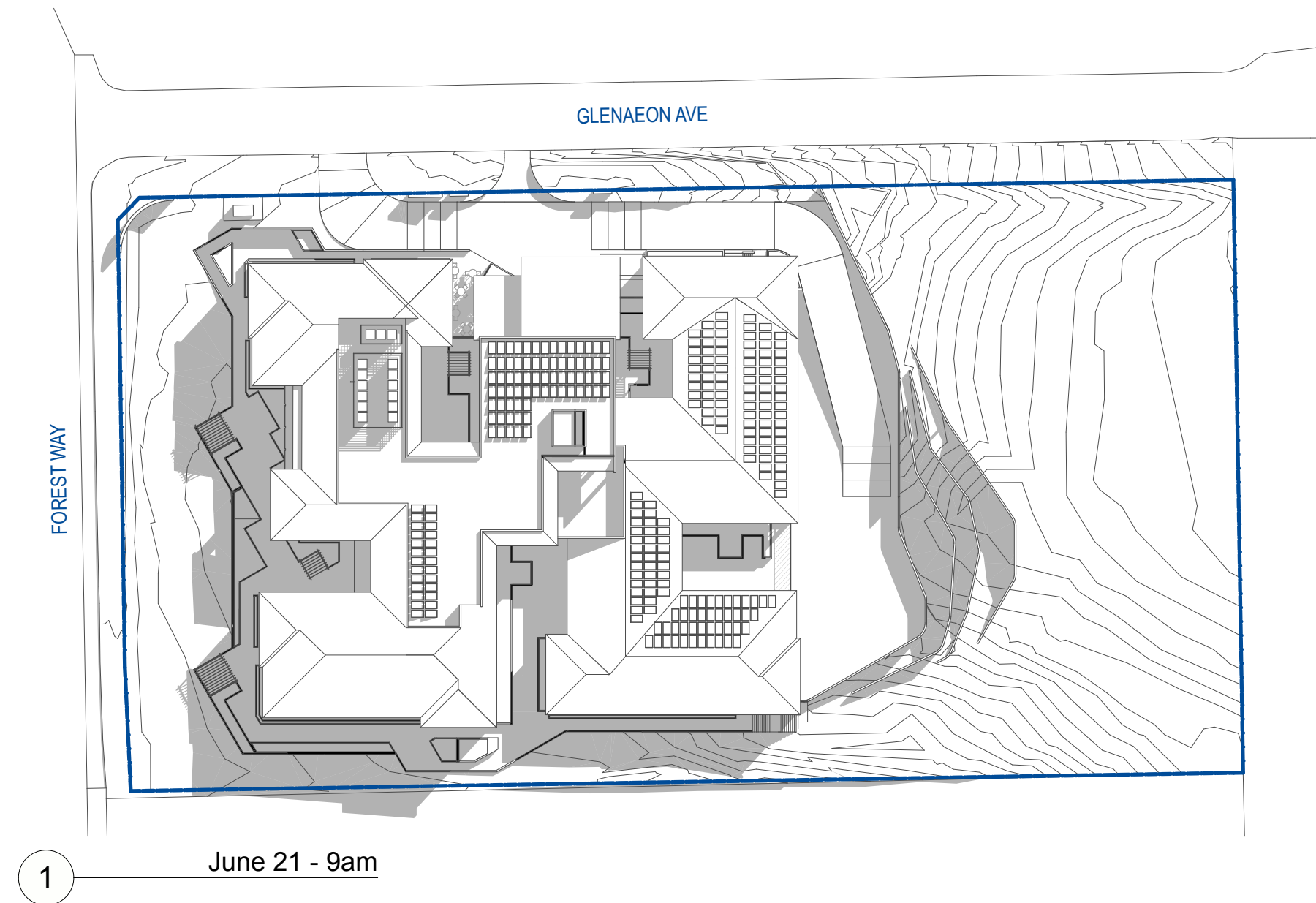
Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085

Document Title
Sections

Project No Drawing No.
18200 253824-BE-AD-5- **210**
Date (yyymmdd) Scale Revision
13/12/18 1:200, @A1 B

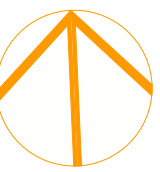
Status
Issued for DA Application



Scale

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Client



Lend Lease Retirement Living

Architect



Calder Flower Architects Pty Ltd • ABN 66 001 900 278
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Project

Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085

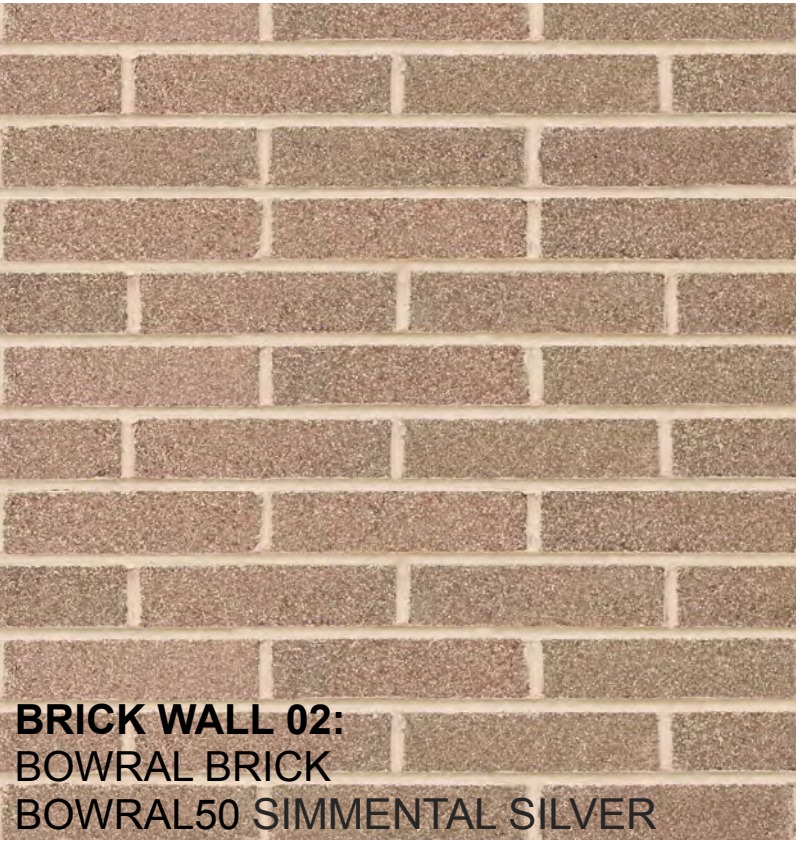
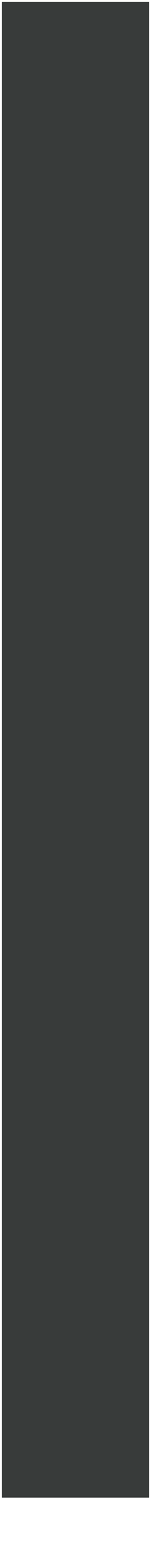
Document Title
Sun Studies

Project No Drawing No.
18200 253824-BE-AD-9- **300**

Date (yy/mm/dd) Scale Revision
13/12/18 B

Status
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EXTERNAL MATERIAL PALETTE:



Scale

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North

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Project

Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085

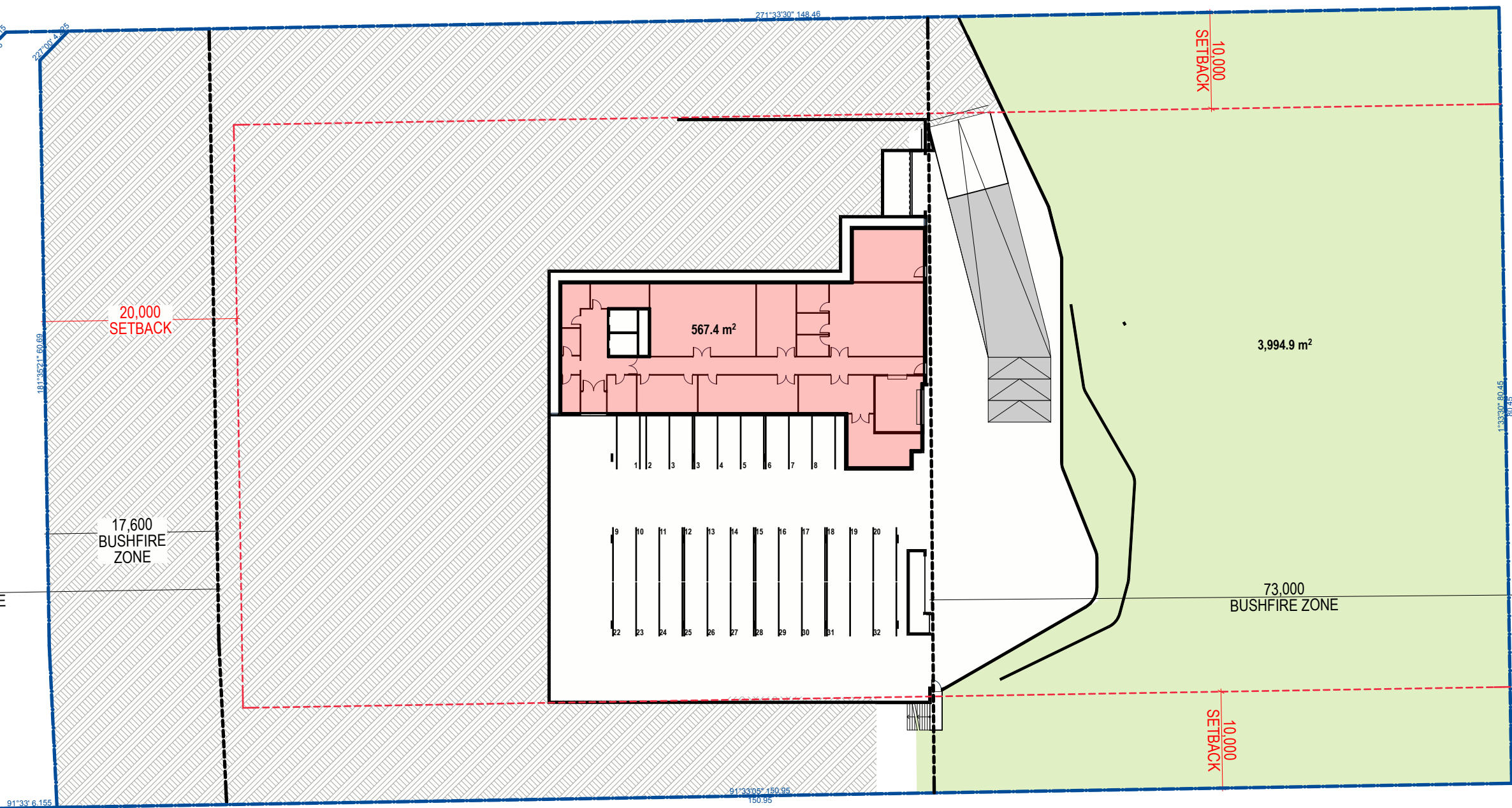
Document Title

Material Palette

Project No. Drawing No.
18200 253824-BE-AD-9- 501
Date (yyymmdd) Scale Revision
13/12/18 B

Status

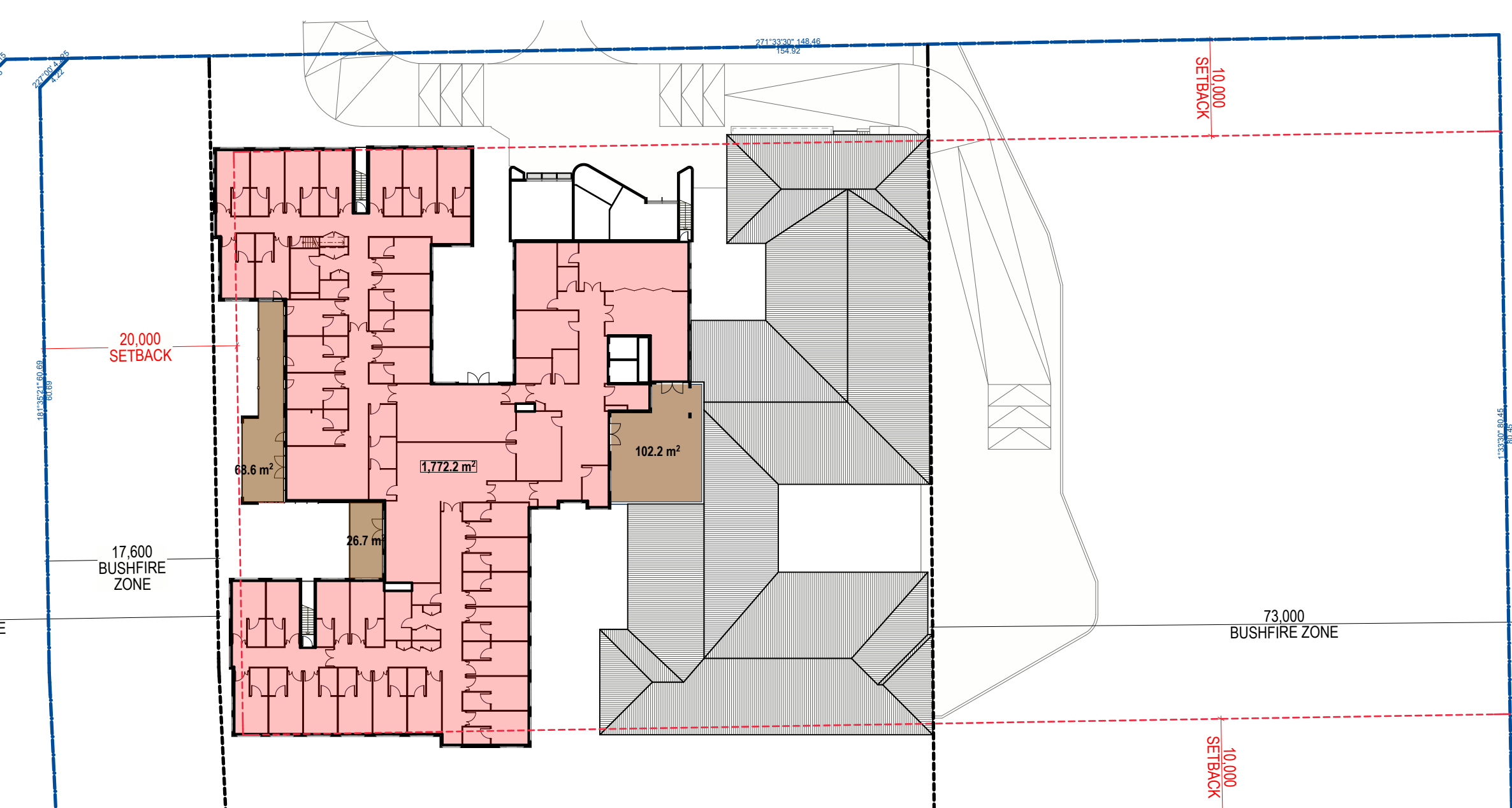
Issued for DA Application



1 GFA - Lower Ground Floor
1:500



2 GFA - Ground Floor
1:500



3 GFA - First Floor
1:500

TOTAL SITE AREA: 12,177m²

DEVELOPMENT SUMMARY

Residential Care Schedule:
68 x Single Occupancy Rooms / Units (SOU)
34 x Dementia Specific Single Occupancy Rooms
Total = 102 Beds

PARKING SUMMARY

Disabled Parking Spaces = 2
Ambulance Bay = 1
Staff Parking = 8
Vistor Parking = 22

Total Parking Provided = 32

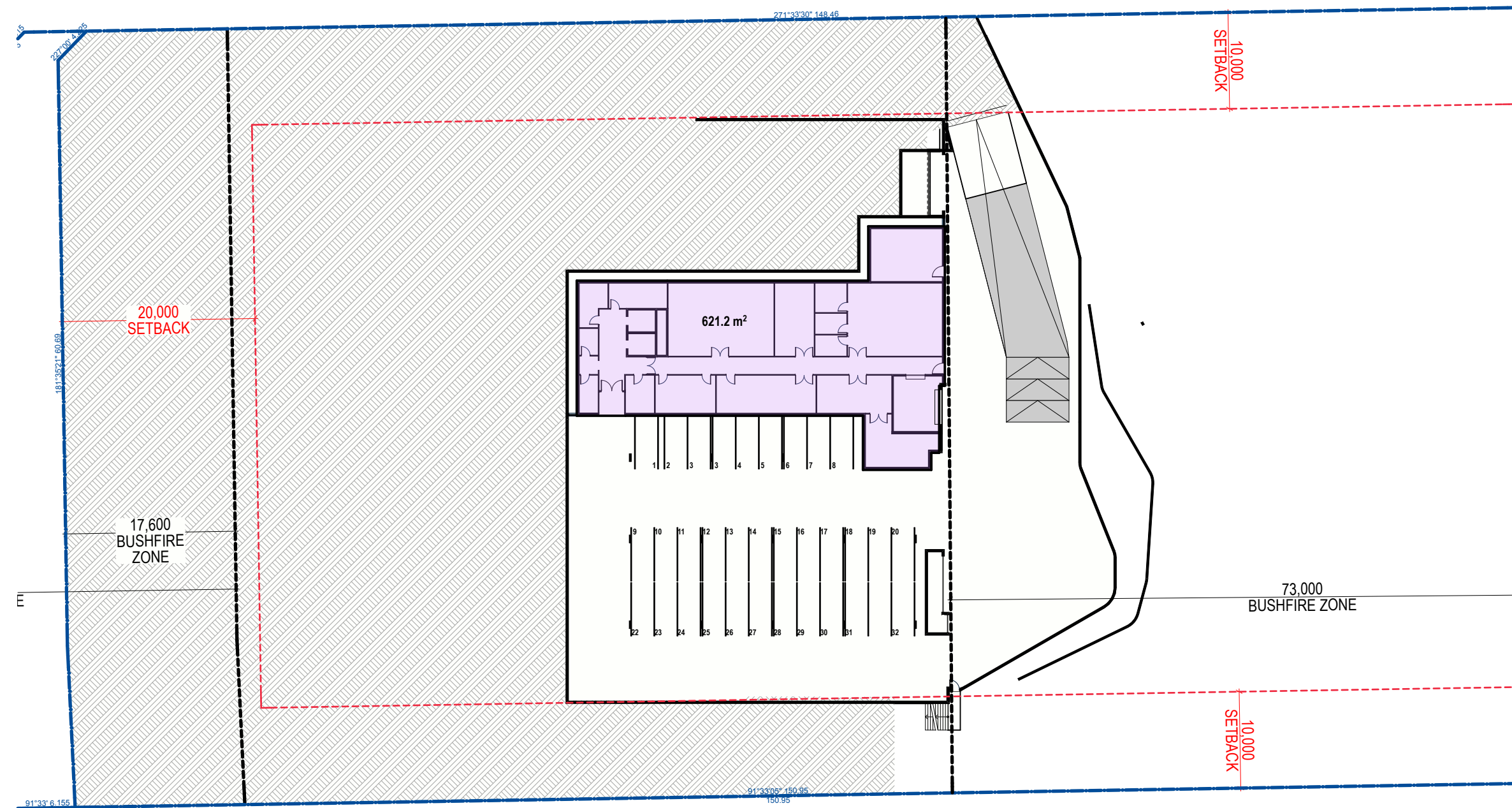
GFA CALCULATION	
	AREA
Lower Ground Floor	567.40
Ground Floor	3,286.49
First Floor	1,772.19
	5,626.08 m²

FSR CALCULATION 0.46 :1

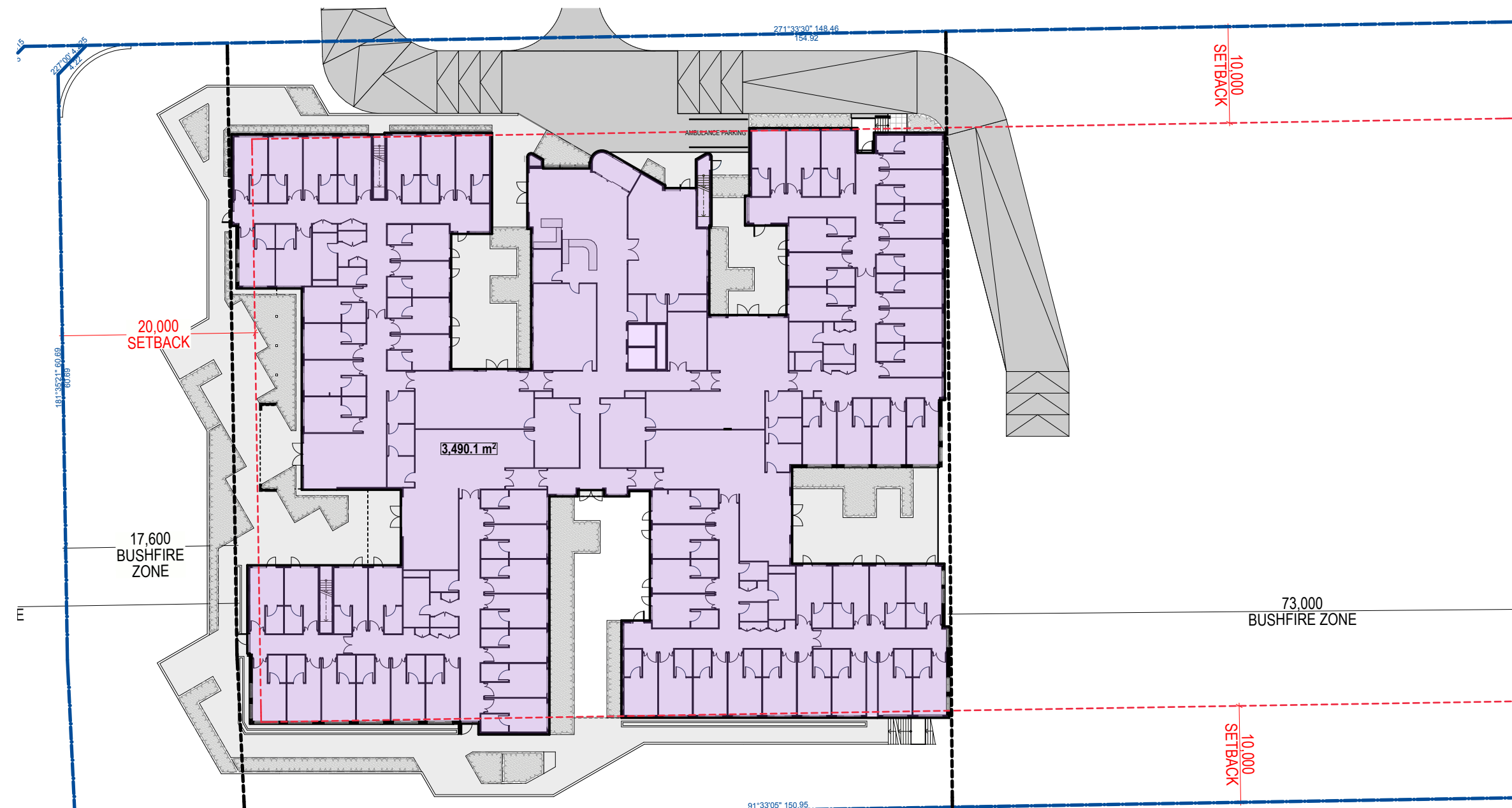
LANDSCAPE CALCULATIONS (EXCLUDING DRIVEWAY AND PARKING AREAS)

		AREA
Balcony	Ground Floor	151.25
Balcony	First Floor	197.58
Landscape	Lower Ground Floor	3,994.88
Landscape	Ground Floor	3,111.99
		7,455.70 m²

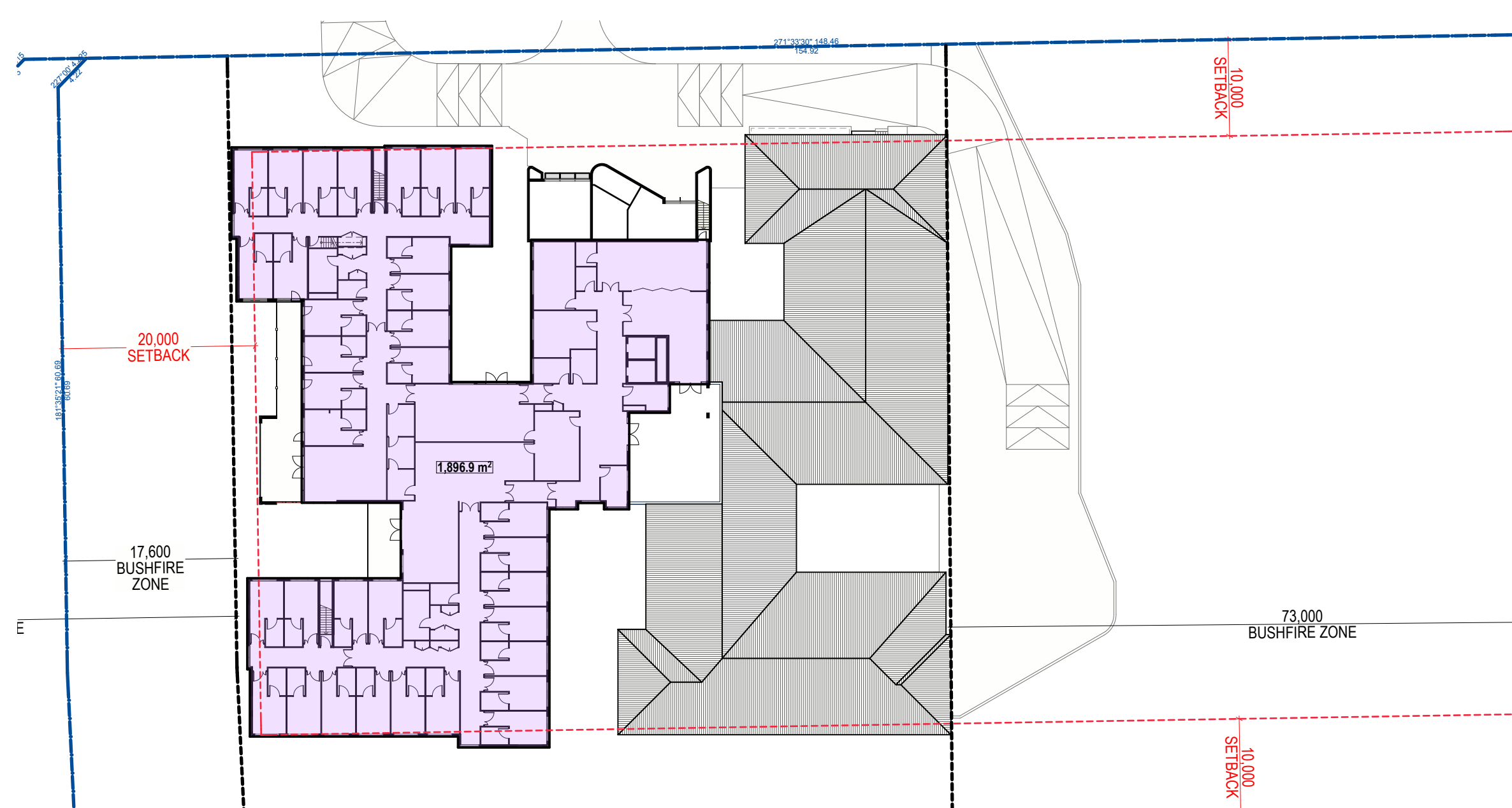
GBA CALCULATION	
	AREA
Lower Ground Floor	621.21
Ground Floor	3,490.07
First Floor	1,896.92
	6,008.20 m²



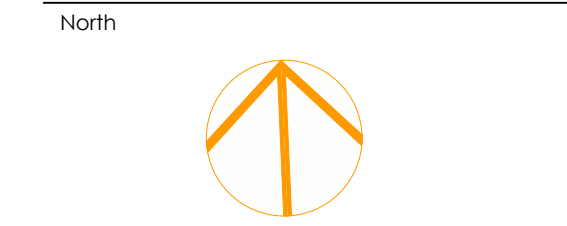
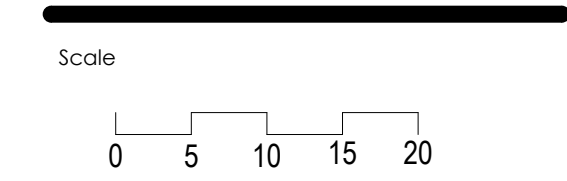
4 GBA Lower Ground Floor
1:500



5 GBA - Ground Floor
1:500



6 GBA - First Floor
1:500



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Lend Lease Retirement Living

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ARCHITECTS

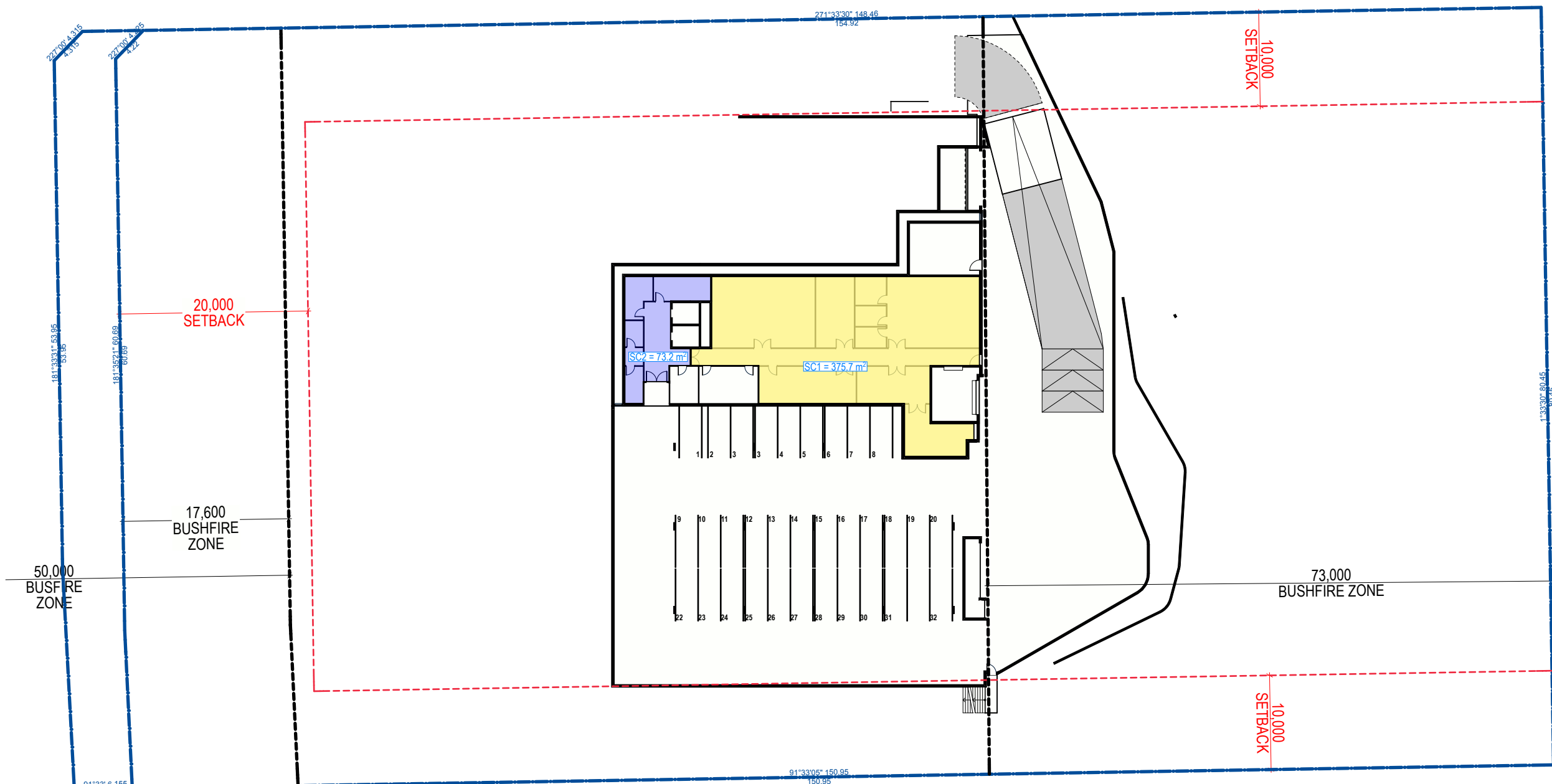
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Project
Belrose Residential Care

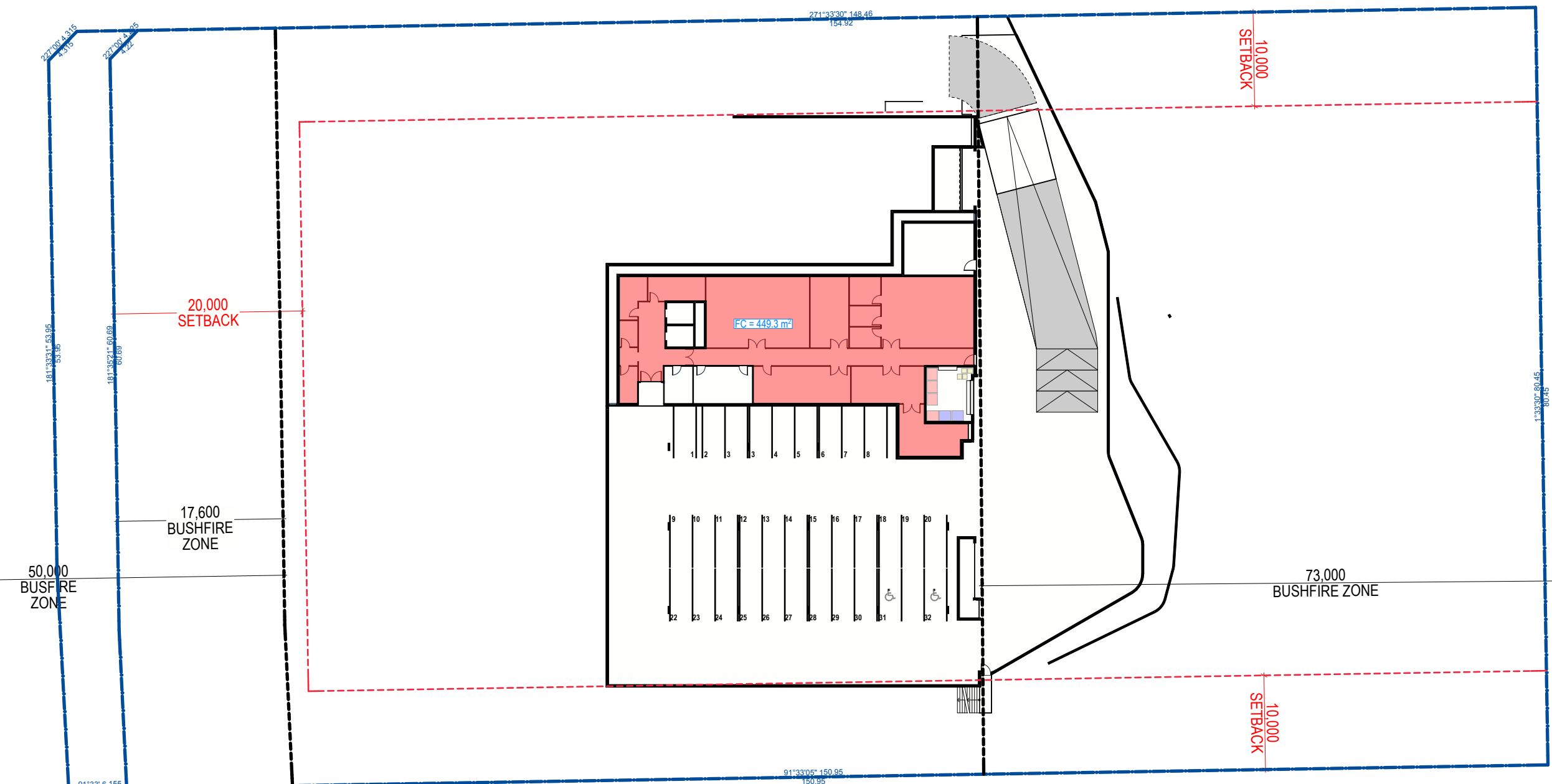
Land Precinct 199 Forest Way
Belrose, NSW 2085
Document Title
Area Calculations

Project No 18200 253824-BE-AD-9- Drawing No. 600
Date (yymmdd) 13/12/18 Scale 1:500, @A1 Revision B

Status
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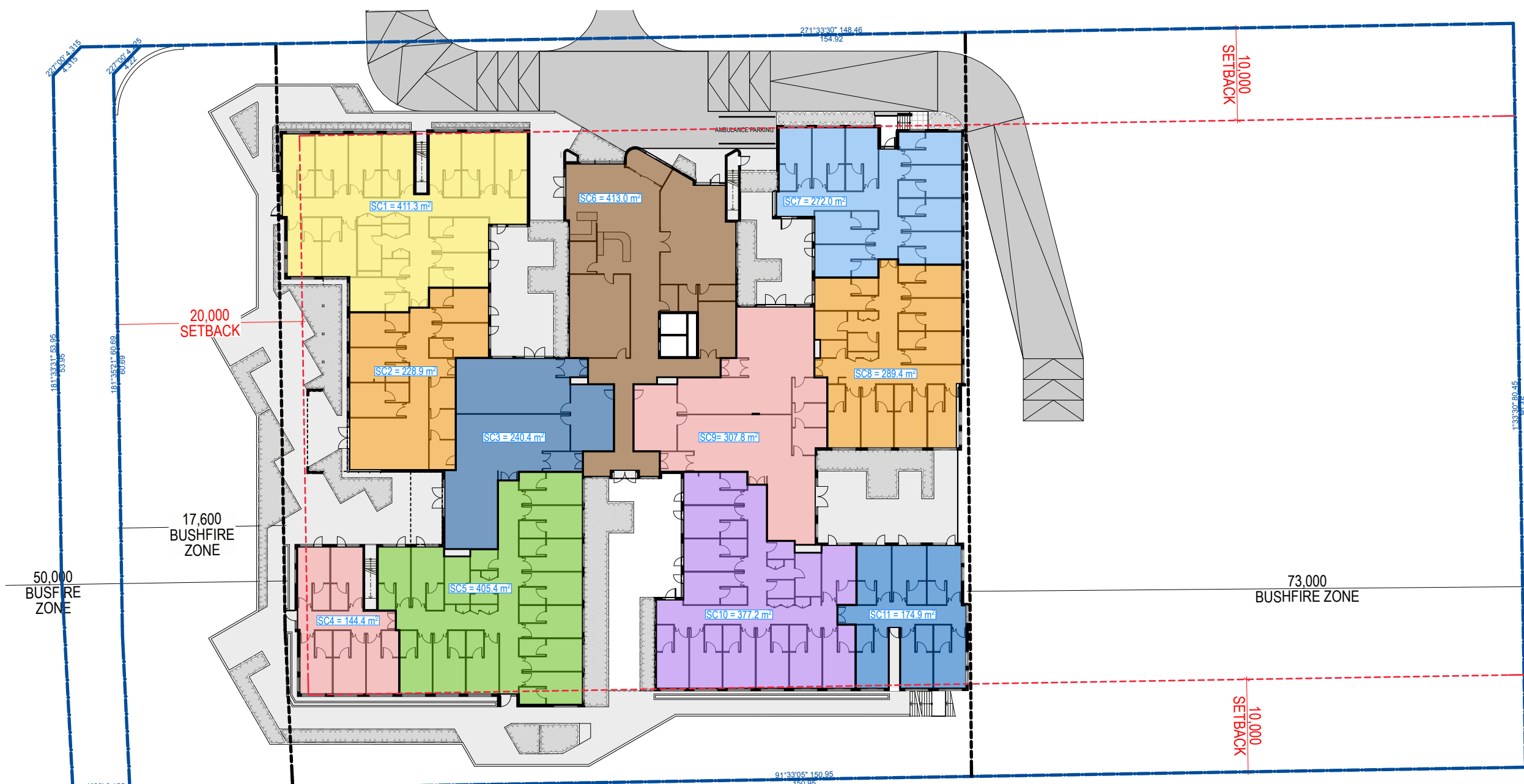


1 Smoke Compartmentation - Lower Ground Floor
1:500

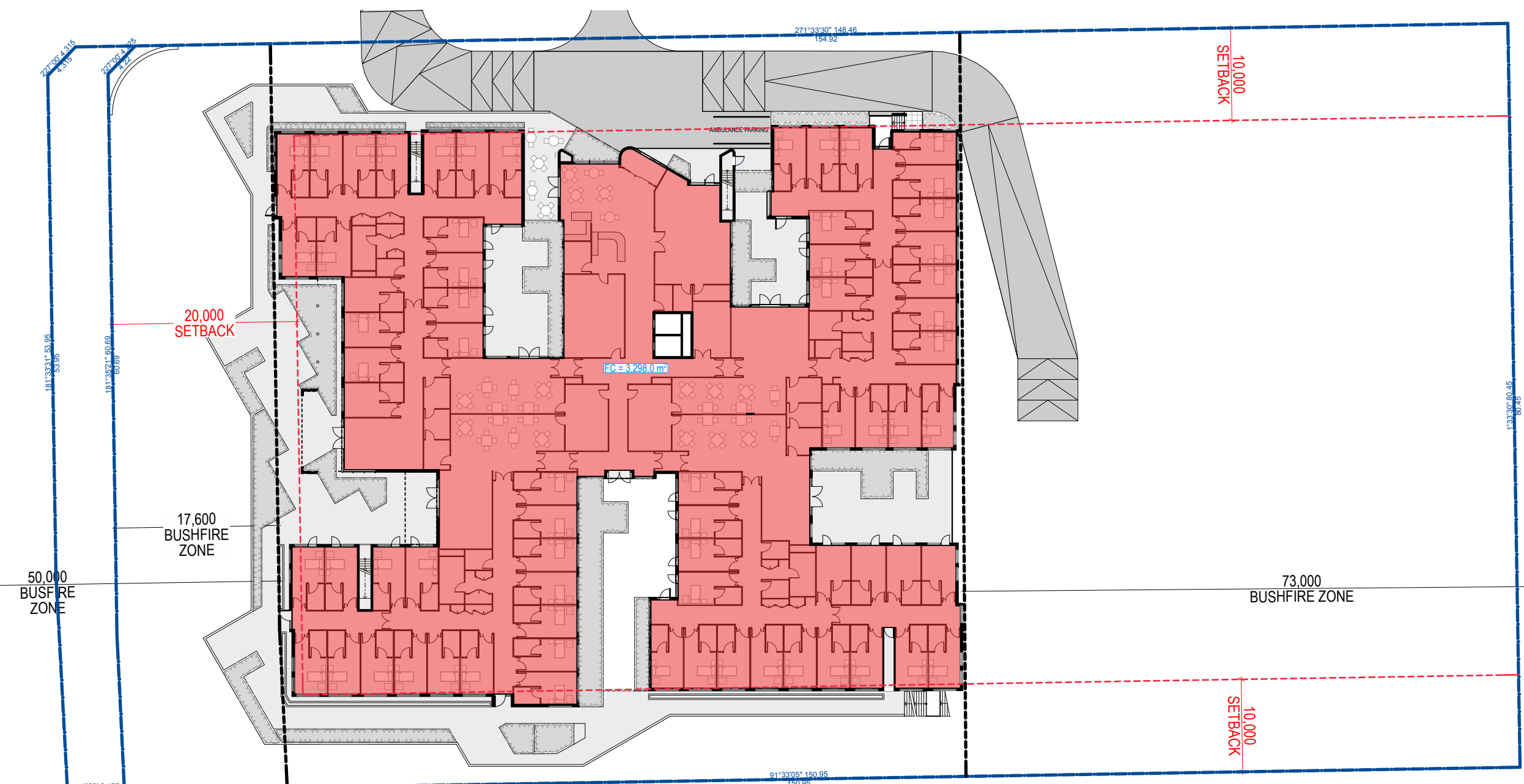


4 Fire Compartmentation - Lower Ground Floor
1:500

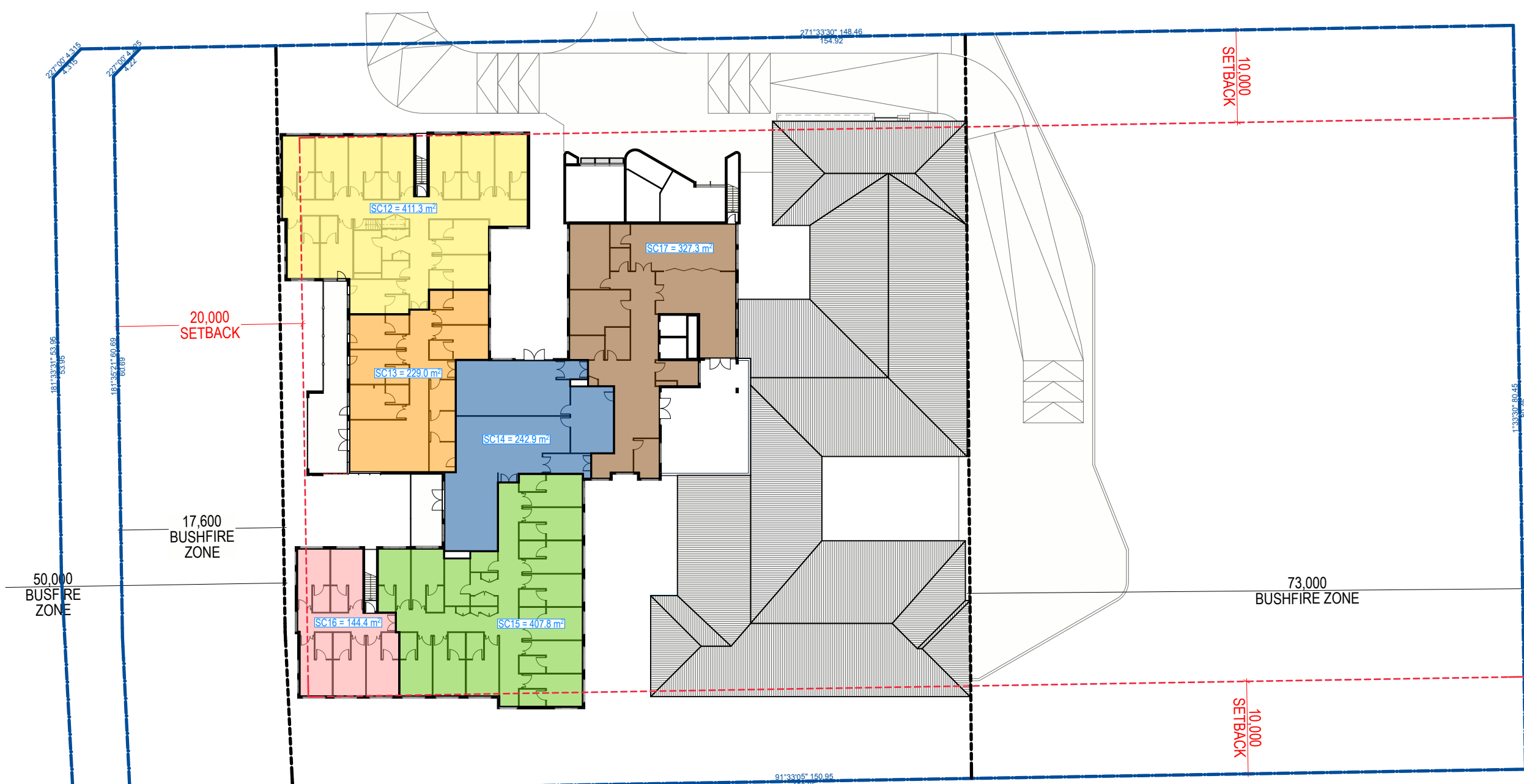
FIRE COMPARTMENT	
	AREA
Lower Ground Floor	449.34
Ground Floor	3,297.98
First Floor	1,776.47
	5,523.79 m ²



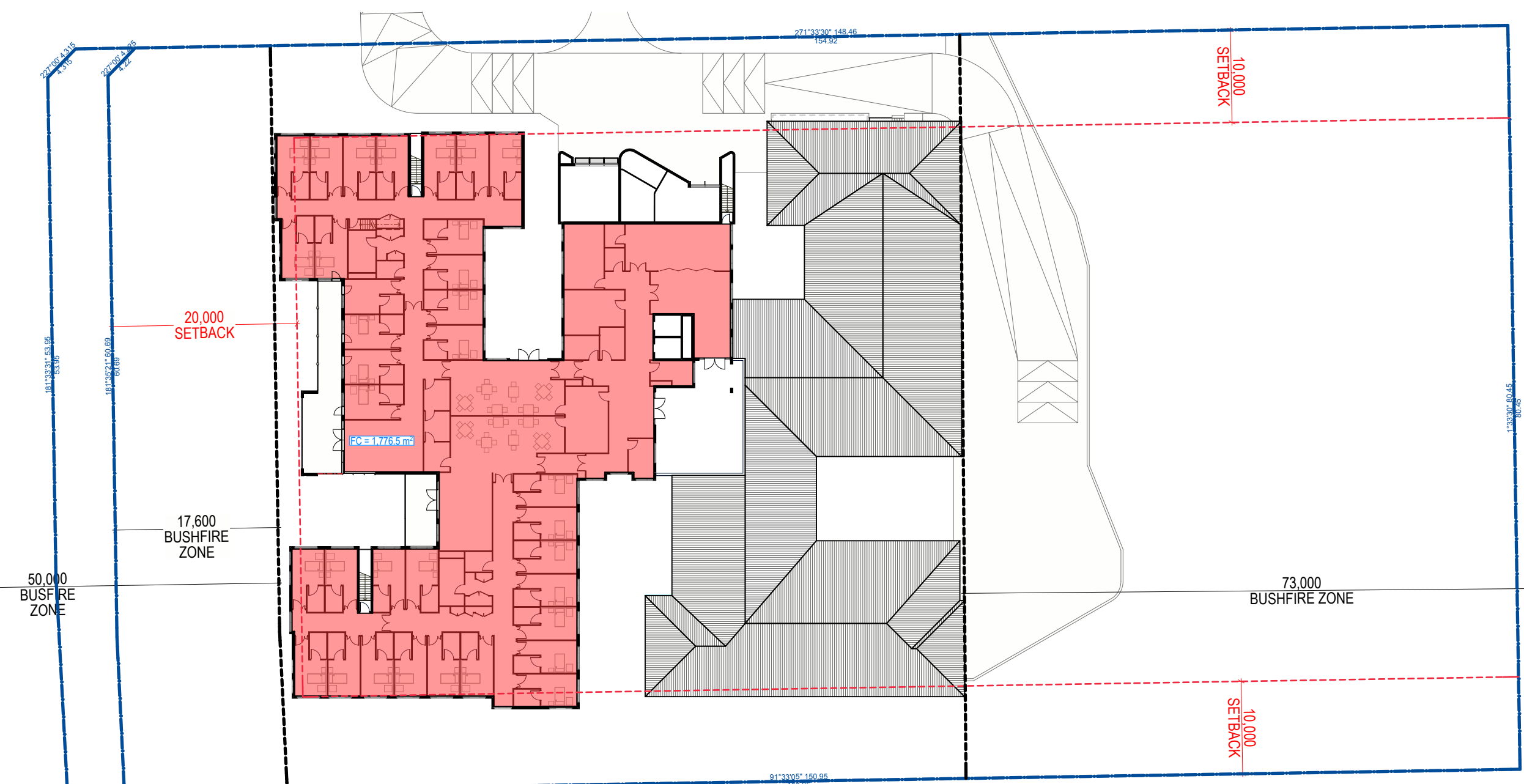
2 Smoke Compartmentation - Ground Floor
1:500



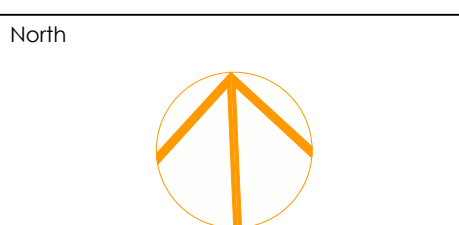
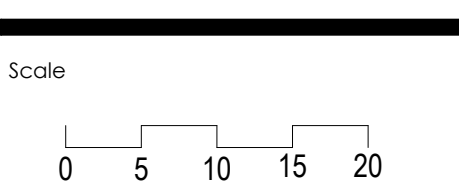
5 Fire Compartmentation - Ground Floor
1:500



3 Smoke Compartmentation - First Floor
1:500



6 Fire Compartmentation - First Floor
1:500



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Lend Lease Retirement Living

Architect
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Project
Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085
Document Title
Smoke & Fire Compartments

Project No
18200 253824-BE-AD-9-

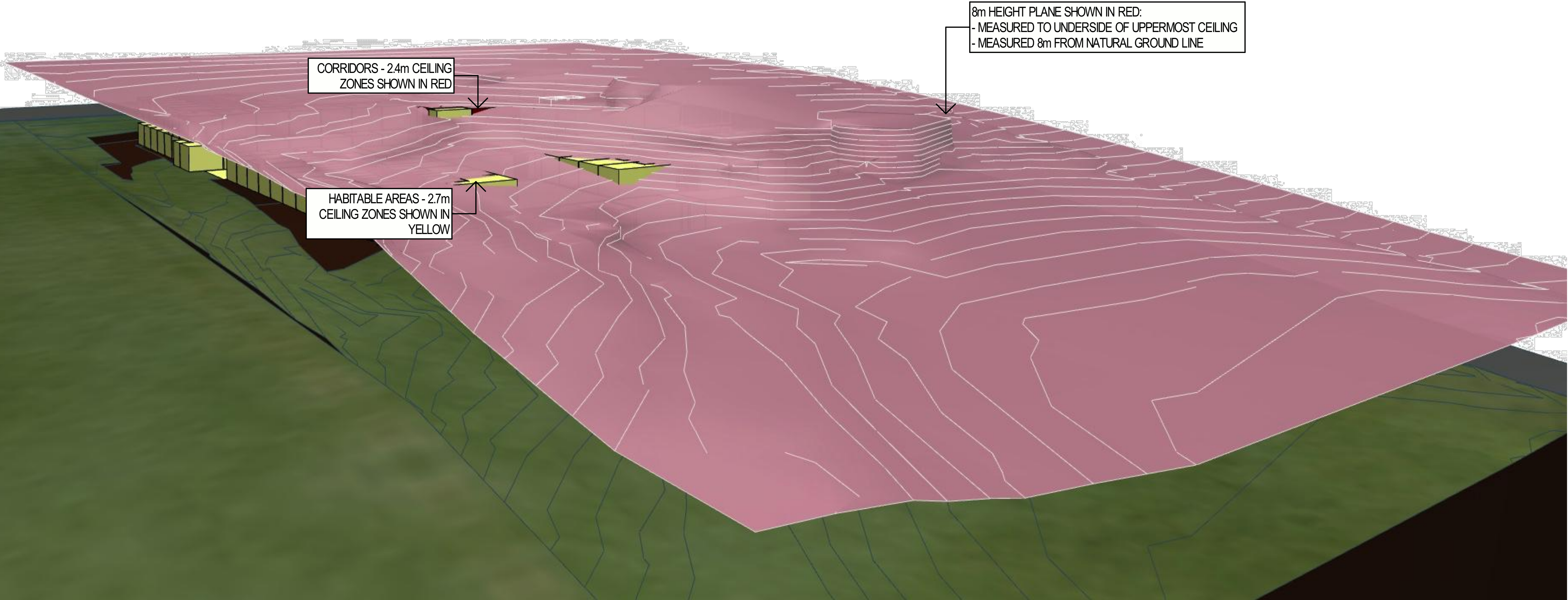
Date (yymmdd)
13/12/18

Scale
1:500, @A1

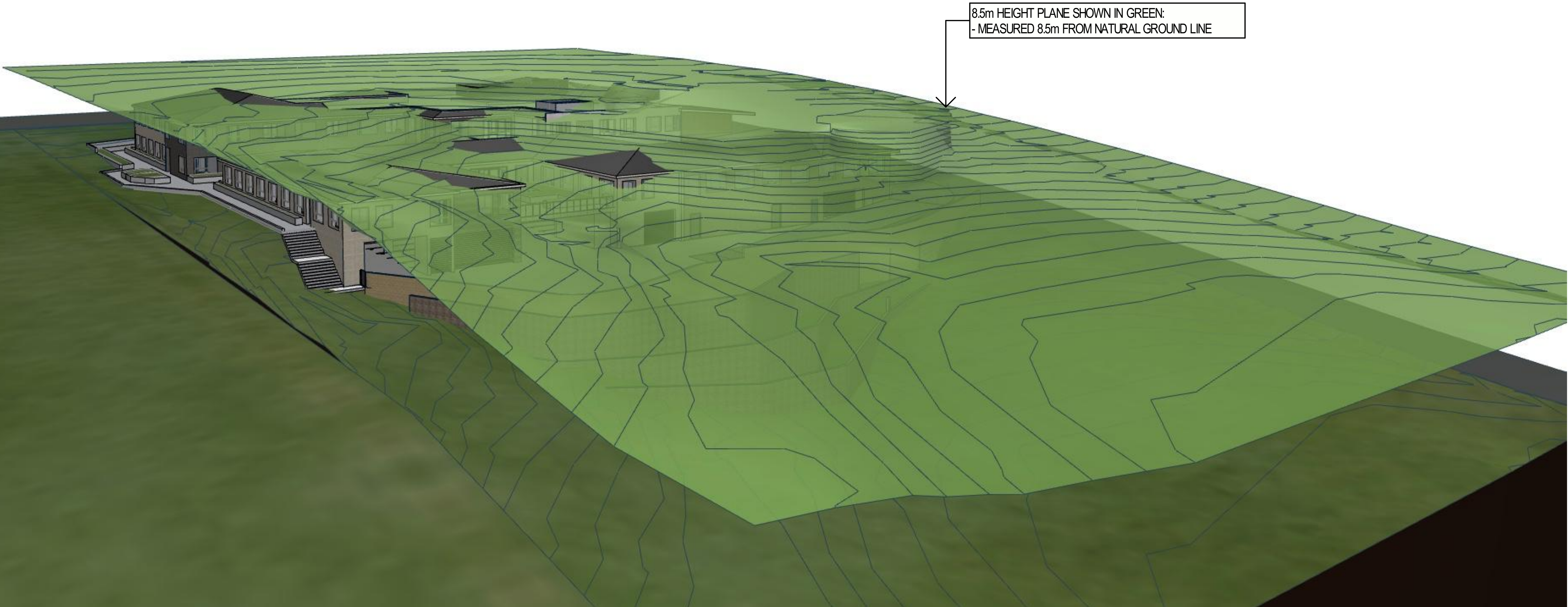
Status
Issued for DA Application

Drawing No.
700

Revision
B



1 8m Height Plane (SEPP) - 2.7m Ceiling Zones Only



2 8.5m Height Plane (LEP)

Scale

NOT TO SCALE

North

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Client



Lend Lease Retirement Living

Architect



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Project

Belrose Residential Care

Land Precinct 199 Forest Way
Belrose, NSW 2085

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