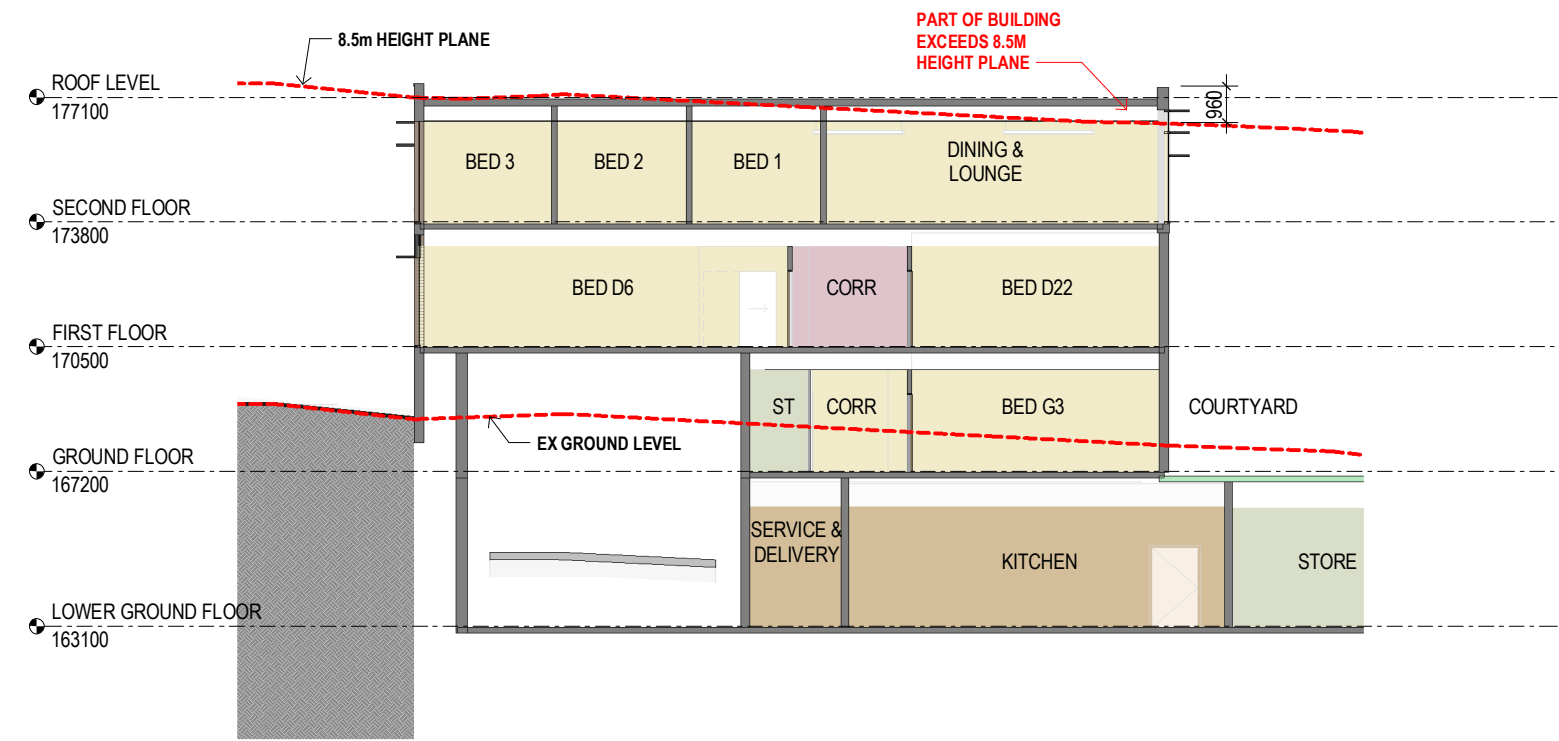
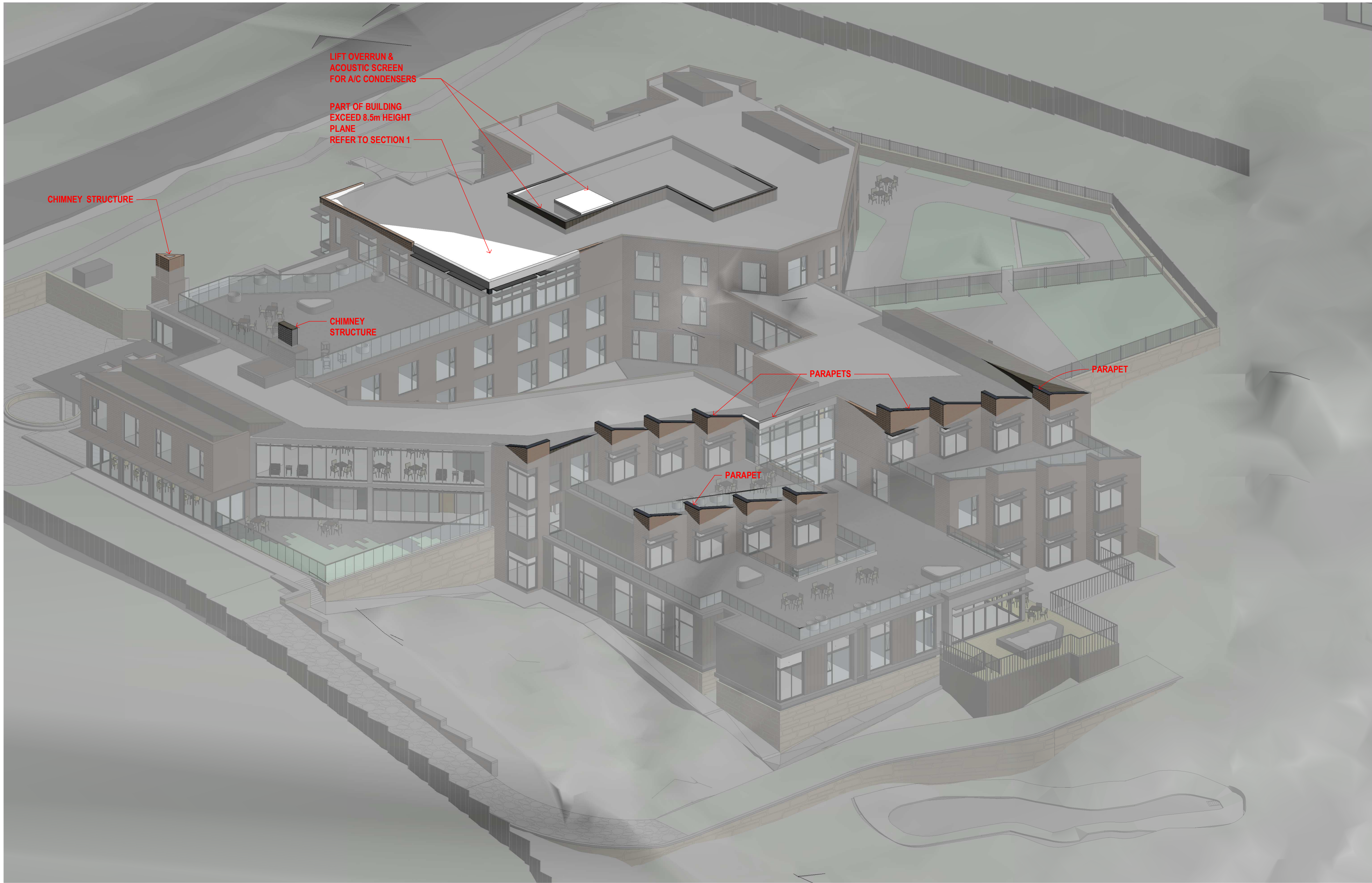


1 8.5M HEIGHT PLANE STUDY - OVERALL
SCALE



3 Section 1-height Plane
SCALE 1 : 200



2 8.5M HEIGHT PLANE STUDY - DETAILS
SCALE

Revision	Date	Details	Initials	Checked
A	20180331	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
B	20191016	COUNCIL REVIEW	JT	VC

SURVEY NOTES
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DEVELOPMENT APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

Morrison Design Partnership Pty Ltd

Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 9946 5566

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdpa.com.au
Suite 302 69 Christie Street St. Leonards NSW 2065 (02 99465566) www.mdpa.com.au

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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

DRAWING NO.

DA021

SCALE: 1 : 200 @ A1

DATE: **APRIL 2017**

PROJECT DIRECTOR: **MARKAM RALPH**

REVISION NO.

B

ARCHITECT: YEE CHEN

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Since 1969

Revision	Date	Details	Initials	Checked
A	20170626	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190603	FOR COORDINATION	JT	VC
D	20190611	DA AMENDMENT	VC	VC
E	20191003	COUNCIL MEETING	VC	VC
F	20191014	COUNCIL REVIEW	JT	VC
G	20191014	COUNCIL REVIEW	JT	VC
H	20191101	FOR COORDINATION	VC	VC
I	20191118	DA AMENDMENT	VC	VC

SURVEY NOTES

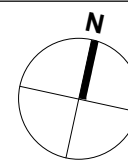
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- NEW TREE
REFER TO LANDSCAPE DOCUMENTATION
- EXISTING TREE TO REMAIN
REFER TO ARBORIST REPORT
- EXTENT OF PLANTING
REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT,
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT,
REFER TO CIVIL DOCUMENTATION
- EXISTING SERVICES, REFER TO SURVEY

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



DEVELOPMENT APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

Morrison Design Partnership Pty Ltd

Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 9946 5564

architecture
interior design
project management

NSW ARB REG ARCHITECT: G. OLLERTON #7321
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdpa.com.au
Suite 302 69 Christie Street St Leonards NSW 2065 (02 99465564) www.mdpa.com.au

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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

SITE PLAN

PROJECT NO.

2951

DRAWING NO.
DA050

SCALE: 1: 200 @ A1

DATE: APRIL 2017

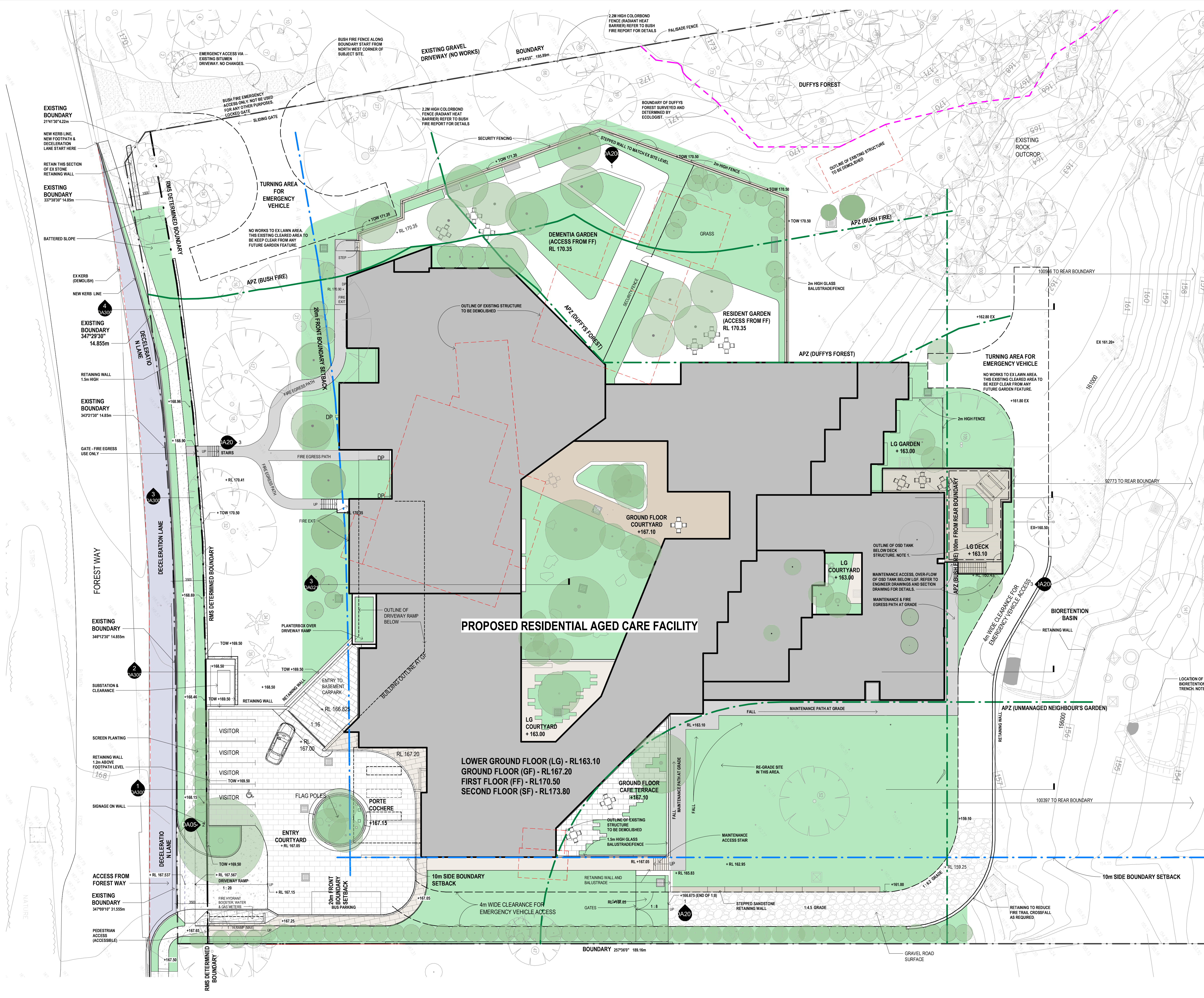
PROJECT DIRECTOR: MARKAM RALPH

REVISION NO.

1

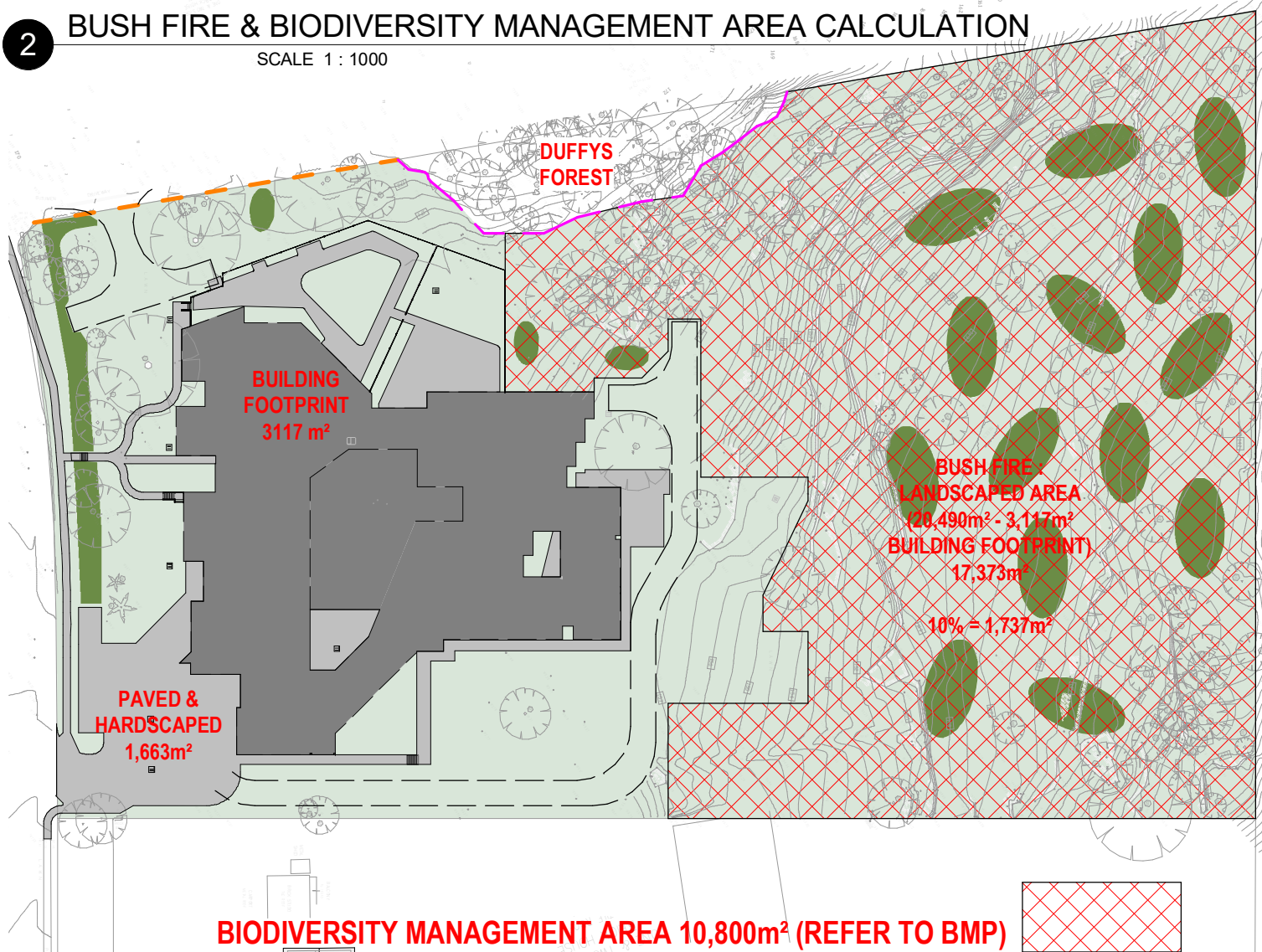
ARCHITECT: YEE CHEN

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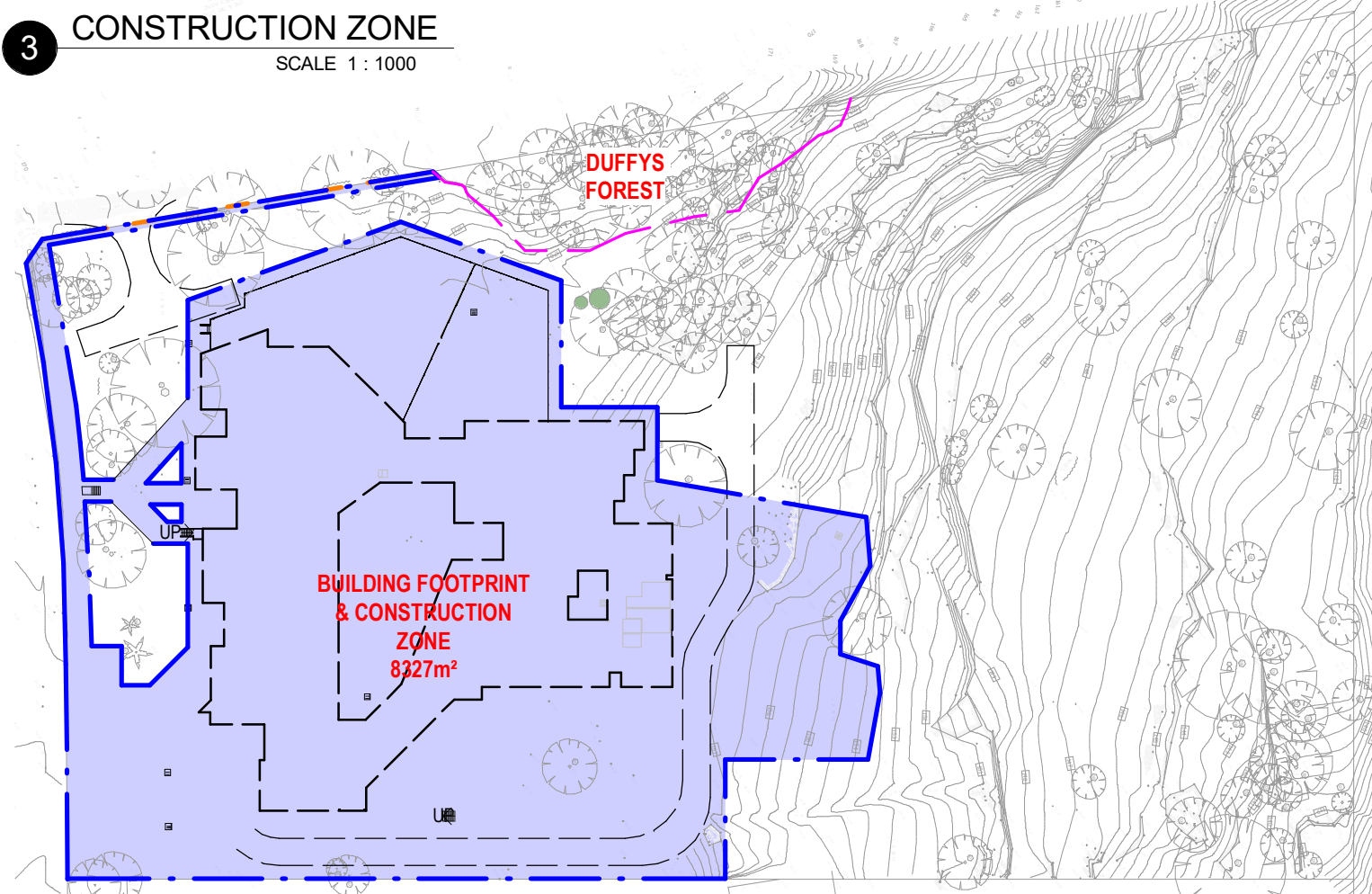
2 BUSH FIRE & BIODIVERSITY MANAGEMENT AREA CALCULATION

SCALE 1 : 1000



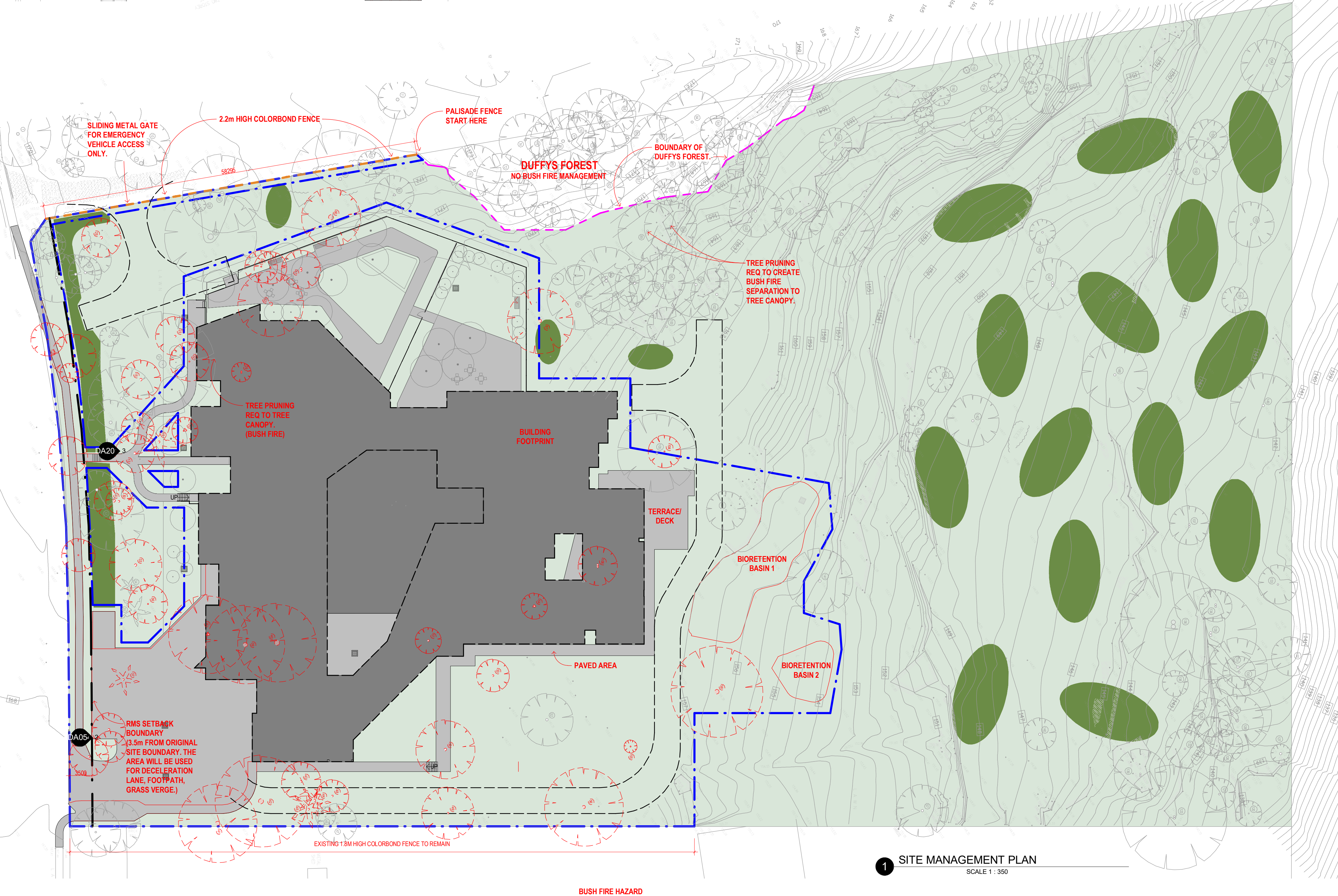
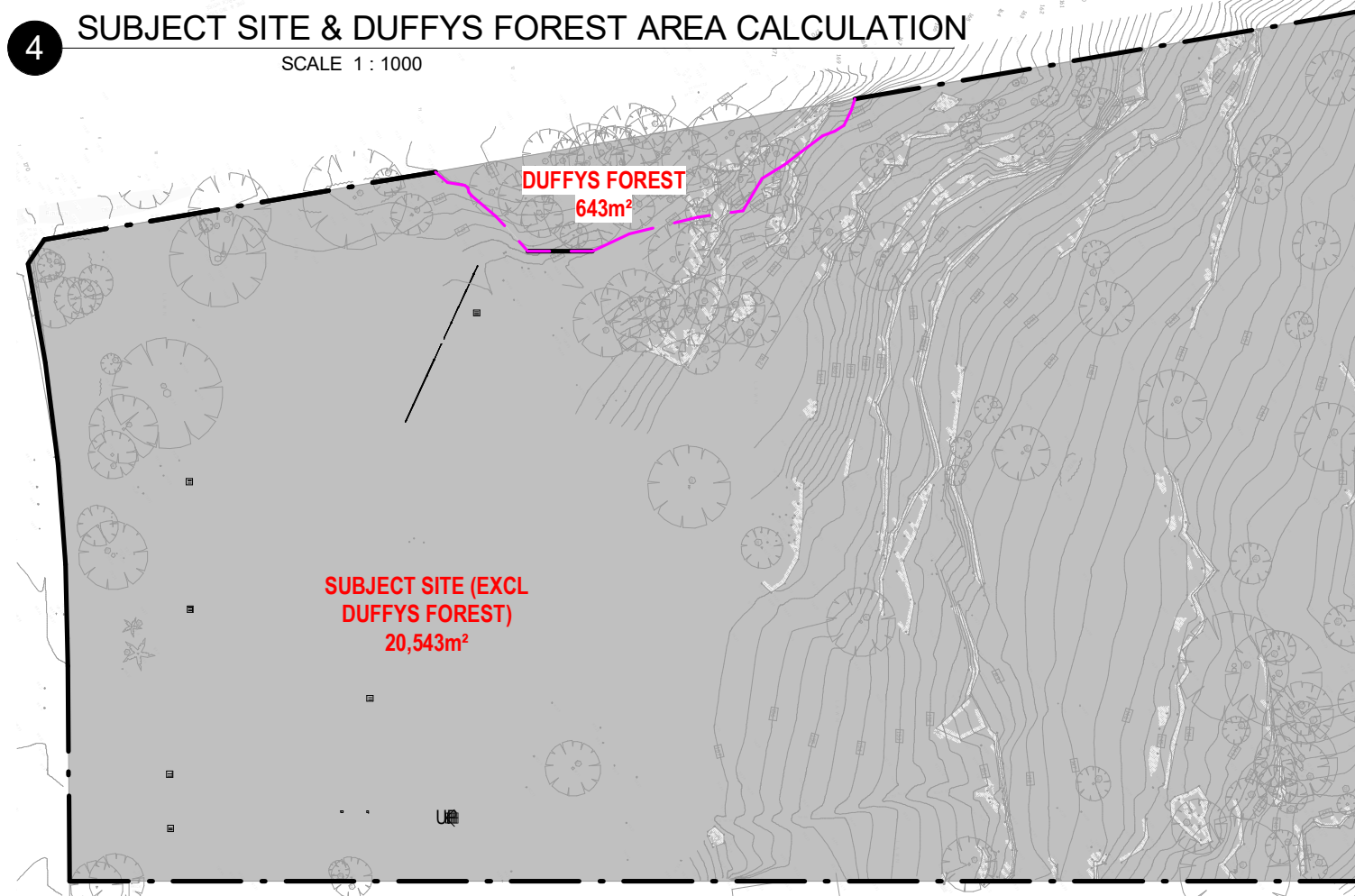
3 CONSTRUCTION ZONE

SCALE 1 : 1000



4 SUBJECT SITE & DUFFYS FOREST AREA CALCULATION

SCALE 1 : 1000



1 SITE MANAGEMENT PLAN

SCALE 1 : 350

Revision	Date	Details	Initials	Checked
A	20190323	FOR COORDINATION	VC	
B	20190324	FOR COORDINATION	VC	
C	20190329	FOR COORDINATION	VC	
D	20190330	FOR COORDINATION	VC	
E	20190403	FOR COORDINATION	VC	
F	20190411	DA AMENDMENT	VC	
G	20191018	FOR COORDINATION	VC	
H	20191118	DA AMENDMENT	VC	

SURVEY NOTES

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CONSTRUCTION ZONE

RMS REQUIRED SETBACK FOR ADDITIONAL DECELERATION LANE (325.5m²)

BUILDING FOOTPRINT (EXCL BASEMENT)

PAVED / HARDSCAPED AREAS

BUSH FIRE MANAGEMENT AREA

BIODIVERSITY MANAGEMENT AREA (REFER TO BMP)

TEMPORARY CONSTRUCTION FENCE/ BOUNDARY

DUFFYS FOREST BOUNDARY (REFER TO ECOLOGIST REPORT FOR DETAILS)

BUSH FIRE FENCE (REFER TO BUSH FIRE REPORT FOR DETAILS)

NATIVE SHRUBS (100m²)

NATIVE SHRUBS (22m²)

NATIVE SHRUBS (195m²) STREET FRONTAGE

DEVELOPMENT APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

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St Leonards NSW 2065
Ph: 02 9146 5564

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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

SITE & BUSH FIRE MANAGEMENT PLAN

PROJECT NO.

2951

DRAWING NO.

DA052

SCALE: As indicated @ A ARCHITECT: YEE CHEN

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

REVISION NO.

H

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GENERAL PROJECT INFORMATION:

BEDROOMS NUMBERS : (TOTAL = 100 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

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

GROUND FLOOR - 27 BEDROOM
25 SINGLE BED
4 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
(INCL 25 DEMENTIA)
39 SINGLE BED
4 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
15 SINGLE BED
2 DOUBLE BED



Revision	Date	Details	Initials	Checked
B	20180301	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190304	CLIENT REVIEW	VC	
D	20190304	FOR COORDINATION	VC	
E	20190404	FOR COORDINATION	VC	
F	20190411	DA AMENDMENT	VC	
G	20190920	BUSH FIRE REPLAN	VC	
H	20191003	COUNCIL MEETING	VC	
I	20191014	COUNCIL REVIEW	VC	
J	20191014	COUNCIL REVIEW	JT	VC
K	20191118	DA AMENDMENT	JT	VC

SURVEY NOTES

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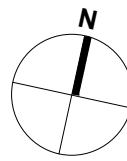
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- EXTENT OF PLANTING
REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT,
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT,
REFER TO CIVIL DOCUMENTATION
- EXISTING BUILDINGS TO
BE DEMOLISHED ROOF
OUTLINE

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

- DEMENTIA SECURED AREA
- RESIDENT AREAS,
BEDROOMS
- SERVICES, BACK OF HOUSE
- SPECIALTY
- STAFF FACILITIES
- STORAGE



DEVELOPMENT APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

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St Leonards NSW 2065
Ph: 02 9146 5546

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mdp@mdpa.com.au
Suite 302 69 Christie Street St. Leonards NSW 2065 (02 91465546) www.mdpa.com.au

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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

**LOWER GROUND FLOOR
PLAN**

PROJECT NO.

2951

DRAWING NO.

DA101

SCALE: As indicated @ ARCHITECT: YEE CHEN

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

REVISION NO.

K

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

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GENERAL PROJECT INFORMATION:

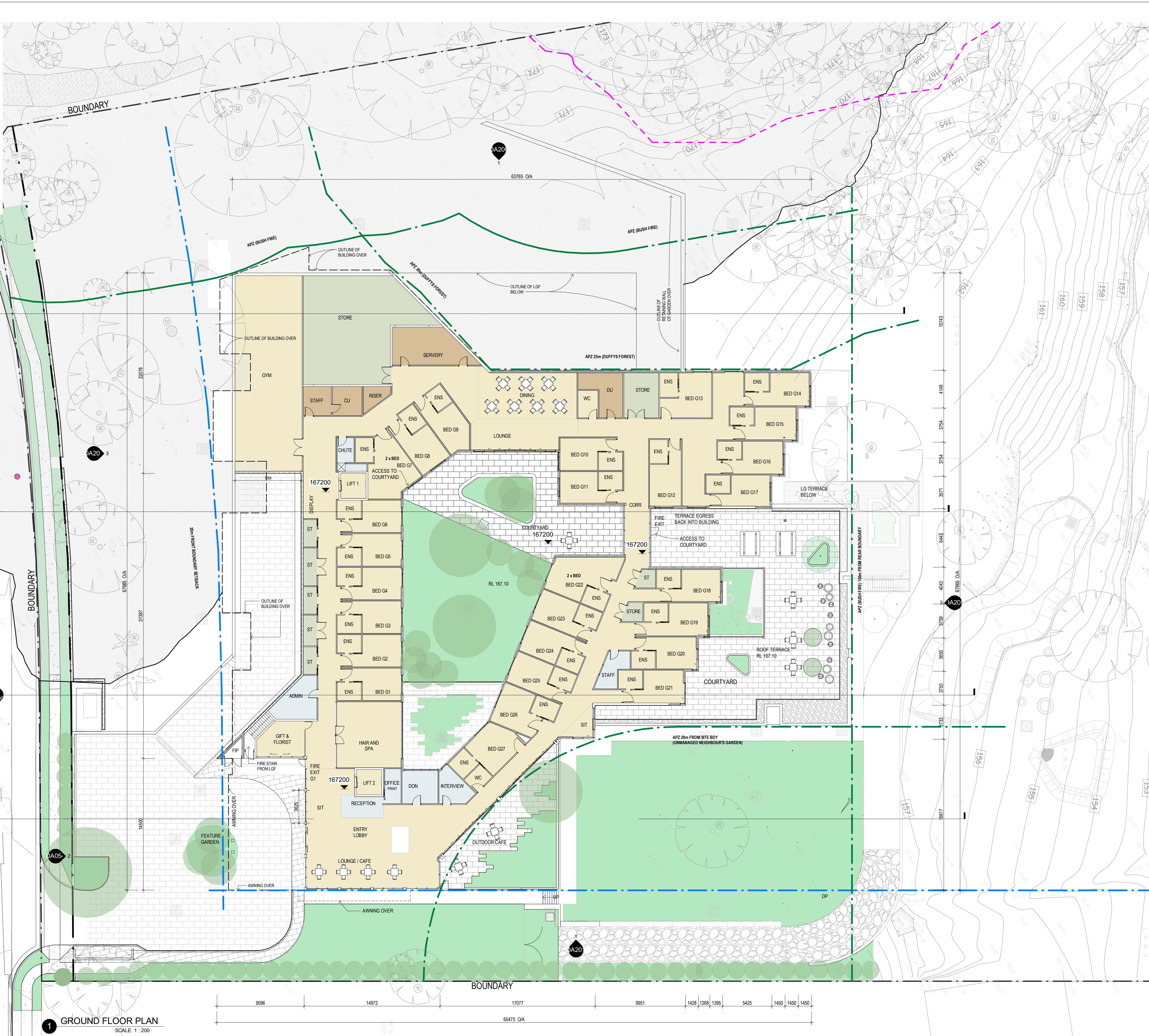
BEDROOMS NUMBERS : (TOTAL = 100 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

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

GROUND FLOOR - 27 BEDROOM
25 SINGLE BED
4 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
(INCL 25 DEMENTIA)
39 SINGLE BED
4 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
15 SINGLE BED
2 DOUBLE BED



Revision	Date	Details	Initials	Checked
A	20170626	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190304	CLIENT REVIEW	VC	VC
D	20190324	FOR COORDINATION	VC	VC
E	20190604	FOR COORDINATION	VC	VC
F	20190611	DA AMENDMENT	VC	VC
G	20191003	COUNCIL MEETING	VC	VC
H	20191014	COUNCIL REVIEW	JT	VC
I	20191014	COUNCIL REVIEW	JT	VC
J	20191118	DA AMENDMENT	JT	VC

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REFER TO LANDSCAPE DOCUMENTATION
- STORMWATER PIT.
REFER TO CIVIL DOCUMENTATION
- JUNCTION PIT.
REFER TO CIVIL DOCUMENTATION

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

EXISTING BUILDINGS TO BE DEMOLISHED ROOF OUTLINE

DEVELOPMENT APPLICATION

APPLICANT:
CHRIROSEPH PTY LTD
PO Box 267
St Leonards NSW 2065

ARCHITECT:
Morrison Design Partnership Pty Ltd
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PROJECT:
BELROSE MANOR
RESIDENTIAL AGED CARE FACILITY
181 FOREST WAY
BELROSE NSW 2085

DRAWING:
GROUND FLOOR PLAN

PROJECT NO. 2951	REVISION NO. J	Morrison Design Partnership ARCHITECTS Since 1969
DRAWING NO. DA102		
SCALE: As indicated @ ARCHITECT: JEE CHN		
DATE: APRIL 2017		

PROJECT DIRECTOR: **MARKAM RALPH**

GENERAL PROJECT INFORMATION:

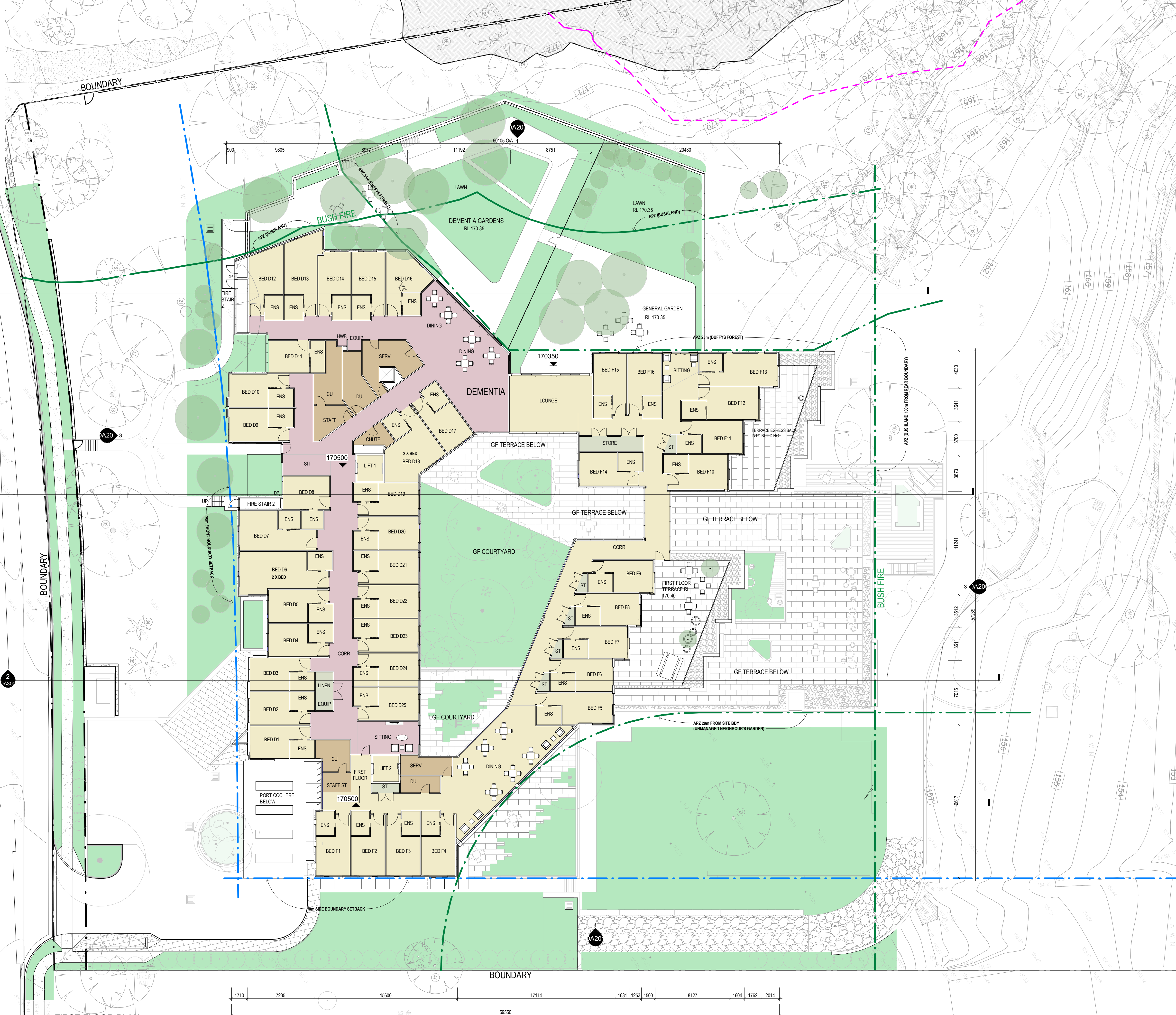
BEDROOMS NUMBERS : (TOTAL = 100 BEDROOM)
BEDS NUMBERS : (TOTAL = 105 BED)

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16 SINGLE BED
0 DOUBLE BED

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25 SINGLE BED
4 DOUBLE BED

FIRST FLOOR - 41 BEDROOM
(INCL 25 DEMENTIA)
39 SINGLE BED
4 DOUBLE BED

SECOND FLOOR - 16 BEDROOM
15 SINGLE BED
2 DOUBLE BED



Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190324	CLIENT REVIEW	VC	VC
D	20190324	FOR COORDINATION	VC	VC
E	20190604	FOR COORDINATION	VC	VC
F	20190611	DA AMENDMENT	VC	VC
G	20191003	COUNCIL MEETING	VC	VC
H	20191014	COUNCIL REVIEW	JT	VC
I	20191014	COUNCIL REVIEW	JT	VC
J	20191118	DA AMENDMENT		

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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
- 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
- EXISTING BUILDINGS TO BE DEMOLISHED ROOF OUTLINE
- DEMENTIA SECURED AREA
 - RESIDENT AREAS, BEDROOMS
 - SERVICES, BACK OF HOUSE
 - SPECIALTY
 - STAFF FACILITIES
 - STORAGE



DEVELOPMENT APPLICATION

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

DRAWING:
FIRST FLOOR PLAN

PROJECT NO. 2951	REVISION NO. J	Morrison Design Partnership ARCHITECTS Since 1969
DRAWING NO. DA103		
SCALE: As indicated @ A ARCHITECT: YEE CHEN		
DATE: APRIL 2017		
PROJECT DIRECTOR: MARKAM RALPH		

GENERAL PROJECT INFORMATION:

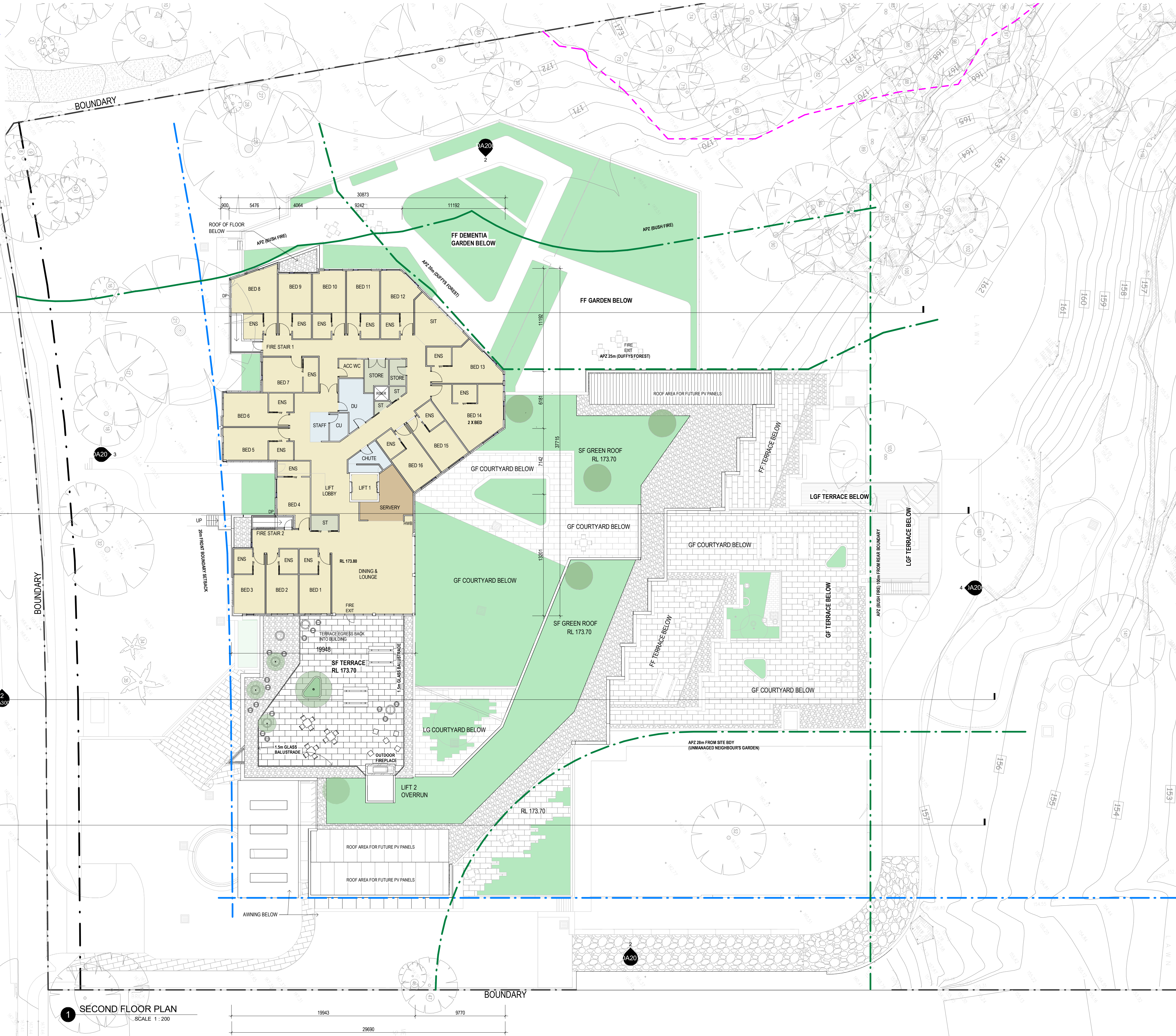
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(INCL 25 DEMENTIA)
39 SINGLE BED
4 DOUBLE BED

SECOND FLOOR -16 BEDROOM
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2 DOUBLE BED



1 SECOND FLOOR PLAN
SCALE 1:200

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20190504	CLIENT REVIEW	VC	VC
D	20190524	FOR COORDINATION	VC	VC
E	20190604	FOR COORDINATION	VC	VC
F	20190611	DA AMENDMENT	VC	VC
G	20191003	COUNCIL MEETING	VC	VC
H	20191014	COUNCIL REVIEW	JT	VC
I	20191014	COUNCIL REVIEW	JT	VC
J	20191118	DA AMENDMENT	VC	VC

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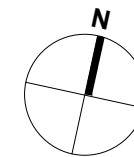
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REFER TO LANDSCAPE DOCUMENTATION
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- JUNCTION PIT,
REFER TO CIVIL DOCUMENTATION

EXTERNAL WALL-300MM OVERALL (OR LESS)
TYPE 1: BRICK VENEER
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TYPE 3: CONCRETE

INTERNAL WALL:
TYPE A: STRUCTURAL BLOCK WALL 200/300MM
TYPE B: FRAMED WALL- PLASTERBOARD 120/150MM

EXISTING BUILDINGS TO
BE DEMOLISHED ROOF
OUTLINE

- DEMENTIA SECURED AREA
- RESIDENT AREAS,
BEDROOMS
- SERVICES, BACK OF HOUSE
- SPECIALTY
- STAFF FACILITIES
- STORAGE



DEVELOPMENT
APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

Morrison Design Partnership Pty Ltd

Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 946 5566

architecture
interior design
project management

NSW ARB REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdpa.com.au
Suite 302 69 Christie Street St. Leonards NSW 2065 (02 9465566) www.mdpa.com.au

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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

SECOND FLOOR PLAN

PROJECT NO.

2951

DRAWING NO.

DA104

SCALE: As indicated @ ARCHITECT: YEE CHIN

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

REVISION NO.

J

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Design
Partnership
ARCHITECTS
Since 1969

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	JT	VC

SURVEY NOTES

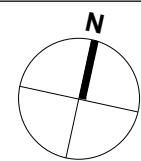
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- EXISTING BUILDINGS TO BE DEMOLISHED ROOF OUTLINE
- EXTENT OF PLANTING AND GREEN ROOF. REFER TO LANDSCAPE DOCUMENTATION
- PAVED ROOF TERRACE AREA
- PEBBLE FINISH
- SKYLIGHTS
- EXTERNAL WALL: 300MM OVERALL (OR LESS)
TYPE 1: BRICK VENEER
TYPE 2: FRAMED WALL- FIBRE CEMENT/METAL CLADDING
TYPE 3: CONCRETE
- INTERNAL WALL:
TYPE A: STRUCTURAL BLOCK WALL 200/300MM
TYPE B: FRAMED WALL- PLASTERBOARD 120/150MM



DEVELOPMENT APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

Morrison Design Partnership Pty Ltd
Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 9966 5566

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdpa.com.au
Suite 302 69 Christie Street St. Leonards NSW 2065 (02 99665566) www.mdpa.com.au

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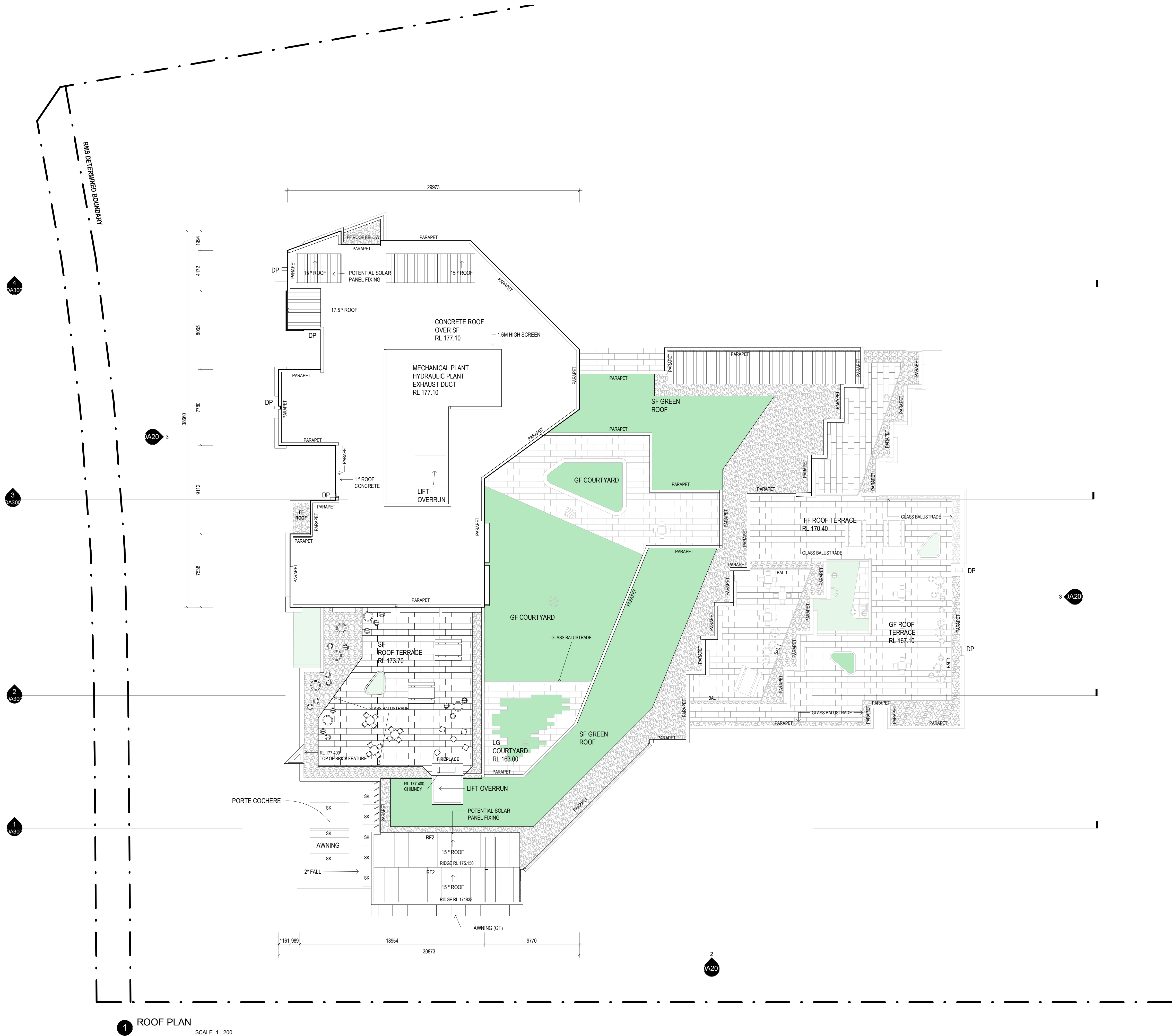
PROJECT:

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

DRAWING:

ROOF PLAN

PROJECT NO. 2951	REVISION NO. D	Morrison Design Partnership ARCHITECTS 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	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	VC	VC
D	20191014	COUNCIL REVIEW	JT	VC
E	20191118	DA AMENDMENT	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.

DEVELOPMENT APPLICATION

APPLICANT:

CHHIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

Morrison Design Partnership Pty Ltd

Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 946 5564

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLETON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdpa.com.au
Suite 302 69 Christie Street St. Leonards NSW 2065 (02 9465564) www.mdpa.com.au

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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

DRAWING NO.
DA200

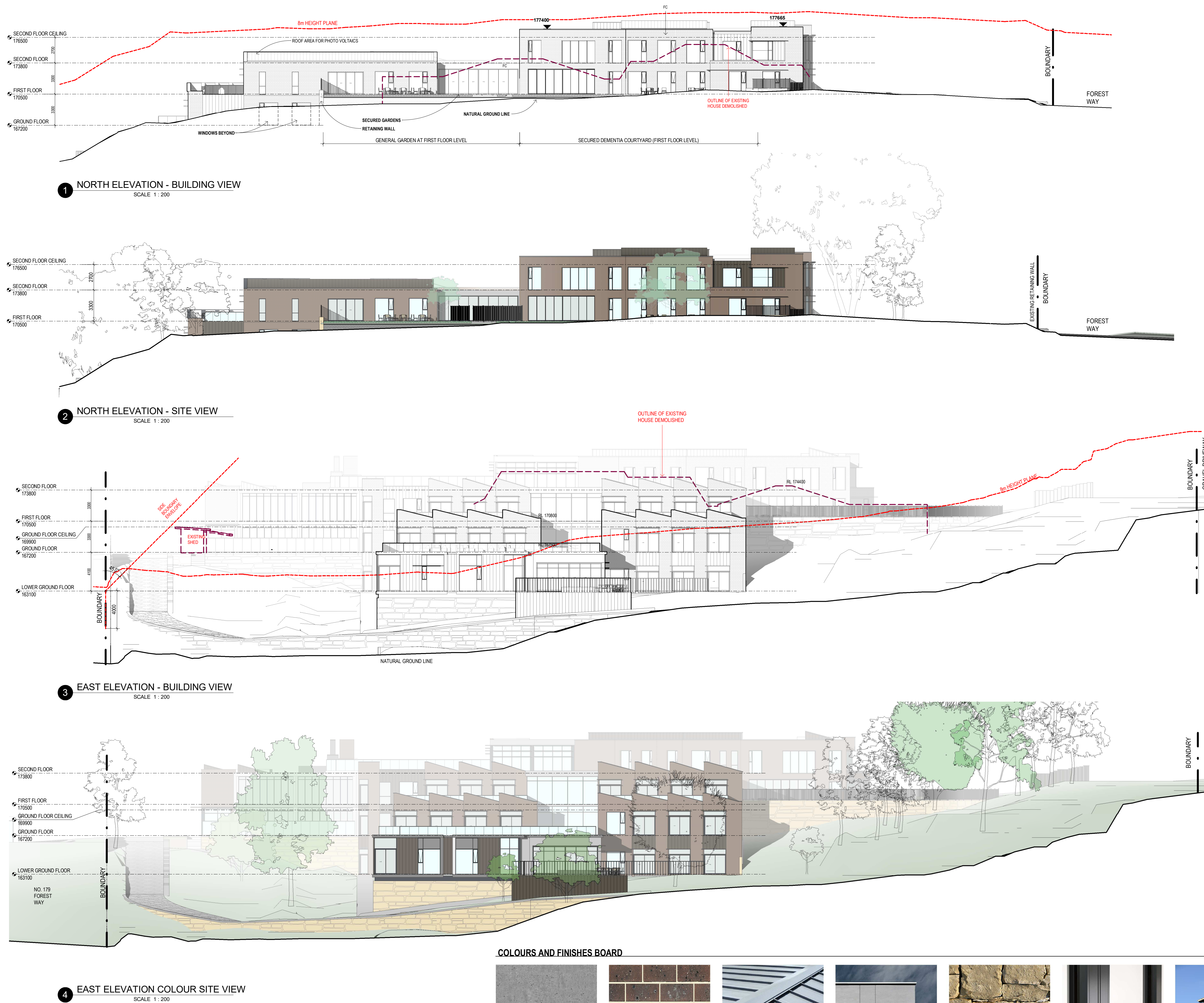
SCALE: As indicated @ A ARCHITECT: YEE CHEN

DATE: APRIL 2017

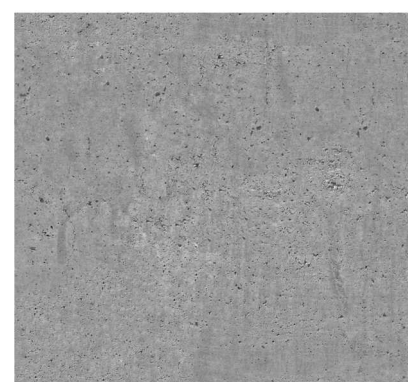
PROJECT DIRECTOR: MARKAM RALPH

REVISION NO.
E

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COLOURS AND FINISHES BOARD



CONCRETE
(NATURAL FINISH)



FACE BRICK (BROWN)



METAL CLADDING WALL & ROOF
(COLORBOND MONUMENT)



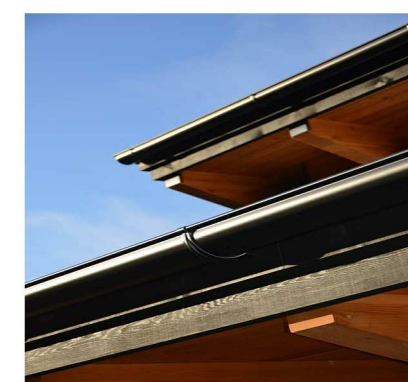
FIBRE CEMENT
(COLOUR - NATURAL)



SANDSTONE
(NATURAL FINISH)



ALUMINIUM WINDOW
(COLORBOND MONUMENT)



GUTTER & DOWN PIPE
(COLORBOND MONUMENT)

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180801	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	VC	VC
D	20191014	COUNCIL REVIEW	JT	VC
E	20191118	DA AMENDMENT	JT	VC

SURVEY NOTES

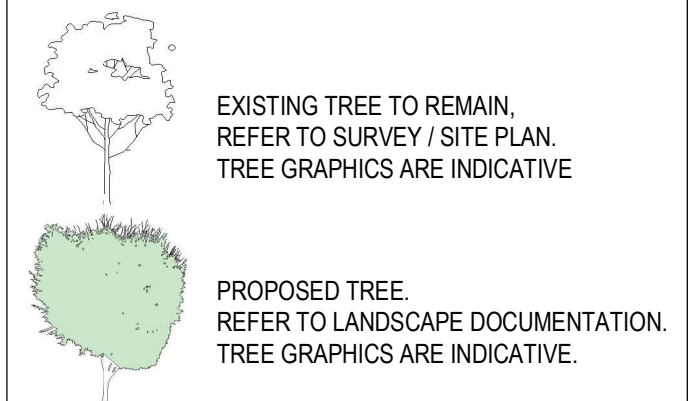
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DEVELOPMENT APPLICATION

APPLICANT:

CHRIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

Morrison Design Partnership Pty Ltd

Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 9146 5564

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdpa.com.au
Suite 302 69 Christie Street St. Leonards NSW 2065 (02 91465564) www.mdpa.com.au

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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

DRAWING NO.

DA201

SCALE: As indicated @ ARCHITECT: YEE CHEN

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

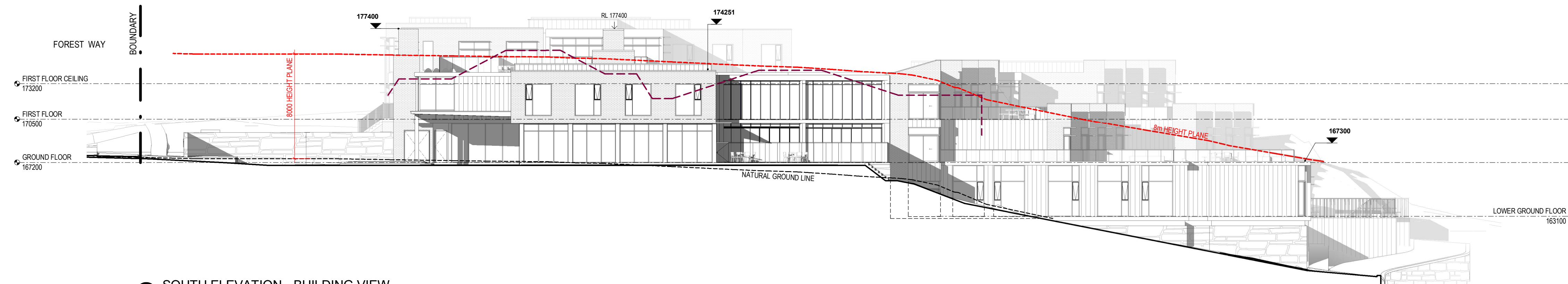
REVISION NO.

E

DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

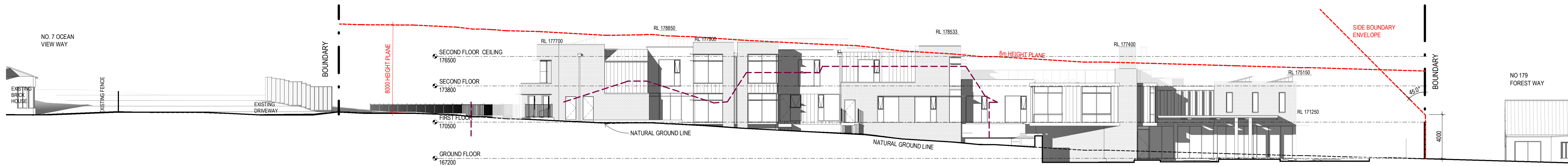
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1 SOUTH ELEVATION - BUILDING VIEW
SCALE 1 : 200



2 SOUTH ELEVATION - SITE VIEW
SCALE 1 : 200

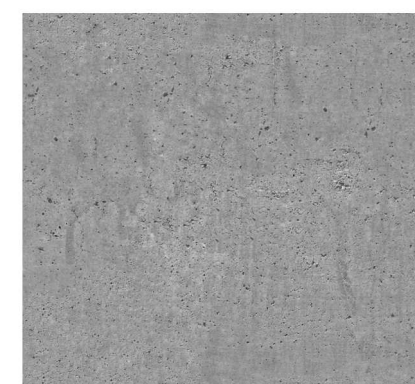


3 WEST ELEVATION - BUILDING VIEW
SCALE 1 : 200

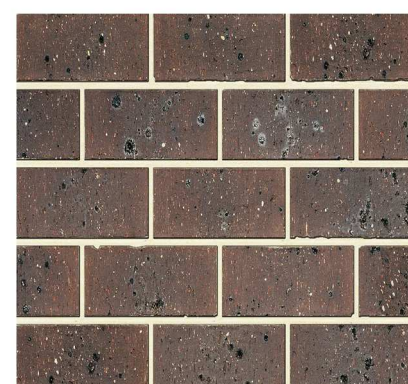


4 WEST ELEVATION - SITE VIEW
SCALE 1 : 200

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)

Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	VC	


SURVEY NOTES


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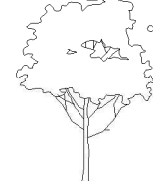
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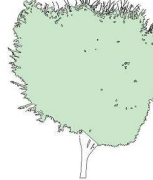
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BED VIEWS


COMMON AREA VIEWS



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



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

DEVELOPMENT APPLICATION

APPLICANT:

CHHIROSEPH PTY LTD

PO Box 267
St Leonards NSW 2065

ARCHITECT:

Morrison Design Partnership Pty Ltd

Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 9146 5544

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdpa.com.au
Suite 302 69 Christie Street St Leonards NSW 2065 | 02 91465544 | www.mdpa.com.au

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PROJECT:

BELROSE MANOR

RESIDENTIAL AGED CARE FACILITY

181 FOREST WAY
BELROSE NSW 2085

DRAWING:

SECTIONS

PROJECT NO.
2951

REVISION NO.
D

DRAWING NO.
DA300

ARCHITECT: YEE CHIN

SCALE: 1 : 200 @ A1

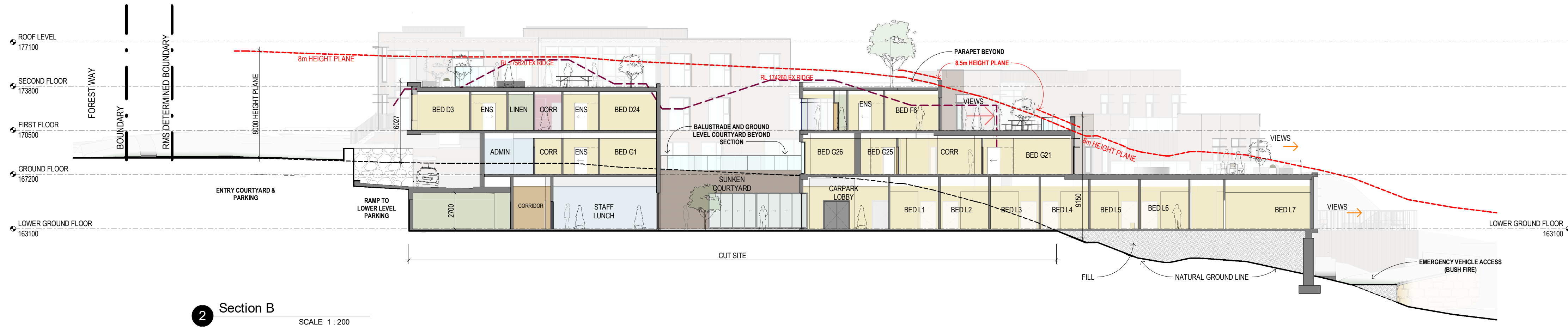
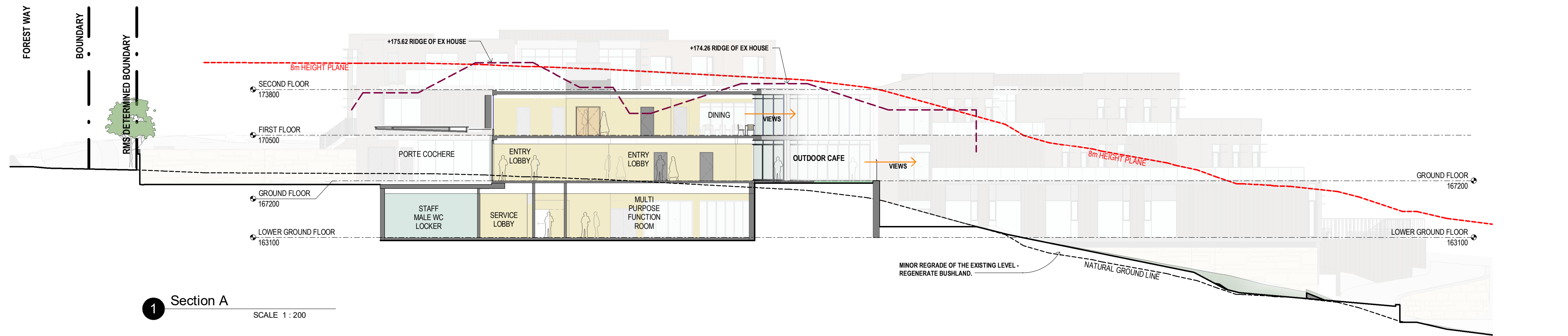
DATE: APRIL 2017

PROJECT DIRECTOR: MARKAM RALPH

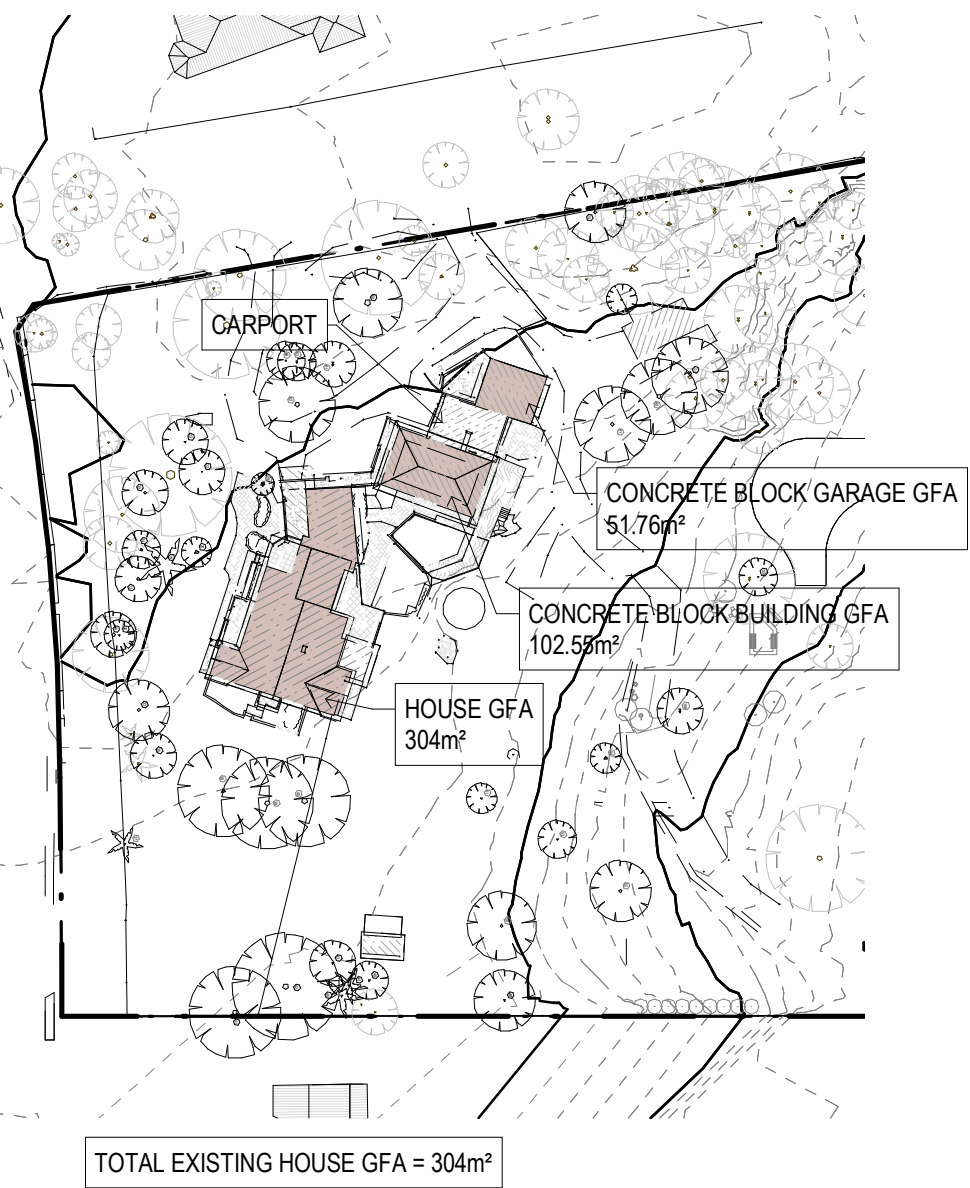
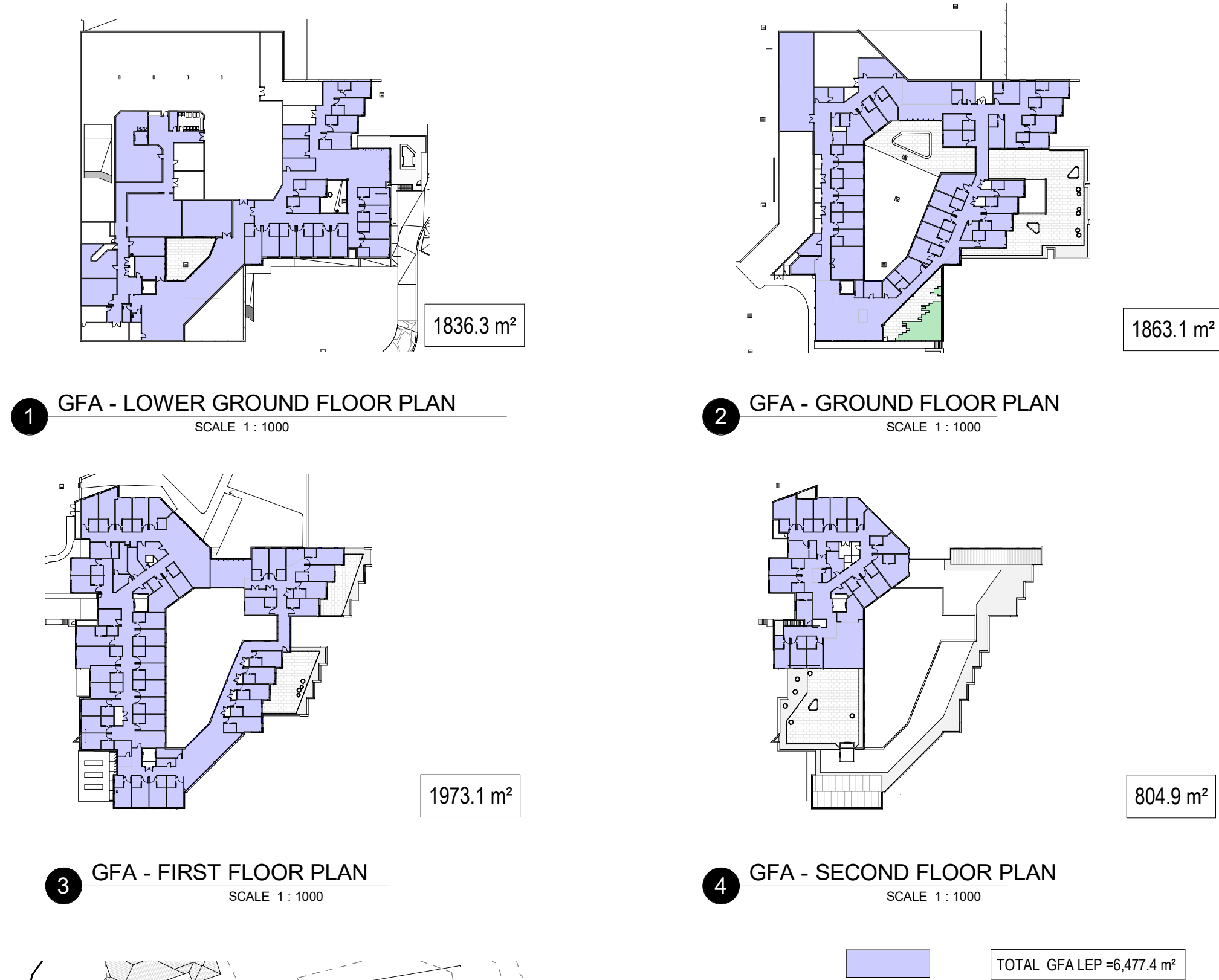
Morrison Design Partnership

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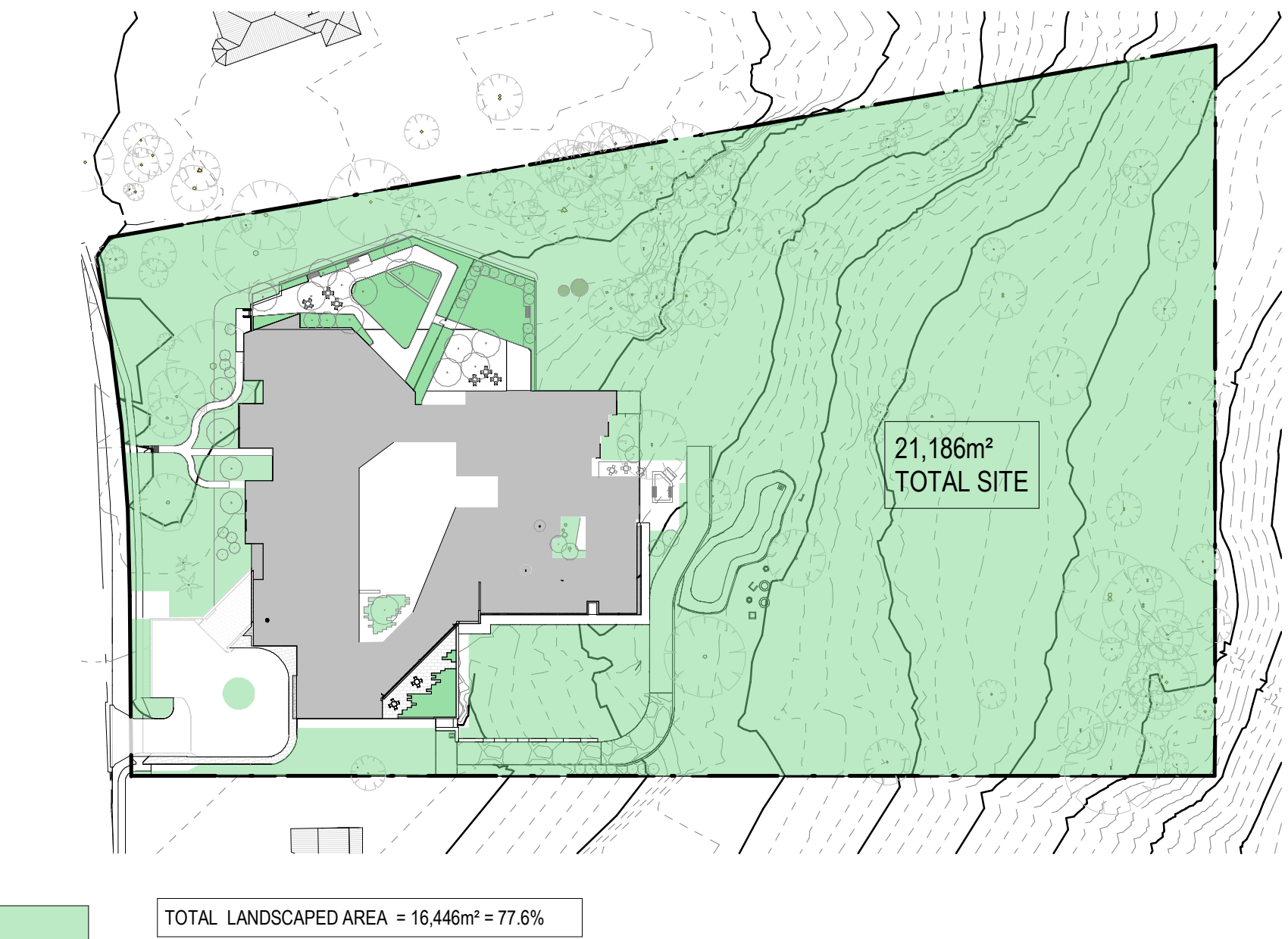


Warringah Local Environmental Plan 2000

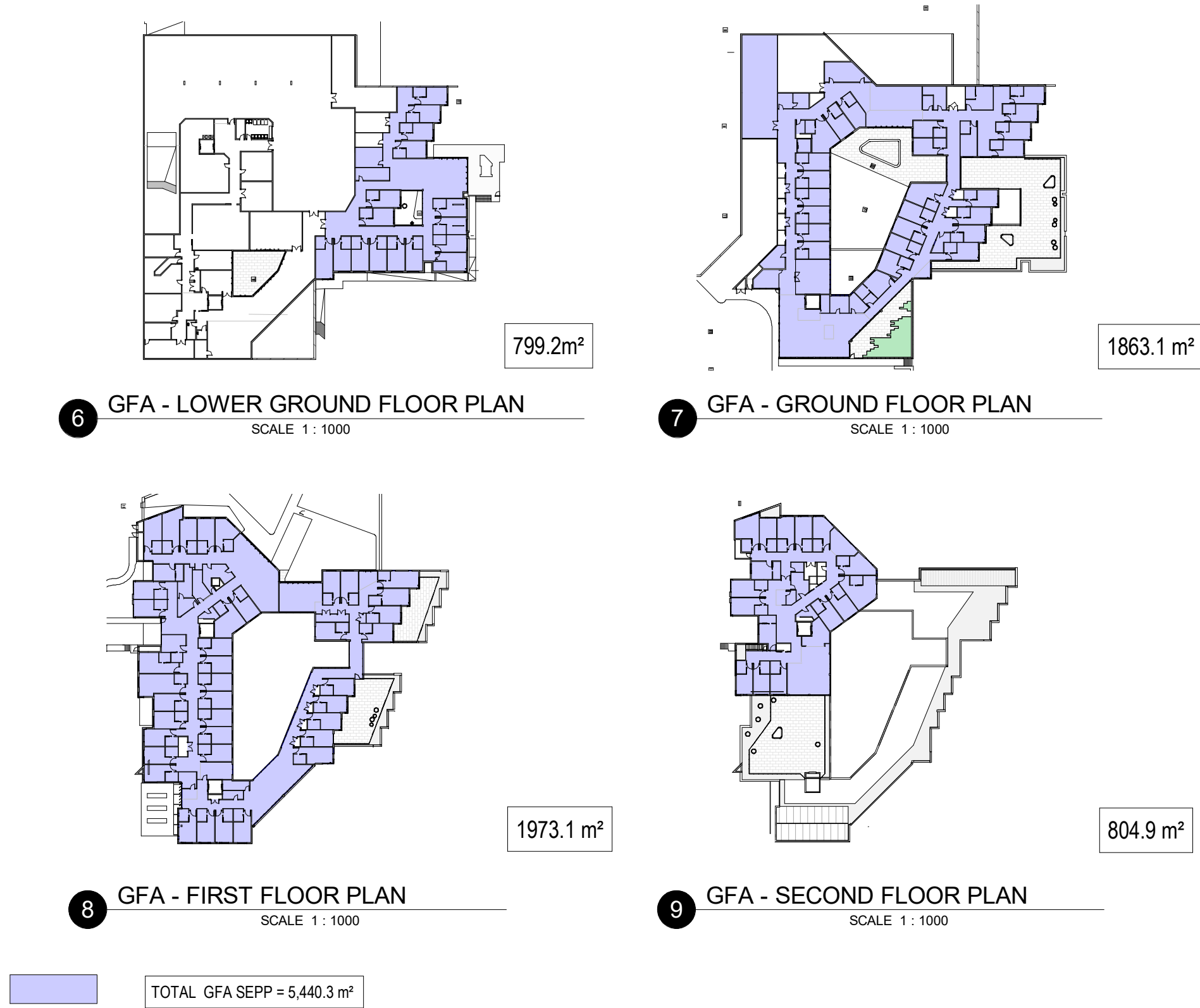


Gross Floor Area
Means the sum of the areas of each floor of a building, where the area of each floor is taken to be the area within the outer face of the external enclosing walls (as measured at a height of 1.400 mm above each floor), excluding:
(a) columns, fin walls, sun control devices and any elements, 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.



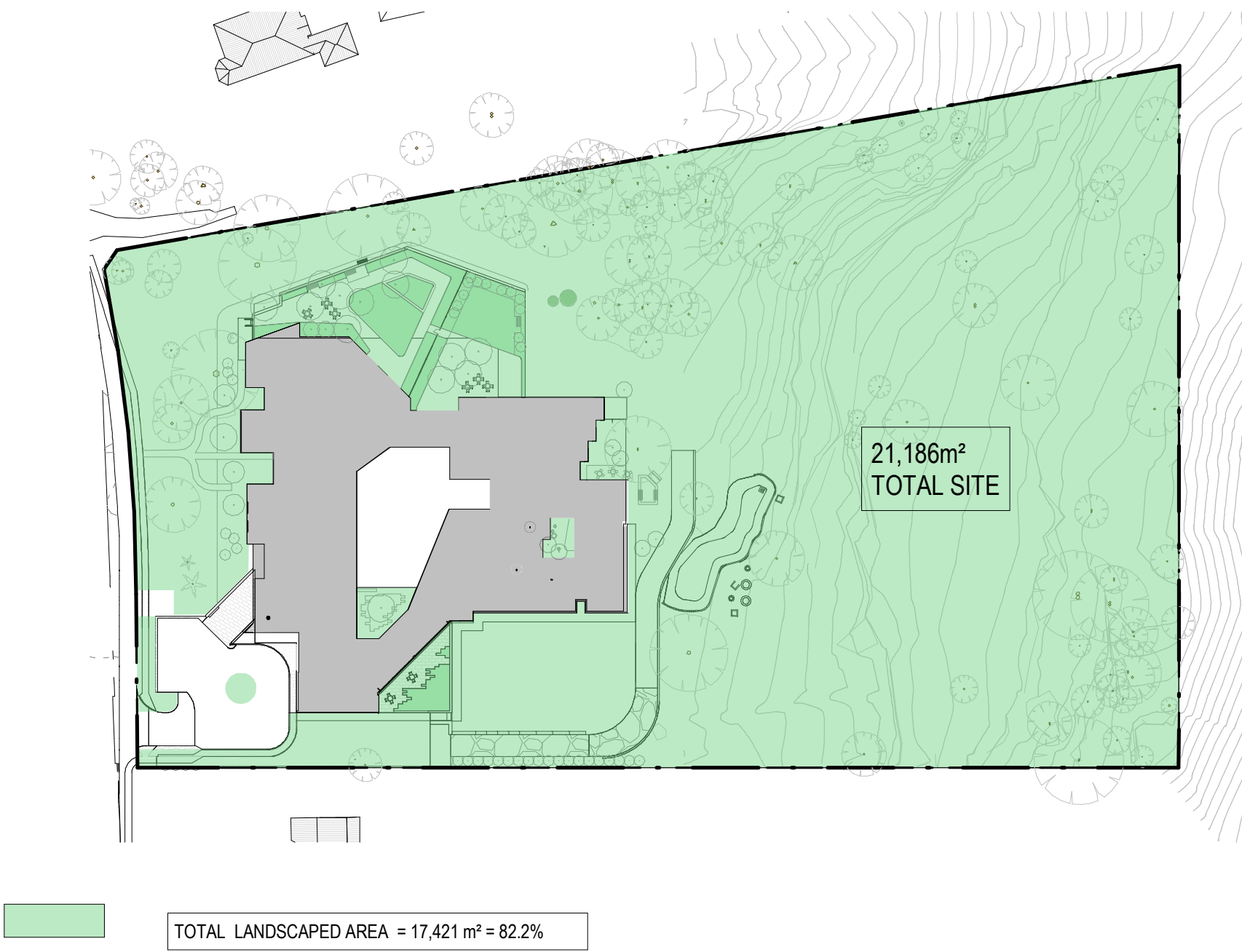
State Environmental Planning Policy (Housing for Seniors or People with Disability) 2004



TOTAL GFA SEPP = 5,440.3 m²

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.

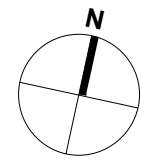
Landscaped Area
means that part of the site area that is not occupied by any building and includes so much of that part as is used or to be used for rainwater tanks, swimming pools or open-air recreation facilities, but does not include so much of that part as is used or to be used for driveways or parking areas.



Revision	Date	Details	Initials	Checked
A	20170624	DEVELOPMENT APPLICATION	JM/DT	VC
B	20180831	DEVELOPMENT APPLICATION RE-SUBMISSION	JT	VC
C	20191014	COUNCIL REVIEW	JT	VC
D	20191118	DA AMENDMENT	JT	VC

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DEVELOPMENT APPLICATION

APPLICANT:
CHIROSEPH PTY LTD
PO Box 267
St Leonards NSW 2065

ARCHITECT:
Morrison Design Partnership Pty Ltd
Suite 302 / 69 Christie St
St Leonards NSW 2065
Ph: 02 9946 5564

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mormondesign@mdp.com.au
Suite 302 69 Christie Street St. Leonards NSW 2065 | 02 99465564 | www.mdp.com.au

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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.
D

DRAWING NO.
DA500

SCALE: As indicated @ A ARCHITECT: JEE CHN

DATE: **APRIL 2017**

PROJECT DIRECTOR: **MARKAM RALPH**

Morrison Design Partnership
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SOUTH WESTERN PERSPECTIVE



SOUTH EASTERN PERSPECTIVE



EASTERN PERSPECTIVE



NORTH WESTERN PERSPECTIVE

Revision	Date	Details	Initials	Checked
A	20191018	COUNCIL REVIEW	JF	VC
B	20191118	DA AMENDMENT	VC	

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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. B
DRAWING NO. DA901	
SCALE: 1:100	ARCHITECT: YEE CHEN
DATE: APRIL 2017	
PROJECT DIRECTOR: MARKAM RALPH	

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SOUTH EASTERN
AERIAL PERSPECTIVE



NORTHERN AERIAL
PERSPECTIVE

Revision	Date	Details	Initials	Checked
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B	20191118	DA AMENDMENT	VC	

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Ph: 02 9946 5566

architecture
interior design
project management

NSW A&B REG ARCHITECT: G. OLLERTON #7621
ACN: 001 595 268 ABN: 44 001 595 268 mombondesign@mdpa.com.au
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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. B
DRAWING NO. DA902	
SCALE: A1	ARCHITECT: YEE CHEN
DATE: APRIL 2017	
PROJECT DIRECTOR: MARKAM RALPH	

Morrison Design Partnership

ARCHITECTS

Since 1969



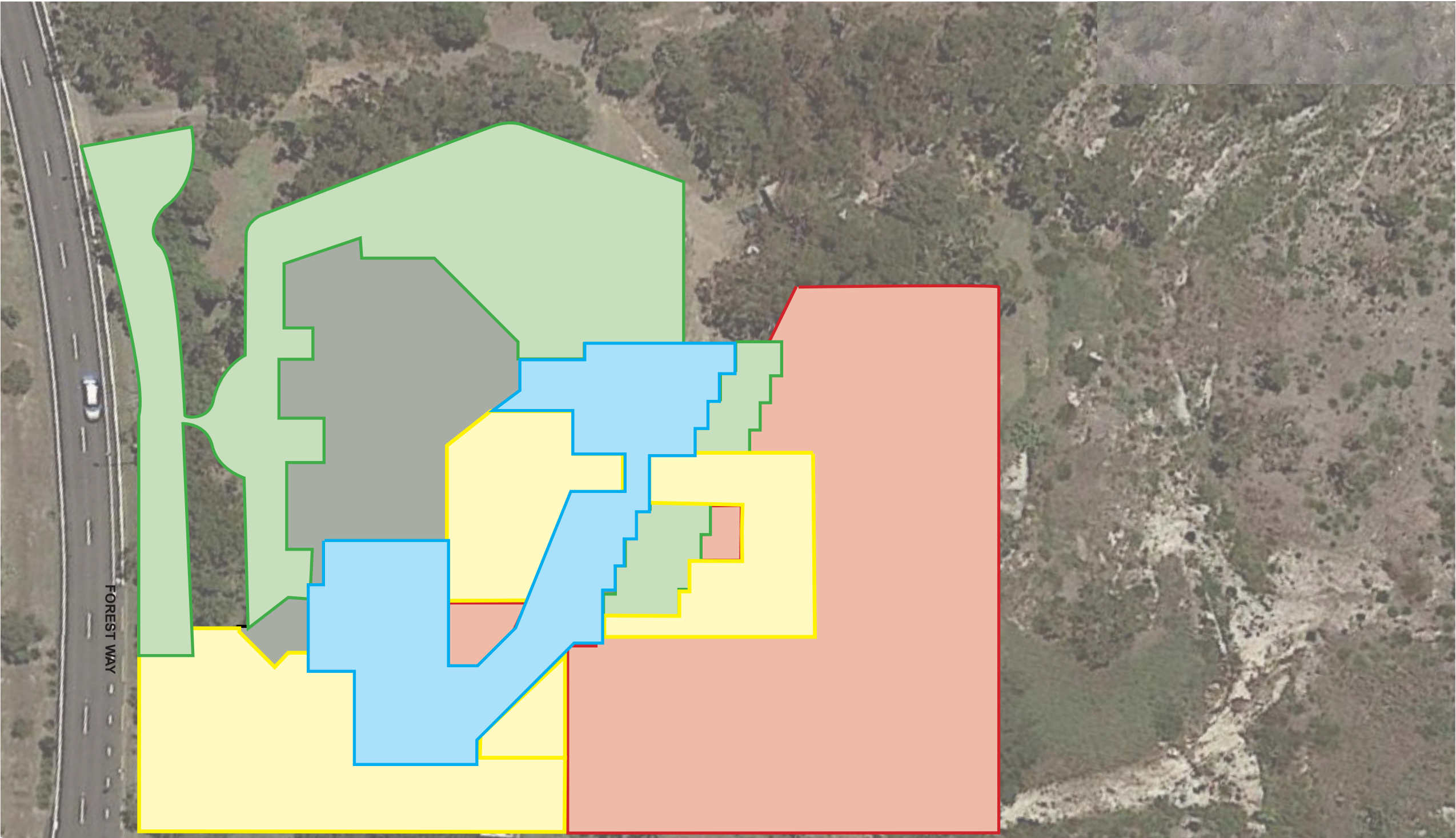
BELROSE MANOR: 181 FOREST WAY BELROSE, NSW

LANDSCAPE ARCHITECTURAL DRAWING SET




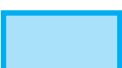

Development application

FOR:
Huntingdon Nursing Home

MASTERPLAN / COMPOSITE PLAN



LEGEND


-  Lower Ground Floor Landscape Areas
-  Ground Floor Landscape Areas
-  First Floor Landscape Areas
-  Second Floor Landscape Areas
-  Roof of proposed building

NOTES

Refer to Arboricultural Impact Assessment Report prepared by Sturt Noble Arboriculture for numbered existing trees.

Refer to Flora and Fauna Assessment report prepared by Cumberland Ecology for information on the full sites vegetation.

Refer to architectural drawings prepared by Morrison Design Partnership for internal floor plans.




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PROJECT
**BELROSE MANOR: 181 FOREST WAY
BELROSE, NSW**

CLIENT
CHIROSEPH PTY LTD

DRAWING
MASTERPLAN / COMPOSITE PLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1630-01	D	br	15.11.2019



Scale
1:300@A1
1:600@A3

0 3 6 10 14m

ACN: 164 245 514 ABN: 99 164 245 514

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LEGEND

- Existing tree*
- Proposed tree •
- Unit paving
- Lawn
- Planting •
- Feature Planting •
- Gravel
- Pot plants
- Outdoor seating
- Retaining wall
- 1500 high palisade
- Landscape boundary

NOTES

- Existing vegetation to be retained + protected
- Timber deck with 450mm raised planter providing seating opportunity
- Internal courtyard with sandstone feature wall
- Internal courtyard with rich planting
- Sandstone retaining wall
- Mass planting of native species
- Screening hedge

• - Refer to indicative planting schedule.

* - Refer to Arboricultural Impact Assessment Report prepared by Sturt Noble Arboriculture for numbered existing trees.

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PROJECT
**BELROSE MANOR: 181 FOREST WAY
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CLIENT
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DRAWING
**LOWER GROUND FLOOR LANDSCAPE
PLAN**

DRAWING No. **DA-1630-02** ISSUE **F** DRAWN **br** DATE **15.11.2019**

Scale 0 2 10m
1:200@A1
1:400@A3

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LEGEND

- Existing tree*
- Proposed tree •
- Unit paving
- Lawn
- Planting •
- Feature Planting •
- Gravel
- Pot plants
- Outdoor seating
- Retaining wall
- 1500 glass balustrade
- Landscape boundary

NOTES

1. Large internal courtyard
2. Raised planter with seating edge
3. Maintenance track circulates planted area
4. Roof top seating space with pot plants softening the edge
5. Screening hedge
6. Large palm planting with feature sandstone blocks for a sense of arrival
7. Car park/entry
8. Raised planter box

• - Refer to indicative planting schedule.

* - Refer to Arboricultural Impact Assessment Report prepared by Sturt Noble Arboriculture for numbered existing trees.

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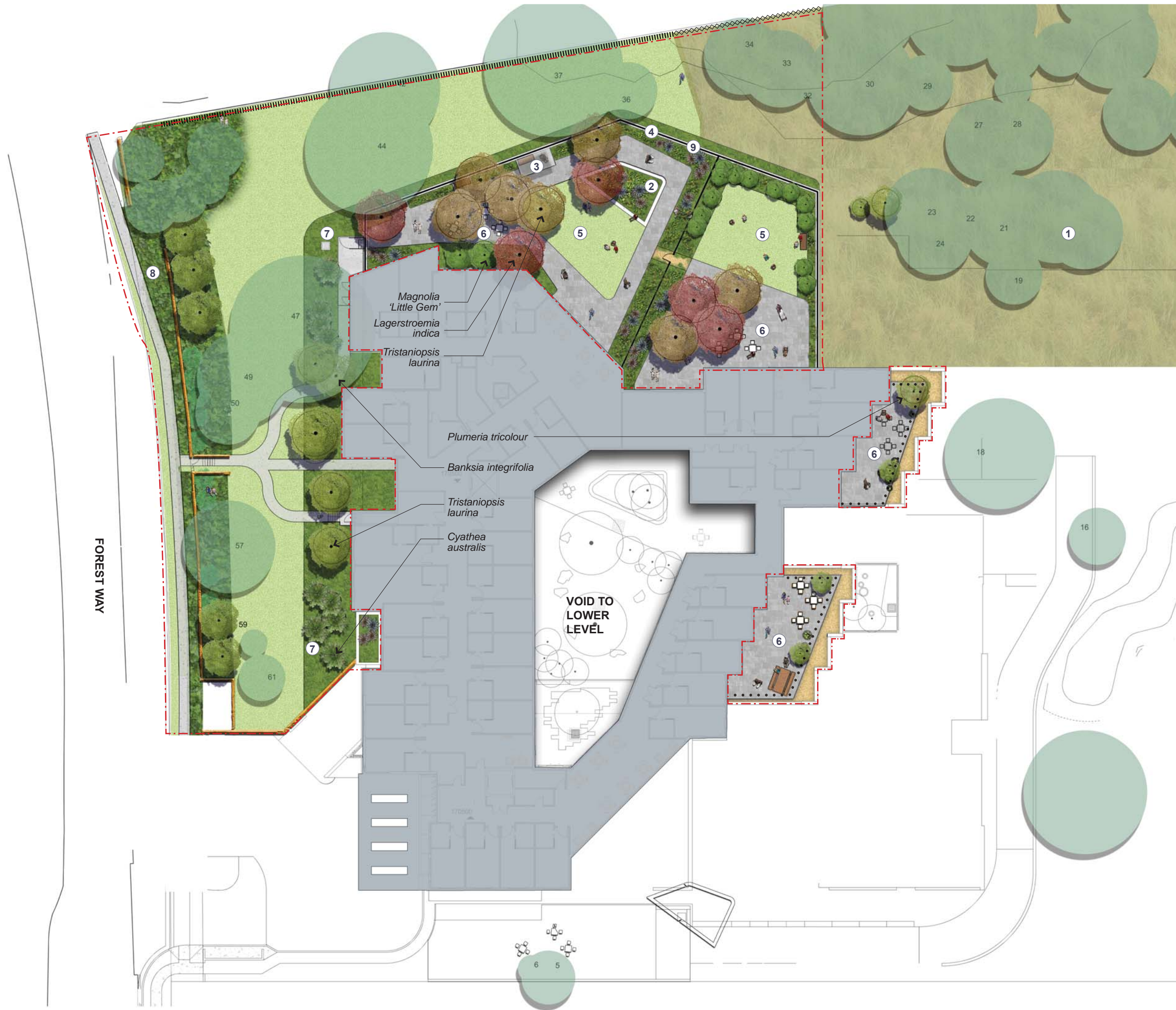
PROJECT
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DRAWING
GROUND FLOOR LANDSCAPE PLAN

DRAWING No. **DA-1630-03** ISSUE **F** DRAWN **br** DATE **15.11.2019**

Scale 0 2 10m
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LEGEND

- Existing tree*
- Proposed tree •
- Unit paving
- Lawn
- Planting •
- Feature Planting •
- Gravel
- Pot plants
- Outdoor seating
- Retaining wall
- Sand stone retaining wall
- Reuse existing stone
- 1500 glass balustrade
- Landscape boundary
- Metal palisade fence
- Colour bond fence for bushfire protection

NOTES

- Existing vegetation to be retained and protected. Refer to Bushfire Management Plan and Biodiversity Management Plan for the management of existing vegetation.
- Raised planter with seating edge
- Arbour structure with seating
- Sandstone clad retaining wall
- Open lawn space for passive recreation
- Outdoor seating spaces
- Planting around building to soften facade and to link the development with existing landscape
- Mass planting of endemic species
- Security fence to secured courtyards

• - Refer to indicative planting schedule.

* - Refer to Arboricultural Impact Assessment Report prepared by Sturt Noble Arboriculture for numbered existing trees.

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PROJECT
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DRAWING
FIRST FLOOR LANDSCAPE PLAN

DRAWING No. **DA-1630-04** ISSUE **F** DRAWN **br** DATE **15.11.2019**

Scale 0 2 10m
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1:400@A3

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LEGEND

- Existing tree*
- Proposed tree •
- Unit paving
- Lawn
- Planting •
- Feature Planting •
- Gravel
- Pot plants
- Outdoor seating
- Retaining wall
- 1500 glass balustrade
- Landscape boundary

NOTES

- Solar panels
- Outdoor fireplace
- Green roof planting
- Outdoor seating opportunities
- Raised planter box
- Gravel around rooftop boundary to maintain safe roof access
- Planting spilling over edge and hanging downwards to the below floor

• - Refer to indicative planting schedule.

* - Refer to Arboricultural Impact Assessment Report prepared by Sturt Noble Arboriculture for numbered existing trees.

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PROJECT
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DRAWING
SECOND FLOOR LANDSCAPE PLAN

DRAWING No.	ISSUE	DRAWN	DATE
DA-1630-05	F	br	15.11.2019

0 2 10m
Scale
1:200@A1
1:400@A3

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INDICATIVE PLANTING PALETTE

COURTYARDS

BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
TREES			
<i>Acer palmatum</i>	Palmate Maple	100L	A.S
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	200L	A.S
<i>Brachychiton acerifolius</i>	Illawarra Flame Tree	200L	A.S
<i>Lagerstroemia indica</i>	Crepe Myrtle	100L	A.S
<i>Hymenosporum flavum</i>	Native Frangipani	100L	A.S
<i>Magnolia 'Little Gem'</i>	Magnolia Little Gem	100L	A.S
<i>Tristaniopsis laurina 'Luscious'</i>	Watergum	100L	A.S
<i>Waterhousia floribunda</i>	Weeping Lilly Pilly	200L	A.S
SHRUBS AND GROUNDCOVERS			
<i>Alcantarea imperialis</i>	Giant Bromeliad	5L	1/m2
<i>Alpinia caerulea rubra</i>	Native Ginger	5L	3/m2
<i>Asplenium nidus</i>	Birds Nest fern	25L	3/m2
<i>Blechnum nudum</i>	Fishbone Waterfern	5L	4/m2
<i>Casuarina glauca prostrate</i>	Cousin It	200mm	4/m2
<i>Carpobrotus glaucescens</i>	Pigface	200mm	6/m2
<i>Dichondra argentea</i>	Silverfalls	150mm	6/m2
<i>Gardenia augusta 'Florida'</i>	Gardenia florida	5L	A.S
<i>Genus petriselium</i>	Parsley	200mm	6/m2
<i>Heliotropium arborescens</i>	Cherry Pie	5L	2/m2
<i>Kniphofia 'Royal Standard'</i>	Red Hot Poker	5L	2/m2
<i>Lavandula stoechas</i>	Lavender	5L	2/m2
<i>Liriope muscari 'Isabella'</i>	Lily Turf	150mm	4/m2
<i>Occimomum basilicum</i>	Basil	150mm	4/m2
<i>Rhaphiolepis 'Spring Time'</i>	Indian Hawthorn Bush	5L	2/m2
<i>Rosmarinus 'Blue Lagoon'</i>	Rosemary	5L	2/m2
<i>Thymus vulgaris</i>	Thyme	5L	2/m2
<i>Viola hederacea</i>	Native Violet	75mm	6/m2
<i>Vriesea splendens</i>	Flaming Sword	5L	2/m2
<i>Zamia furluracea</i>	Cardboard Plant	5L	2/m2

INDICATIVE SPECIES



Acer palmatum



Blechnum nudum



Magnolia 'Little Gem'



Knihofia 'Royal Standard'



Viola hederacea



Alpinia caerulea rubra

ROOF AREAS

BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
TREES			
<i>Plumeria tricolour</i>	Frangipani	100L	A.S
SHRUBS AND GROUNDCOVERS			
<i>Carpobrotus glaucescens</i>	Aussie Rambler	150mm	4/m2
<i>Correa alba</i>	White Correa	5L	2/m2
<i>Gazania sp.</i>	Gazania	200mm	6/m2
<i>Hardenbergia violacea</i>	Purple Coral Pea	150mm	3/m2
<i>Kennedia prostrata</i>	Running Postman	5L	2/m2
<i>Myoporum parvifolium</i>	Yareena	5L	2/m2
<i>Pennisetum alopecuroides</i>	Swamp Fountain Grass	200mm	4/m2
<i>Sedum sp.</i>	Sedum	150mm	6/m2
<i>Westringia fruticosa</i>	Coastal Rosemary	5L	1/m2

BIORETENTION BASIN BASE

SPECIES	COMMON NAME	PLANTS/50M2	SIZE
<i>Carex appressa</i>	Tussock Sedge	200	hiko
<i>Juncus usitatus</i>	Common Rush	200	hiko

BIORETENTION BASIN BANKS

SPECIES	COMMON NAME	PLANTS/50M2	SIZE
<i>Carex appressa</i>	Tussock Sedge	150	tube
<i>Juncus usitatus</i>	Common Rush	150	tube
<i>Lomandra longifolia</i>	Basket Grass	100	tube
<i>Themeda australis</i>	Kangaroo Grass	100	tube

INDICATIVE SPECIES



Kennedua prostrata



Gazania sp.



Hardenbergia violacea



Carpobrotus glauscens



Pennisetum alopecuroides



Plumeria tricolour

EXTERNAL GARDENS

BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
TREES			
<i>Acacia ulicifolia</i>	Prickly Moses	25L	A.S
<i>Banksia ericifolia</i>	Heath-leaved Banksia	25L	A.S
<i>Banksia integrifolia</i>	Coast Banksia	100L	A.S
<i>Banksia serrata</i>	Old-man Banksia	100L	A.S
<i>Cyathea australis</i>	Rough Tree Fern	100L	A.S
<i>Livingstonia australis</i>	Cabbage Tree Palm	200L	A.S
<i>Ficus rubiginosa</i>	Port Jackson Fig	400L	A.S
<i>Tristaniopsis laurina</i>	Water Gum	100L	A.S
<i>Syzygium cascade</i>	Lilly Pilly	25L	A.S

SHRUBS AND GROUNDCOVERS			
<i>Actinotus minor</i>	Lesser Flannel Flower	200mm	3/m2
<i>Aidantium aethiopicum</i>	Maidenhair Fern	200mm	4/m2
<i>Baura rubioides</i>	River Rose	150mm	4/m2
<i>Callistemon Scarlet Flame</i>	Bottle Brush	25L	A.S
<i>Calochlaena dubia</i>	Soft Bracken	200mm	6/m2
<i>Caustis pentandra</i>	Thick Twist Rush	150mm	3/m2
<i>Dendrobium sp.</i>	Orchard	5L	1/m2
<i>Dianella 'Breeze'</i>	Dianella	200mm	4/m2
<i>Dianella caerulea</i>	Blue Fax Lily	150mm	4/m2
<i>Dianella caerulea var. producta</i>	Blue Fax Lily	150mm	4/m2
<i>Doryanthes excelsa</i>	Gymea Lily	25L	1/m2
<i>Gleichenia dicarpa</i>	Tangle Fern	5L	2/m2
<i>Grevillea Royal Mantle</i>	Royal Mantle	5L	A.S
<i>Hardenbergia violacea</i>	Purple Coral Pea	150mm	2/m2
<i>Juncus usitatus</i>	Common Rush	150mm	6/m2
<i>Lomandra filiformis subsp. Filiformis</i>	Wattle Mat-rush	200mm	2/m2
<i>Lomandra longifolia</i>	Spiny Mat Rush	150mm	4/m2
<i>Lomandra 'Nyalla'</i>	Lomandra	150mm	4/m2
<i>Lomandra glauca</i>	Blue Ridge	150mm	4/m2
<i>Lomandra tanika</i>	Lomandra	200mm	4/m2
<i>Westringia fruticosa</i>	Coastal Rosemary	5L	2/m2
<i>Xanthorisa pilosa</i>	Woolly Xanthosia	5L	4/m2
<i>Xanthorrhoea media</i>	Grass Tree	25L	A.S

INDICATIVE SPECIES



Banksia integrifolia



Cyathea australis



Banksia serrata



Westringia fruticosa



Doryanthes excelsa



Grevillea Royal Mantle

ENDEMIC SCREEN PLANTING

BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING
TREES			
<i>Angophora hispida</i>	Dwarf Apple	Tube	1/5m2
<i>Corymbia gummifera</i>	Red Bloodwood	Tube	1/10m2
<i>Eucalyptus haemastoma</i>	Scribbly Gum	Tube	1/10m2
<i>Eucalyptus luehmanniana</i>	Yellow Top Mallee Ash	Tube	1/5m2
<i>Eucalyptus obstans</i>	Port Jackson Mallee	Tube	1/5m2
<i>Eucalyptus racemosa</i>	Narrow-leaved Scrib-bly Gum	Tube	1/10m2
SHRUBS AND GROUNDCOVERS			
<i>Xanthosia tridentata</i>	Rock Xanthosia	Tube	3/m2
<i>Allocasuarina distyla</i>	Scrub She-oak	Tube	3/m2
<i>Bauera microphylla</i>		Tube	3/m2
<i>Hibbertia linearis</i>		Tube	3/m2
<i>Hibbertia riparia</i>	Erect Guinea-flower	Tube	3/m2
<i>Bauera rubioides</i>	River Rose	Tube	3/m2
<i>Epacris microphylla</i>	Coast Coral Heath	Tube	3/m2
<i>Epacris obtusifolia</i>	Blunt-leaf Heath	Tube	3/m2
<i>Daviesia corymbosa</i>		Tube	3/m2
<i>Dillwynia floribunda</i>		Tube	3/m2
<i>Pultenaea stipularis</i>	Handsome Bush-pea	Tube	3/m2
<i>Pultenaea tuberculata</i>	Wreath Bush-pea	Tube	3/m2
<i>Acacia myrtifolia</i>	Red-stemmed Wattle	Tube	3/m2
<i>Acacia suaveolens</i>	Sweet Wattle	Tube	3/m2
<i>Baeckea imbricata</i>	Heath Myrtle	Tube	3/m2
<i>Kunzea capitata</i>		Tube	3/m2
<i>Leptospermum squarrosum</i>	Peach Blossom Tea-tree	Tube	3/m2
<i>Leptospermum trinervium</i>	Flaky-barked Tea-tree	Tube	3/m2
<i>Banksia ericifolia</i>	Heath-leaved Banksia	Tube	3/m2
<i>Banksia marginata</i>	Silver Banksia	Tube	3/m2
<i>Banksia oblongifolia</i>	Fern-leaved Banksia	Tube	3/m2
<i>Banksia paludosa</i>	Swamp Banksia	Tube	3/m2
<i>Banksia serrata</i>	Old-man Banksia	Tube	3/m2
<i>Grevillea buxifolia</i>	Grey Spider Flower	Tube	3/m2
<i>Grevillea sphacelata</i>	Grey Spider Flower	Tube	3/m2
<i>Hakea dactyloides</i>	Finger Hakea	Tube	3/m2
<i>Hakea teretifolia</i>	Needlebush	Tube	3/m2
<i>Isopogon anemonifolius</i>	Broad-leaf Drumsticks	Tube	3/m2
<i>Isopogon anethifolius</i>	Narrow-leaf Drum-sticks	Tube	3/m2
<i>Lambertia formosa</i>	Mountain Devil	Tube	3/m2
<i>Persoonia lanceolata</i>	Lance Leaf Geebung	Tube	3/m2
<i>Persoonia pinifolia</i>	Pine-leaved Geebung	Tube	3/m2
<i>Eriostemon australasius</i>	Pink Wax Flower	Tube	3/m2
<i>Lomandra glauca</i>	Pale Mat-rush	Tube	3/m2



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PROJECT
**BELROSE MANOR: 181 FOREST WAY
BELROSE, NSW**
CLIENT
CHRIROSEPH PTY LTD

DRAWING
INDICATIVE PLANTING PALETTE

DRAWING No. ISSUE DRAWN DATE
DA-1630-06 C br 03.09.2018

MATERIALITY

COURTYARDS



Seating absorbed in decorative planting

ROOF AREAS



Colourful green roof planting

EXTERNAL GARDENS



Native planting connecting with surrounding landscape

INDICATIVE MATERIALS AND SPACES



Raised seating planter



Raised gardening beds for elderly



Pots planted with colourful flowers



Vista oppotunities



Planting creeping over paving



Sandstone retaining walls



Ornamental and edible planting



Sense of path and destination



Roof top seating and viewing spaces



Sculptural pots



Hardscape to softscape junctions



Coastal Heath Ecological Community



Internal courtyard character



Outdoor seating areas



Collections of pots




Pennisetum alopecuroides



Outdoor seating oppotunities



Paths through garden



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PROJECT
**BELROSE MANOR: 181 FOREST WAY
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CLIENT
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DRAWING
MATERIALITY

DRAWING No.	ISSUE	DRAWN	DATE
DA-1630-06	A	br	09.06.2017

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