



49 FOREST WAY, FRENCHS FOREST

4 x 2 BEDROOM SENIORS DWELLINGS

SITE INFORMATION				
ADDRESS	49 FOREST WAY FRENCHS FOREST			
SITE AREA	923.5m²			
LOT	LOT 1A OF DP 382200			
ZONING	R2 - LOW DENSITY RESIDENTIAL			
YIELD	4 X 2 BEDROOM SENIORS DWELLINGS			
	LOCATION OF CONTROL	CONTROL	ACTUAL	COMPLIES OR NOT
SITE AREA	SEPP SENIORS LIVING	1000m² MINIMUM	923.5m²	NON-COMPLIANCE SEE SOEE
SITE FRONTAGE	SEPP SENIORS LIVING	20m MINIMUM		COMPLIES
IF THE DEVELOPMENT COMPLIES WITH THE BELOW STANDARDS, THEY CANNOT BE USED AS MEANS TO REFUSE				
	LOCATION OF CONTROL	CONTROL	PROPOSED	COMPLIES OR NOT
HEIGHT	SEPP SENIORS LIVING	8.0m	7.2m	COMPLIES
DENSITY AND SCALE	SEPP SENIORS LIVING	FSR 0.5:1	FSR 0.5:1	COMPLIES
LANDSCAPED AREA	SEPP SENIORS LIVING	30% OF THE SITE AREA IS TO BE LANDSCAPED	42.5%	COMPLIES
DEEP SOIL ZONES	SEPP SENIORS LIVING	15% OF THE SITE AREA, MINIMUM DIMENSION OF 3 METRES	40.9%	COMPLIES
SOLAR ACCESS	SEPP SENIORS LIVING	70% OF LIVING ROOMS RECEIVE 3 HOURS 9AM-3PM	100% RECEIVE 3 HOURS	COMPLIES
PRIVATE OPEN SPACE	SEPP SENIORS LIVING	15m² PER DWELLING, NOT LESS THAN 3 METRES WIDE AND 3 METRES LONG	ALL ARE GREATER THAN 15m²	COMPLIES
PARKING	SEPP SENIORS LIVING	0.5 CARS PER ROOM	7 RESIDENTIAL SPACES 4 SPACES REQUIRED NO REQUIREMENT FOR VISITORS	COMPLIES
THE BELOW CONTROLS ARE NOT REQUIRED AS SEPP SENIORS LIVING OVERRIDES THE DCP; HOWEVER, WE HAVE INCLUDED THE BELOW TO SHOW WE HAVE ALSO MADE EVERY EFFORT TO MEET LOCAL GUIDELINES				
FRONT SETBACK	WARRINGAH DCP	6.5m	6.5m	COMPLIES
SECONDARY FRONT	WARRINGAH DCP	3.5m	3.5m	COMPLIES
SIDE SETBACK 1	WARRINGAH DCP	0.9m	15.2m	COMPLIES
SIDE SETBACK 2	WARRINGAH DCP	0.9m	3.0m	COMPLIES
SIDE ENVELOPE	WARRINGAH DCP	4m	N/A	COMPLIES
WALL HEIGHT	WARRINGAH DCP	7.2m	VARIES	COMPLIES

Project: SENIORS HOUSING
49 FOREST WAY, FRENCHS FOREST

Client: SEYED JALALEDIN ZIAOLHAGH

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COVER PAGE & COMPLIANCE

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	DCP SETBACK	PROPOSED SETBACK
FRONT SETBACK	6.5m	6.5m
SECONDARY FRONT	3.5m	3.5m
SIDE SETBACK 1	0.9m	15.2m
SIDE SETBACK 2	0.9m	3.0m

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Sheet Name
DA SETBACK ANALYSIS

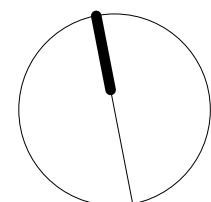
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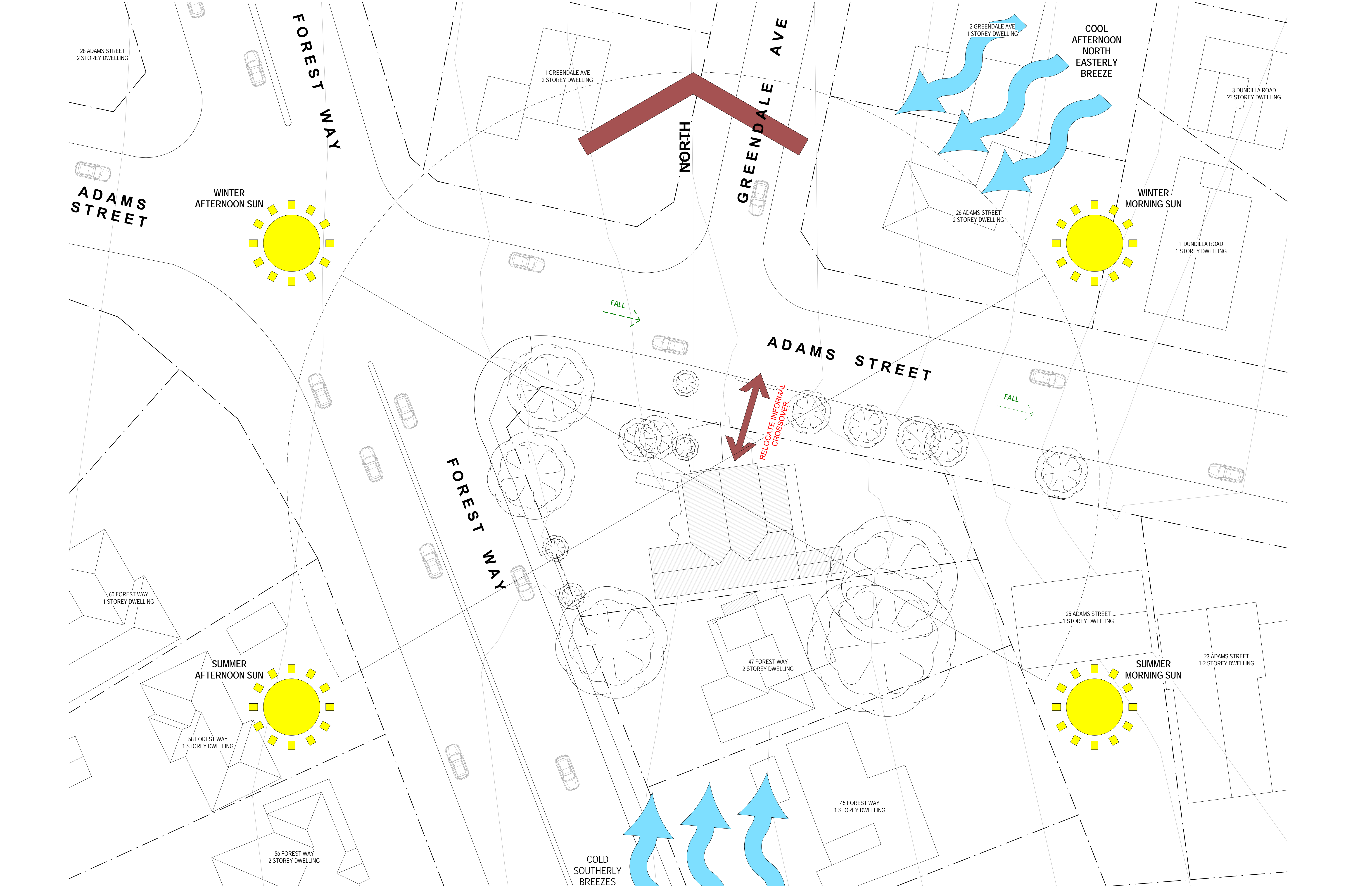
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DA005

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SITE ANALYSIS

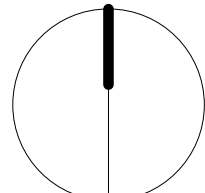
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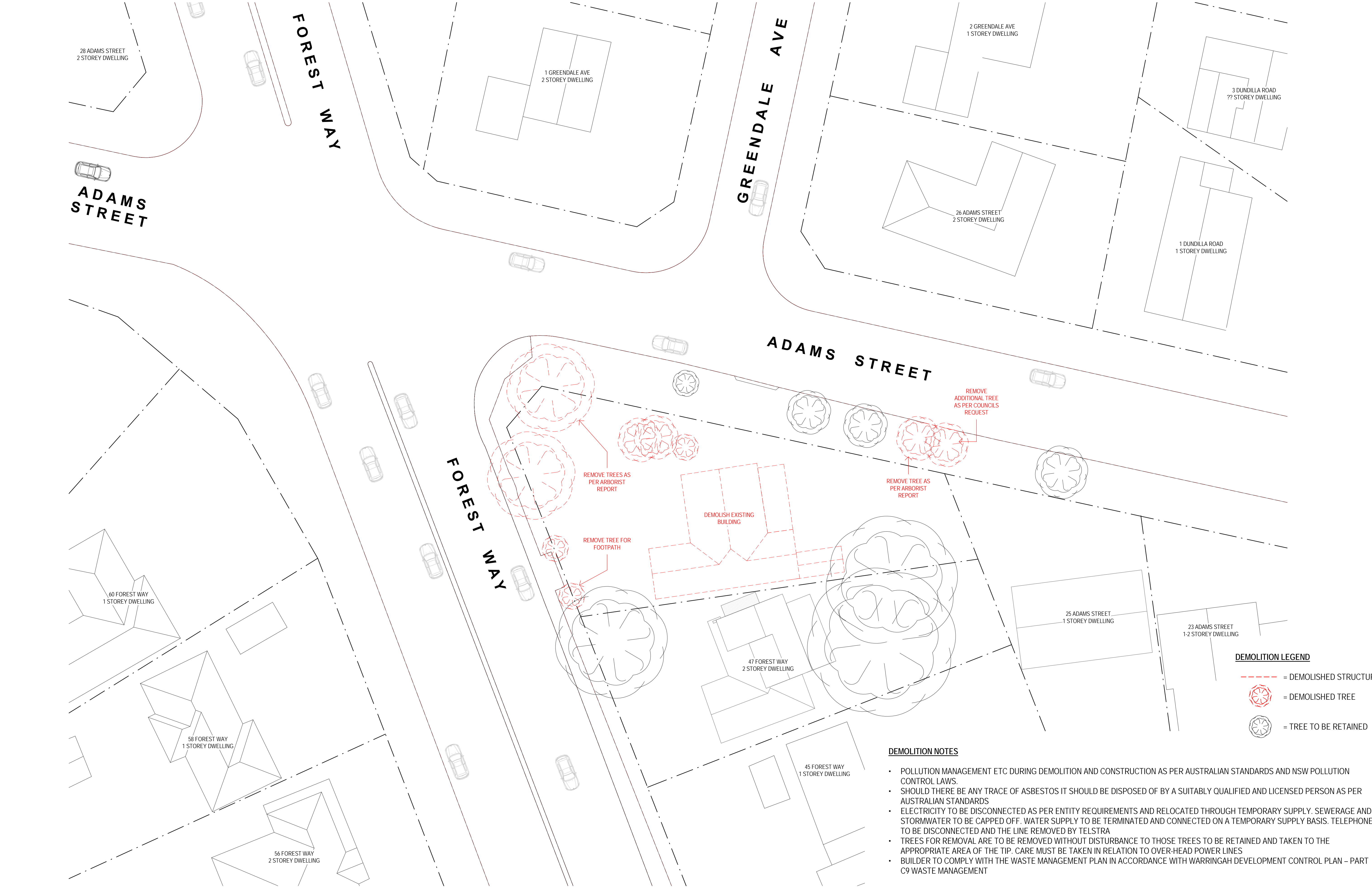
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A	ISSUE FOR DA APPROVAL
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DEMOLITION PLAN

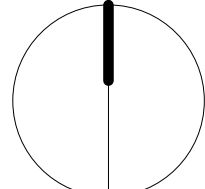
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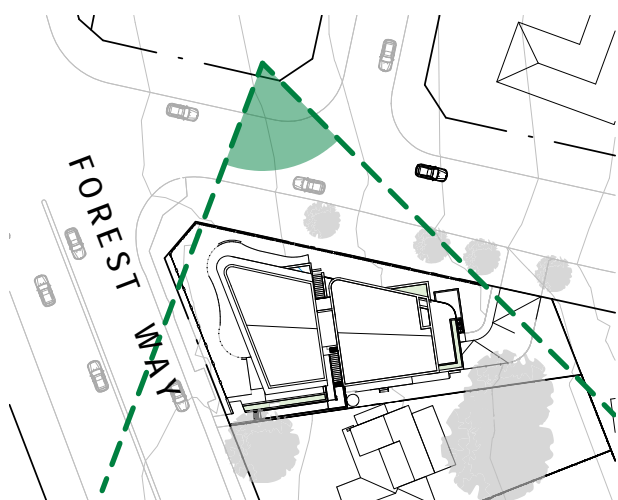
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DA020

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3D VIEWS

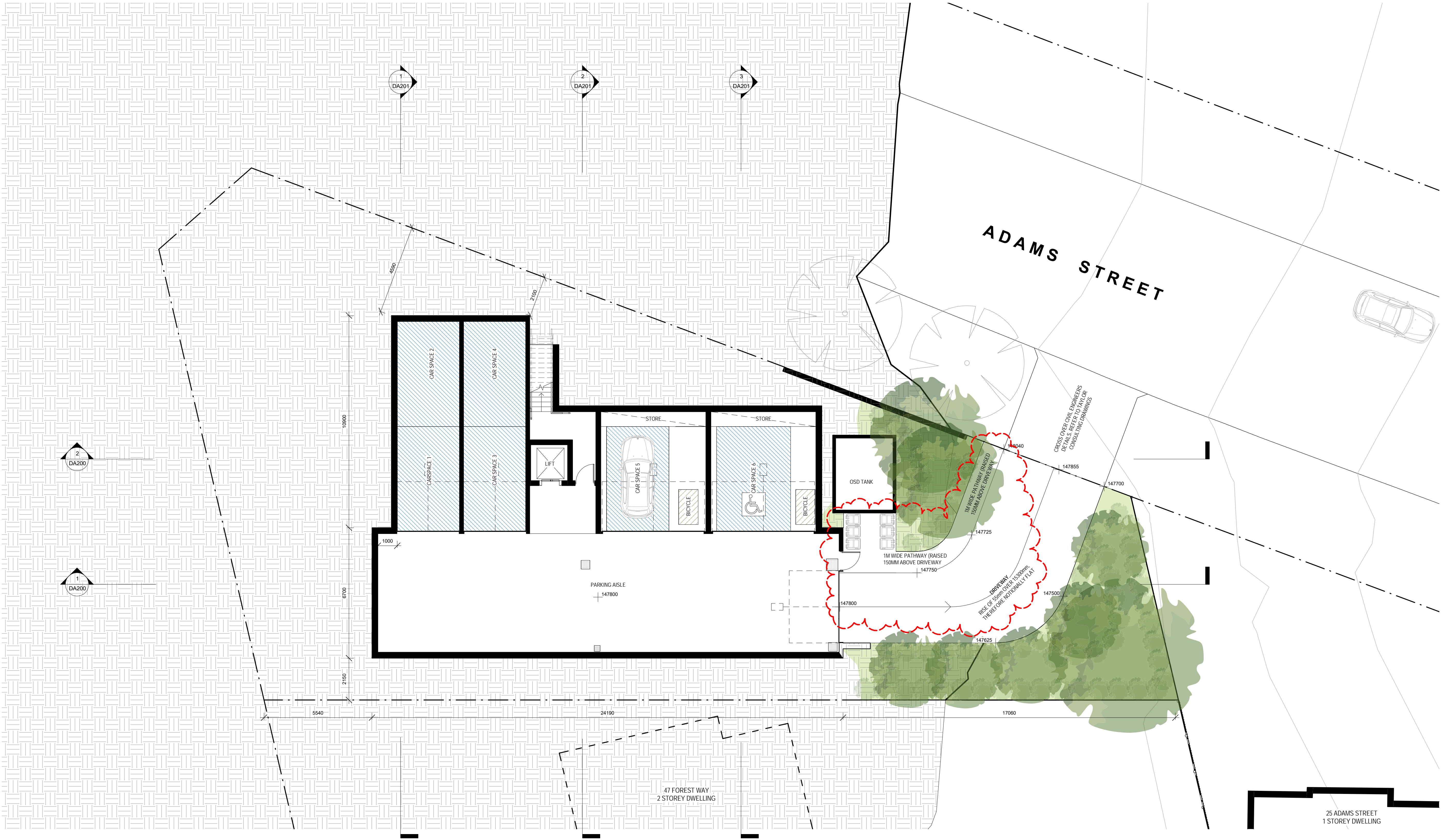
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- NOTES**
1. NO VISITOR SPACES ARE REQUIRED. AS PER DA2016/0621 "VISITOR SPACES ARE NOT REQUIRED BY THE SEPP HSPD".
 2. 2 BICYCLE SPACES ARE PROVIDED IN THE STORAGE ZONE OF GARAGES INFRONT OF CAR SPACES 5-7.

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BASEMENT PLAN

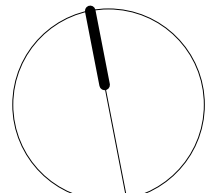
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GROUND PLAN

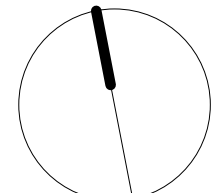
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LEVEL 1 PLAN

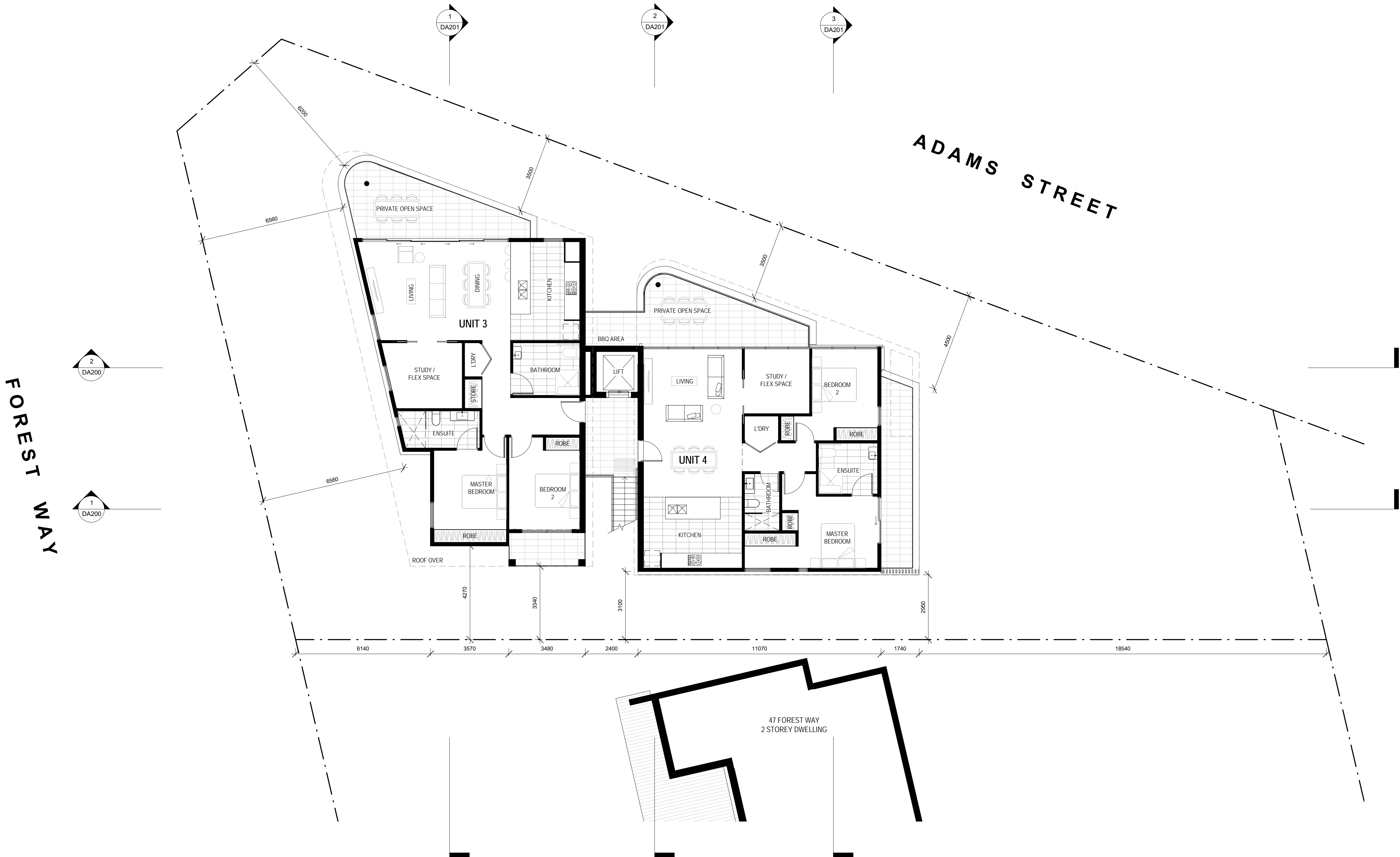
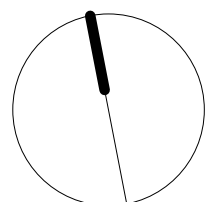
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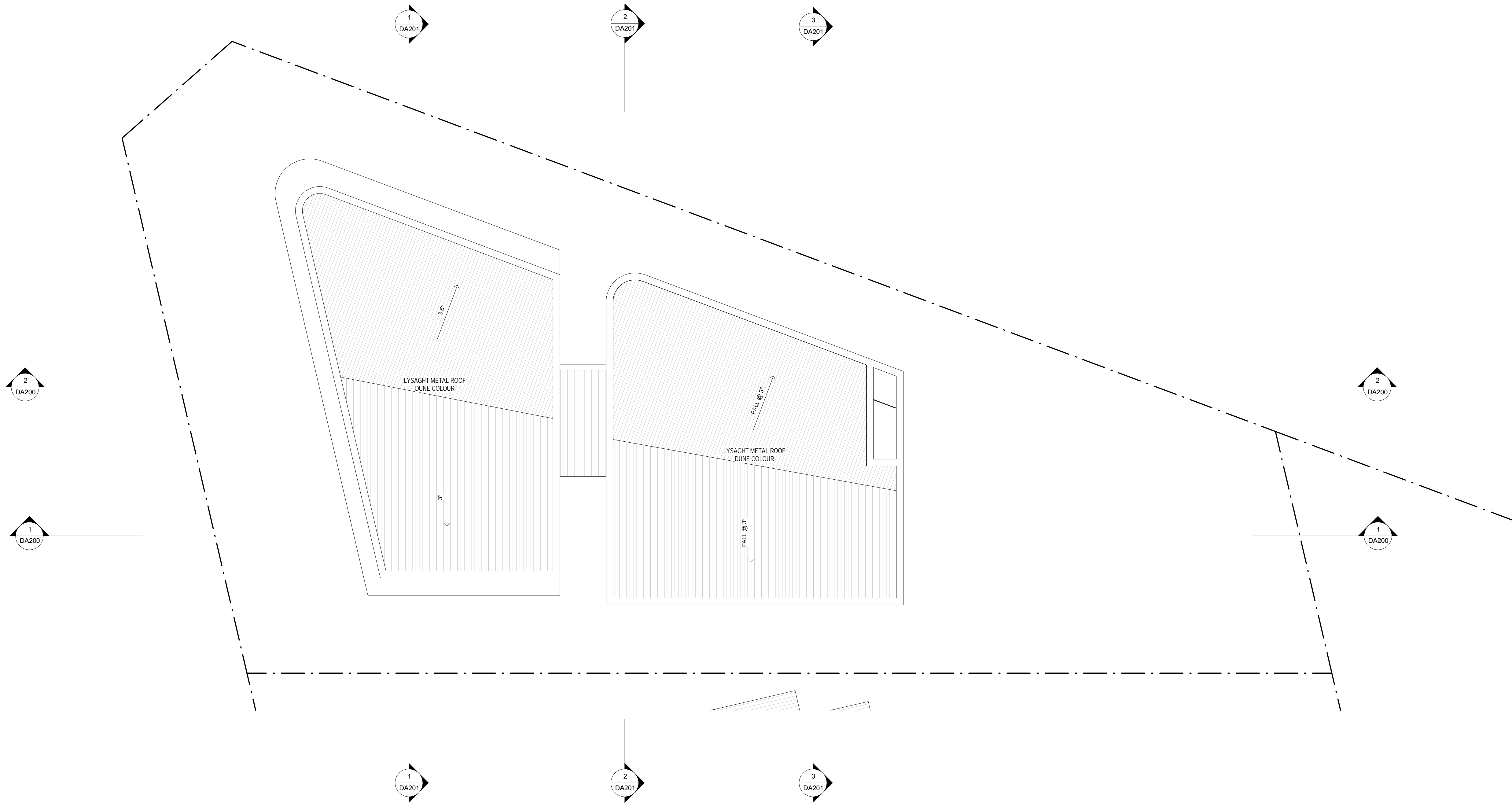
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DA103

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ROOF PLAN

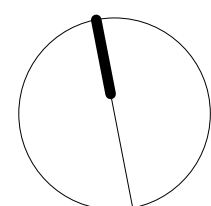
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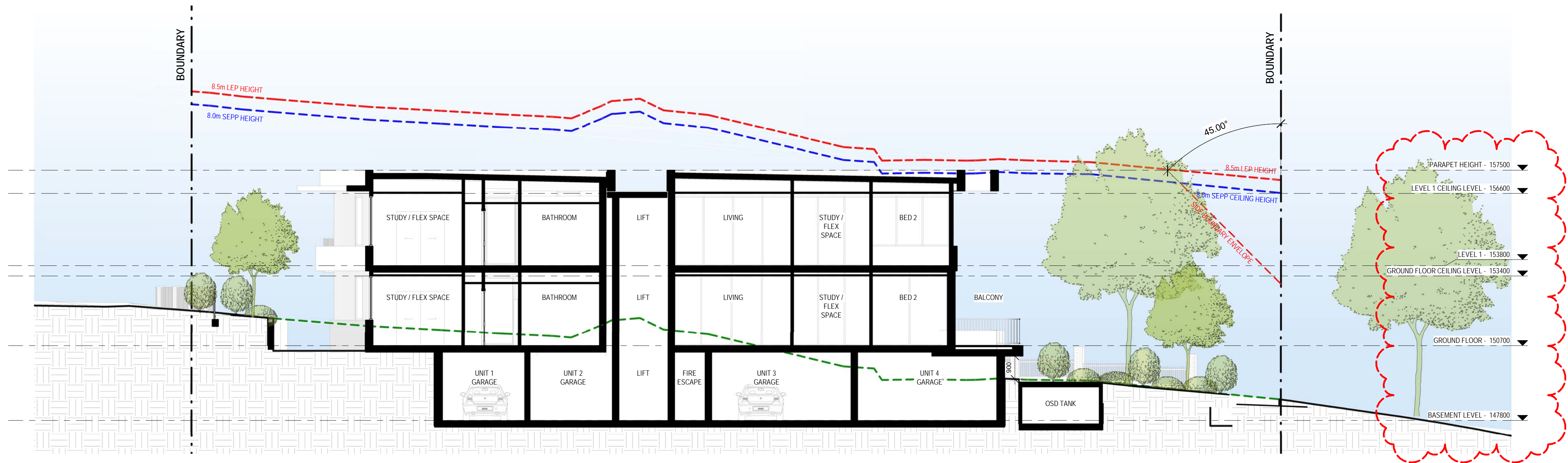
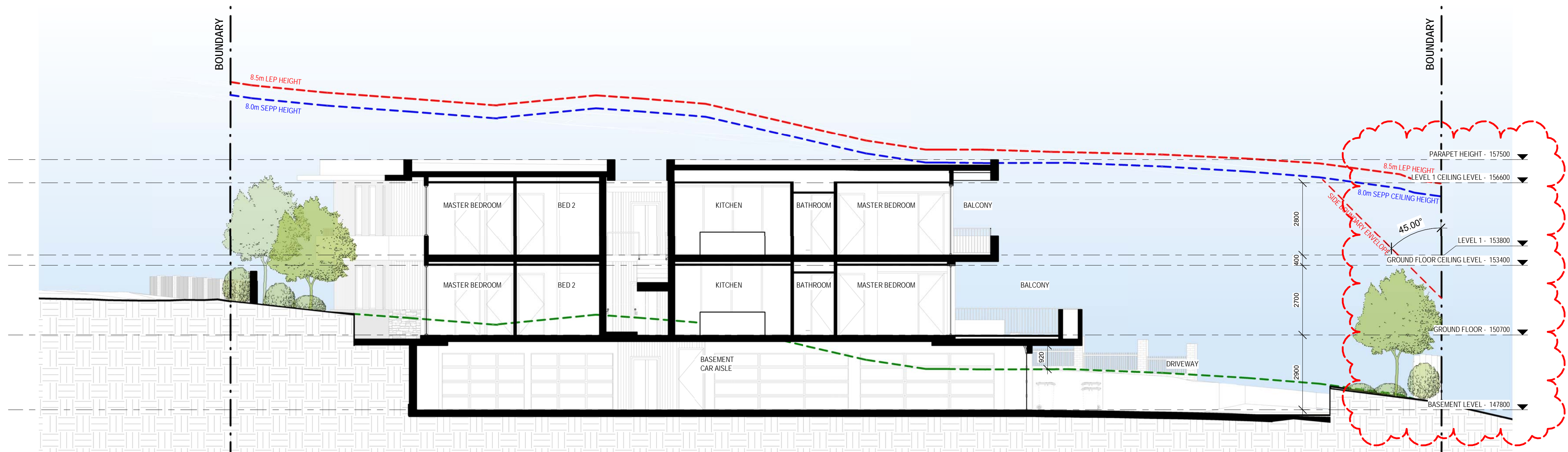
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SECTIONS

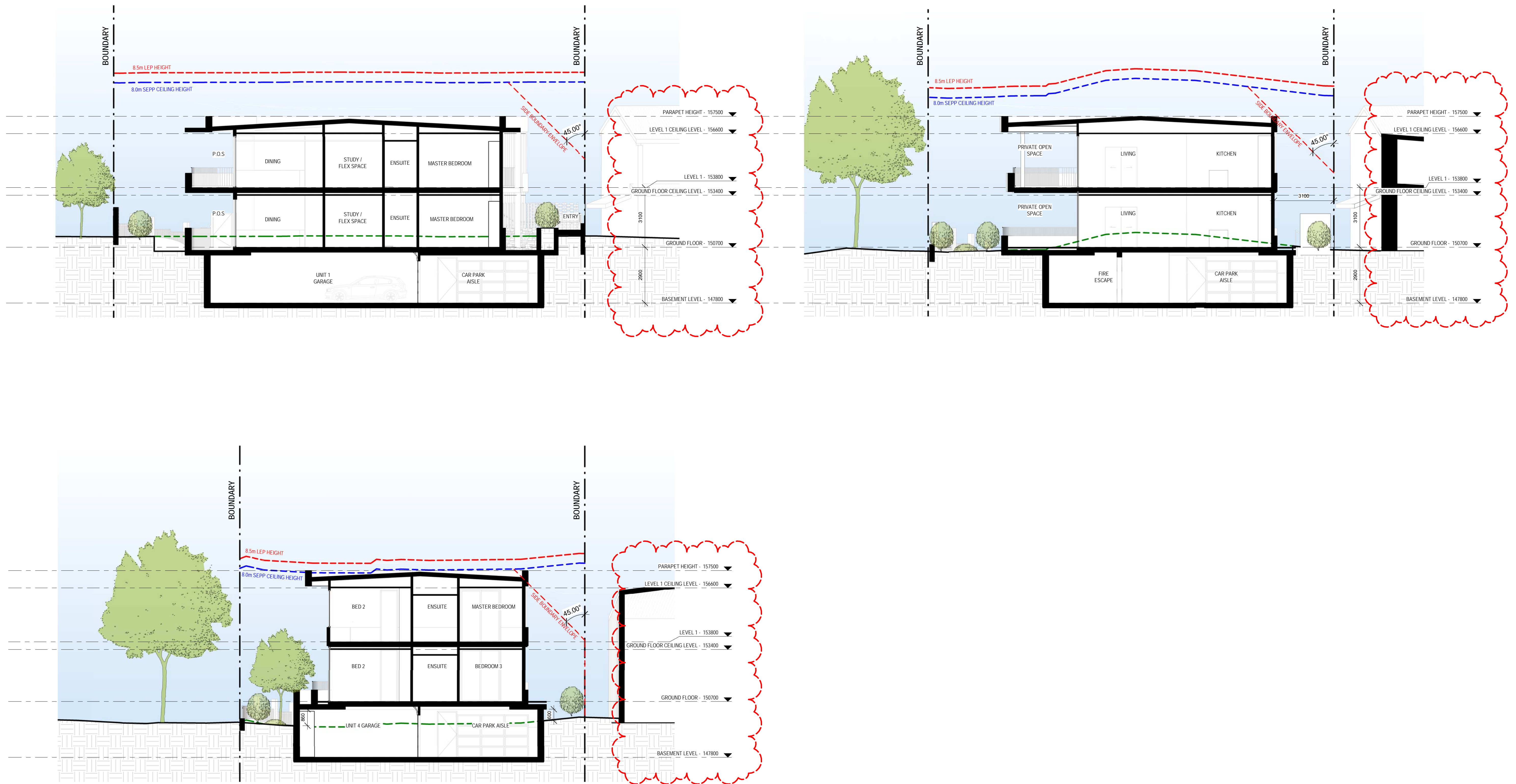
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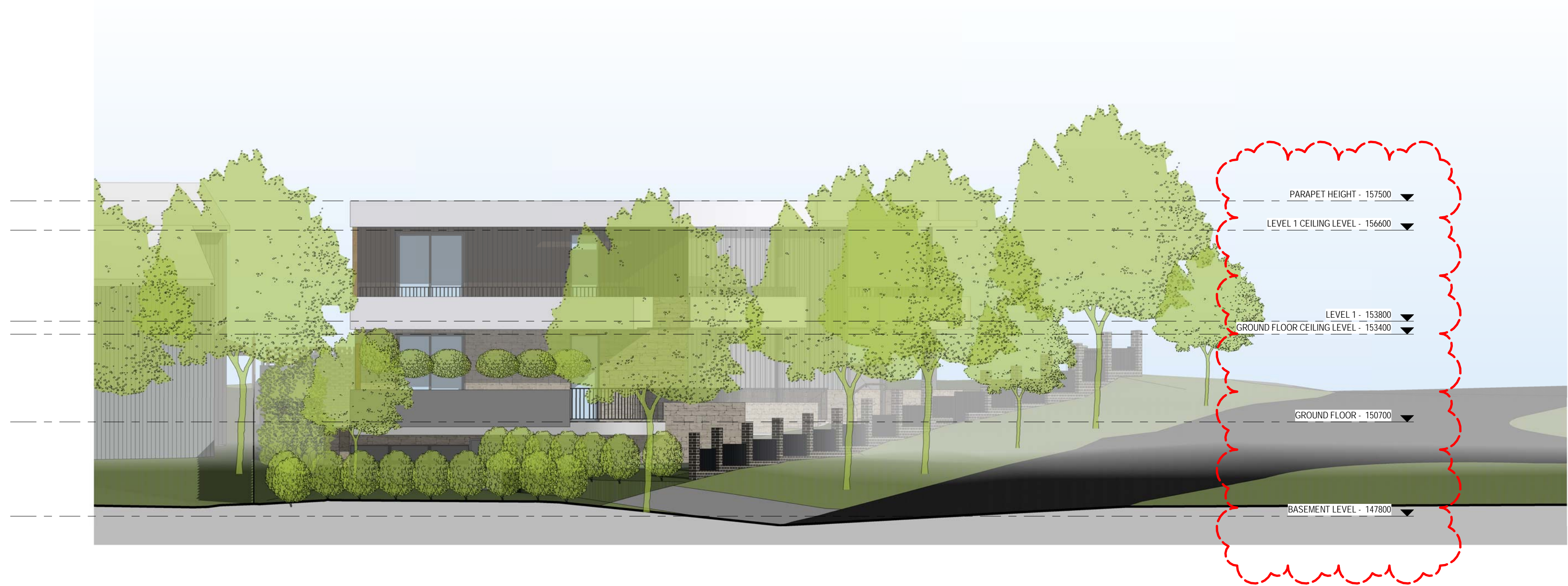
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Area Schedule (Gross Building)		
Area	Level	FSR
119 m²	LEVEL 1	0.13
113 m²	LEVEL 1	0.12
119 m²	GROUND FLOOR	0.13
113 m²	GROUND FLOOR	0.12
465 m²		0.50

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AREA CALCULATIONS - FSR

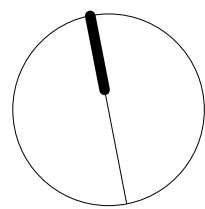
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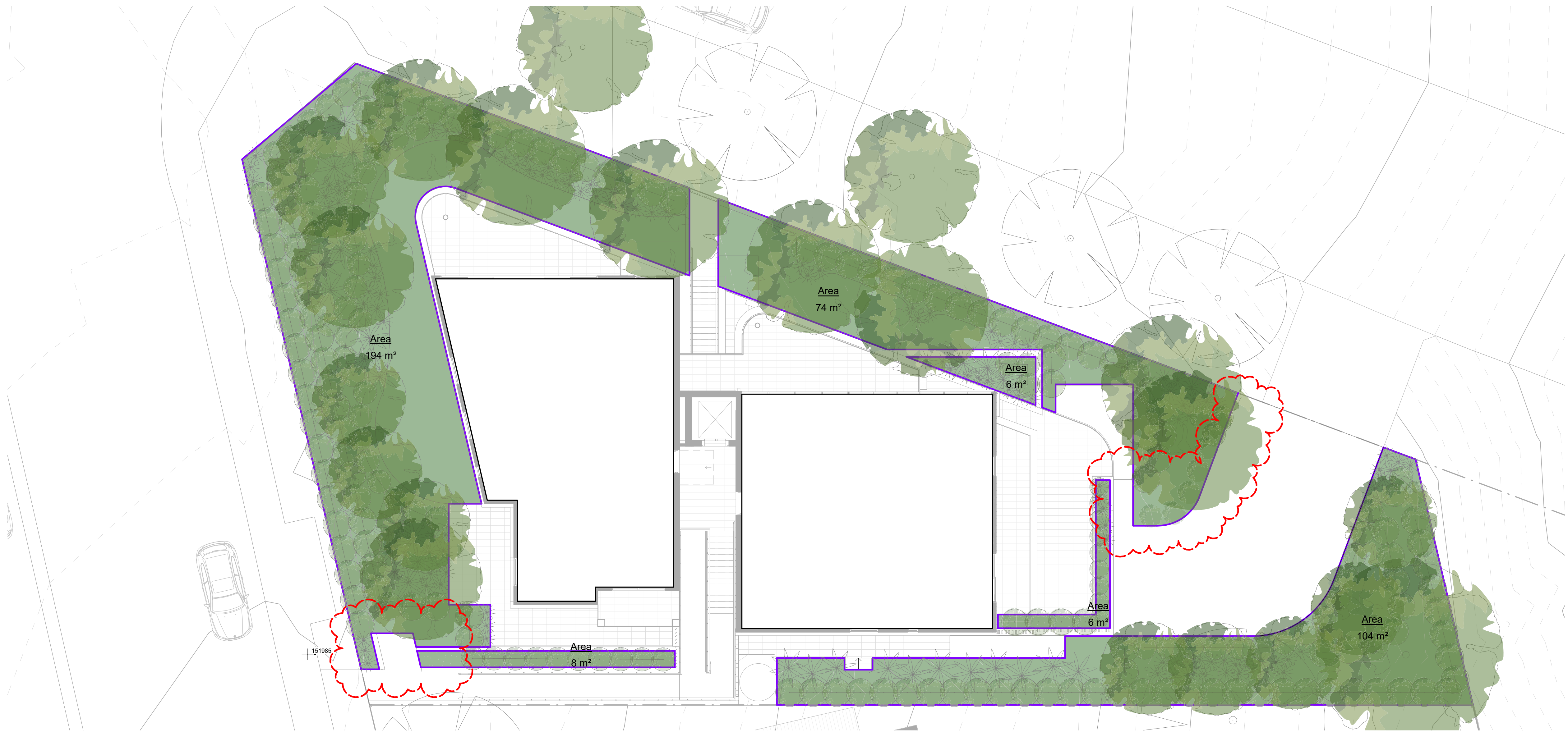
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Area Schedule (Landscape)	
Area	Landscape %
393 m²	42.5%

SEPP SENIORS HOUSING LANDSCAPE DEFINITION

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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AREA CALCULATIONS - LANDSCAPE

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Area Schedule (Open Space)	
Area	Open Space %
378 m²	40.9%

WARRINGAH DCP PART D1 - LANDSCAPED OPEN SPACE AND BUSHLAND SETTING

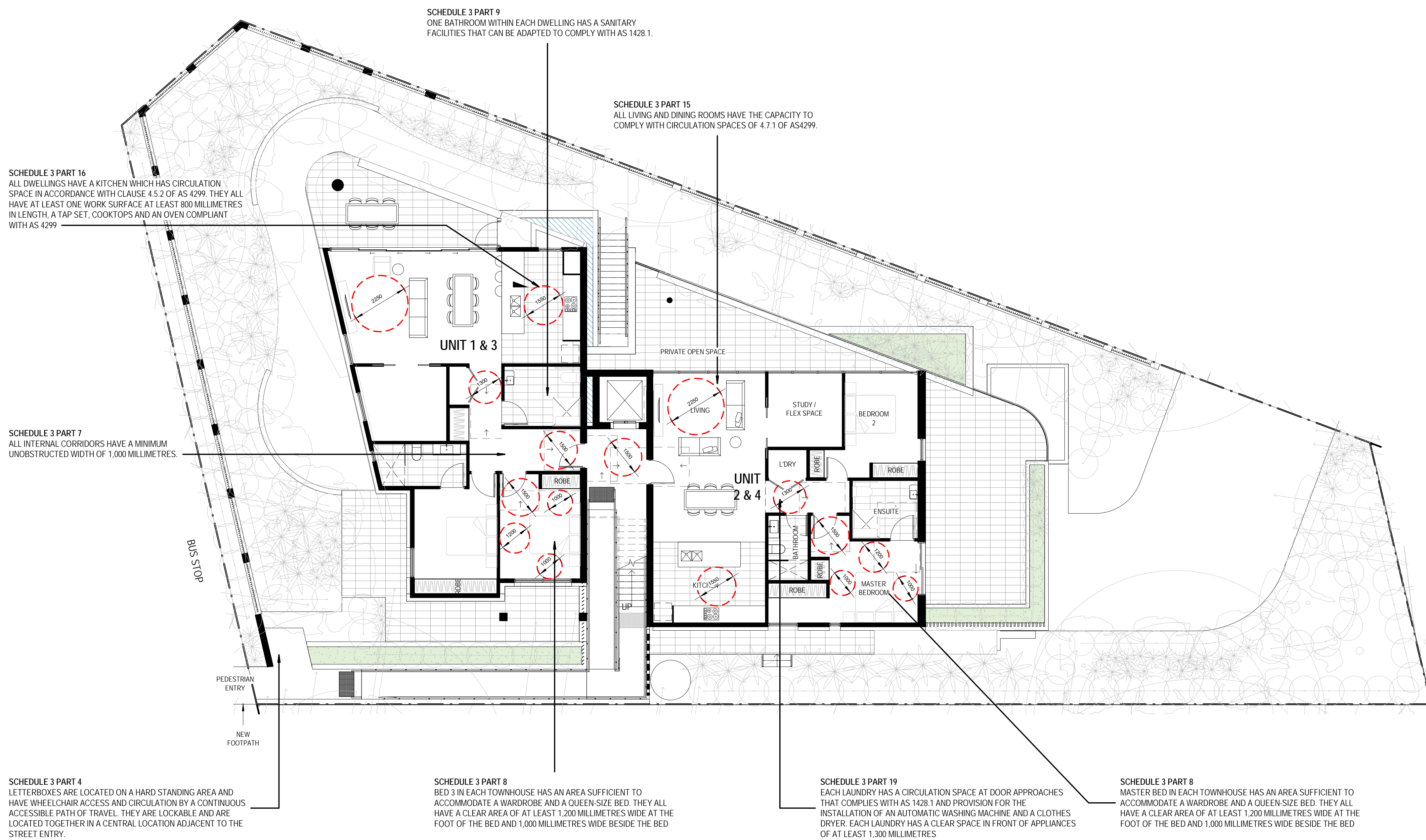
1. THE REQUIRED MINIMUM AREA OF LANDSCAPED OPEN SPACE IS SHOWN ON DCP MAP LANDSCAPED OPEN SPACE AND BUSHLAND SETTING. TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:

A) DRIVEWAYS, PAVED AREAS, ROOFED AREAS, TENNIS COURTS, CAR PARKING AND STORMWATER STRUCTURES, DECKS, ETC, AND ANY OPEN SPACE AREAS WITH A DIMENSION OF LESS THAN 2 METRES ARE EXCLUDED FROM THE CALCULATION;

B) THE WATER SURFACE OF SWIMMING POOLS AND IMPERVIOUS SURFACES WHICH OCCUR NATURALLY SUCH AS ROCK OUTCROPS ARE INCLUDED IN THE CALCULATION;

C) LANDSCAPED OPEN SPACE MUST BE AT GROUND LEVEL (FINISHED); AND

D) THE MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS LANDSCAPED OPEN SPACE IS 1 METRE..



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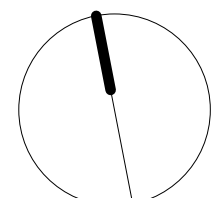
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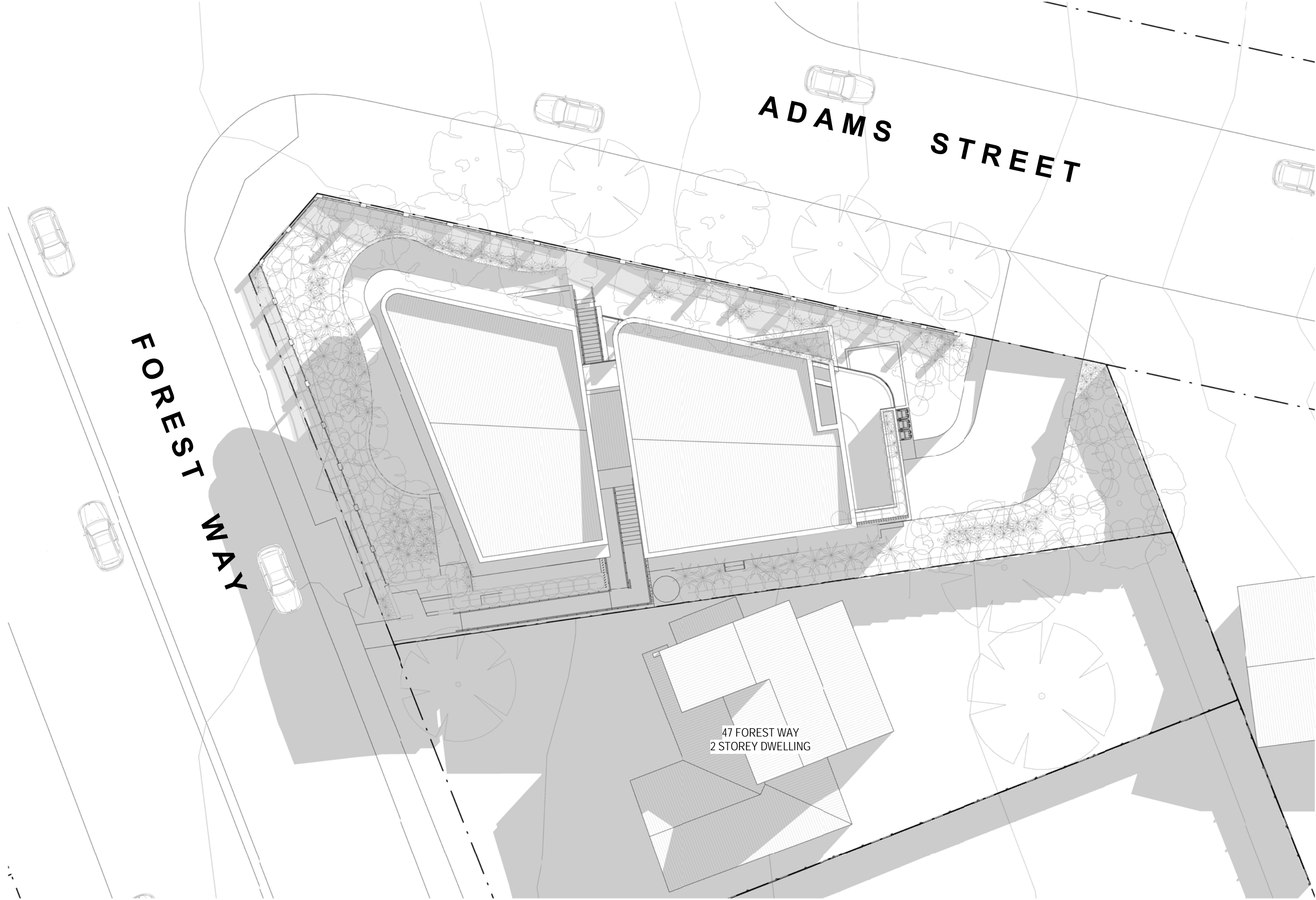
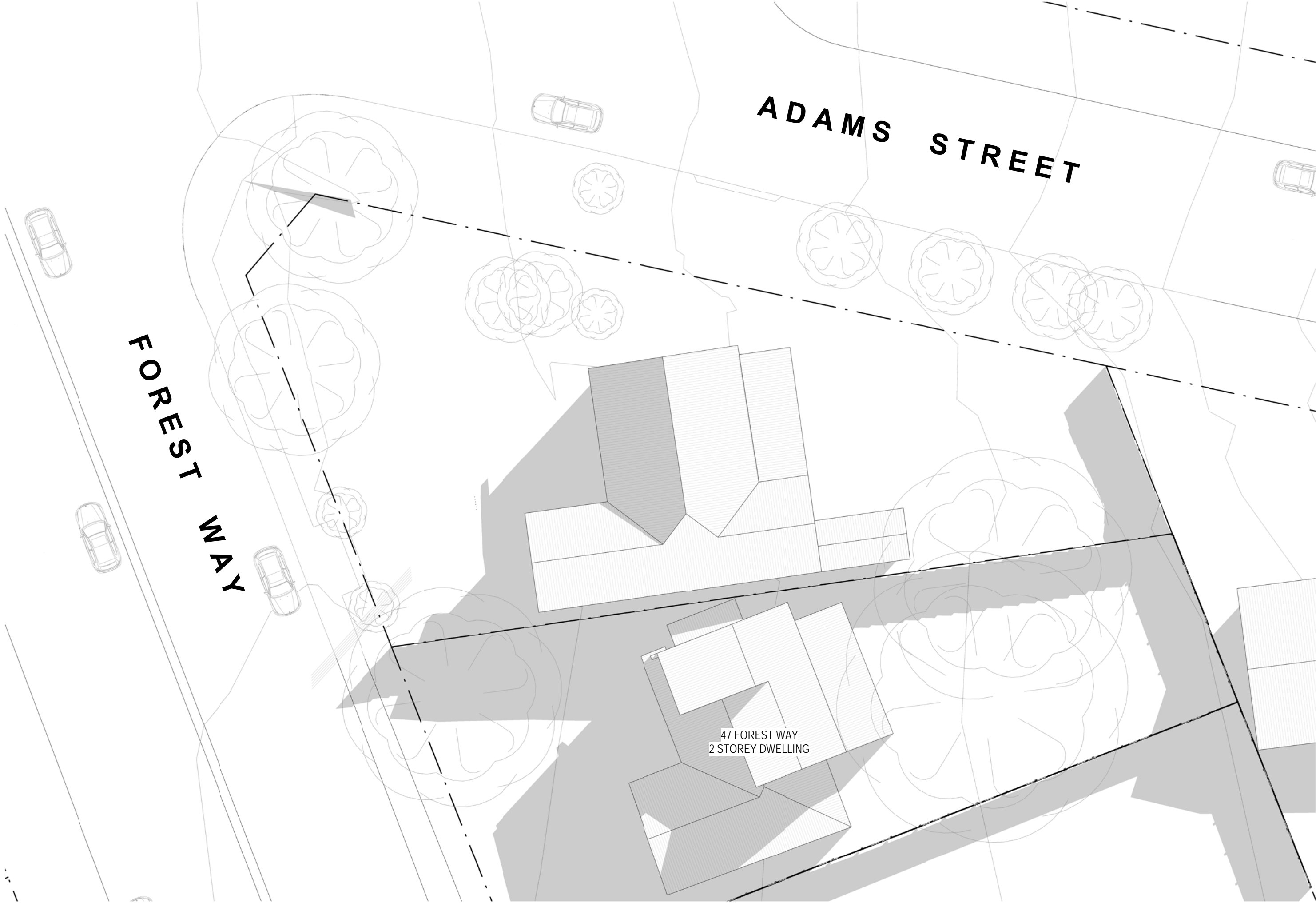
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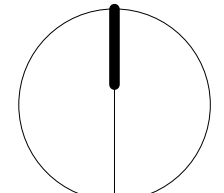
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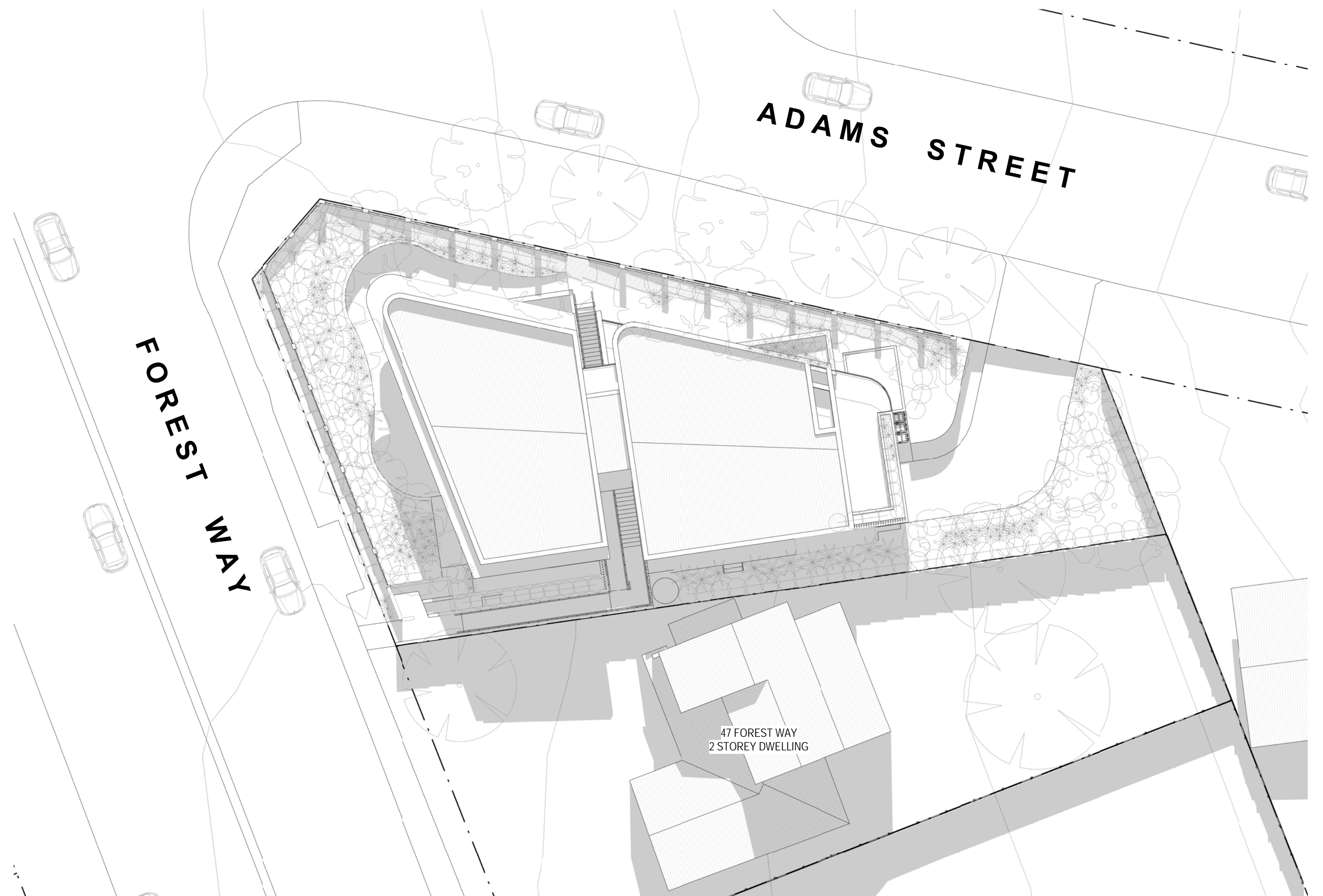
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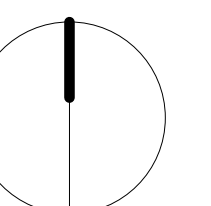
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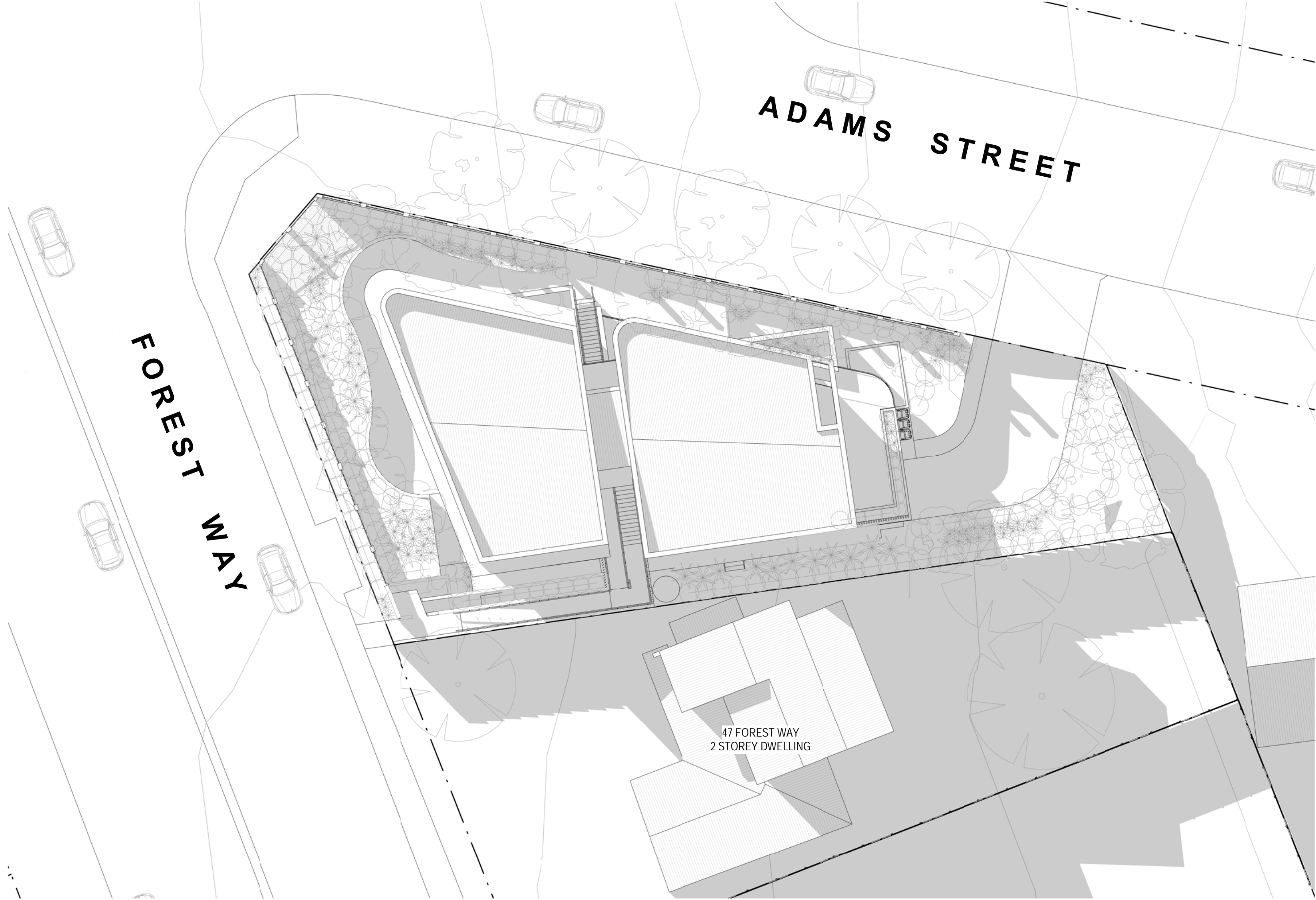
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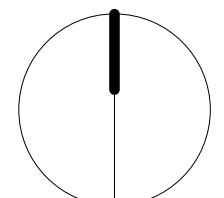
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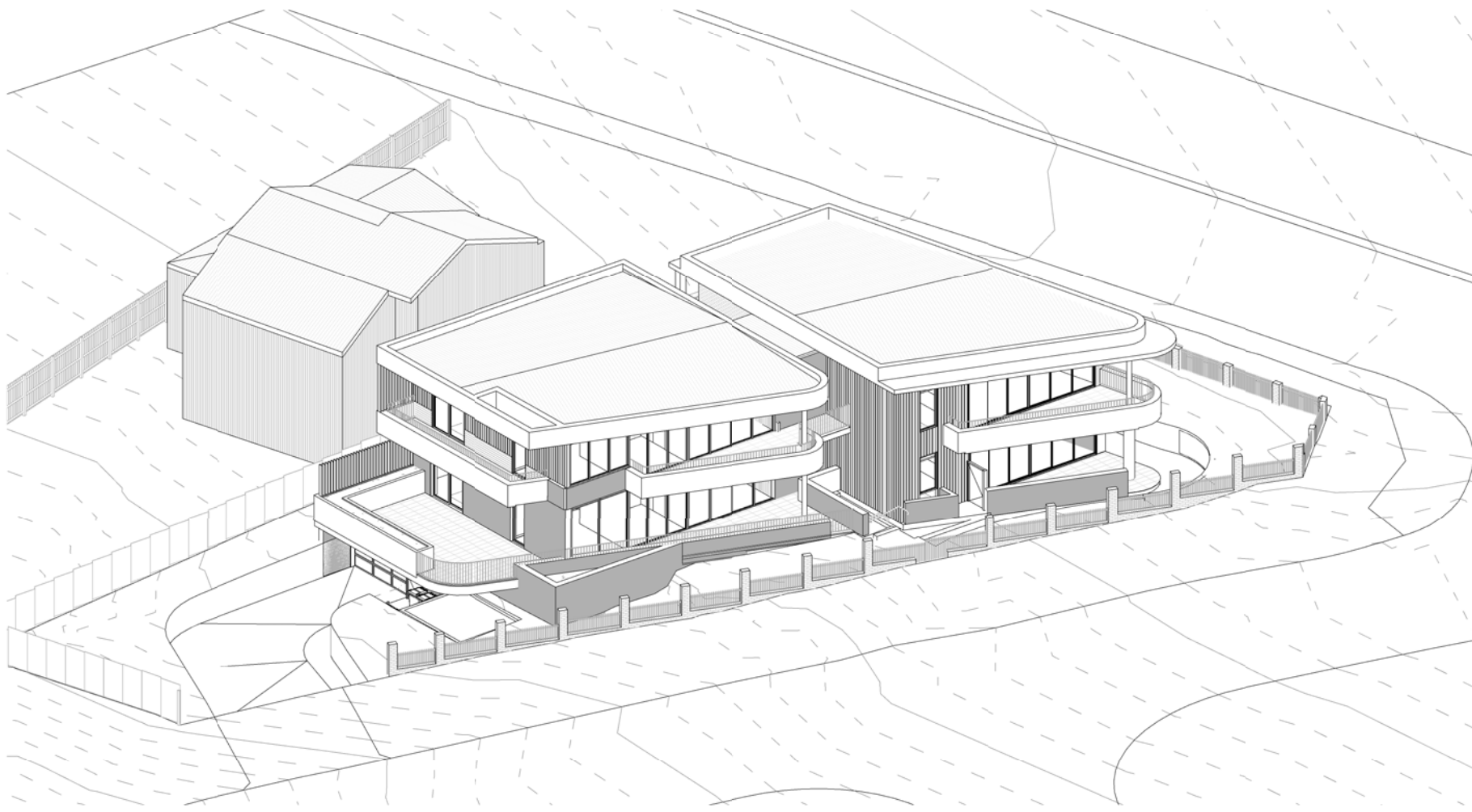
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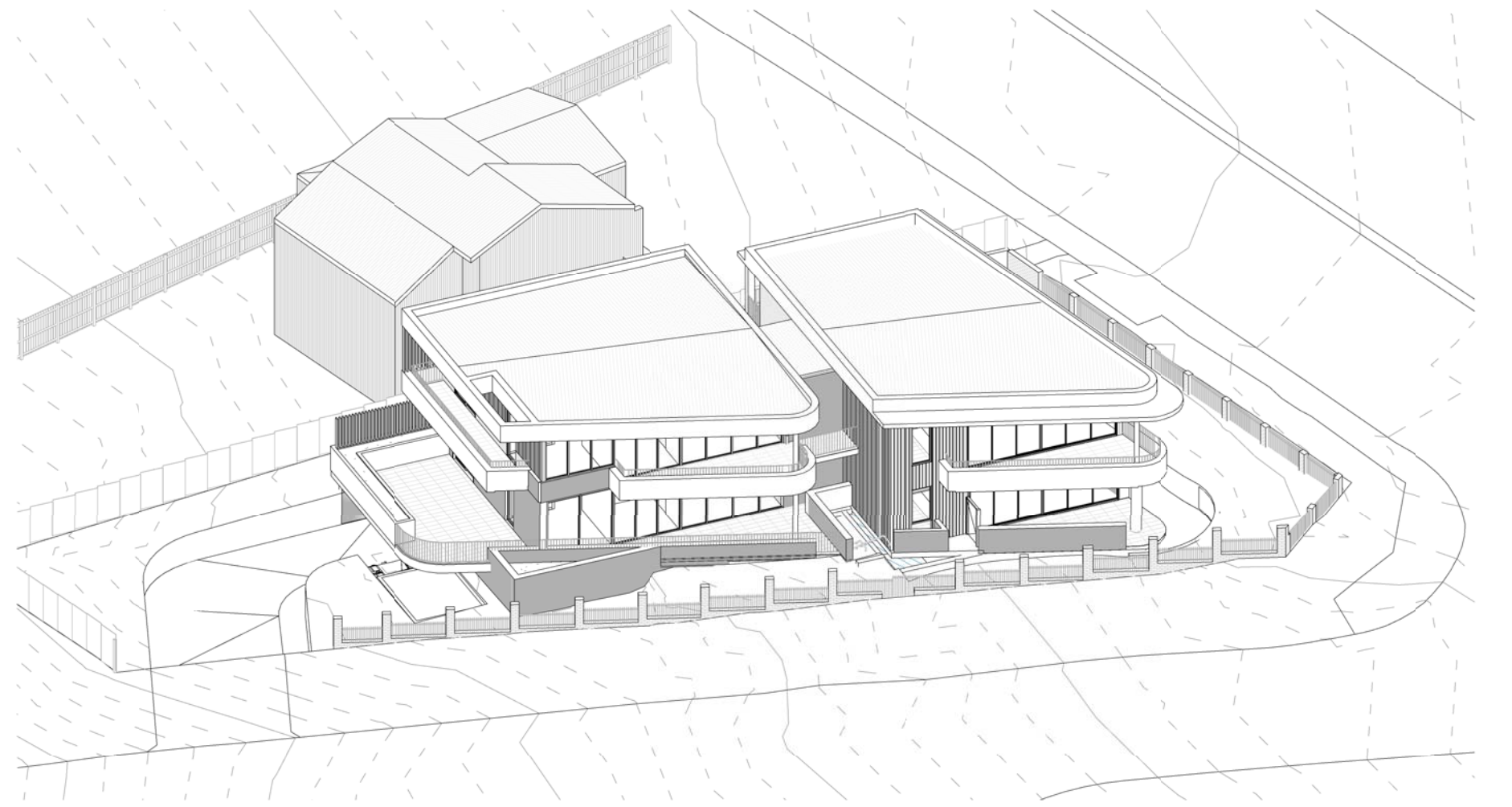




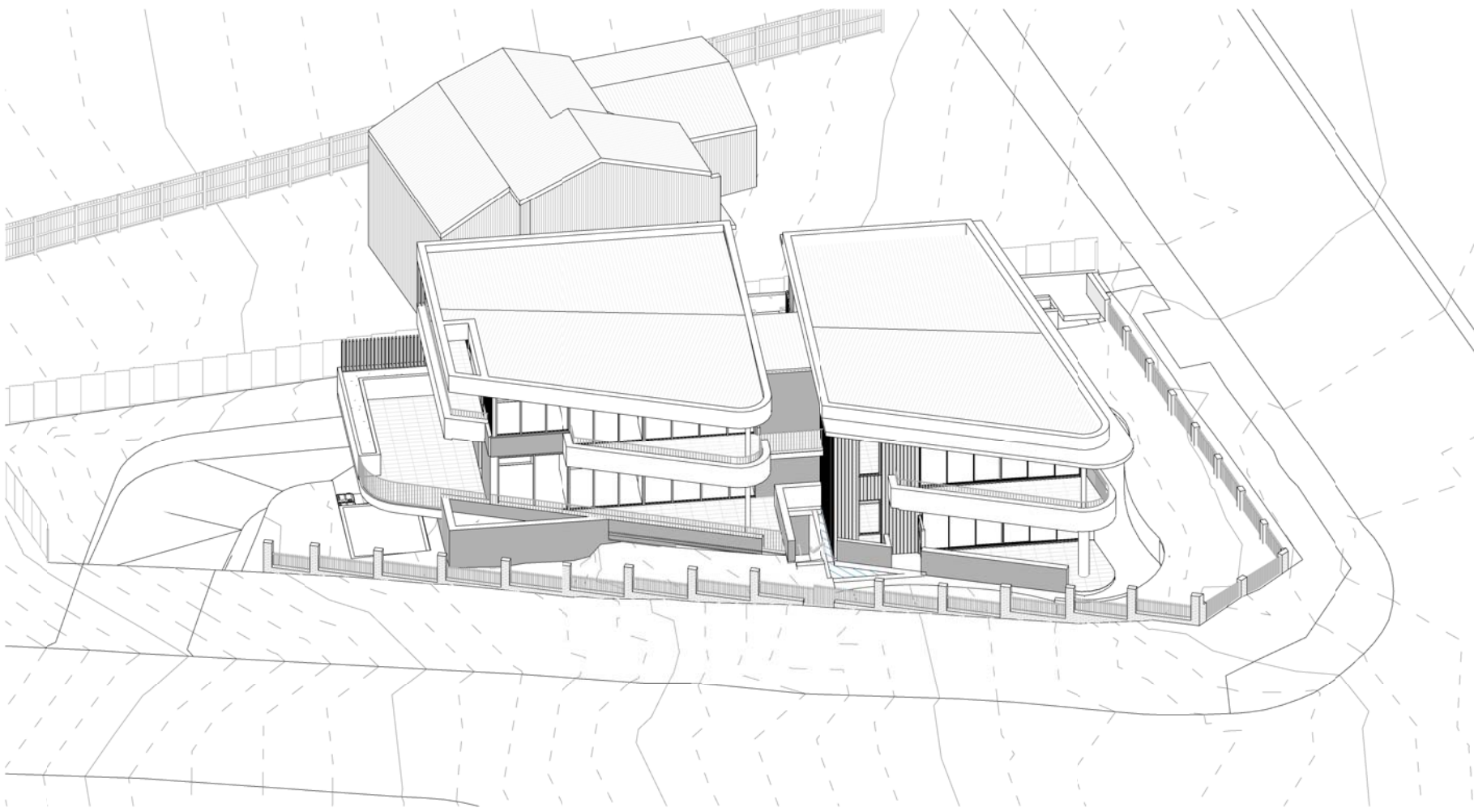
1 VIEW FROM SUN - JUNE 21 - 9AM
DA550



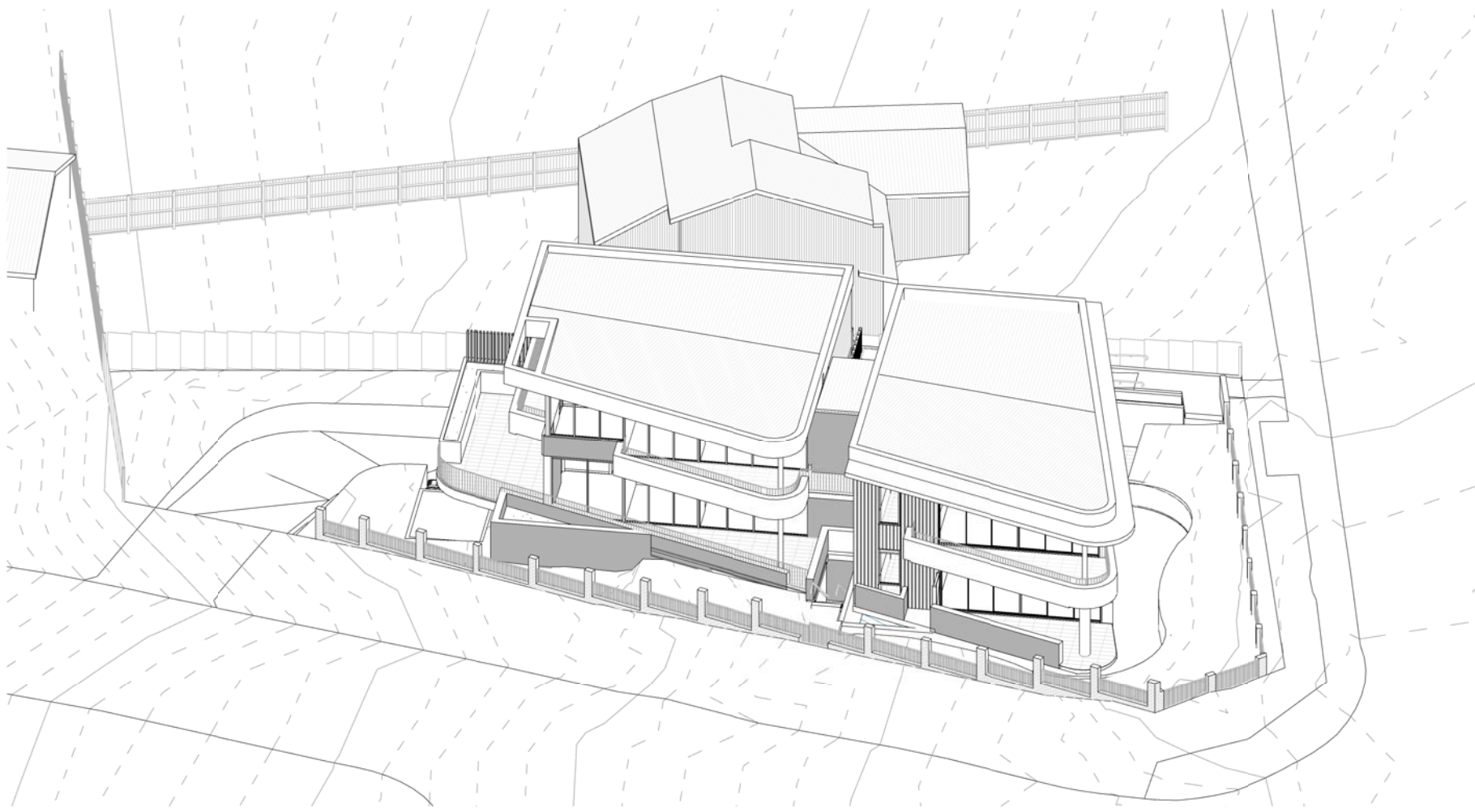
2 VIEW FROM SUN - JUNE 21 - 10AM
DA550



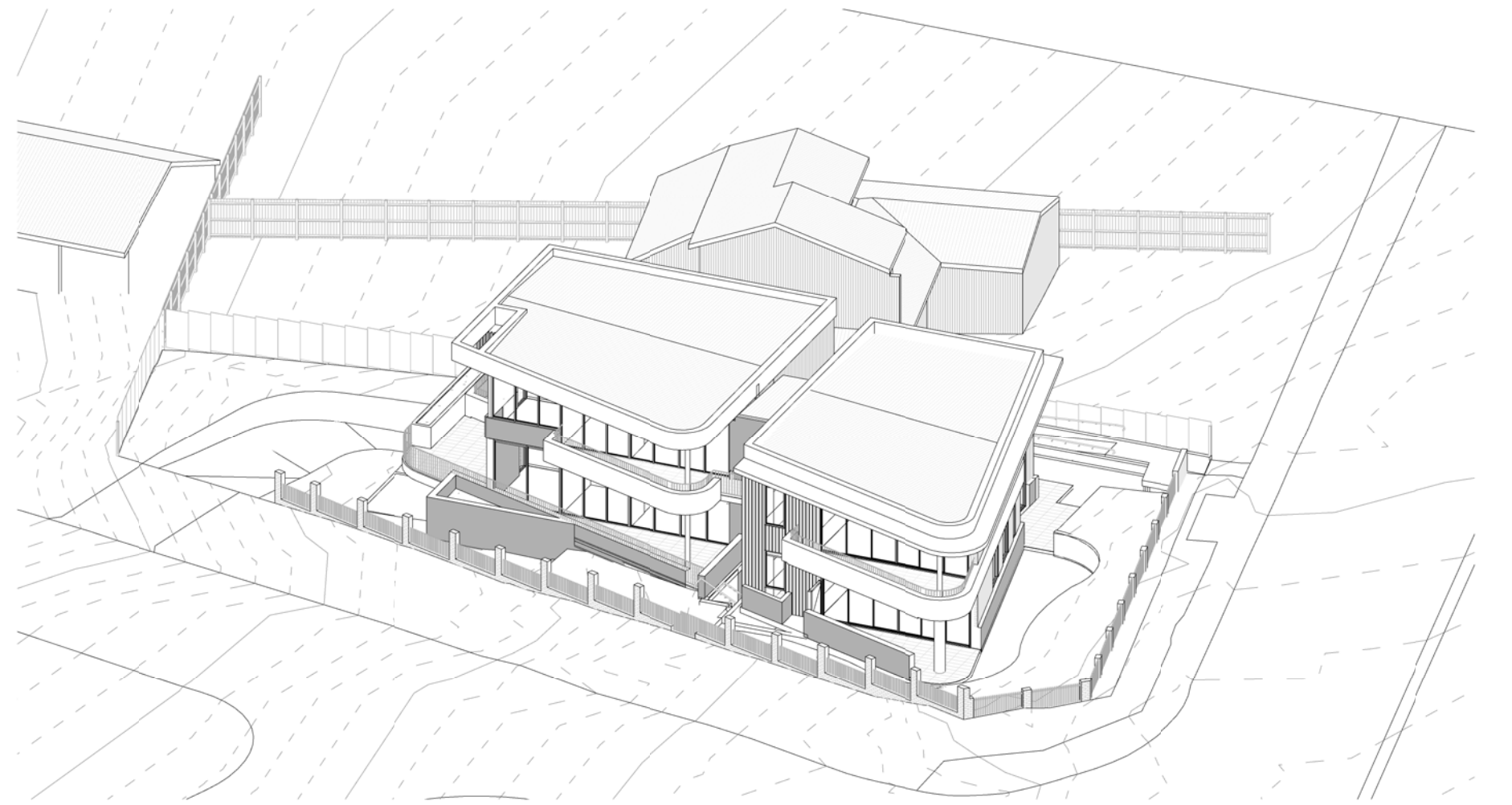
3 VIEW FROM SUN - JUNE 21 - 11AM
DA550



4 VIEW FROM SUN - JUNE 21 - 12PM
DA550



5 VIEW FROM SUN - JUNE 21 - 1PM
DA550



6 VIEW FROM SUN - JUNE 21 - 2PM
DA550



7 VIEW FROM SUN - JUNE 21 - 3PM
DA550

Project: **SENIORS HOUSING**
49 FOREST WAY, FRENCHS FOREST
Client: SEYED JALALEDDIN ZIAOLHAGH

Walsh²
Architects

Registered Architect
ACT 2624 NSW 10366
scott@walsharchitects.com.au
0466 049 880

Scale
@ A1

Sheet Name
VIEWS FROM SUN - JUNE 21ST

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Number
DA550

No.	Description
A	ISSUE FOR DA APPROVAL
B	UPDATED DRAWINGS FOR DA APPROVAL

Date
27.03.20
18.05.20

Rev.
B



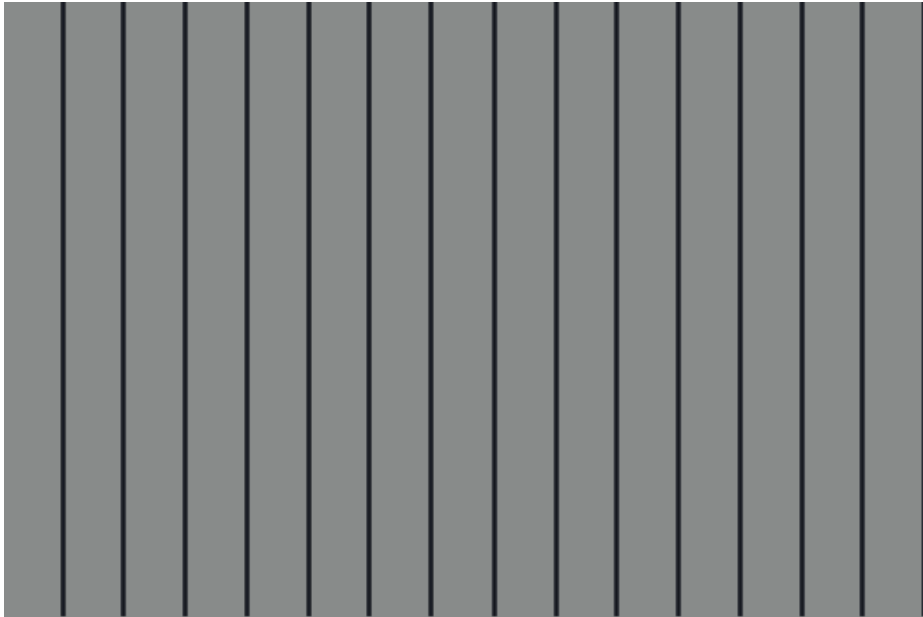
1. BRICKS - FACADE
PGH ALTITUDE APPOLO OR SIMILAR



2. SANDSTONE - FACADE
STACKED SANDSTONE OR SIMILAR



3. RENDER - FACADE
PURE WHITE RENDER



4. PROFILED FIBRE CEMENT SHEETING
JAMES HARDIE AXON CLADDING OR SIMILAR



5. METALWORK - FLASHINGS, FENCES, WINDOWS ETC.
POWDERCOATED MONUMENT

Project: **SENIORS HOUSING**
49 FOREST WAY, FRENCHS FOREST
Client: SEYED JALALEDDIN ZIAOLHAGH

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1 : 200 @ A1

Sheet Name
EXTERNAL FINISHES

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DA800

No.	Description
A	ISSUE FOR DA APPROVAL
B	UPDATED DRAWINGS FOR DA APPROVAL

Date
27.03.20
18.05.20

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Project: **SENIORS HOUSING**
49 FOREST WAY, FRENCHS FOREST
Client: SEYED JALALEDDIN ZIAOLHAGH

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Scale
@ A1

Sheet Name
8.5M LEP HEIGHT PLANE

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DA900

No.	Description
A	ISSUE FOR DA APPROVAL
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18.05.20

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Project: **SENIORS HOUSING**
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Client: SEYED JALALEDDIN ZIAOLHAGH

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Scale
@ A1

Sheet Name
7.2M DCP WALL HEIGHT

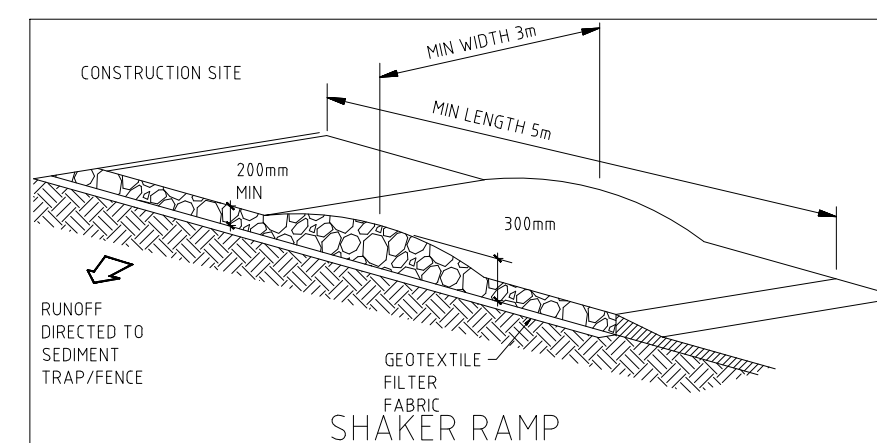
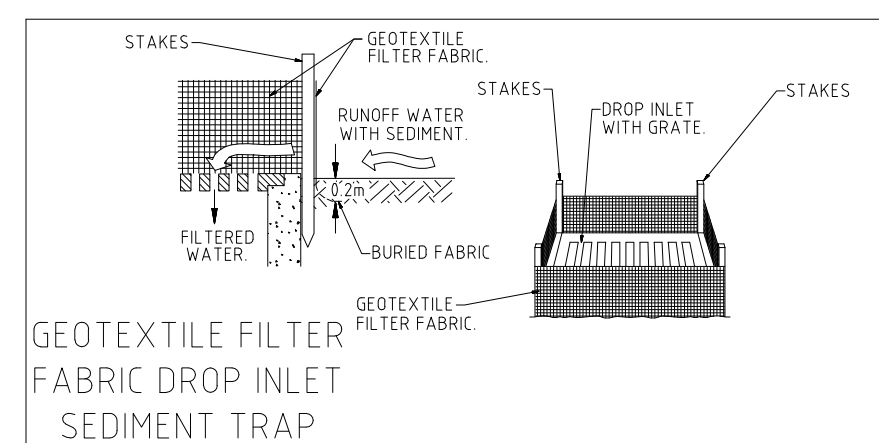
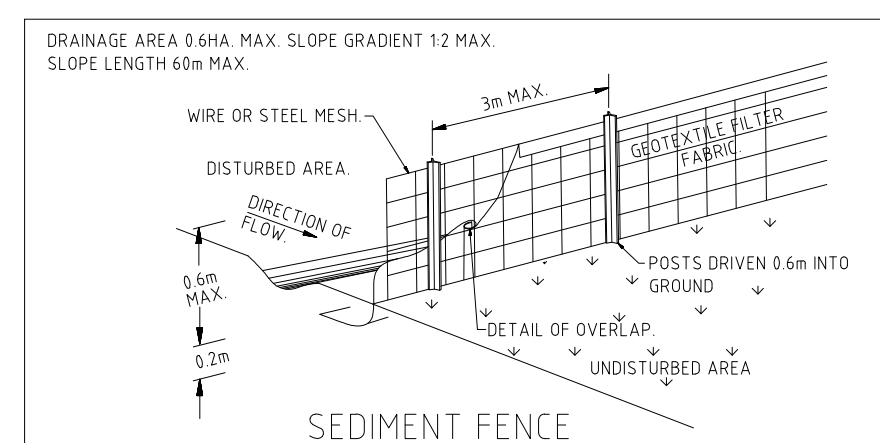
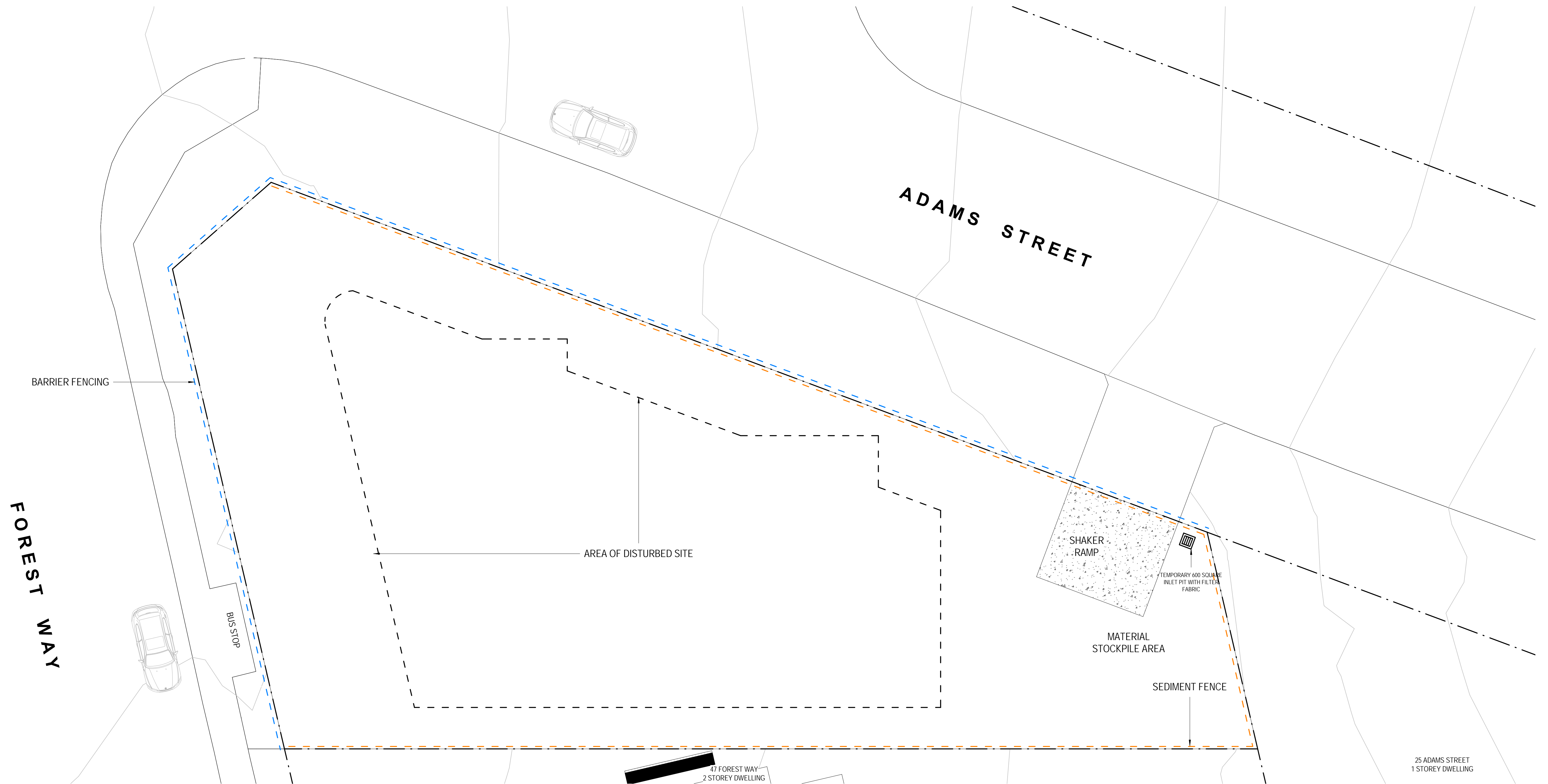
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DA901

No.	Description
A	ISSUE FOR DA APPROVAL
B	UPDATED DRAWINGS FOR DA APPROVAL

Date
27.03.20
18.05.20

Rev.
B



Project: **SENIORS HOUSING**
49 FOREST WAY, FRENCHS FOREST
Client: SEYED JALALEDIN ZIAOLHAGH

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Scale
1 : 100 @ A1

Sheet Name
EROSION AND SEDIMENT CONTROL

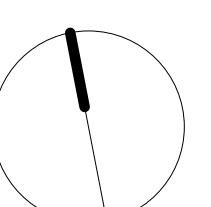
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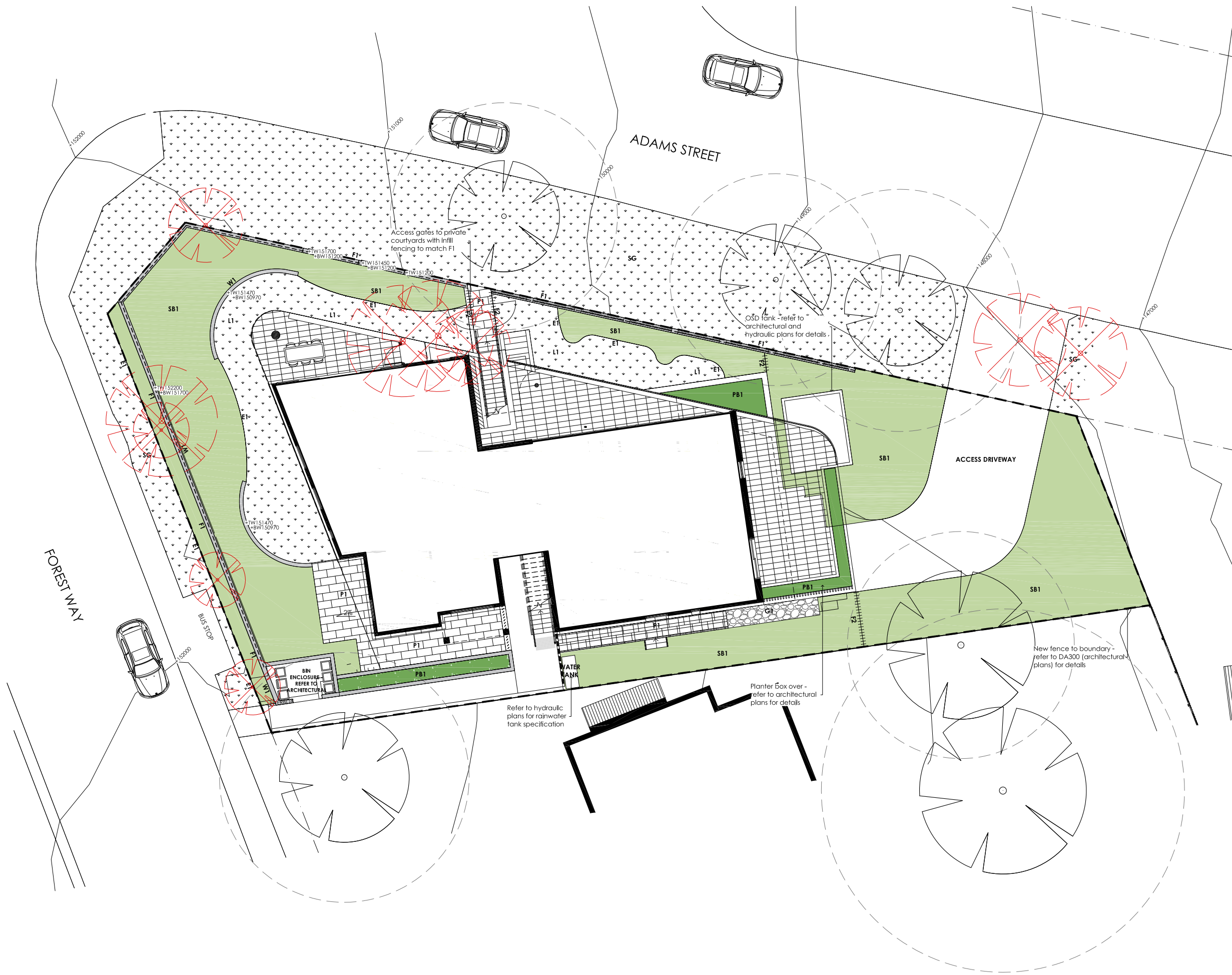
Number
DA911

No.	Description
A	ISSUE FOR DA APPROVAL
B	UPDATED DRAWINGS FOR DA APPROVAL

Date
27.03.20
18.05.20

Rev.
B





- LEGEND**
- SITE BOUNDARY**
- TREES**
- TREE NOMINATED FOR RETENTION**
Refer to arborists report for tree protection requirements.
 - TREE TO BE REMOVED**
Refer to arborists report for tree removal requirements and additional recommendations.

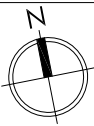
- HARD ELEMENTS**
- UNIT PAVERS**
Material: Unit paver to match stepping stone paver - install over slab on elevated chairs. Finished surface level to be confirmed by architect.
 - EDGE TYPE 1 - STEEL EDGE**
 - WALL TYPE 1 - MASONRY RETAINING WALL**
Material: To match brick of built form
 - FENCE TYPE 1**
Material: 1.2m tall slatted aluminium fence to match building on masonry hob/retaining wall
 - FENCE TYPE 2**
Material: Slatted aluminium fencing/gate to match fence type 1
 - GRAVEL TYPE 1**
Material: River pebble gravel
 - LAWN TYPE 1**
Material: Artificial lawn - install as per manufactures specifications

- SOFT ELEMENTS**
- SHRUB BED TYPE 1**
Shrub bed on natural ground with 20mm tanbark mulch
 - PLANTERBOX TYPE 1**
Planter box to architectural details with riverstone gravel mulch
 - SEEDED GRASS**
Reinstate verge grassing as required to council requirements

Notes:

- All areas and extents to be confirmed and checked on site prior to initiating construction.
- All garden beds and planter boxes to be adequately irrigated.
- Spot heights shown are indicative and are to be confirmed onsite.
- All retaining walls to be confirmed and detailed by engineer
- Refer to Architectural drawings for any required retaining walls, planter box or drainage details

NOT FOR CONSTRUCTION



ISSUE	REASON FOR ISSUE	DATE	DESIGN	CHECKED
A	For client review	23.06.2019	PG	PG
B	Updated based on client comments	28.06.2019	PG	PG
C	For client review - architectural updated	30.03.2020	PG	PG

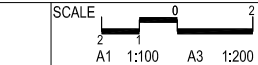
CLIENT
Jalal Ziaolhagh

CONSULTANT
PLOT
DESIGN GROUP
Contact: Phoebe Gordon
Email: phoebe@plotdesigngroup.com.au
Phone: 0422 917 937

PROJECT
New residential development
49 Forest Way
Frenchs Forest

DRAWING
SURFACES PLAN - SHEET 1

PROJECT No
19-190







DRAWING No.
L501.1

ISSUE
C

LEGEND

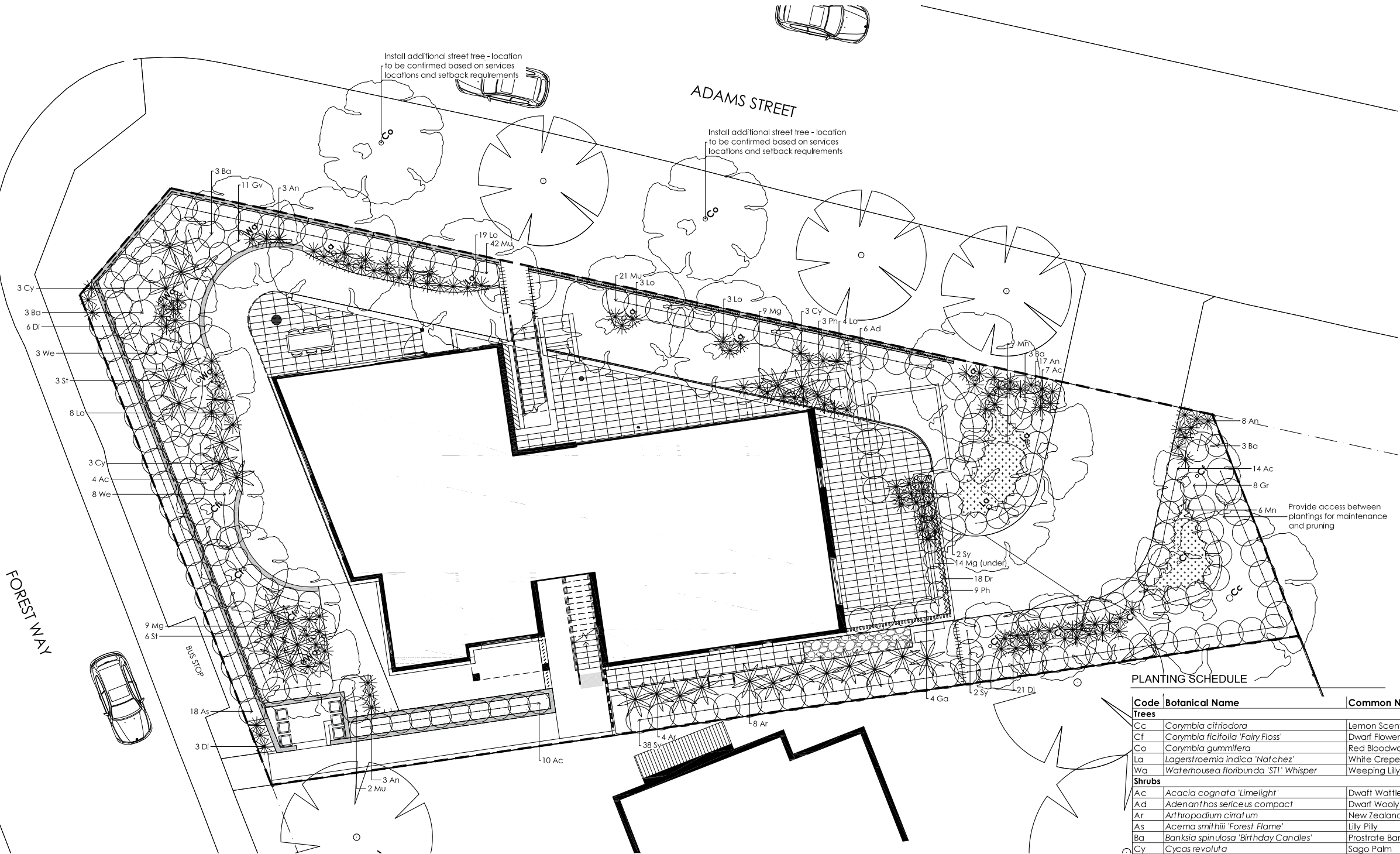
- SITE BOUNDARY
-  EXISTING TREE
For retention (refer to arborist report for tree protection requirements)

SOFT ELEMENTS

-  PROPOSED TREES 01 503.1
-  PROPOSED SHRUBS 2+3 503.1
-  PROPOSED ACCENT PLANTS 2+3 503.1
-  PROPOSED GROUNDCOVER 2+3 503.1

NOTES:

- All service locations to be confirmed by contractor prior to initiating work onsite. Refer to architectural drawings and civil engineering drawings for retaining wall heights, bulk earthworks and drainage for hard elements.
- All shrub beds to be appropriately irrigated.



PLANTING SCHEDULE

Code	Botanical Name	Common Name	Height (m)	Width (m)	Density	Pot Size	No
Trees							
Cc	Corymbia citriodora	Lemon Scented Gum	20m	8m	As Shown	100L	1
Cf	Corymbia ficifolia 'Fairy Floss'	Dwarf Flowering Gum	6m	4m	As Shown	100L	8
Co	Corymbia gumifera	Red Bloodwood	20m	8m	As Shown	100L	2
La	Lagerstroemia indica 'Natchez'	White Crepe Myrtle	8m	6m	As Shown	100L	7
Wa	Waterhousea floribunda 'STI' Whisper	Weeping Lilly Pilly	8m	5m	As Shown	100L	3
Shrubs							
Ac	Acacia cognata 'Limelight'	Dwarf Wattle	1m	1.2m	1m	200mm	35
Ad	Adenanthos sericeus compact	Dwarf Woolly Bush	1.2m	1.2m	1m	200mm	8
Ar	Arthropodium cirratum	New Zealand Rock Lilly	0.8m	0.8m	As Shown	140mm	12
As	Acema smithii 'Forest Flame'	Lilly Pilly	2m	1m	0.9m C	200mm	18
Ba	Banksia spinulosa 'Birthday Candles'	Prostrate Banksia	0.5m	1m	0.8m	200mm	12
Cy	Cycas revoluta	Sago Palm	1.2m	1.2m	As Shown	200mm	9
Ga	Gardenia florida	Gardenia	1m	1m	0.9m C	200mm	4
Gr	Grevillea 'Robyn Gordon'	Grevillea	1.2m	1.2m	1m	200mm	8
Gv	Grevillea villeda	Grevillea	0.8m	0.8m	0.7m	140mm	11
Mu	Muraya paniculata 'Sweet Privacy'	Orange Jasmine	2m	1.5m	1m	300mm	65
Ph	Philodendron xanadu	Xanadu	0.8m	0.8m	0.7m	200mm	12
St	Strelitzia reginae	Bird of Paradise	1m	1.5m	As Shown	200mm	9
Sy	Syzigium 'Resilience'	Lilly Pili	3m	1.5m	1m	300mm	42
We	Westringia 'Blue Gem'	Native Rosemary	1.2m	1.2m	1m	200mm	11
Grasses and Flaxes							
An	Anigozanthos 'Bush Pearl'	Kangaroo Paw	0.6m	0.6m	As Shown	140mm	31
Di	Dieties irioides	Flag Iris	0.6m	0.6m	As Shown	140mm	48
Lo	Lomandra 'Tanika'	Matt Rush	0.6m	0.6m	As Shown	140mm	34
Mixed Grasses - 32 plants total (Mg) #							
Mg	Dianella revoluta	Flax Lilly	0.6m	0.6m	As Shown	140mm	11
	Dieties irioides	Flag Iris	0.6m	0.6m	As Shown	140mm	10
	Lomandra 'Tanika'	Matt Rush	0.6m	0.6m	As Shown	140mm	11
Groundcovers							
Dr	Dichandra 'Silver Falls'	Ponys Foot	0.1m	1m	0.3m C	140mm	18
Mn	Myoporum parvifolium 'Yareena'	Creeping Boobialla	0.2m	1m	1/m**	140mm	22
	Grevillea 'Mt Tamboritha'	Groundcover Grevillea	0.2m	1m	1/m**	140mm	22

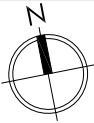
Notes

Contractor to confirm numbers on site prior to ordering planting stock.

* Mixed groundcovers - total of two plants per m²

Mixed grasses to be planted in clumps of 3 or 5 of the same species.

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ISSUE	REASON FOR ISSUE	DATE	DESIGN	CHECKED
A	For client review	23.06.2019	PG	PG
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CLIENT
Jalal Ziaolhagh

CONSULTANT
PLOT
DESIGN GROUP

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Email: phoebe@plotdesigngroup.com.au
Phone: 0422 917 937

PROJECT
New residential development
49 Forest Way
Frenchs Forest

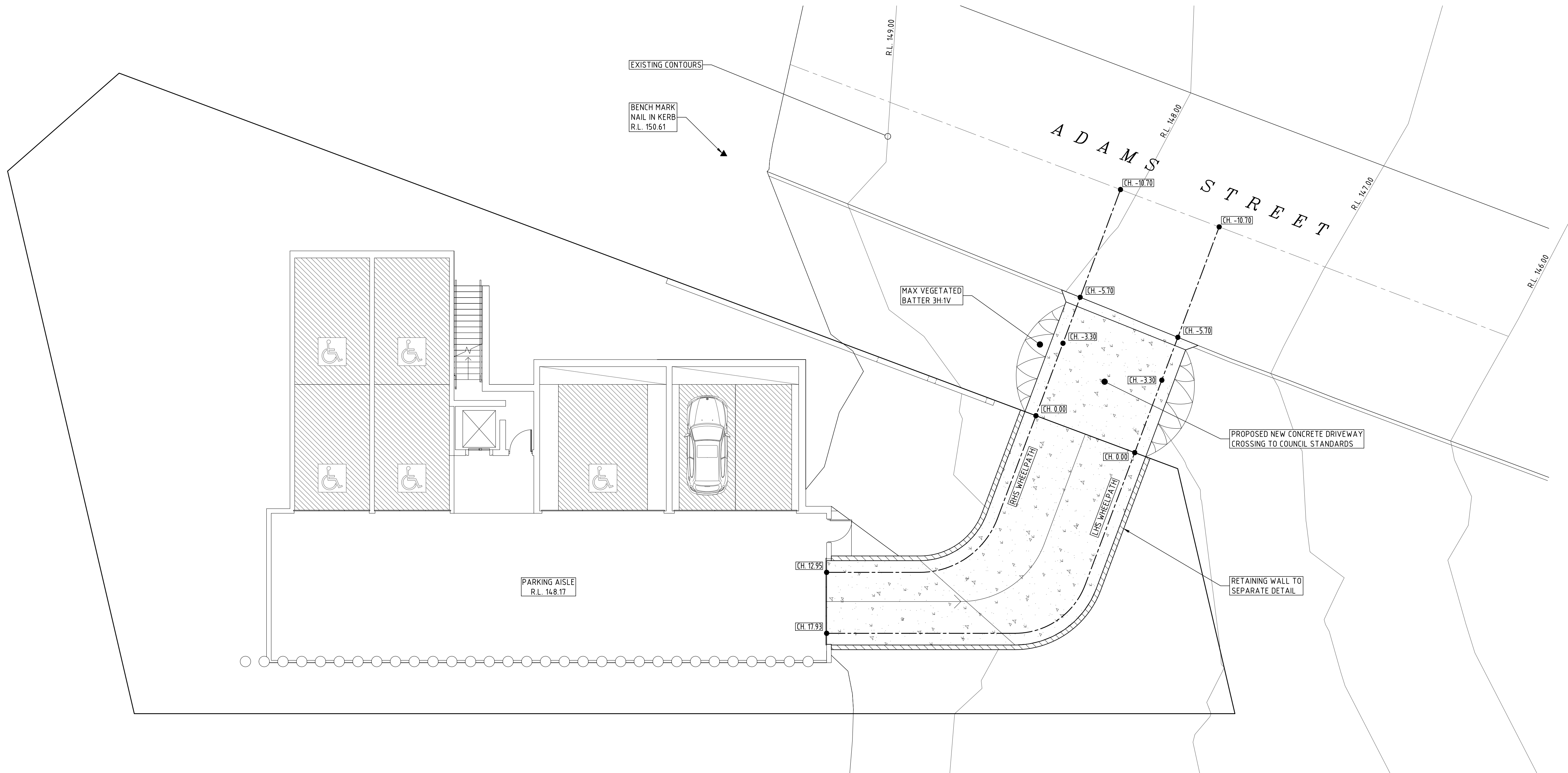
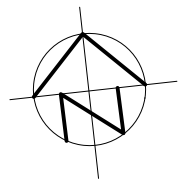
DRAWING
PLANTING PLAN - SHEET 1

PROJECT No
19-190

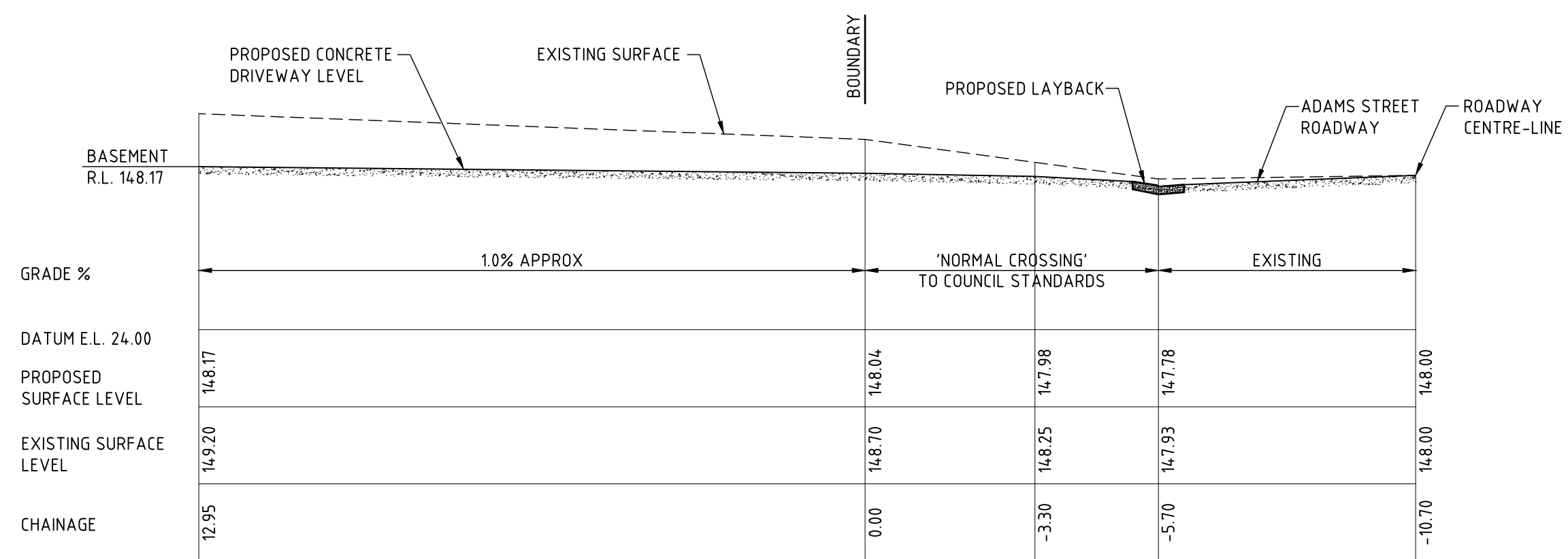
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DRAWING No.
L502.1

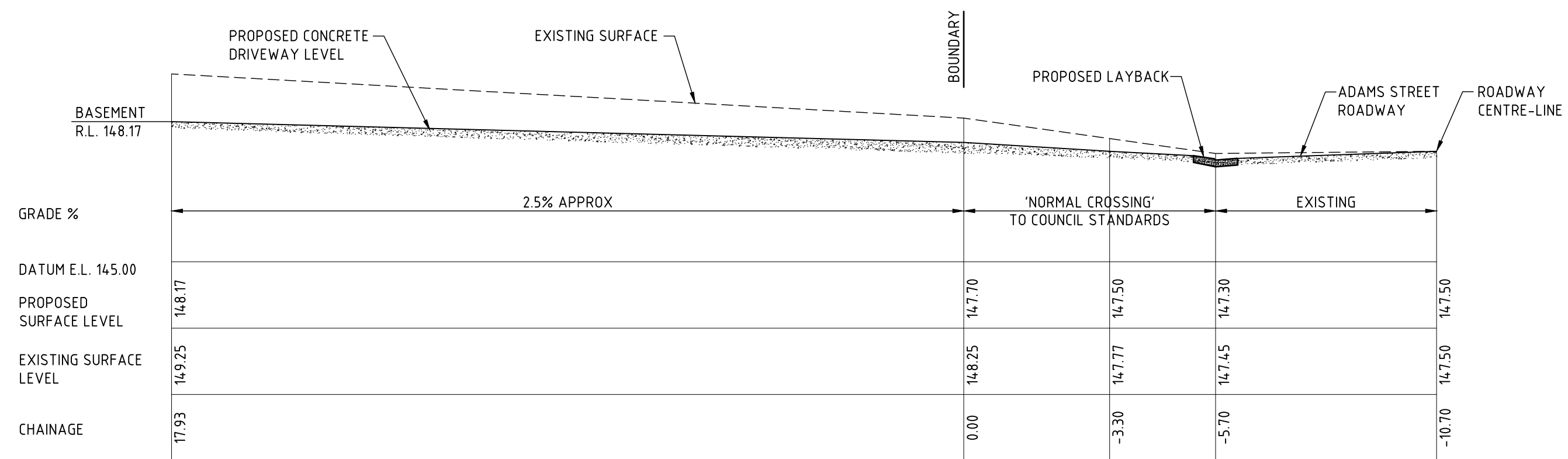
ISSUE
C



DRIVEWAY PLAN
SCALE 1:100



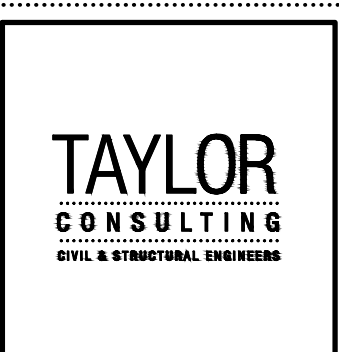
RHS WHEELPATH LONG-SECTION
SCALE 1:100



LHS WHEELPATH LONG-SECTION
SCALE 1:100

ISSUE	DATE	REVISION

TITLE DRIVEWAY PLAN AND LONG-SECTIONS 49 FOREST WAY, FRENCHS FOREST			
DRAWN MDB	DATE 26 MARCH 2020	CHECKED 	SCALE A1 1:100



DRIVING
SHEET -1