



49 FOREST WAY, FRENCHS FOREST

4 x 3 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			
YEILD	4 x 3 Bedroom Seniors Dwellings			
Control	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 a means to refuse consent				
Control	Location of Control	Control	Proposed	Complies or Not
HEIGHT	SEPP Seniors Living	8.0m	8.0m	Complies
DENSITY AND SCALE	SEPP Seniors Living	FSR 0.5:1	FSR 0.6:1	Non-compliance. See SOEE
LANDSCAPED AREA	SEPP Seniors Living	30% of the area of the site is to be landscaped	47.2%	Complies
DEEP SOIL ZONES	SEPP Seniors Living	15% of the area of the site, minimum dimension of 3 metres	36.2%	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	15 square metres 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	8 Residential Spaces 6 Spaces required No requirement for Visitors	Complies
The below controls are not required as SEPP Seniors Living overrides the DCP; however, we are included the below to show we have also made every effort to meet local guidelines				
FRONT SETBACK	Warringah DCP	6.5m	7	Complies
SECONDARY FRONT SETBACK	Warringah DCP	3.5m	3.5m	Complies
SIDE SETBACK 1	Warringah DCP	0.9m	4.2m	Complies
SIDE SETBACK 1	Warringah DCP	0.9m	9.4-10.8m	Complies
SIDE ENVELOPE	Warringah DCP	4m	N/A	Complies
WALL HEIGHT	Warringah DCP	7.2m	Varies	Minor Non Compliance. See DA901

Project: SENIORS HOUSING
49 FOREST WAY, FRENCHS FOREST

Client: SEYED JALALEDIN ZIAOLHAGH

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Sheet Name
COVER PAGE & COMPLIANCE

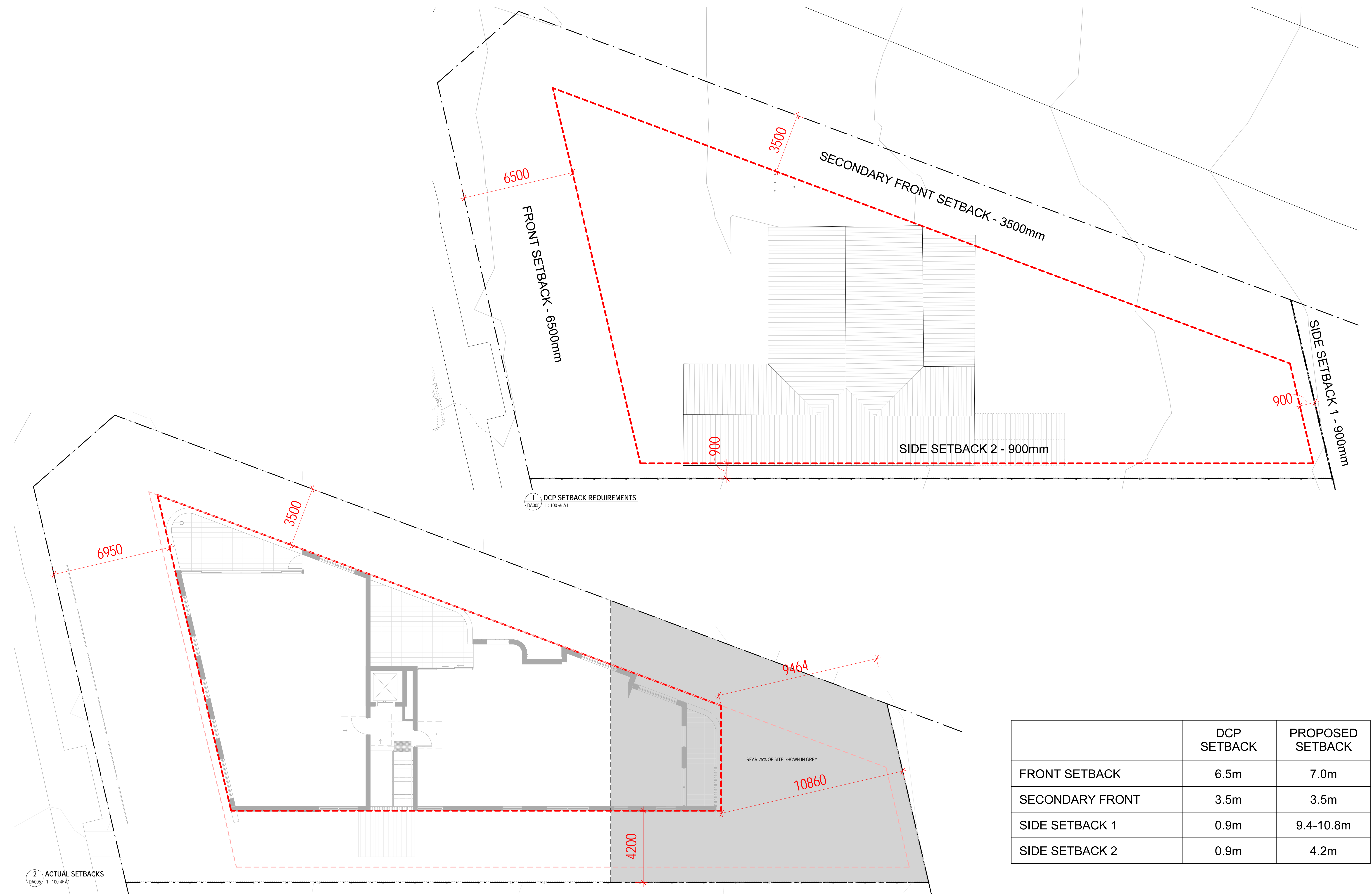
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Sheet Name
DA SETBACK ANALYSIS

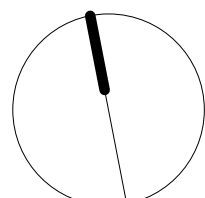
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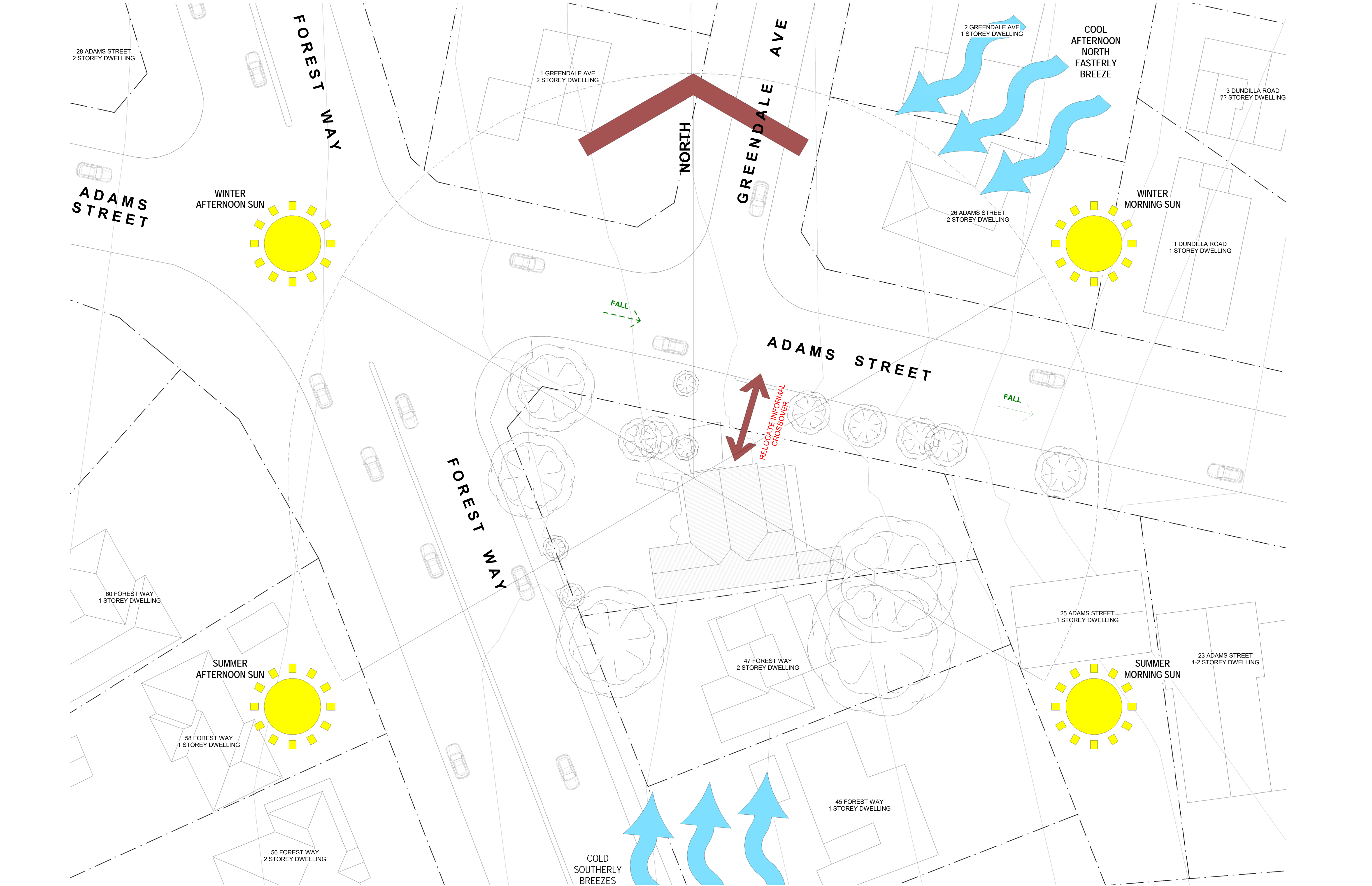
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SITE ANALYSIS

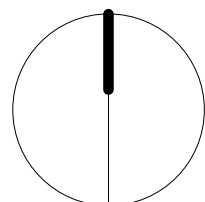
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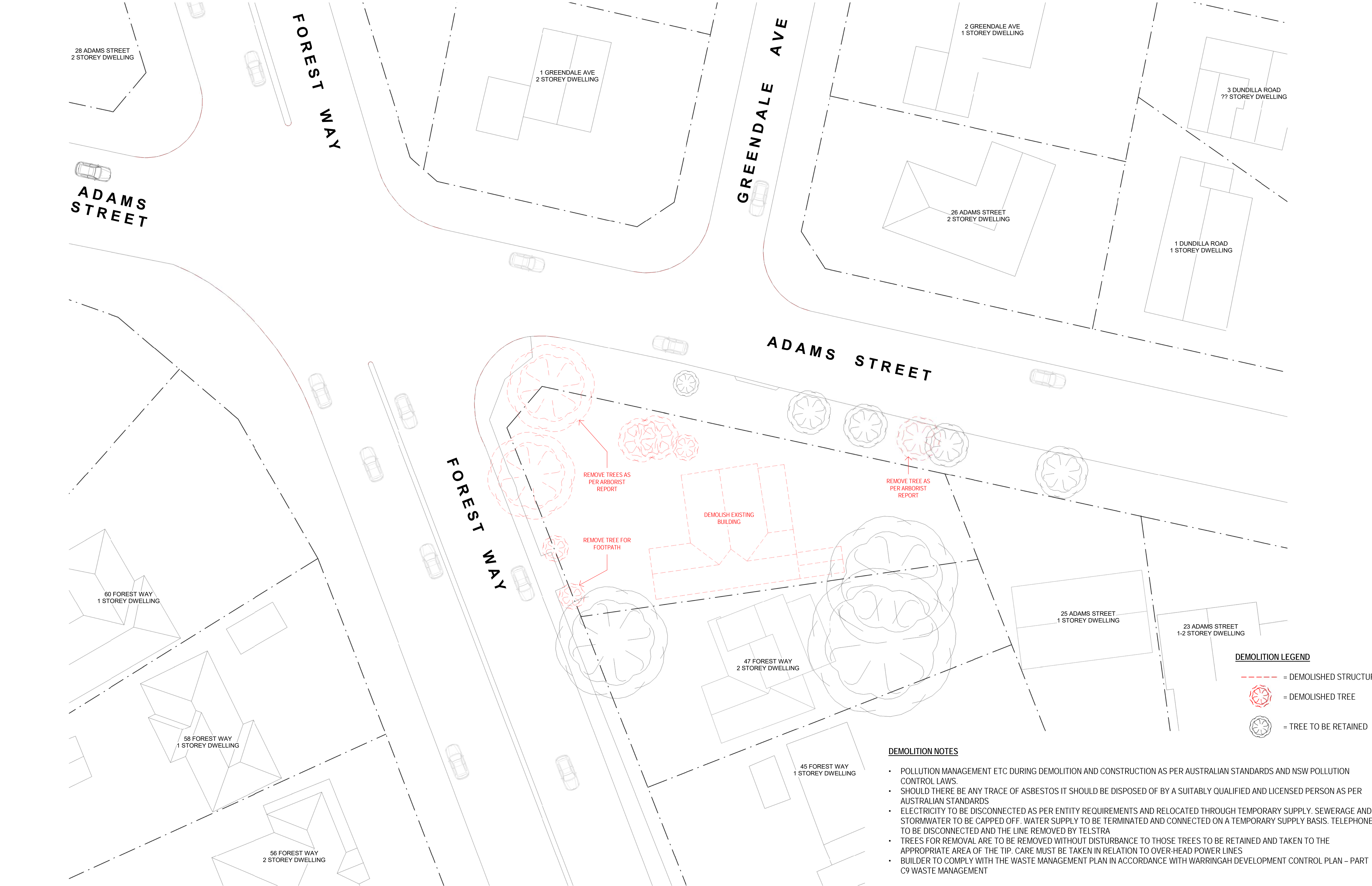
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DEMOLITION PLAN

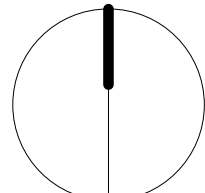
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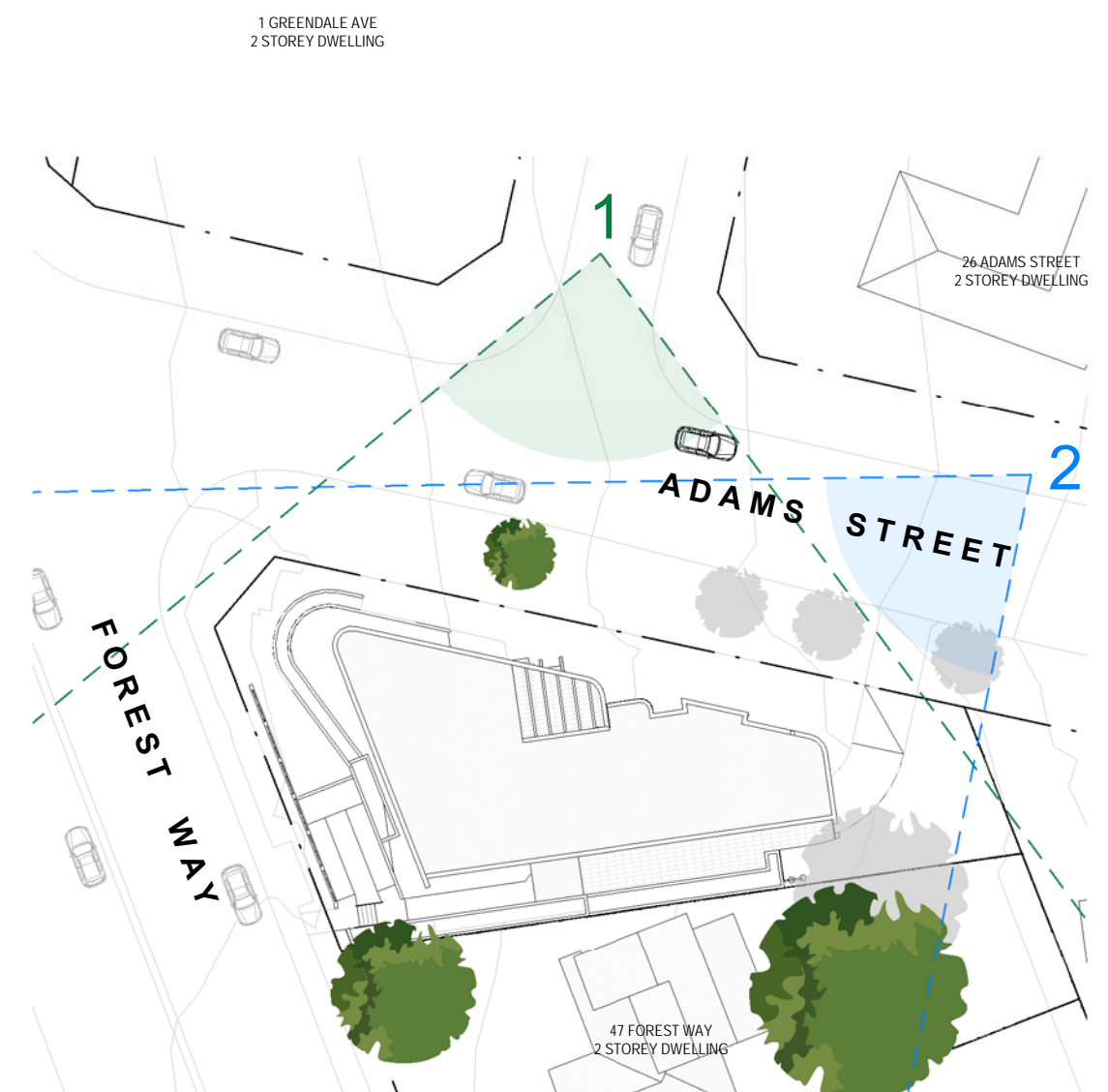
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SITE PLAN

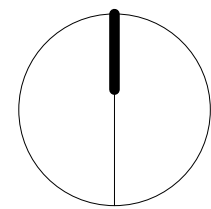
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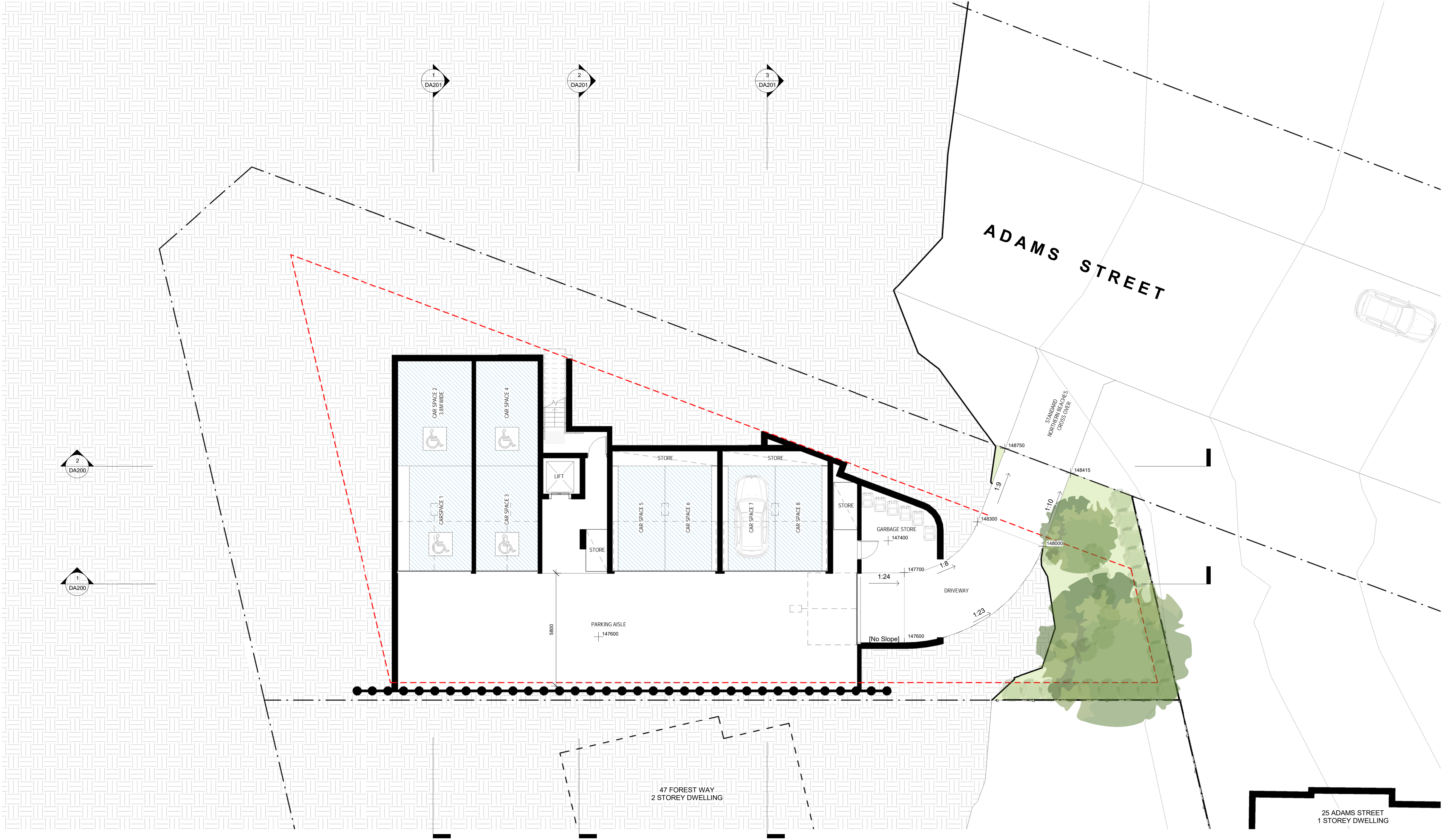
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NOTE: NO VISITOR SPACES ARE REQUIRED

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BASEMENT PLAN

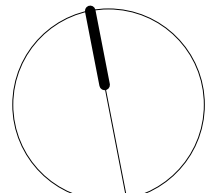
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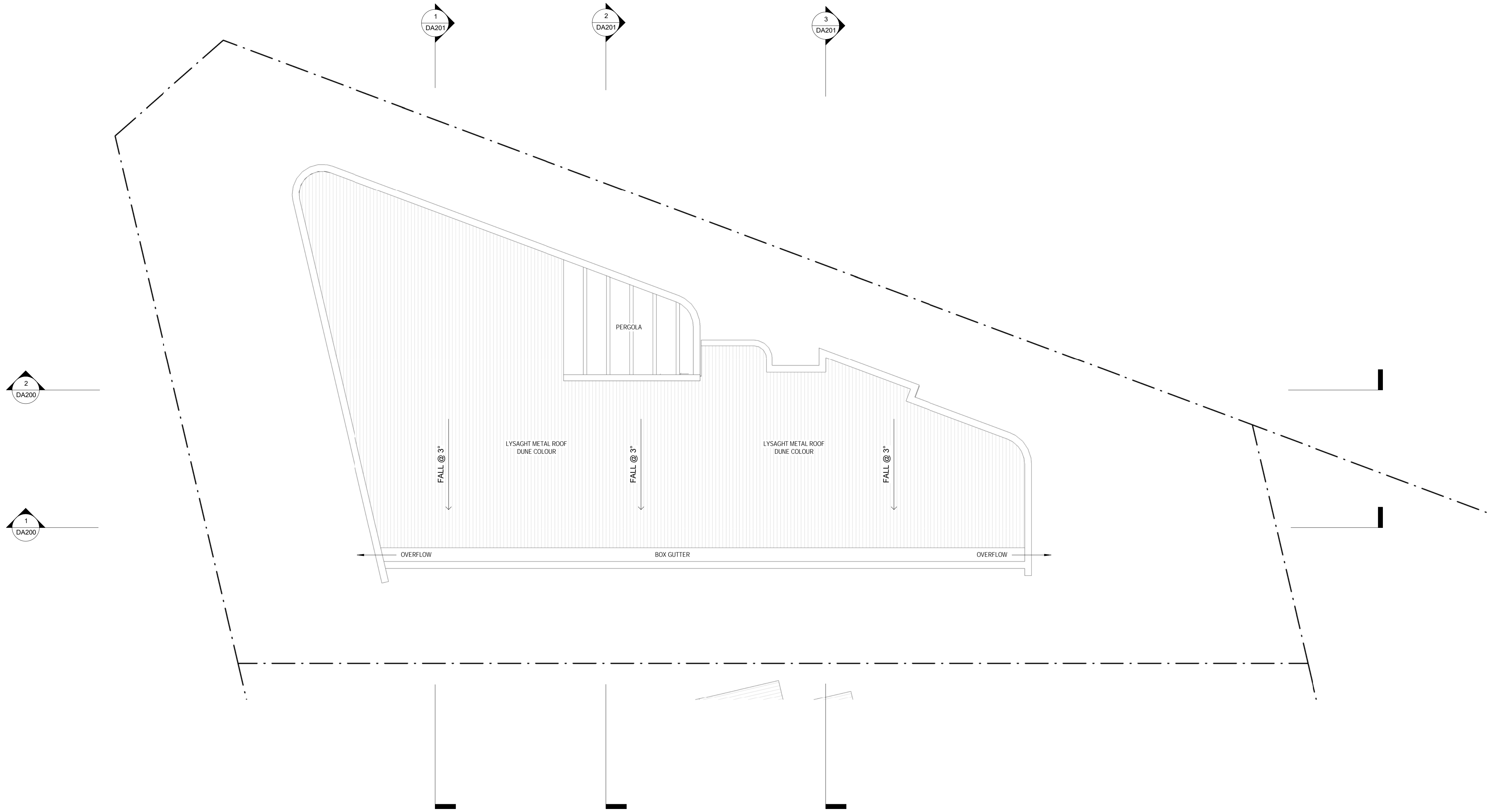
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ROOF PLAN

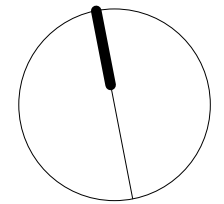
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1 ADAMS STREET ELEVATION
DA300/ 1:100 @ A1



2 SOUTH ELEVATION
DA300/ 1:100 @ A1

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1 FOREST WAY ELEVATION
DA301 / 1 : 100 @ A1



2 EAST ELEVATION
DA301 / 1 : 100 @ A1

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Sheet Name
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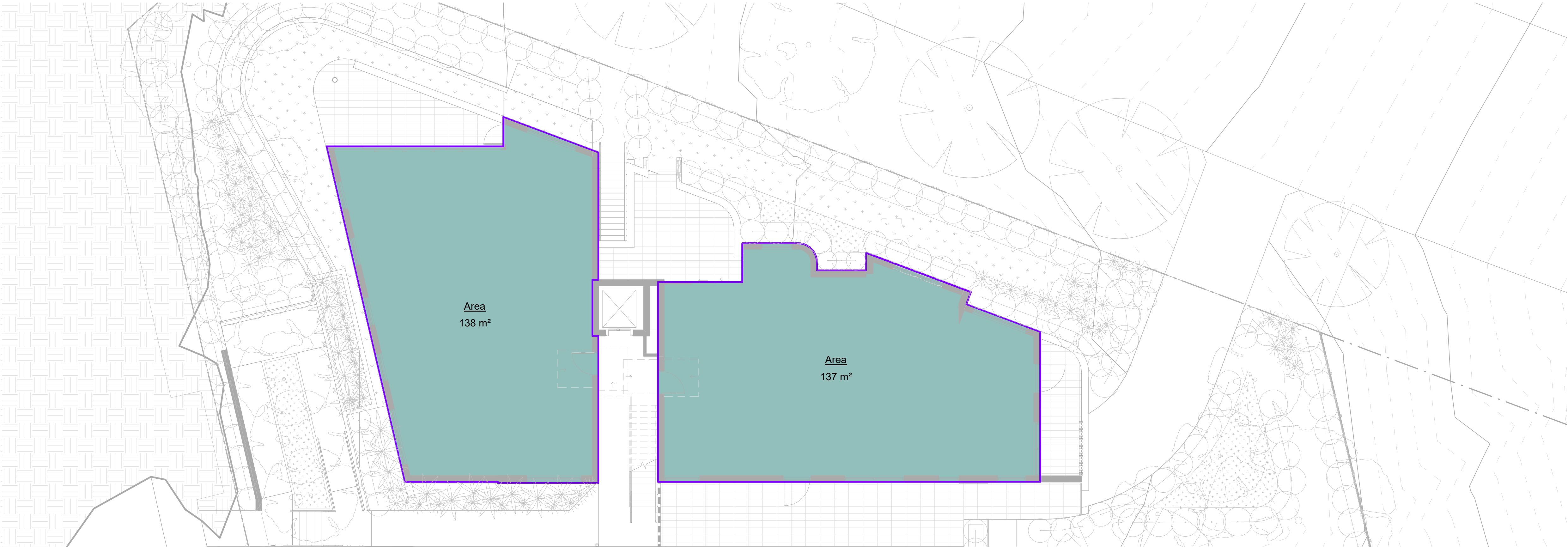
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1 GFA - GROUND FLOOR
DA400/ 1:100 @ A1



2 GFA - LEVEL 1
DA400/ 1:100 @ A1

Area Schedule (Gross Building)		
Area	Level	FSR
138 m²	GROUND FLOOR	0.15
137 m²	GROUND FLOOR	0.15
138 m²	LEVEL 1	0.15
137 m²	LEVEL 1	0.15
551 m²		0.60

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Sheet Name
AREA CALCULATIONS - FSR

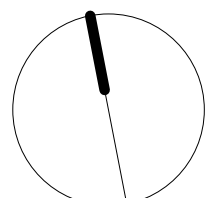
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1 OPEN SPACE AREAS
DA401 / 1 : 100 @ A1

Area Schedule (Landscape)	
Area	Open Space Area
436 m²	47.2%

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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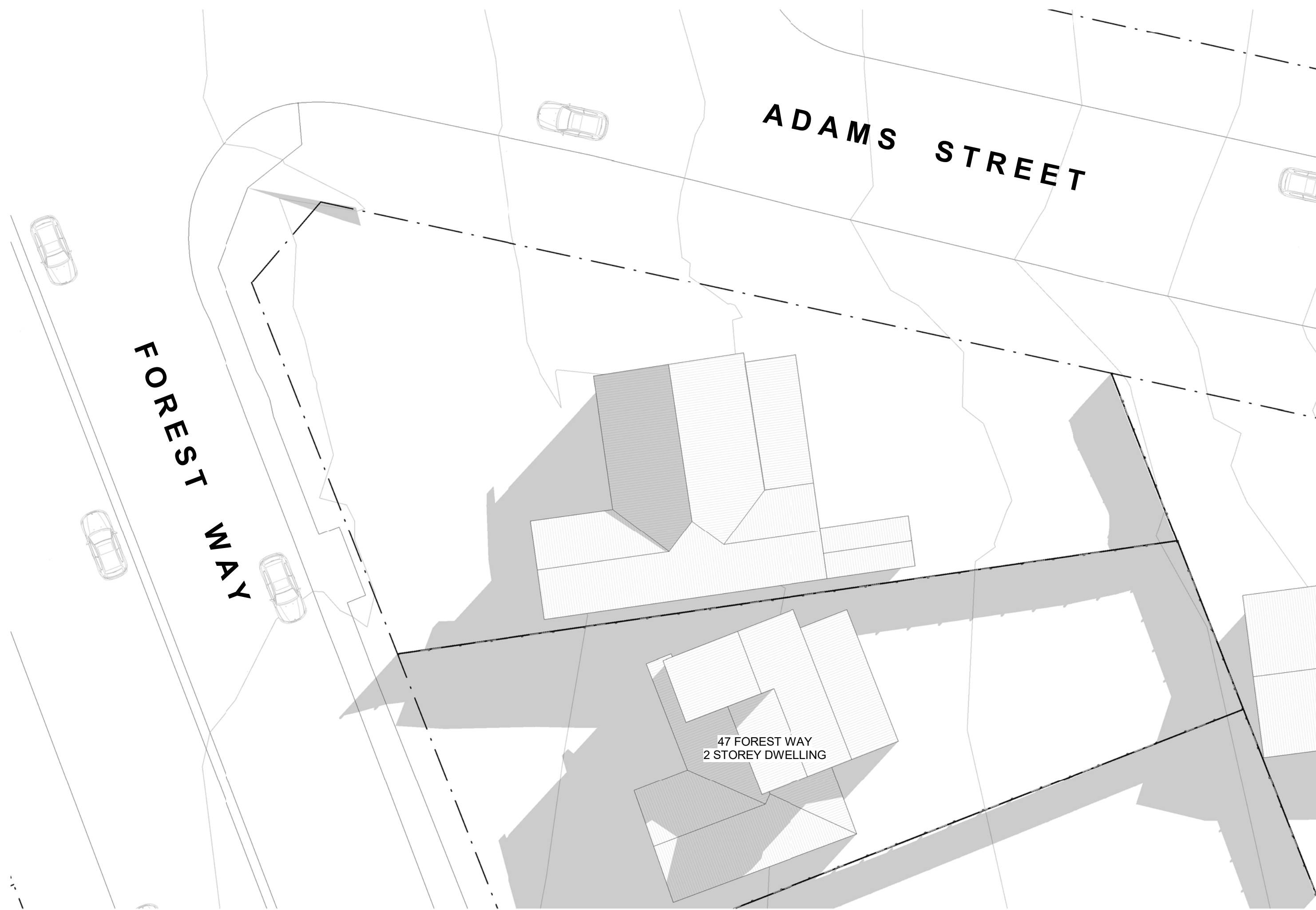
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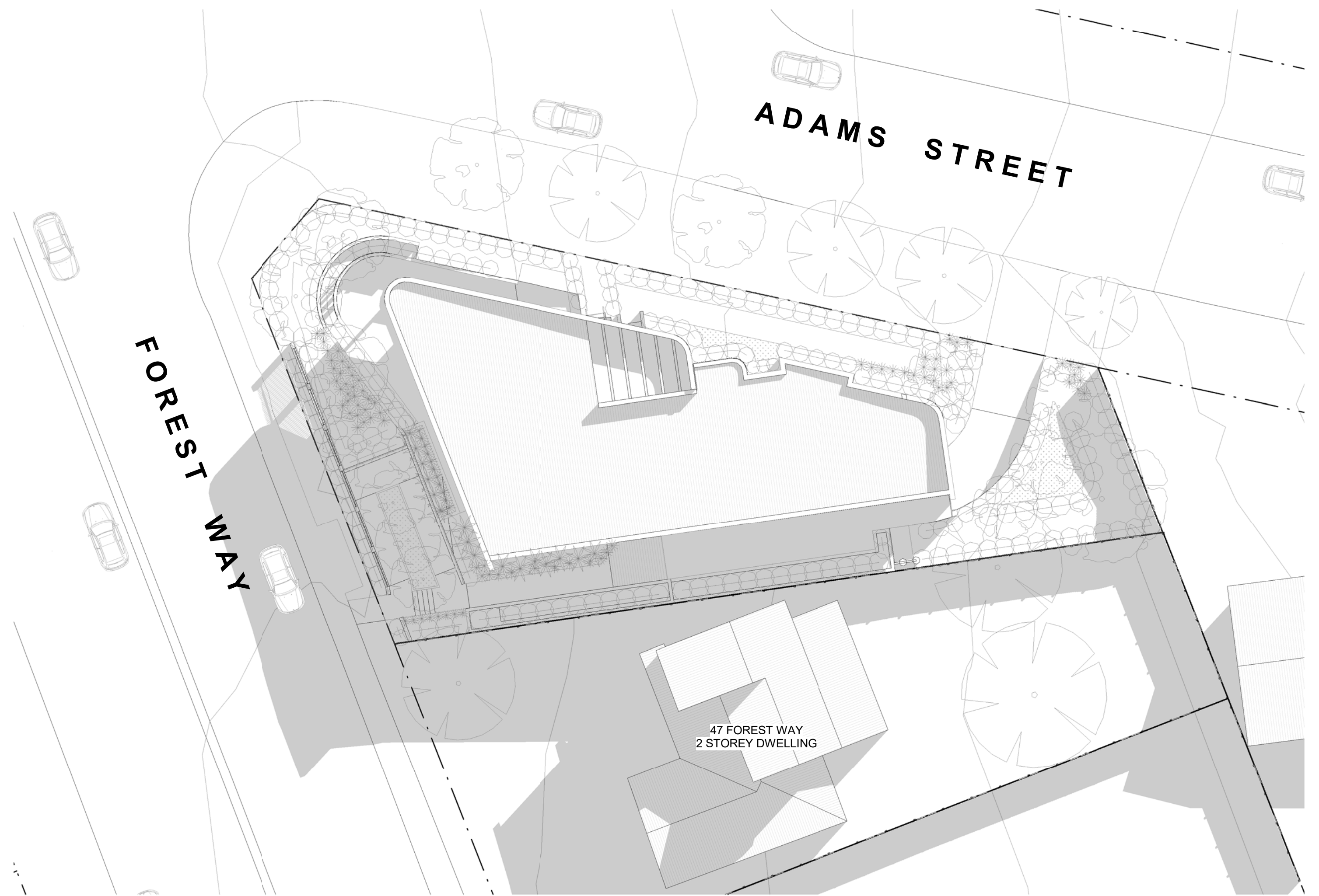
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1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1:200 @ A1

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SHADOW DIAGRAMS - 9AM JUNE 21ST

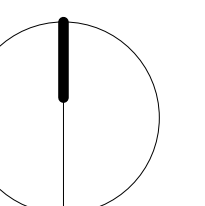
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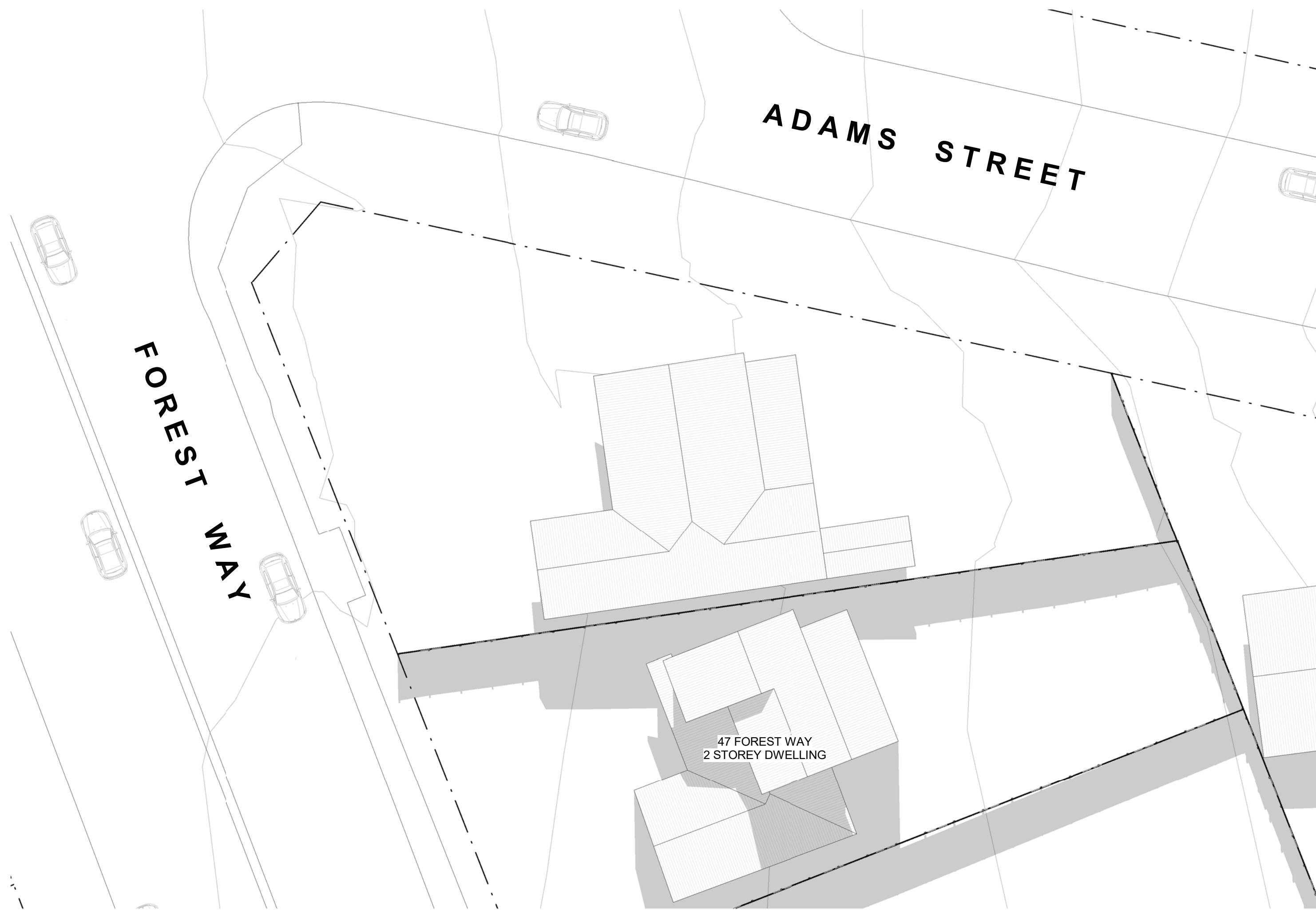
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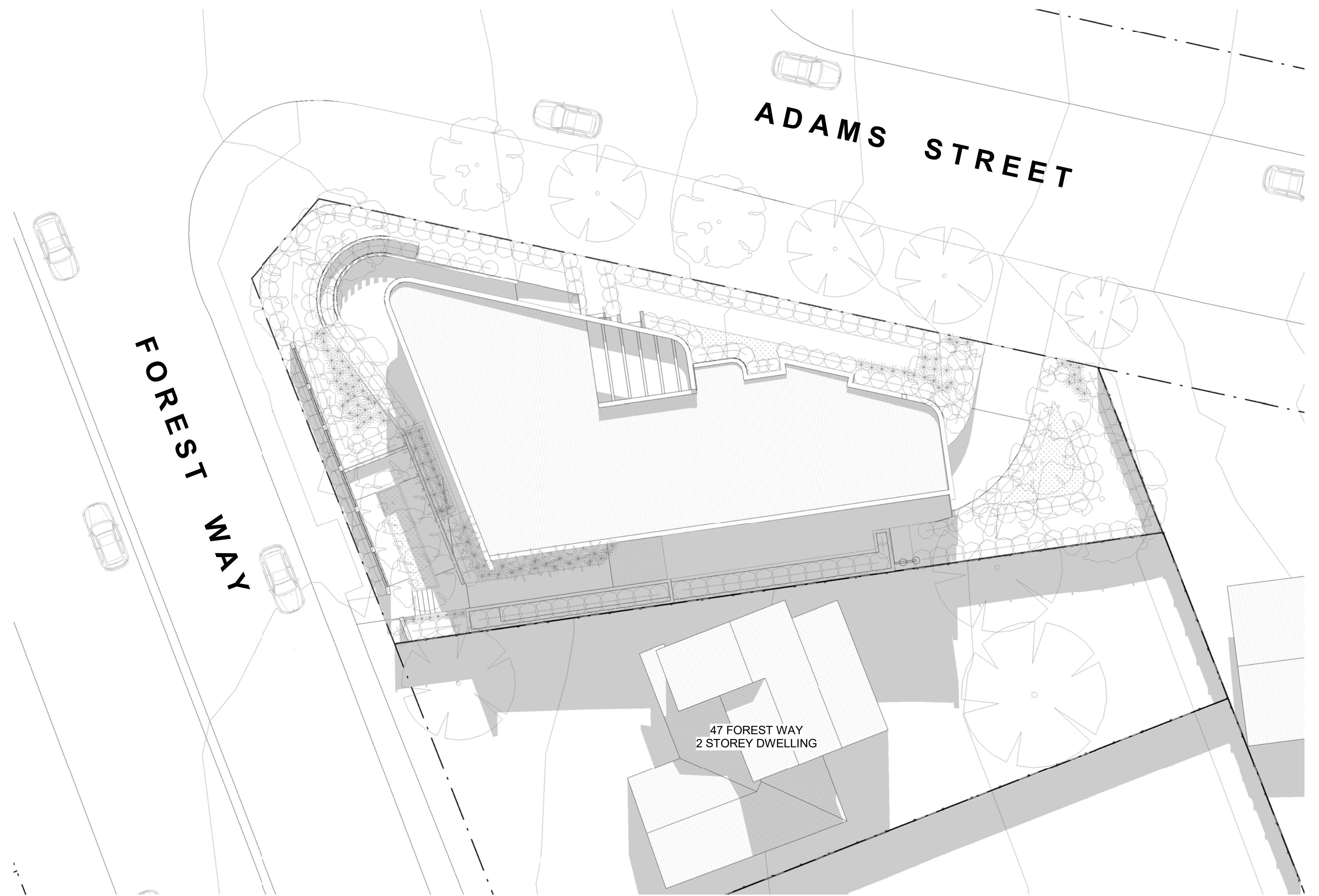
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1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1: 200 @ A1



2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA502/ 1: 200 @ A1

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SHADOW DIAGRAMS - 12PM JUNE 21ST

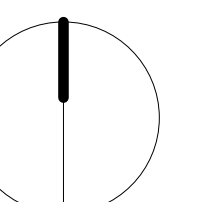
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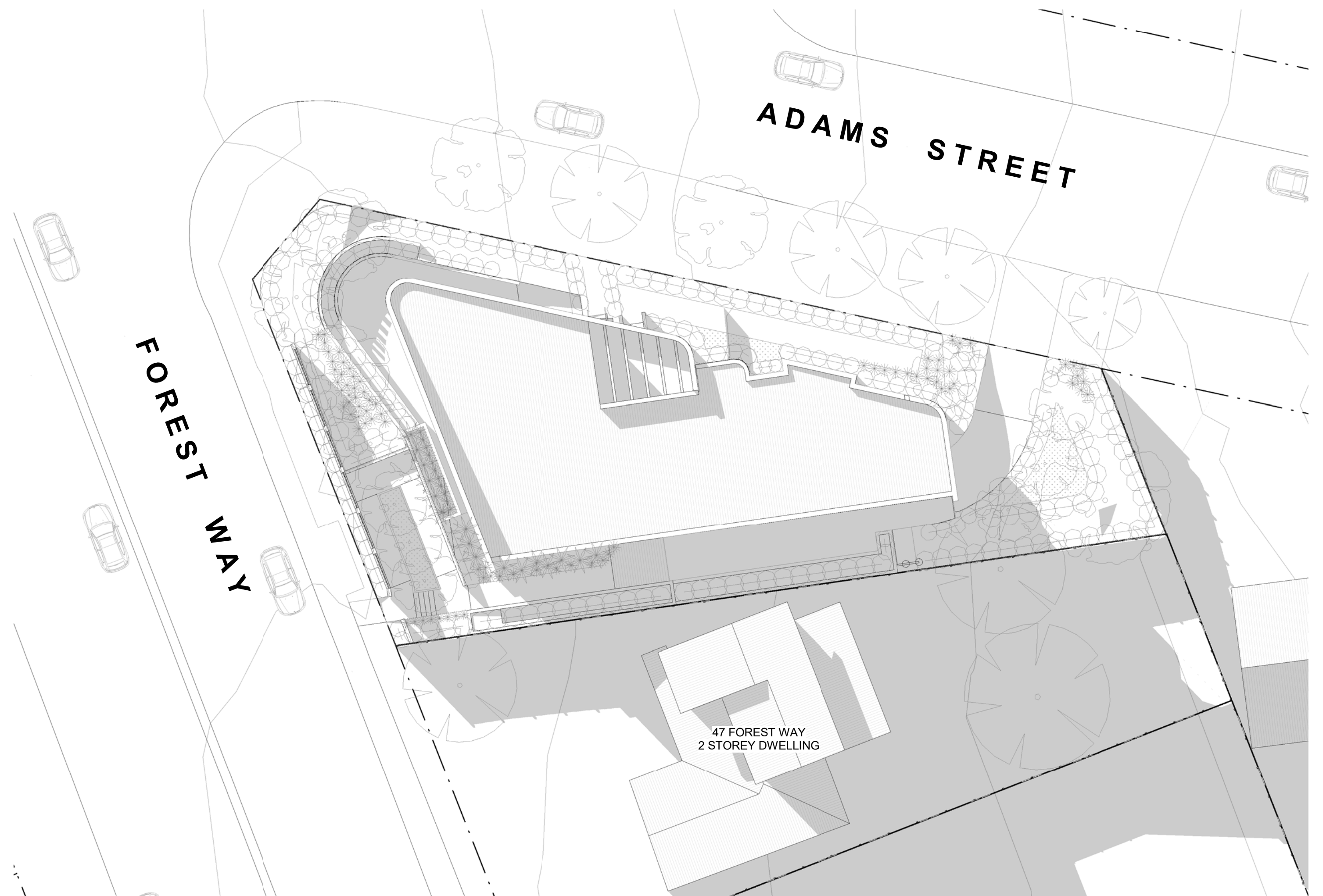
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1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA503 1:200 @ A1



2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA503 1:200 @ A1

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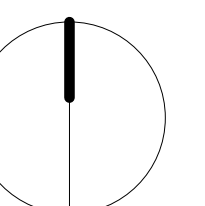
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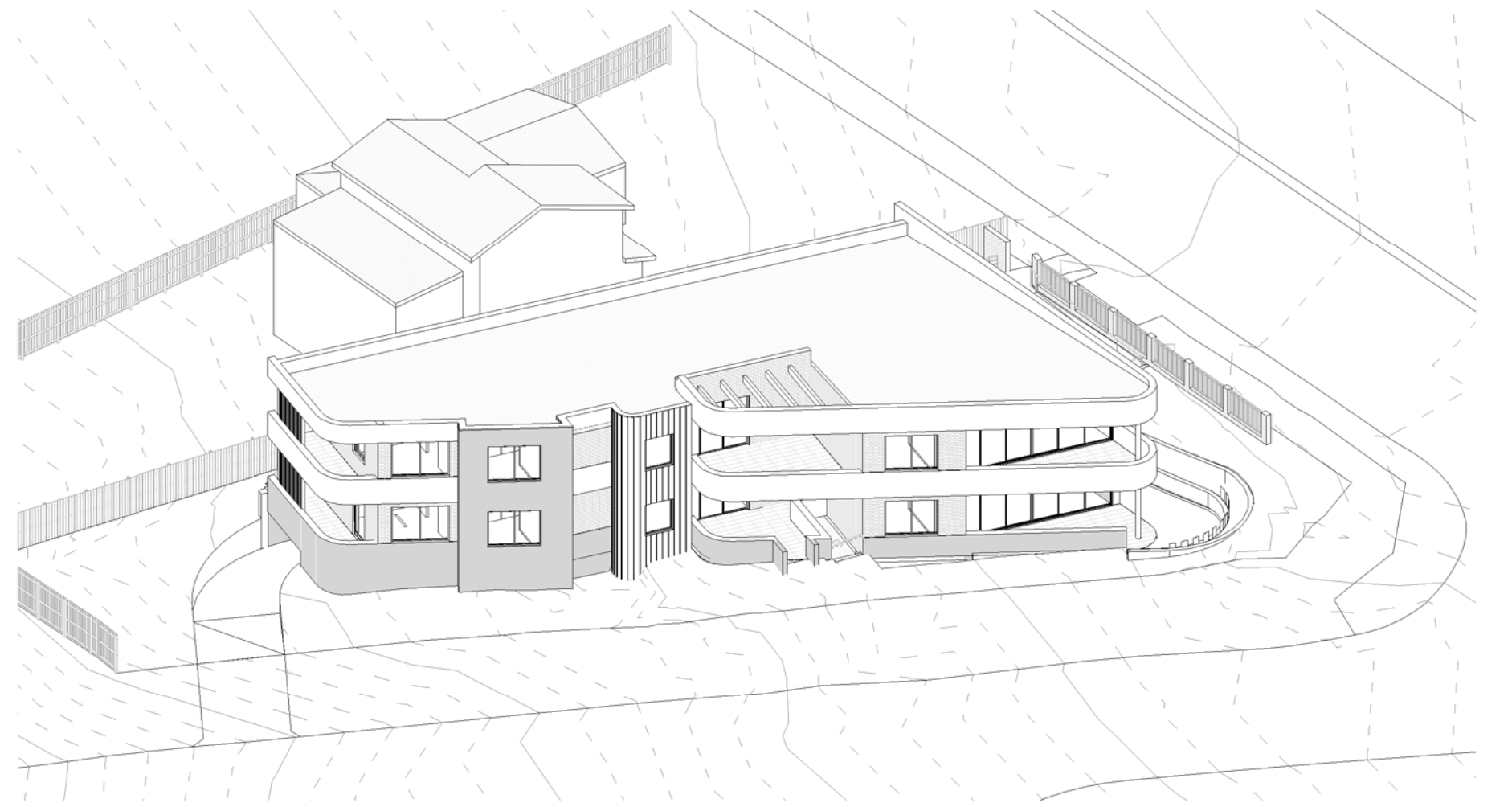




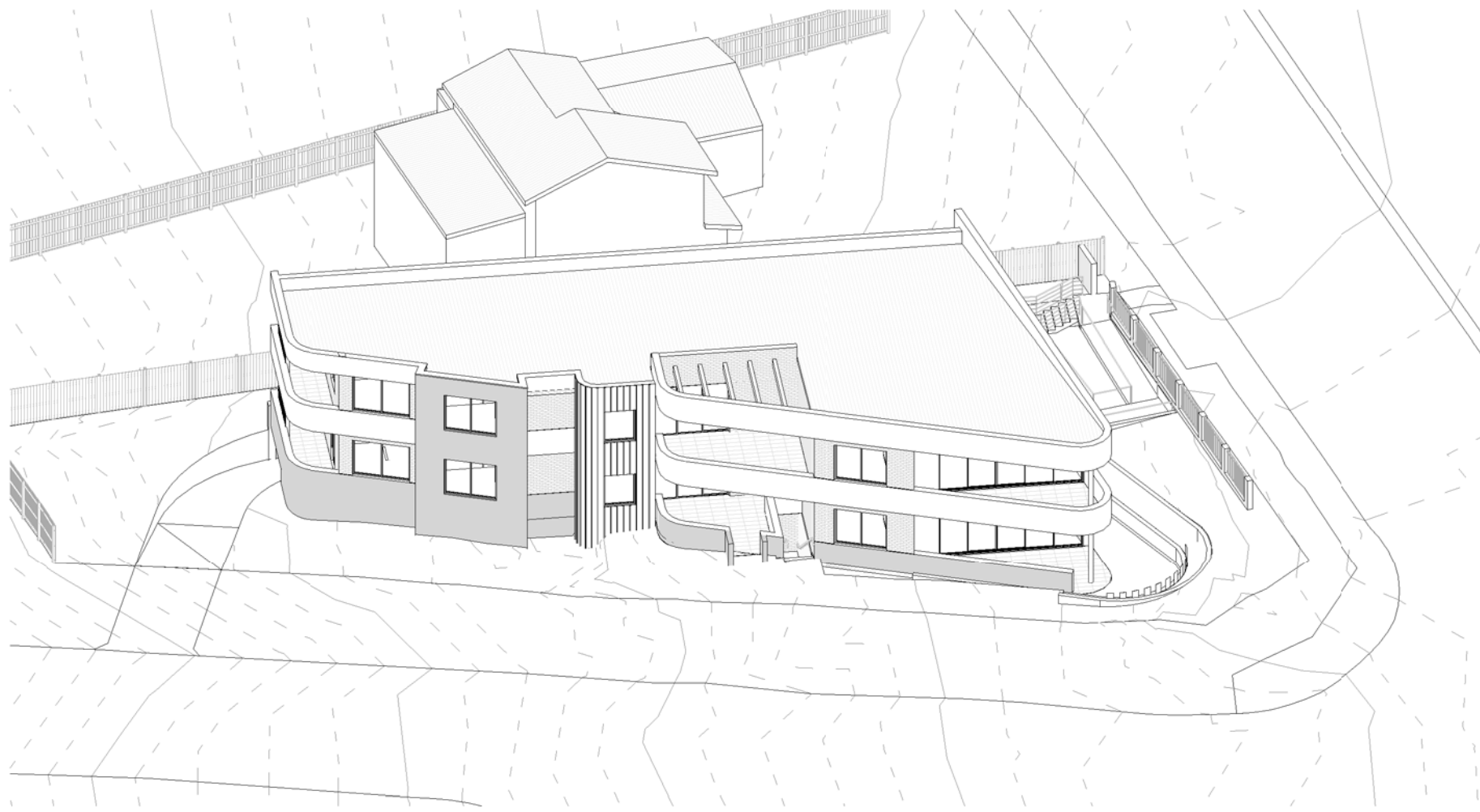
1 VIEW FROM SUN - JUNE 21 - 9AM
DA550



2 VIEW FROM SUN - JUNE 21 - 10AM
DA550



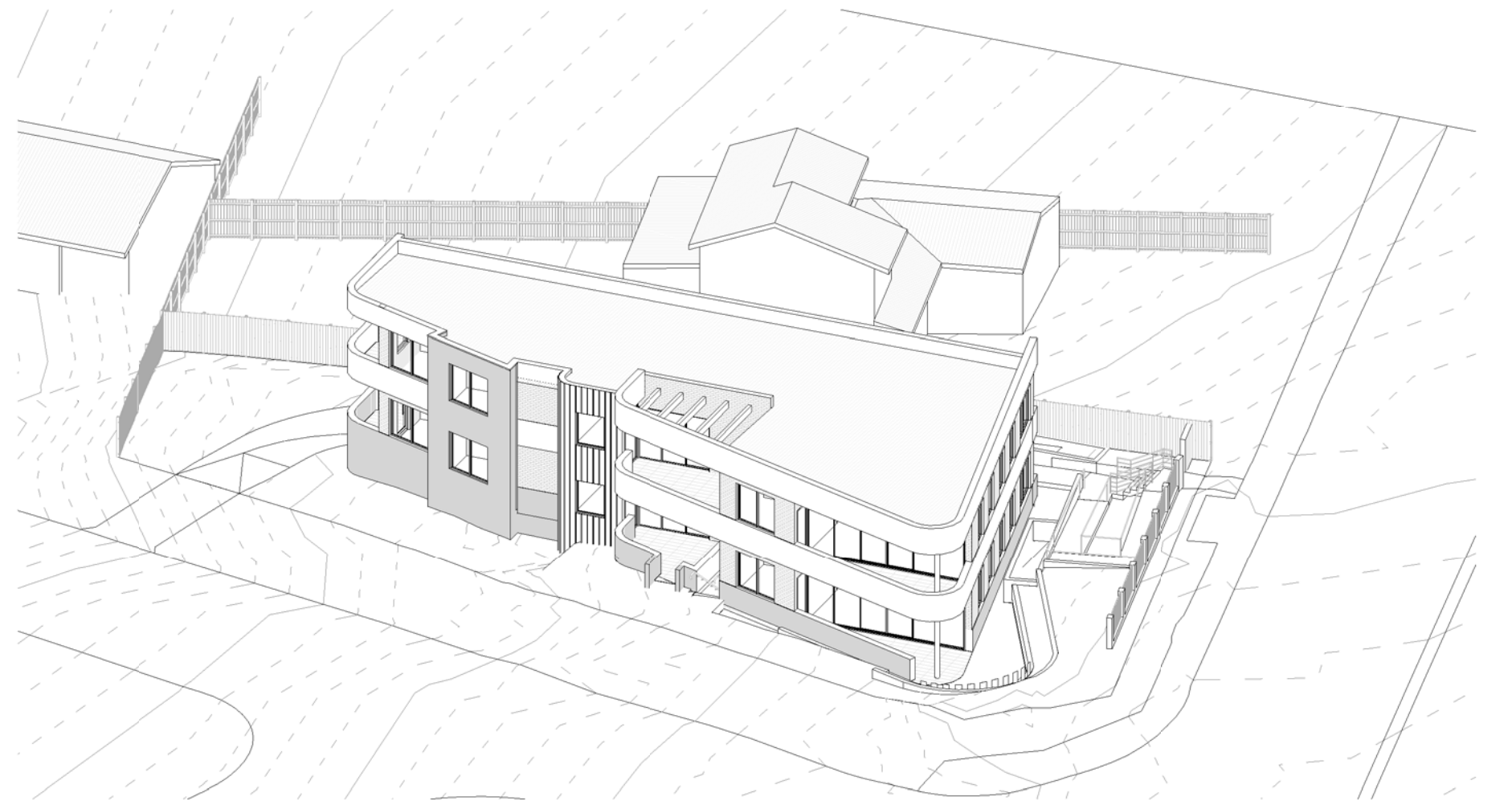
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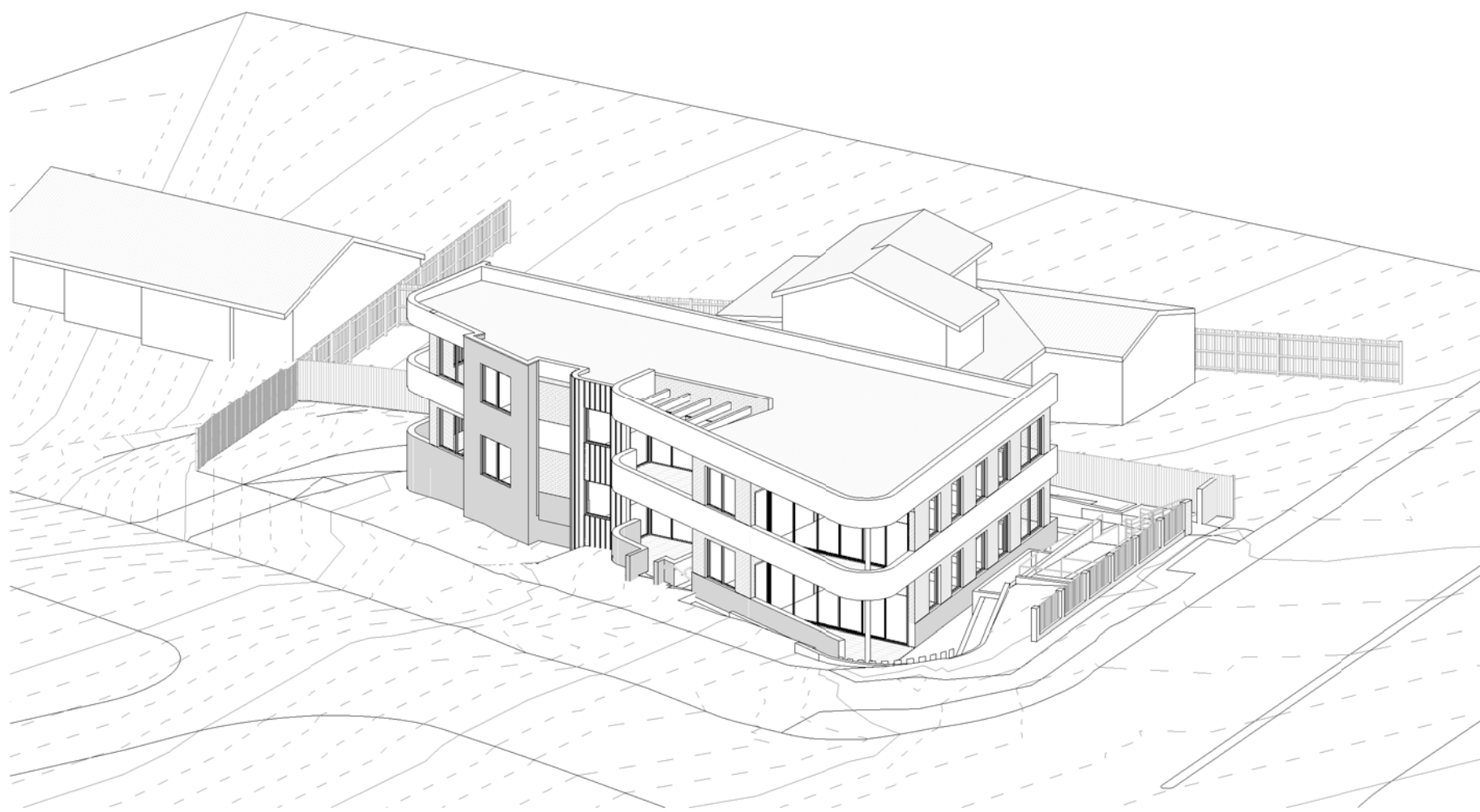
4 VIEW FROM SUN - JUNE 21 - 12PM
DA550



5 VIEW FROM SUN - JUNE 21 - 1PM
DA550



6 VIEW FROM SUN - JUNE 21 - 2PM
DA550



7 VIEW FROM SUN - JUNE 21 - 3PM
DA550

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1. BRICKS - FACADE
PGH ALTITUDE APPOLO OR SIMILAR

GIVES A RESIDENTIAL FEEL TO THE PROPERTY.
BRICKS ALSO RELATE TO THE LOCAL CHARACTER
OF THE AREA



2. SANDSTONE - FACADE
STACKED SANDSTONE OR SIMILAR

GROUNDS THE BUILDING. REFERENCES THE LOCAL
CHARACTER OF THE AREA.



3. RENDER - FACADE
PURE WHITE RENDER

CRISP MODERN LOOK IN CONTRAST TO THE BRICKS
USED.



4. METAL PROFILE CLADDING
MONUMENT LYSAGHT LONGLINE 305 OR SIMILAR

CRISP MODERN COLOUR AND MATERIAL



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

TO TIE IN WITH METAL PROFILED CLADDING AND THE
DARKNESS OF THE BRICKS

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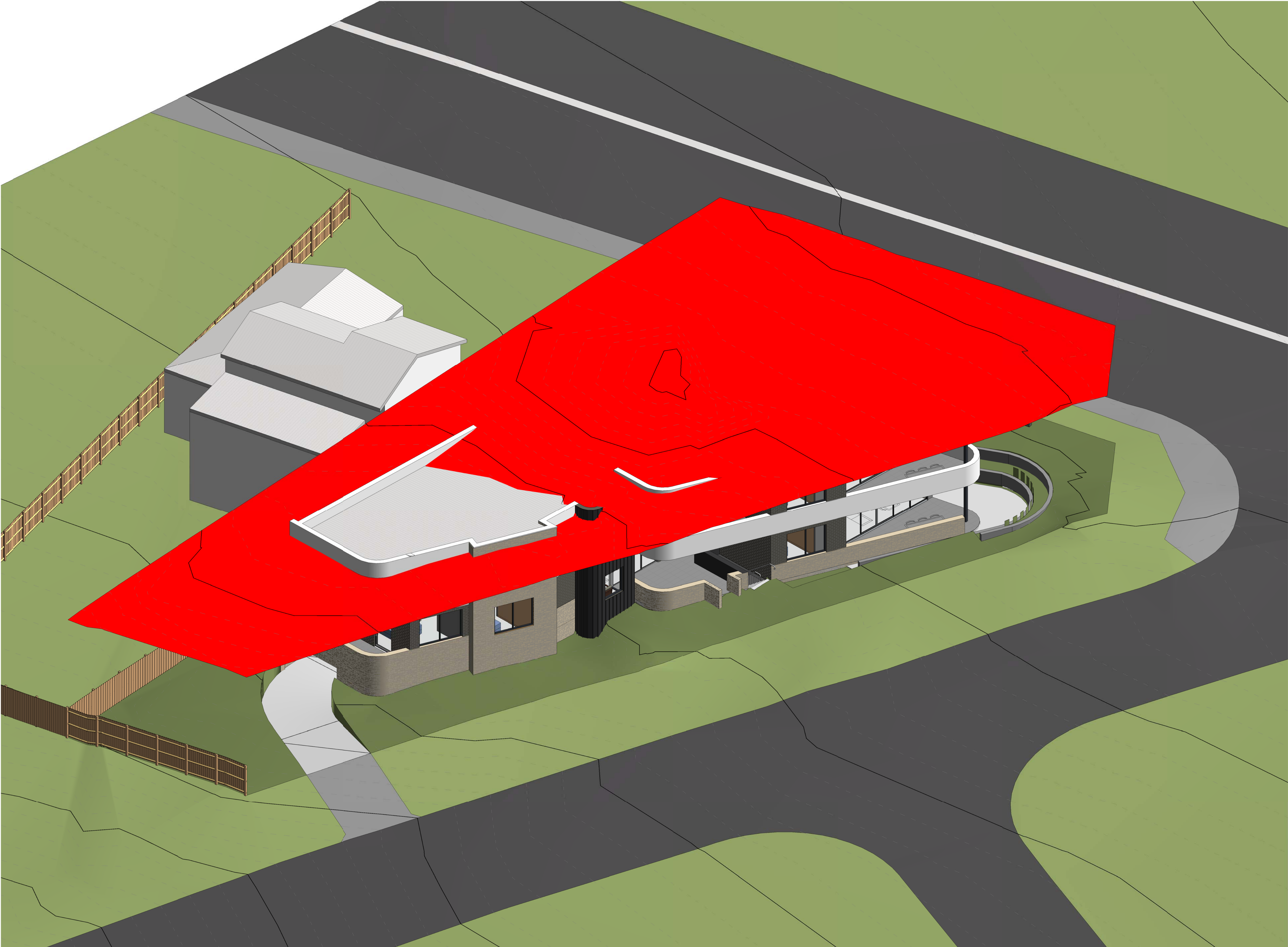
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Sheet Name
7.2M DCP WALL HEIGHT

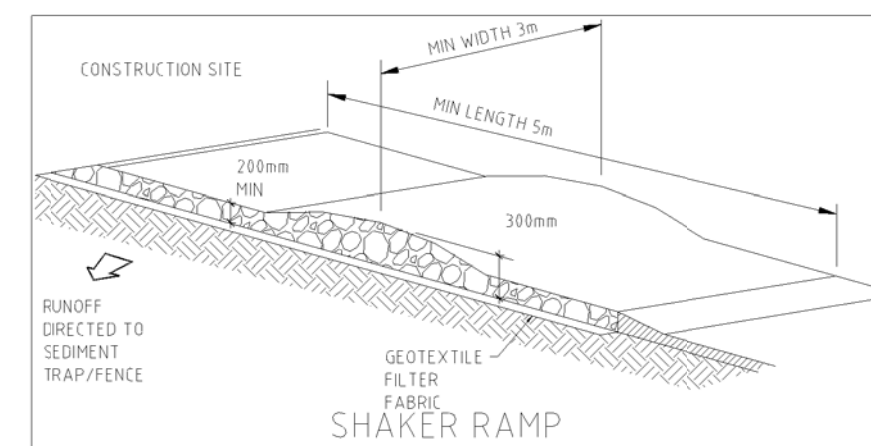
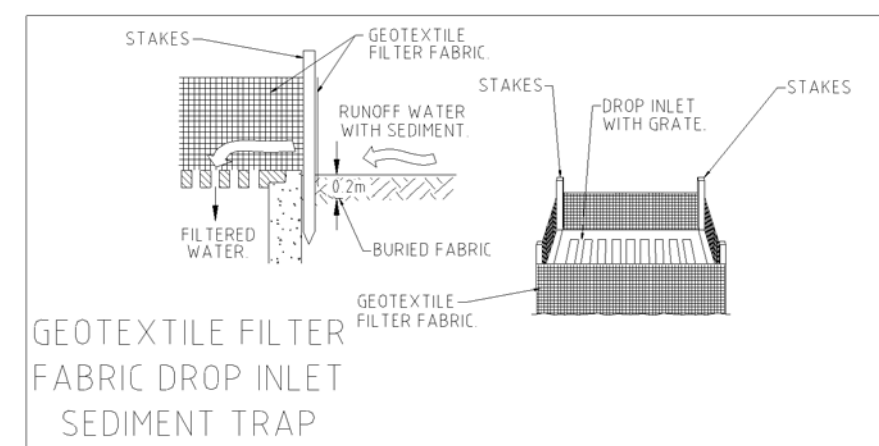
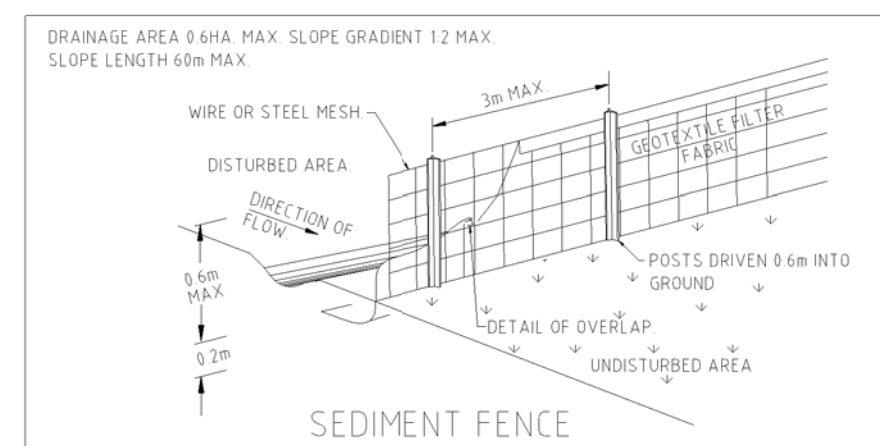
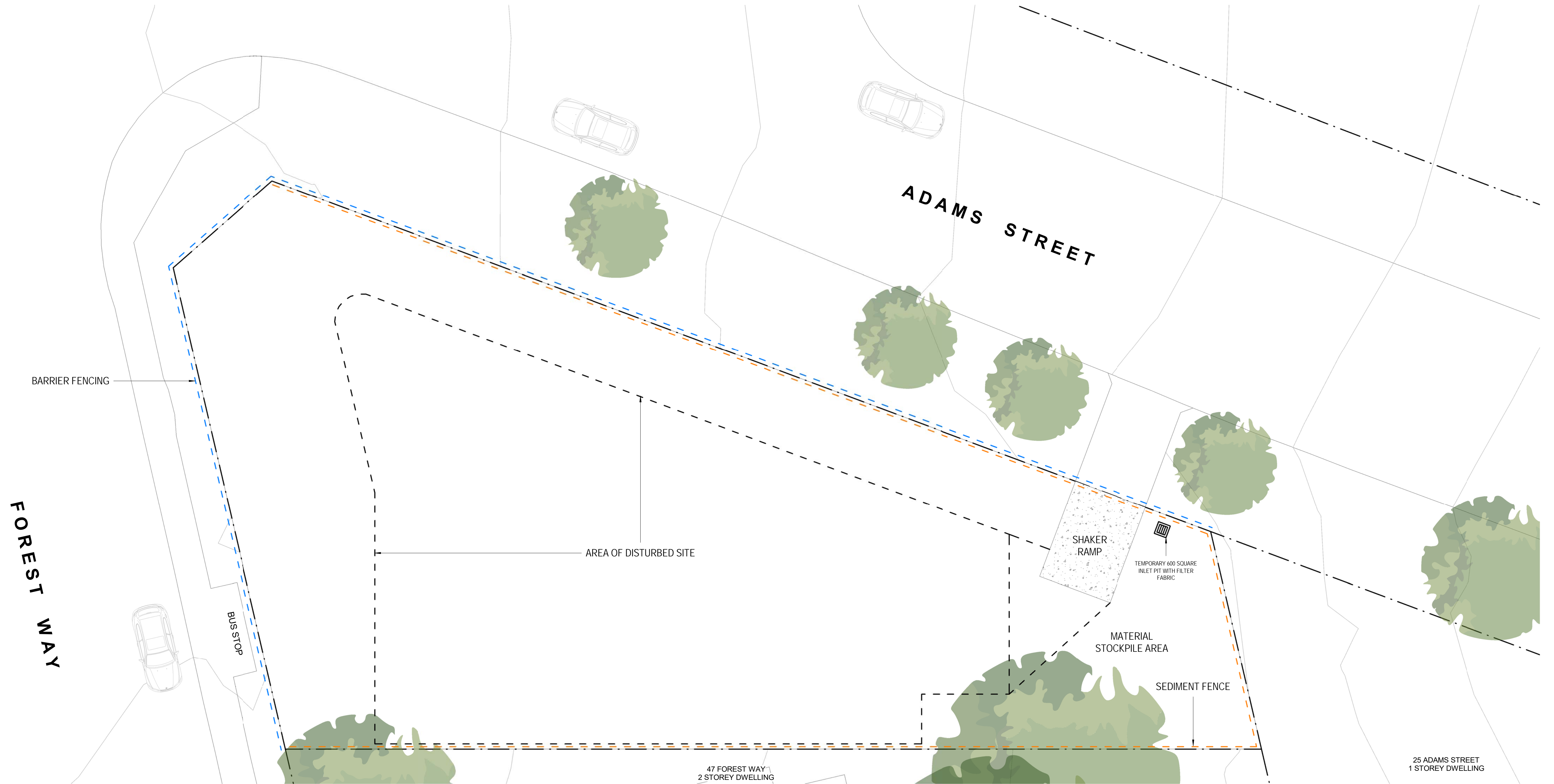
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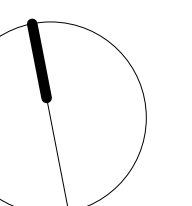
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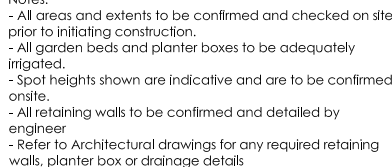
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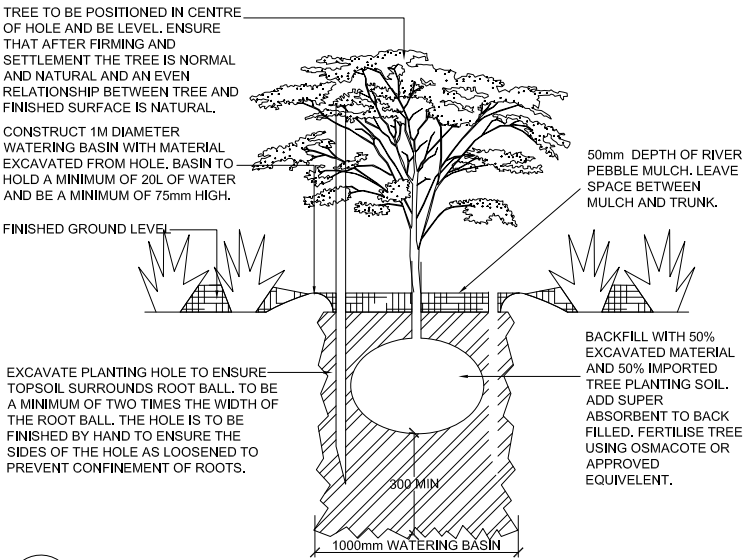
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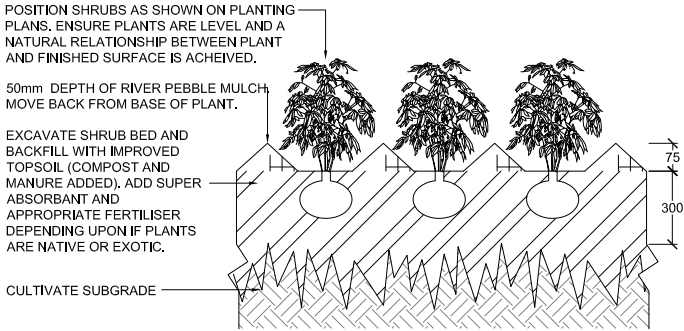
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A



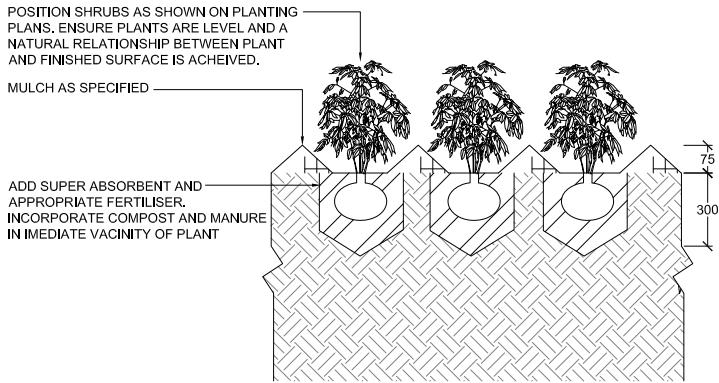




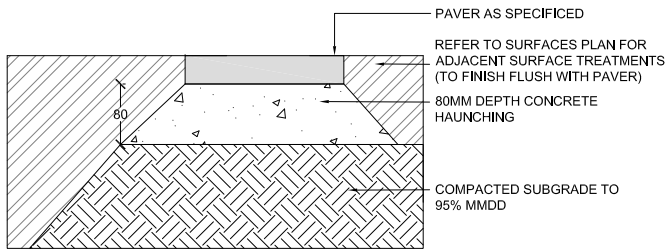
1 TREE PLANTING NTS



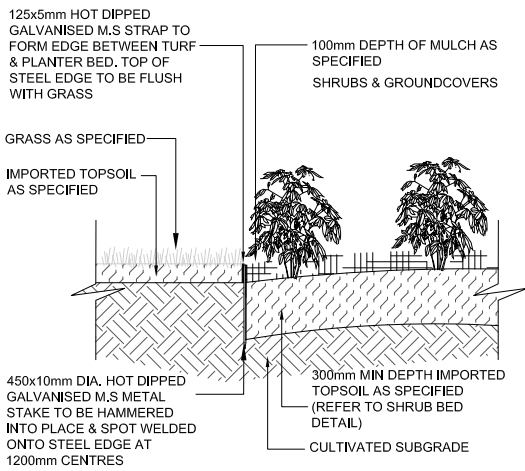
2 SHRUB / TUBE PLANTING NTS



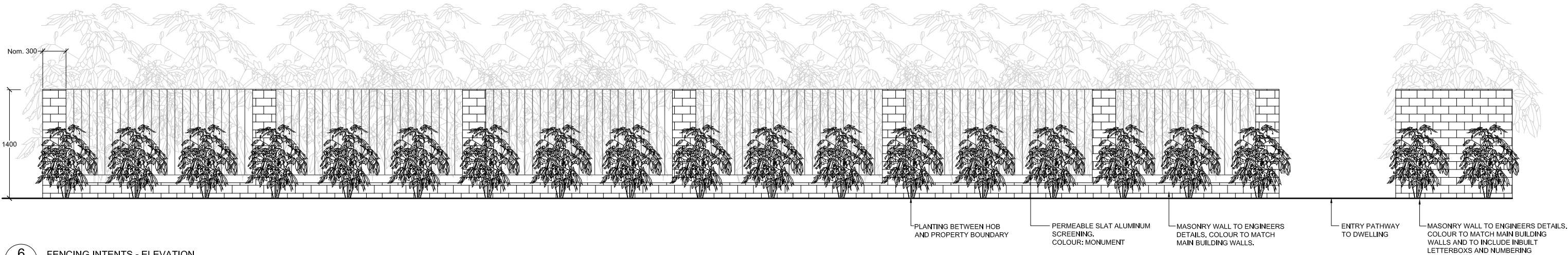
3 SHRUB / TUBE PLANTING IN TREE PROTECTION ZONE SCALE 1:20@ A3 1:10@A1



4 PAVING TYPE 1 - STEPPING STONES SCALE 1:10@ A3 1:5@A1



5 EDGE TYPE 1 - STEEL EDGE SCALE 1:20@ A3 1:10@A1



6 FENCING INTENTS - ELEVATION SCALE 1:100@ A3 1:50@A1

LANDSCAPE SPECIFICATION NOTES

SITE PREPARATION
Locate any underground and overground services & ensure no damage occurs. Levels on plan are nominal only & all dimensions to be checked on site prior to commencement. Final structural integrity of all items shall be the sole responsibility of landscape contractor.

PROTECTION OF EXISTING TREES:
Prior to commencement of work, a continuous Tree Protection Fence shall be erected around the perimeter of the Tree Protection Zone (TPZ) in accordance with the tree protection requirements set out in the associated arboricultural report. The Tree Protection Fence shall be a minimum of 1800mm high chain link fabric on 2400mm star picket or 50 Ømm GWI pipe anchor posts driven 600mm into the ground.
Take necessary precautions to protect the Structural Root Zone (SRZ) as per AS 4970-2009 Australian Standard for Protection of Trees on Development Sites. Tree protection measures shall remain intact until the completion of all construction works. A 600mm x 450mm prohibition sign complying with ASB319 stating "NO ENTRY - TREE PROTECTION ZONE" and including contact details of the site foreman is to be attached to the fence.
Prohibited Works or material storage within the TPZ as per AS 4970-2009 except with approval of council:
- entry of machinery or storage of building materials
- parking of any kind of vehicle
- erection or placement of site facilities
- removal or stockpiling of soil or site debris
- disposal of liquid waste including paint & concrete wash
- excavation or trenching of any kind (including irrigation or electrical connections).
- attaching any signs or any other objects to the tree
- placement of waste disposal or skip bins
- pruning and removal of branches, other than those by a qualified Arborist
Compacted Ground/Coring: Avoid compaction of the ground under trees. If compaction nevertheless occurs loosen the soil by Coring. Coring to be carried out by a qualified Arborist.

ELIMINATE WEEDS
Remove all existing weeds by hand, wiping or spraying with a glyphosate based herbicide. Weed control shall never be performed by mechanical cultivation or by scraping. Herbicide spraying is to be used to eliminate all existing weeds 30 days prior to planting.

EXCAVATION & SUB SOIL PREPARATION
Excavate garden beds to the depth required and rip or scarify base & sides of pit to a minimum depth of 150mm.

SUB SOIL DRAINAGE
Install drainage layer where there is surface water runoff draining into garden bed areas & where the existing sub-soil has more than 50% clay composition & there is a risk of subsurface water ponding.
Install perforated corrugated ag. line 75-100mm Dia. with geotextile filter sock & backfill to a minimum 200mm using free draining material, reclaimed/recycled where available. Direct flows at a minimum 0.5% fall to sw system. In areas isolated from stormwater system excavate & backfill on appropriate water dispersion pit.

REUSE EXISTING TOPSOIL
Existing site topsoil should be salvaged & appropriately stockpiled where possible.

IMPORTED TOPSOIL
Quality System: AS 4419 or as specified below.
Turf Areas: 'Turf Underlay' as supplied by, ANL p: 02 9450 1444 or approved alternative.
Tree Pit and Shrub Planting: 'Premium Garden Mix' as supplied by, ANL p: 02 9450 1444 or approved alternative.

PLANTING
Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species.
Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%.
Stock selection should be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

STAKING
Install 2 x 1800mm 40x40 hardwood timber stakes with hessian ties to all trees. Provide appropriate support considering exposure to prevailing winds. Stakes and hessian ties to be removed as soon as the tree is self supporting.

MULCHING
Quality system: AS 4454
All planting area to be mulched with 50mm depth of river pebbles unless otherwise specified. Keep mulch 100mm away from plant stem & form a well to stop excessive water runoff. Finish flush with adjacent surfaces.

TURFING
Nara Turf.
Excavate / grade all areas to be turfed to 120mm below finished levels. Ensure that all surface runoff is directed away from buildings. Ensure that no pooling or ponding will occur. Further rip the subgrade to 150mm. Install 100mm of imported turf underlay. Rolls to be closely butted and laid in a brickwork pattern. Fill any small gaps with topsoil and water thoroughly.

WATERING
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.

All services and infrastructure locations are indicative only. Contractor to confirm location of all services and infrastructure prior to initiating landscape works.

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

CLIENT
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PROJECT
New residential development
49 Forest Way
Frenchs Forest

DRAWING LANDSCAPE DETAILS	SCALE VARIES
PROJECT No 19-190	DRAWING No. L503.1 ISSUE B