



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	8.0m	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	43.3%	COMPLIES
DEEP SOIL ZONES	SEPP SENIORS LIVING	15% OF THE SITE AREA, MINIMUM DIMENSION OF 3 METRES	36.1%	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



	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

Project: **SENIORS HOUSING**
49 FOREST WAY, FRENCHS FOREST

Client: SEYED JALALEDDIN ZIAOLHAGH

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Sheet Name
DA SETBACK ANALYSIS

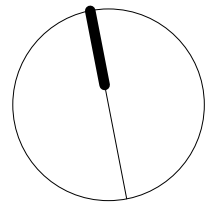
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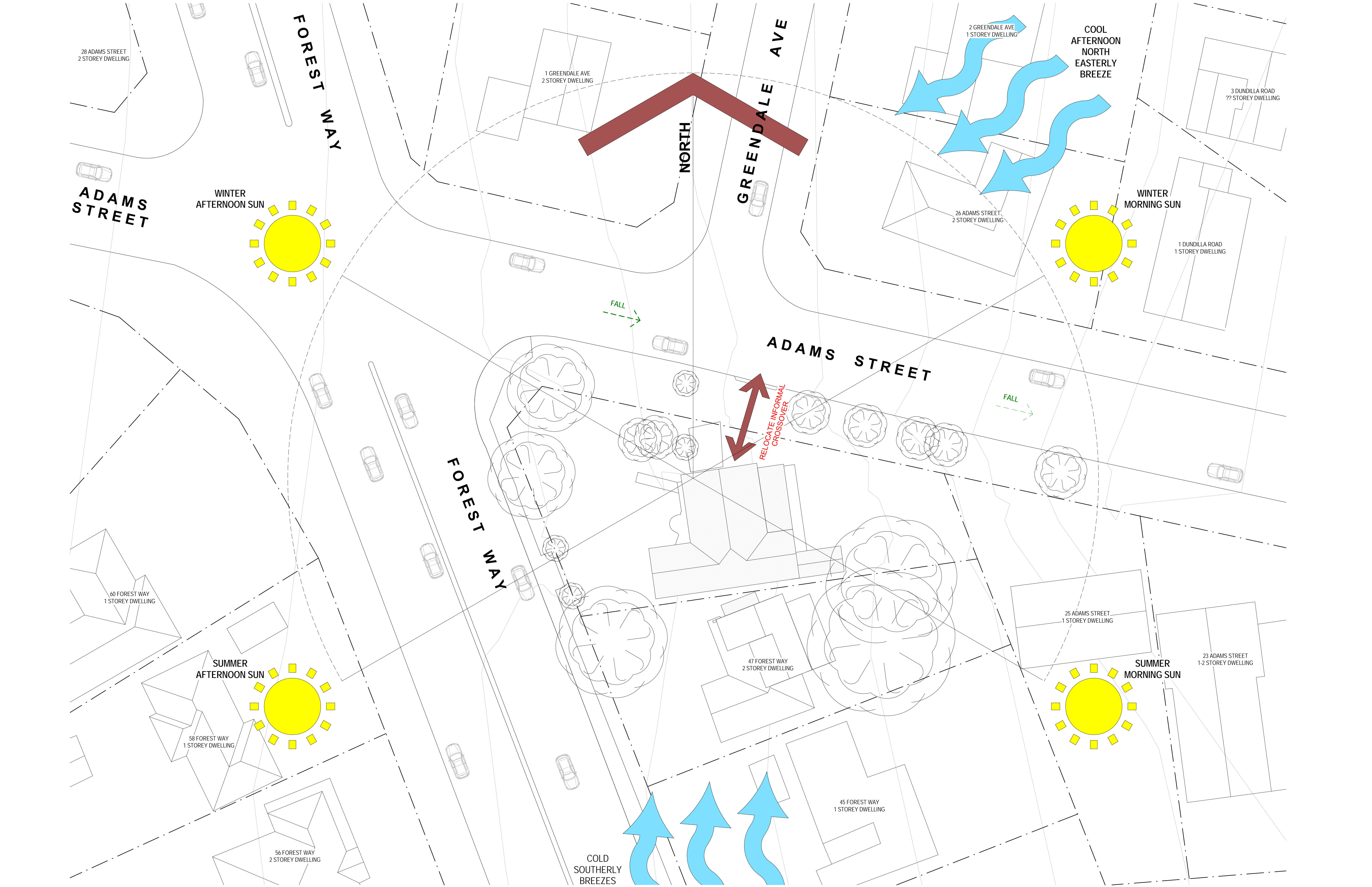
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49 FOREST WAY, FRENCHS FOREST

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SITE ANALYSIS

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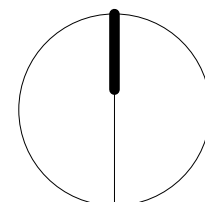
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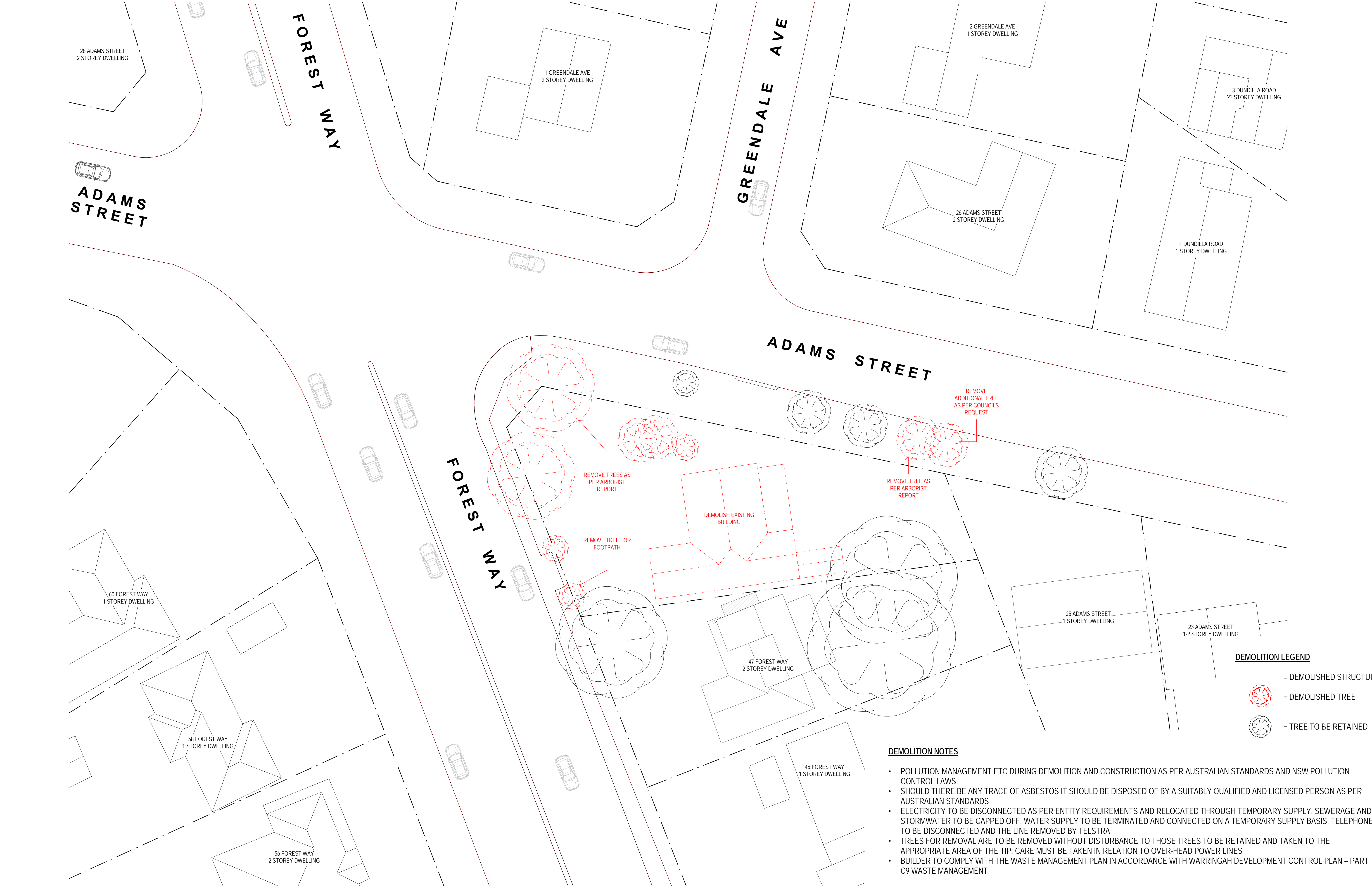
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Sheet Name
DEMOLITION PLAN

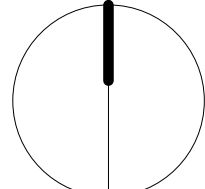
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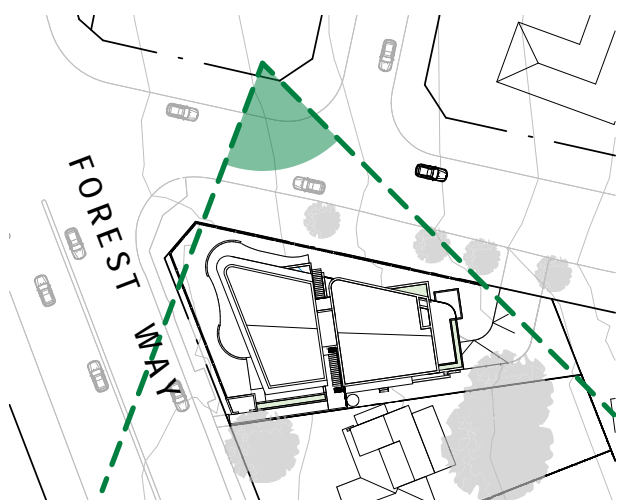
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Sheet Name
3D VIEWS

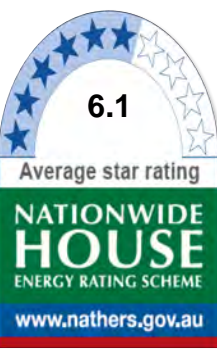
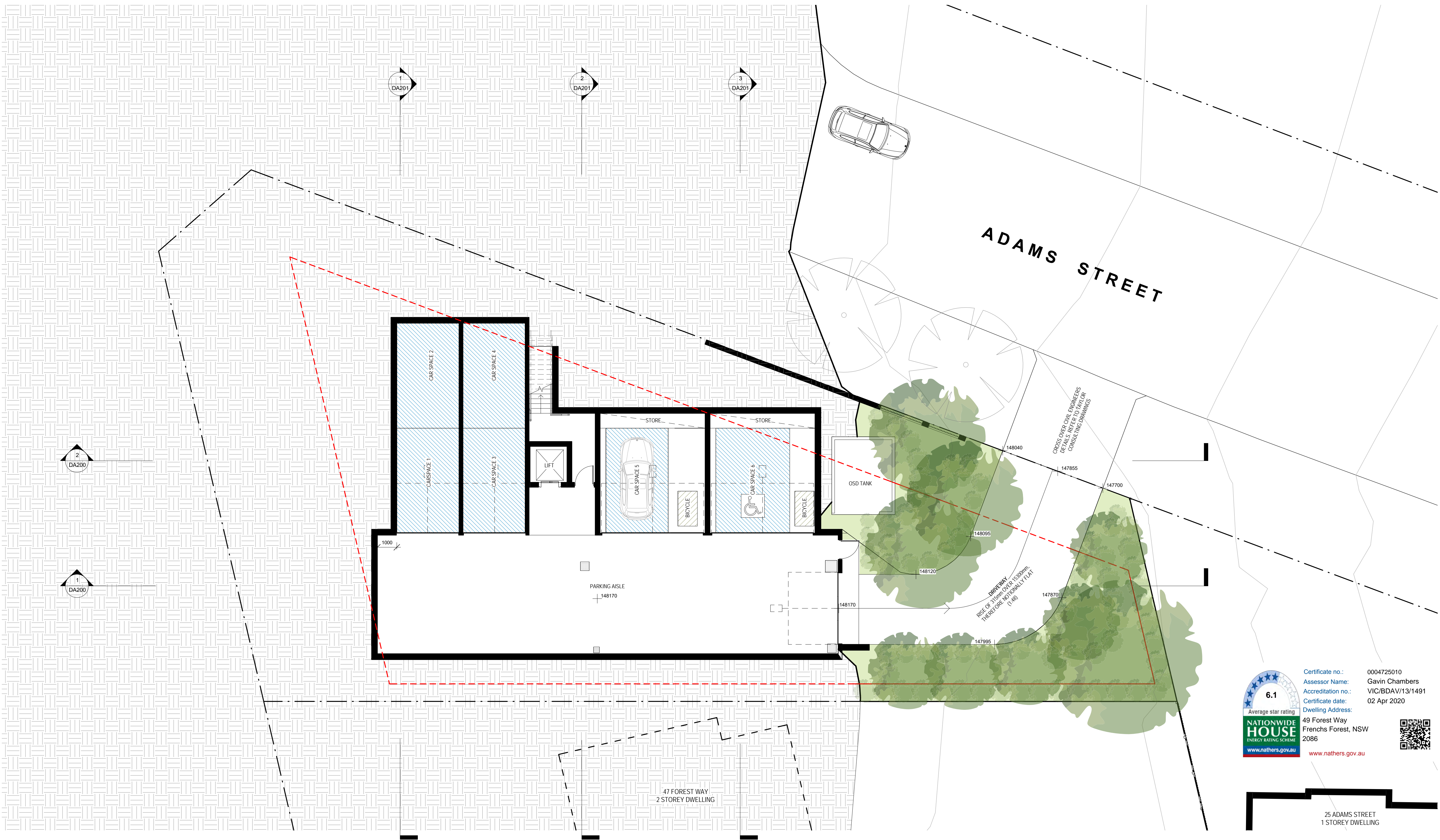
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DA050

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Certificate no.: 0004725010
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDV/13/1491
Certificate date: 02 Apr 2020
Dwelling Address: 49 Forest Way, Frenchs Forest, NSW 2086
www.nathers.gov.au



- 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

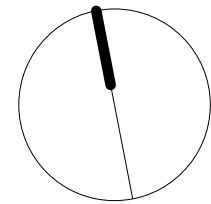
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DA101

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6.1
Average star rating
NATIONWIDE HOUSE
ENERGY RATING SCHEME
www.nathers.gov.au

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Sheet Name
GROUND PLAN

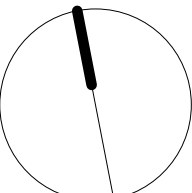
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Sheet Name
LEVEL 1 PLAN

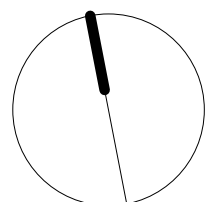
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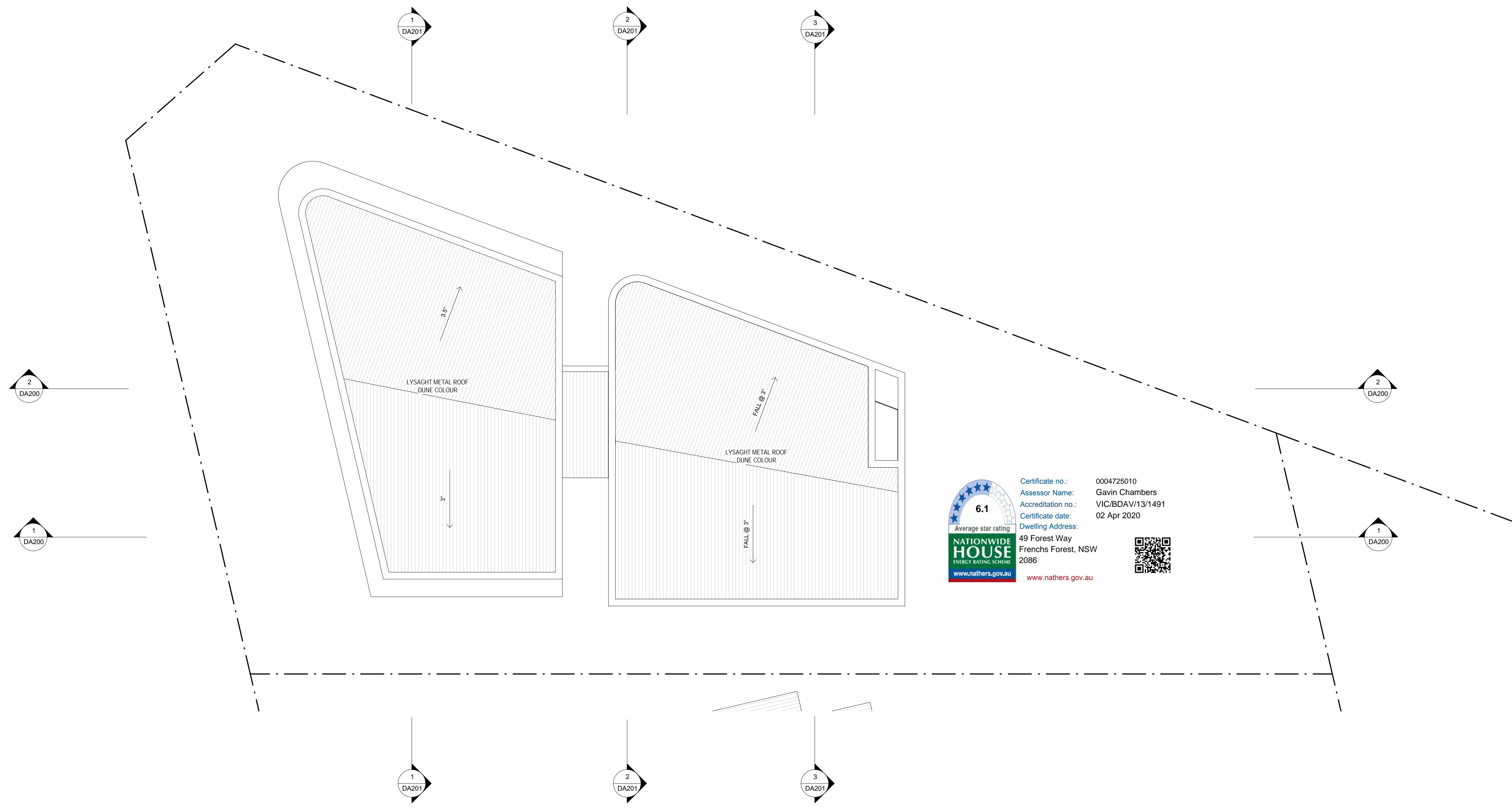
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DA103

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Project: **SENIORS HOUSING**
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Sheet Name
ROOF PLAN

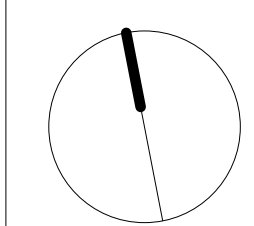
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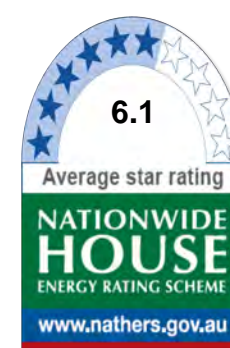
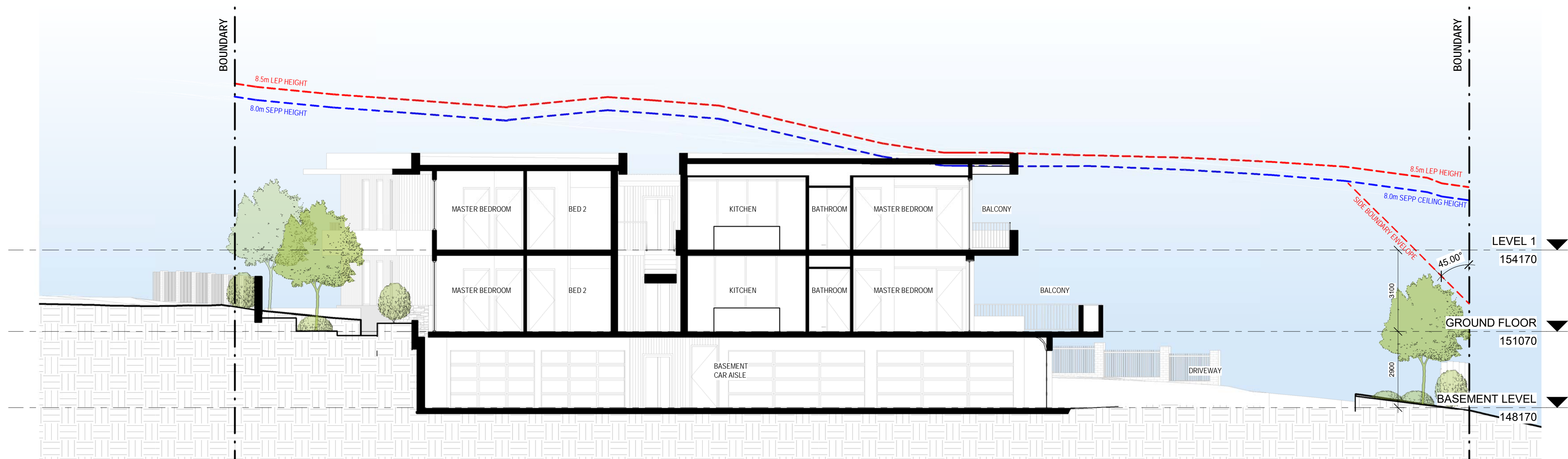
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DA104

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SECTIONS

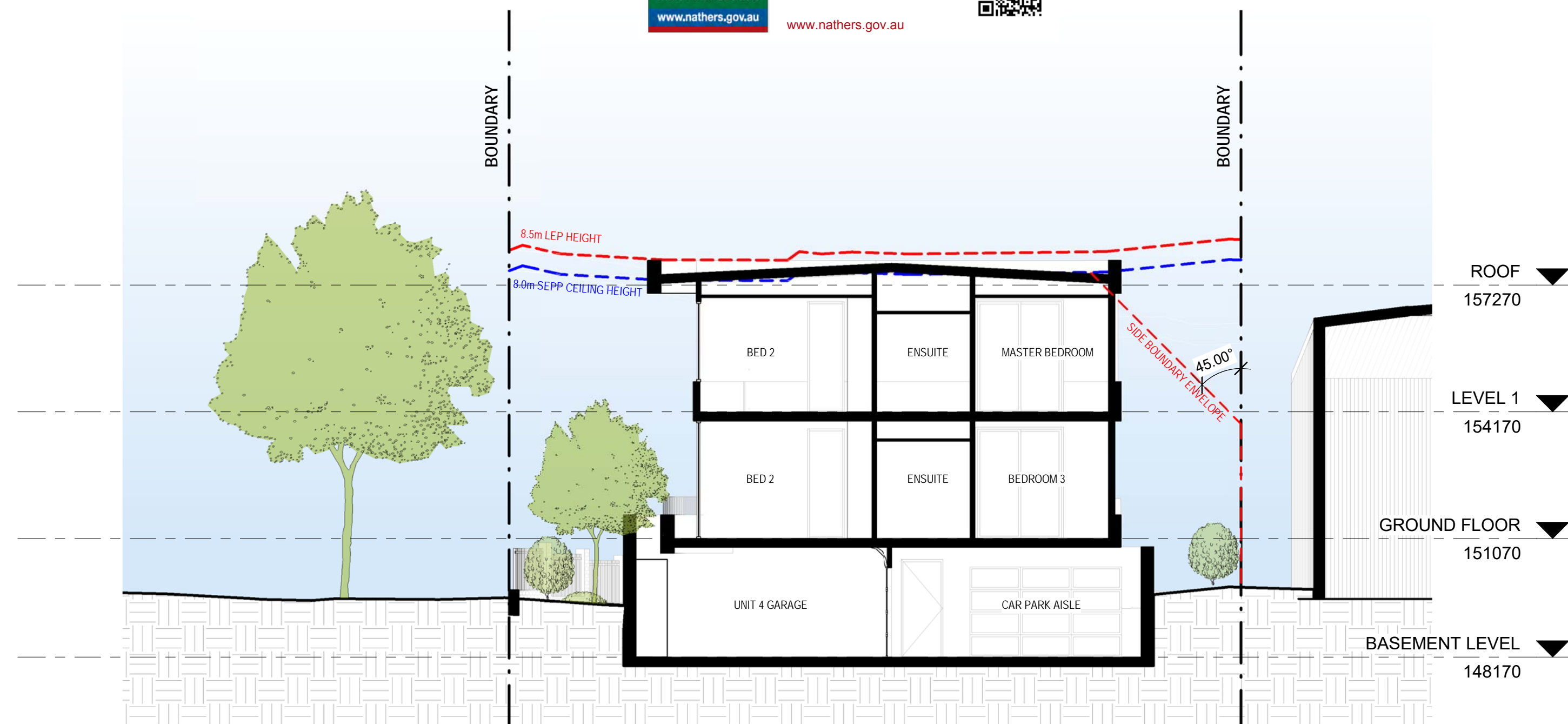
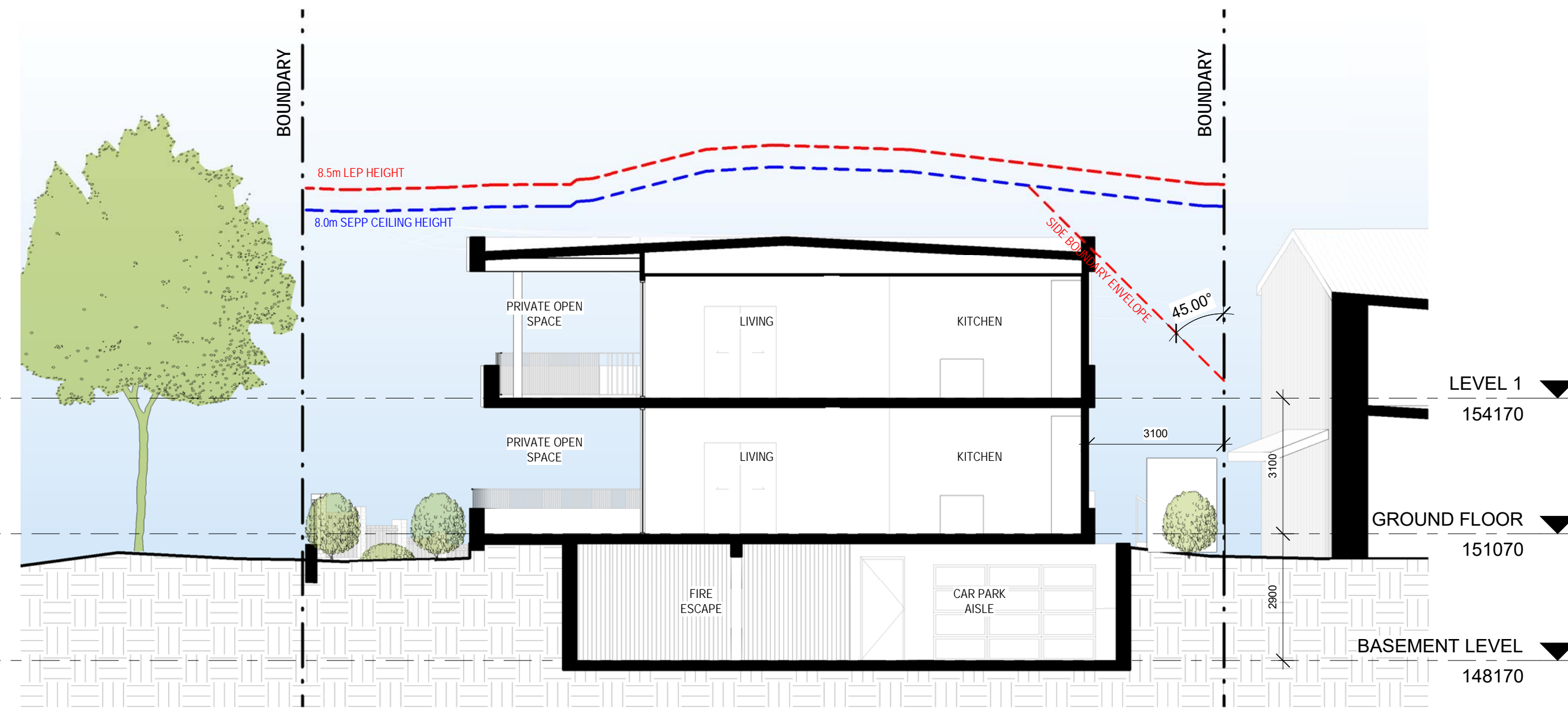
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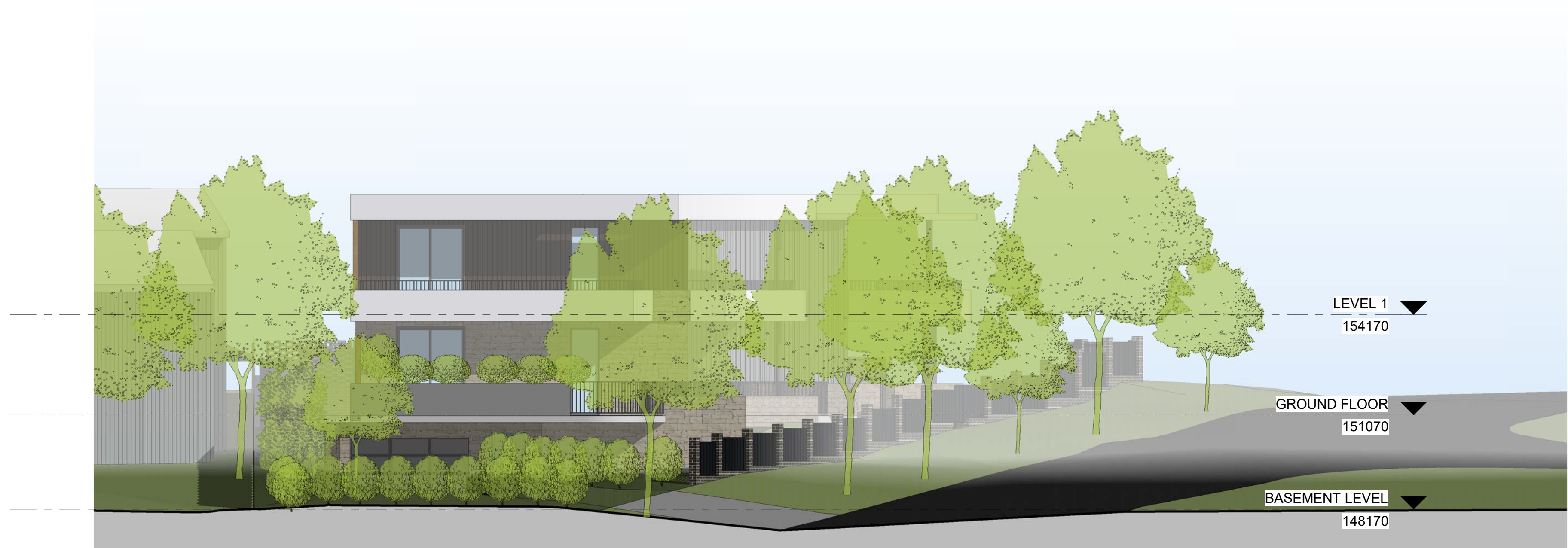
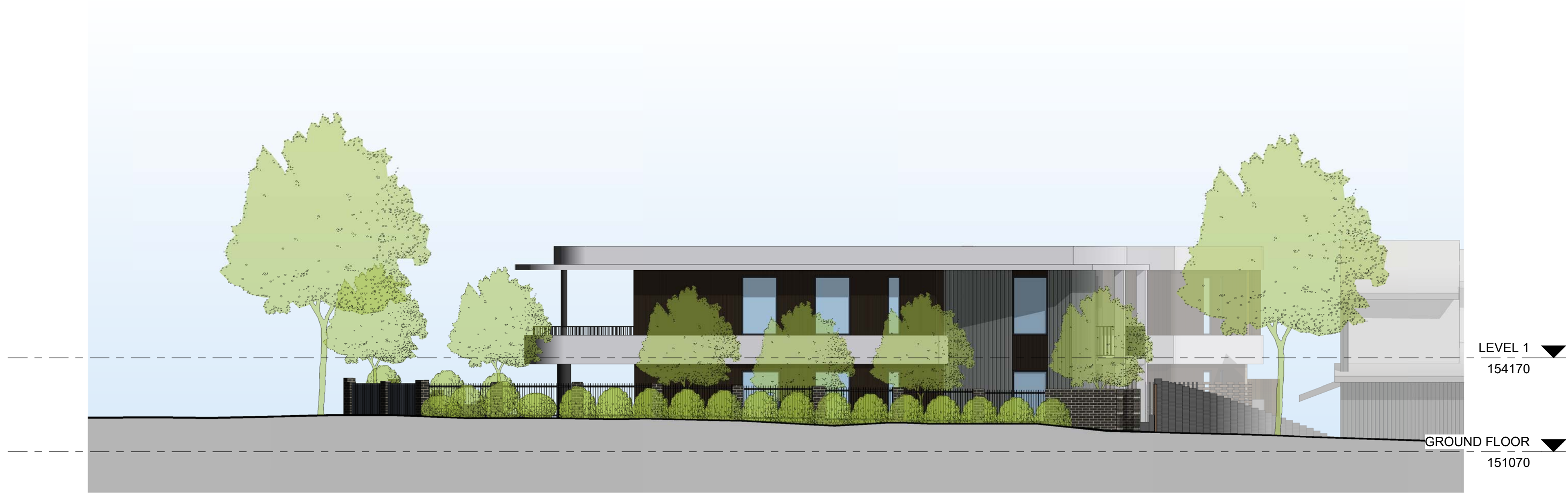
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Area Schedule (Gross Building)		
Area	Level	FSR
119 m²	LEVEL 1	0.13
113 m²	LEVEL 1	0.12
119 m²	GROUND FLOOR	0.13
113 m²	GROUND FLOOR	0.12
465 m²		0.50

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Sheet Name
AREA CALCULATIONS - FSR

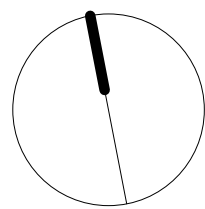
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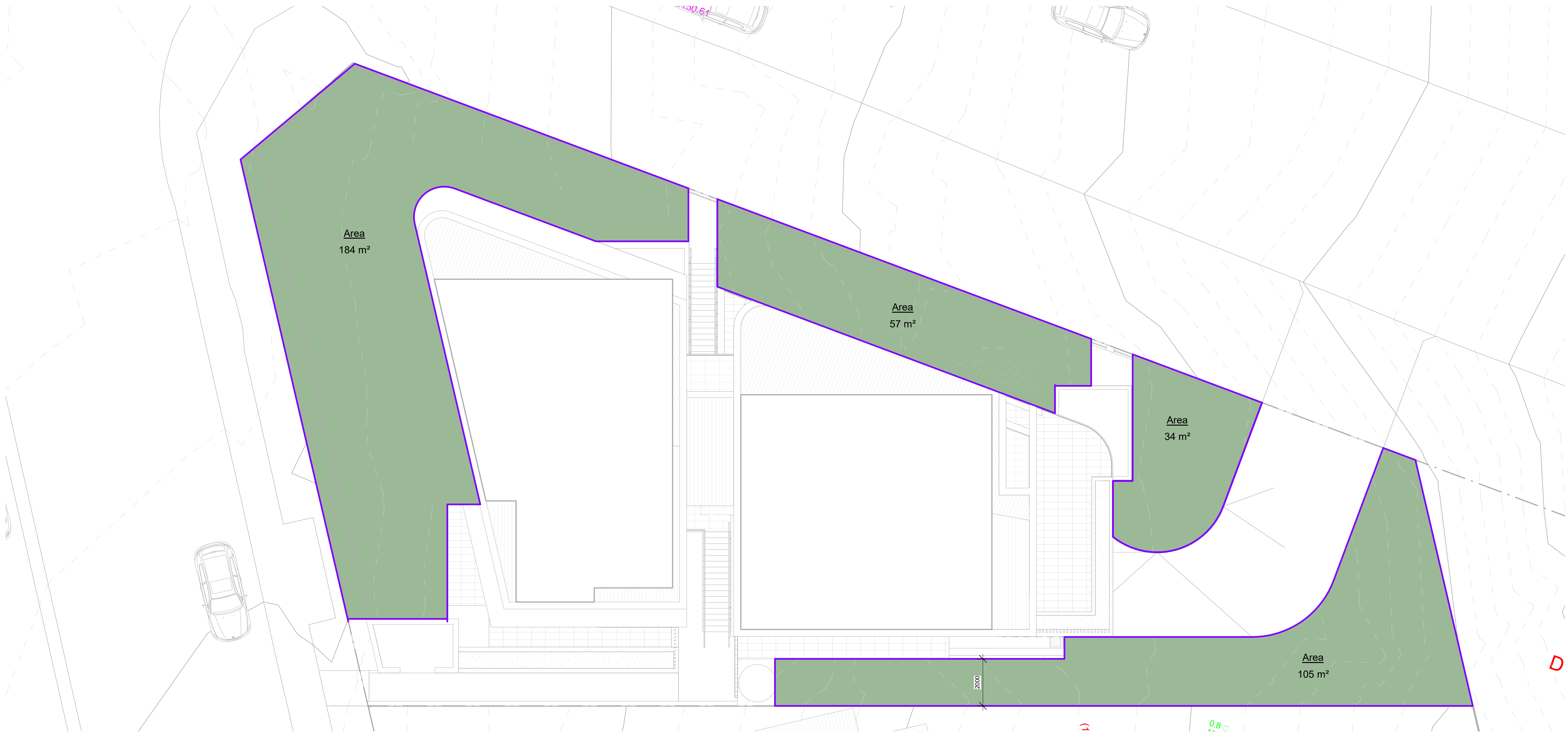




Area Schedule (Landscape)	
Area	Landscape %
400 m²	43.3%

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.



Area Schedule (Open Space)	
Area	Open Space %
380 m²	41.2%

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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Sheet Name
AREA CALCULATIONS - OPEN SPACE

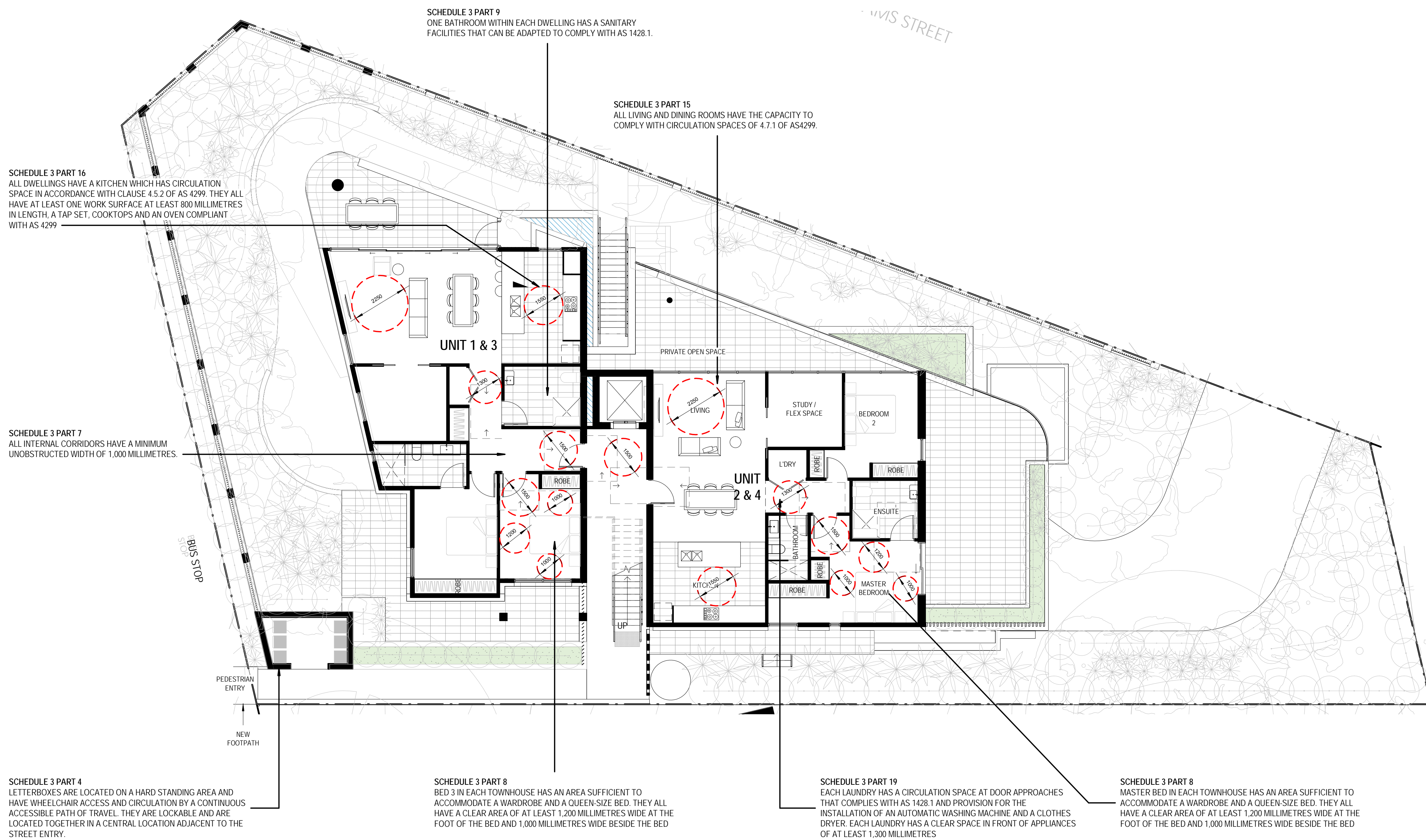
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PLANS NOTING ACCESSIBILITY

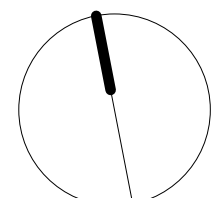
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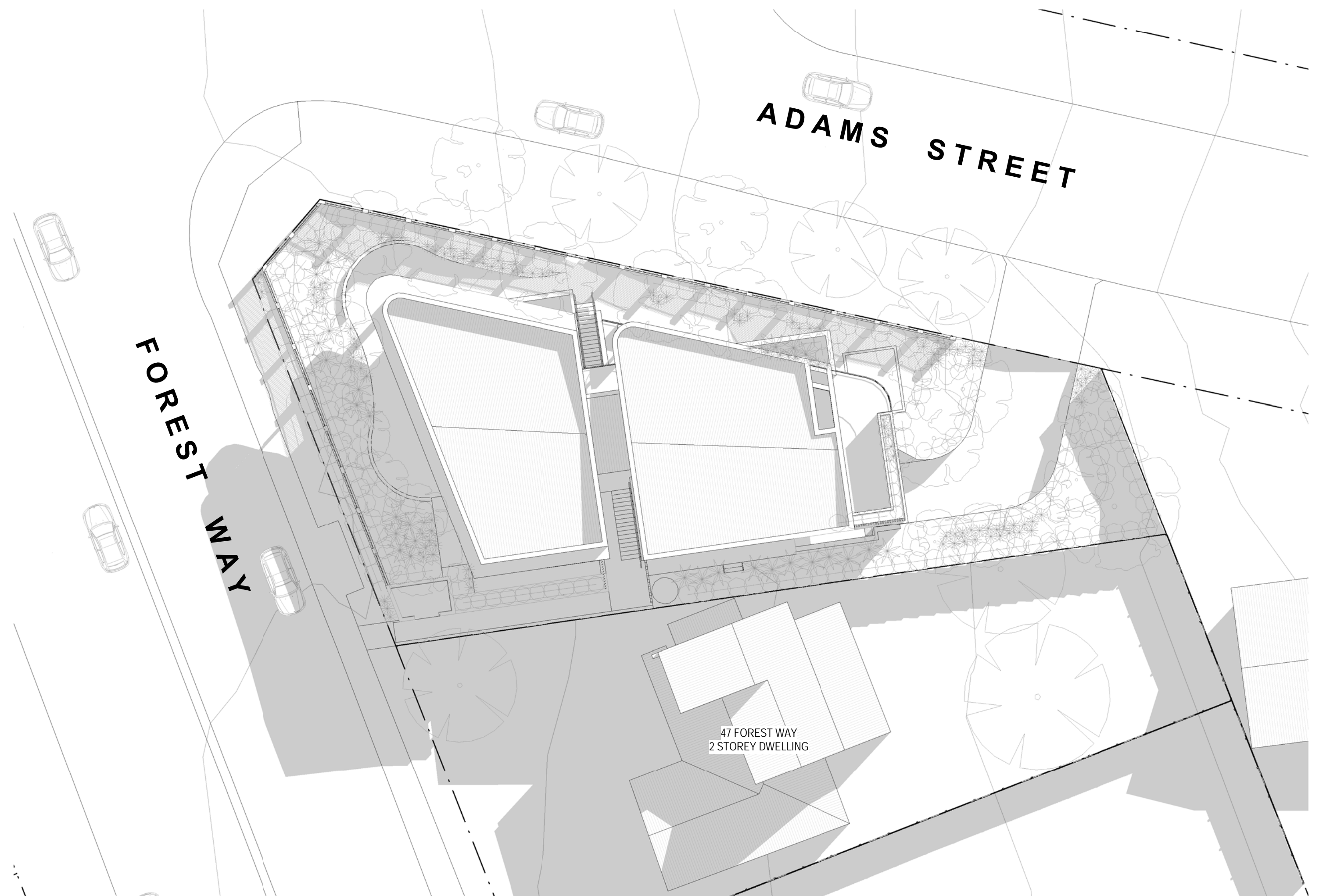
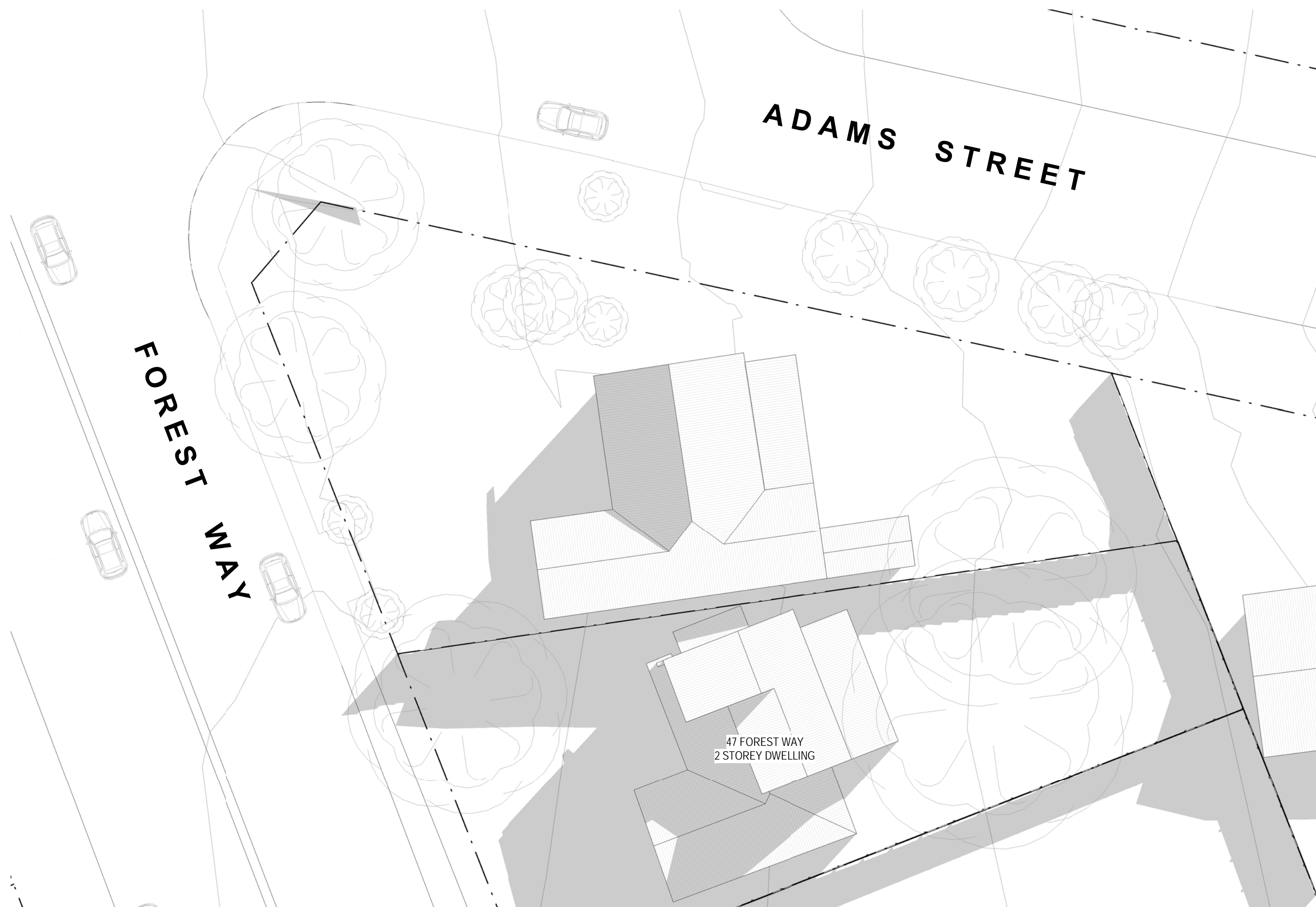
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Sheet Name
SHADOW DIAGRAMS - 9AM JUNE 21ST

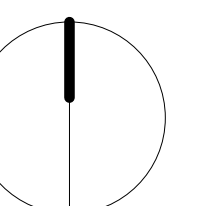
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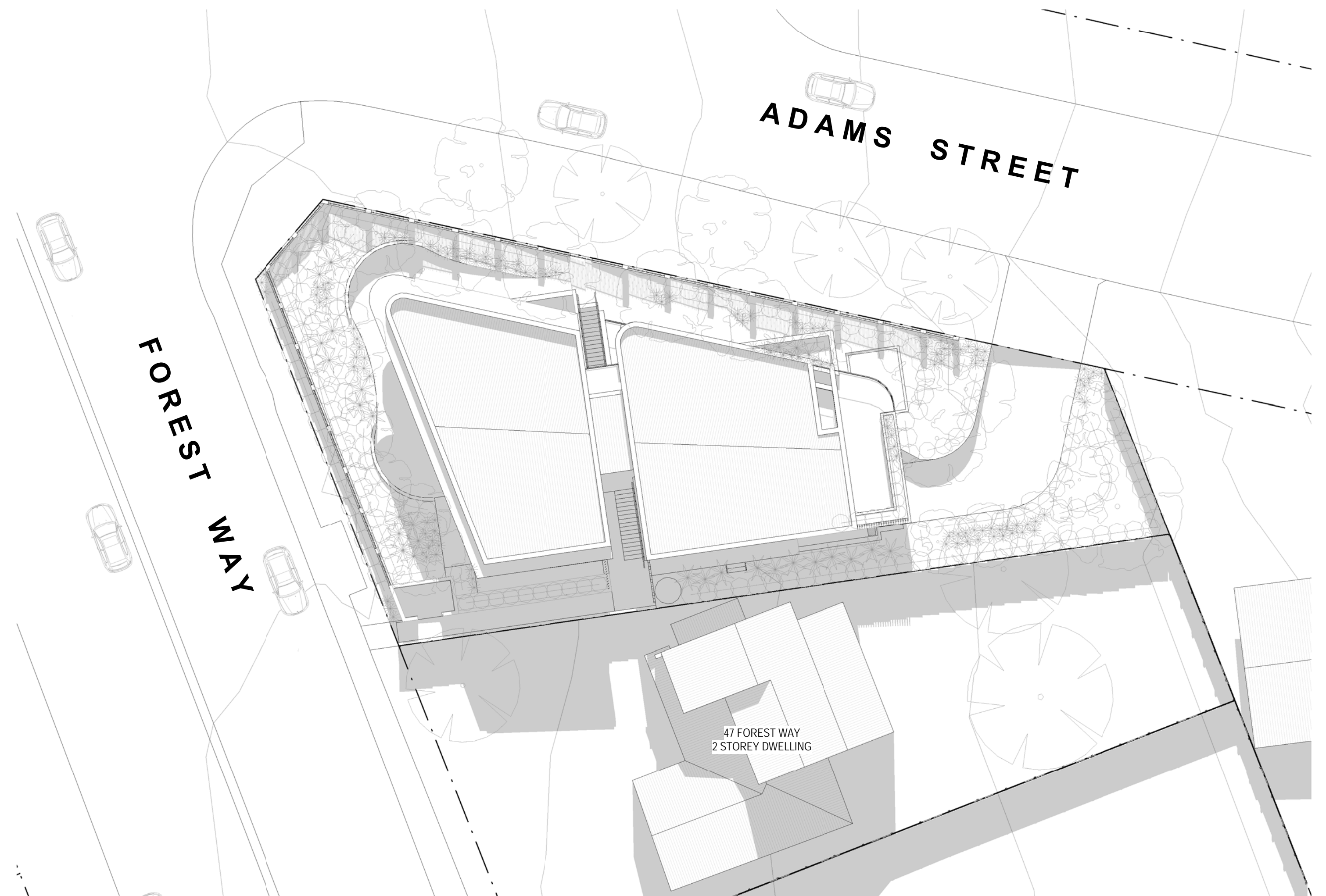
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Sheet Name
SHADOW DIAGRAMS - 12PM JUNE 21ST

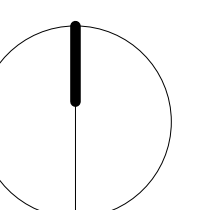
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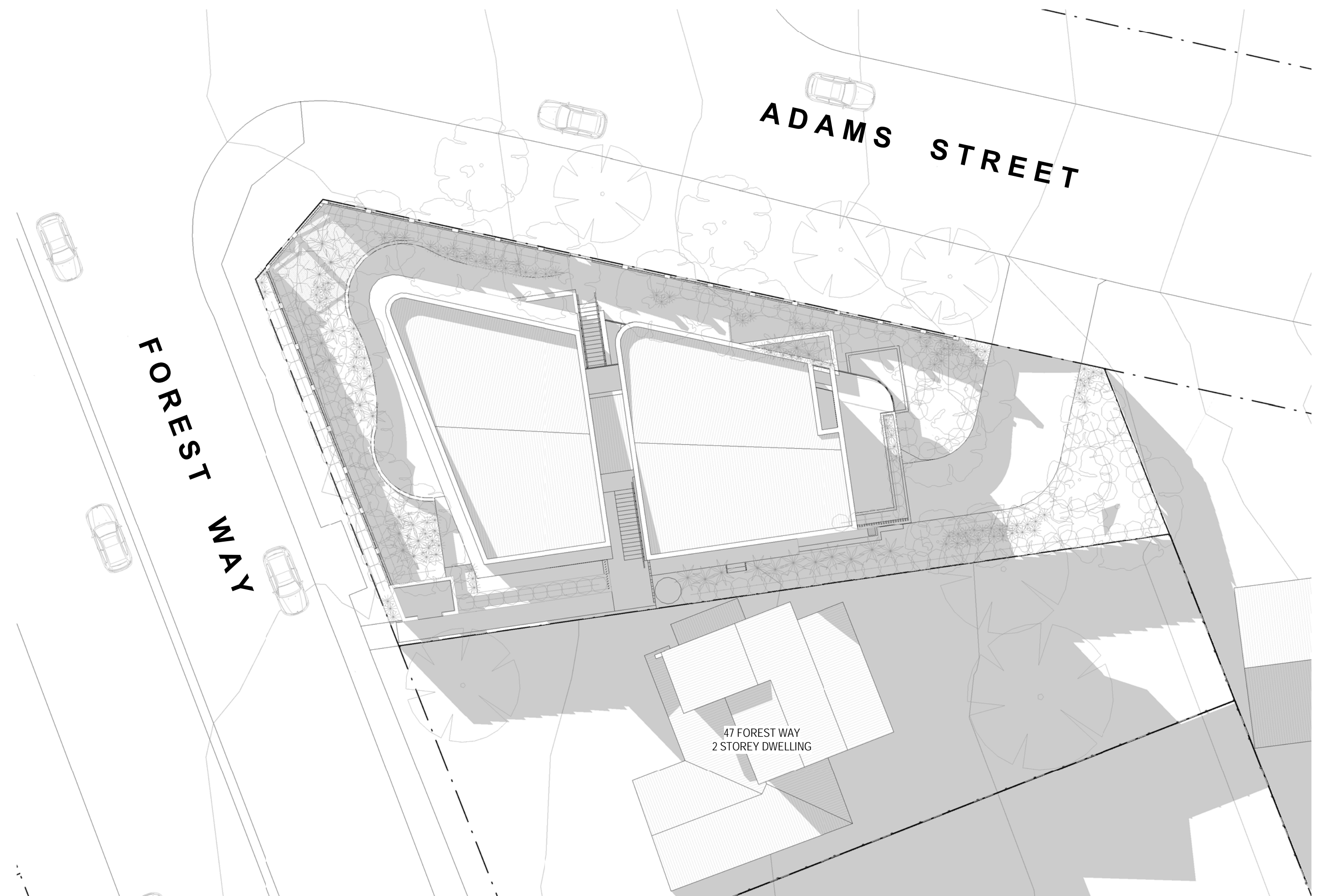
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SHADOW DIAGRAMS - 3PM JUNE 21ST

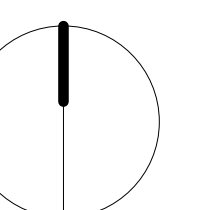
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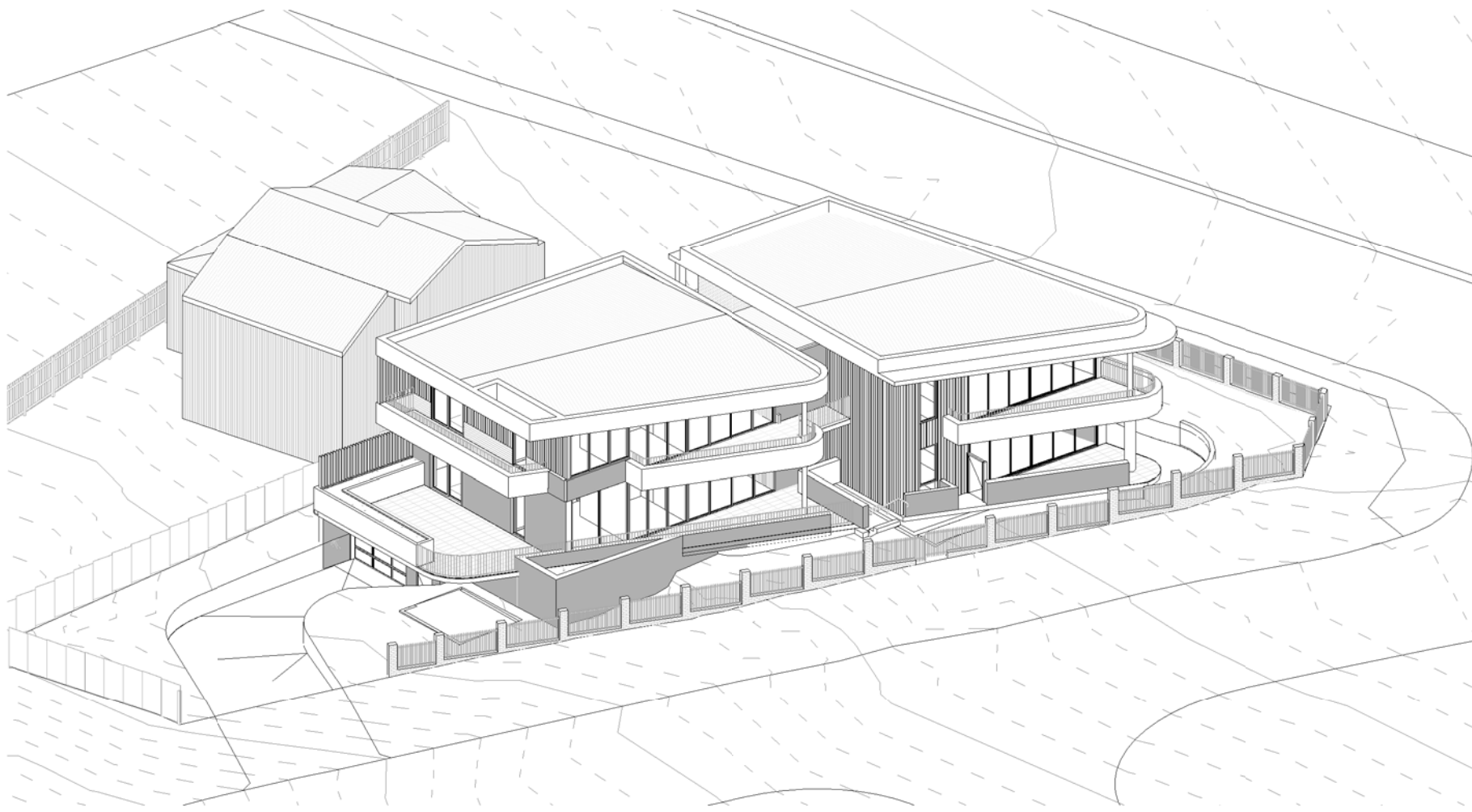
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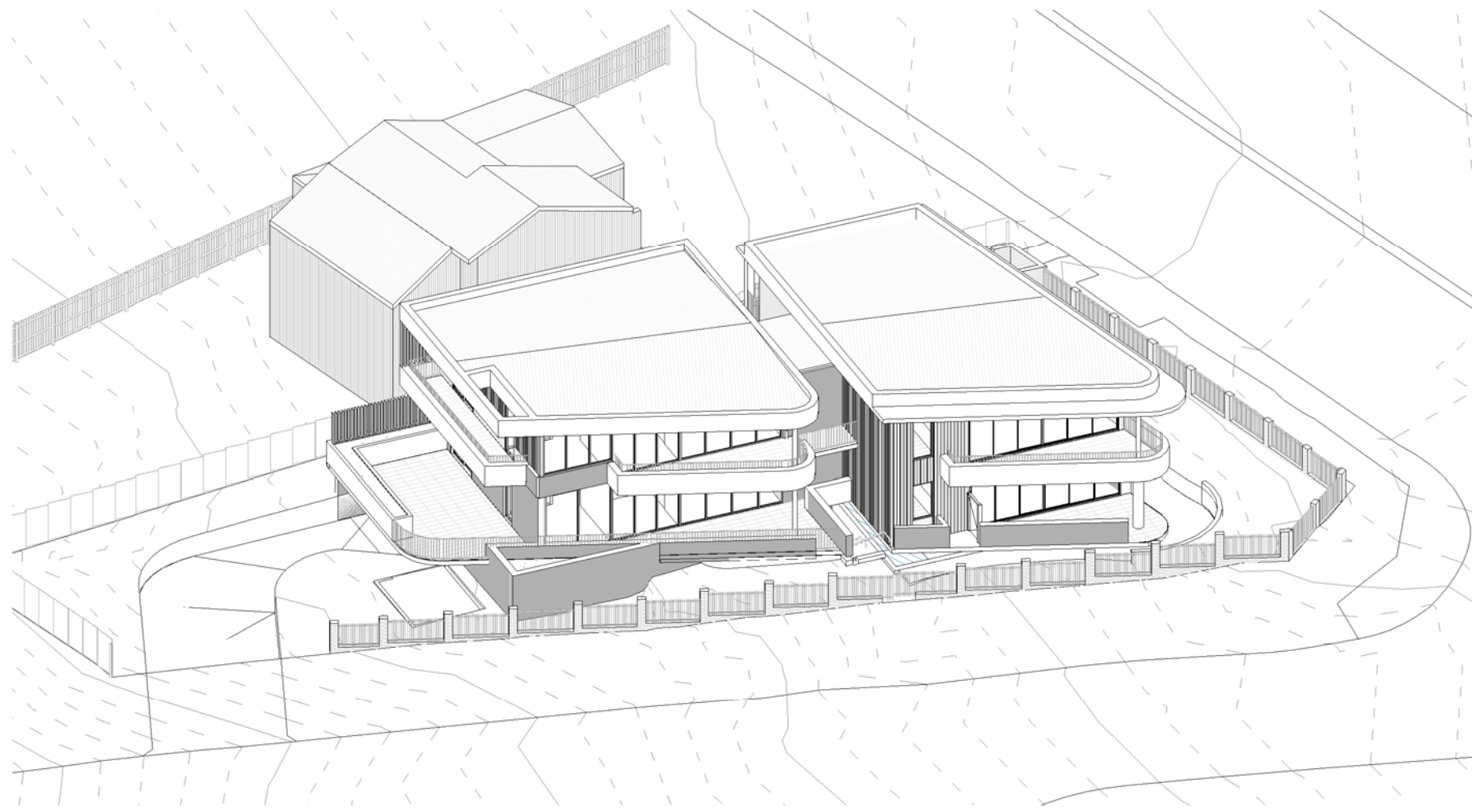




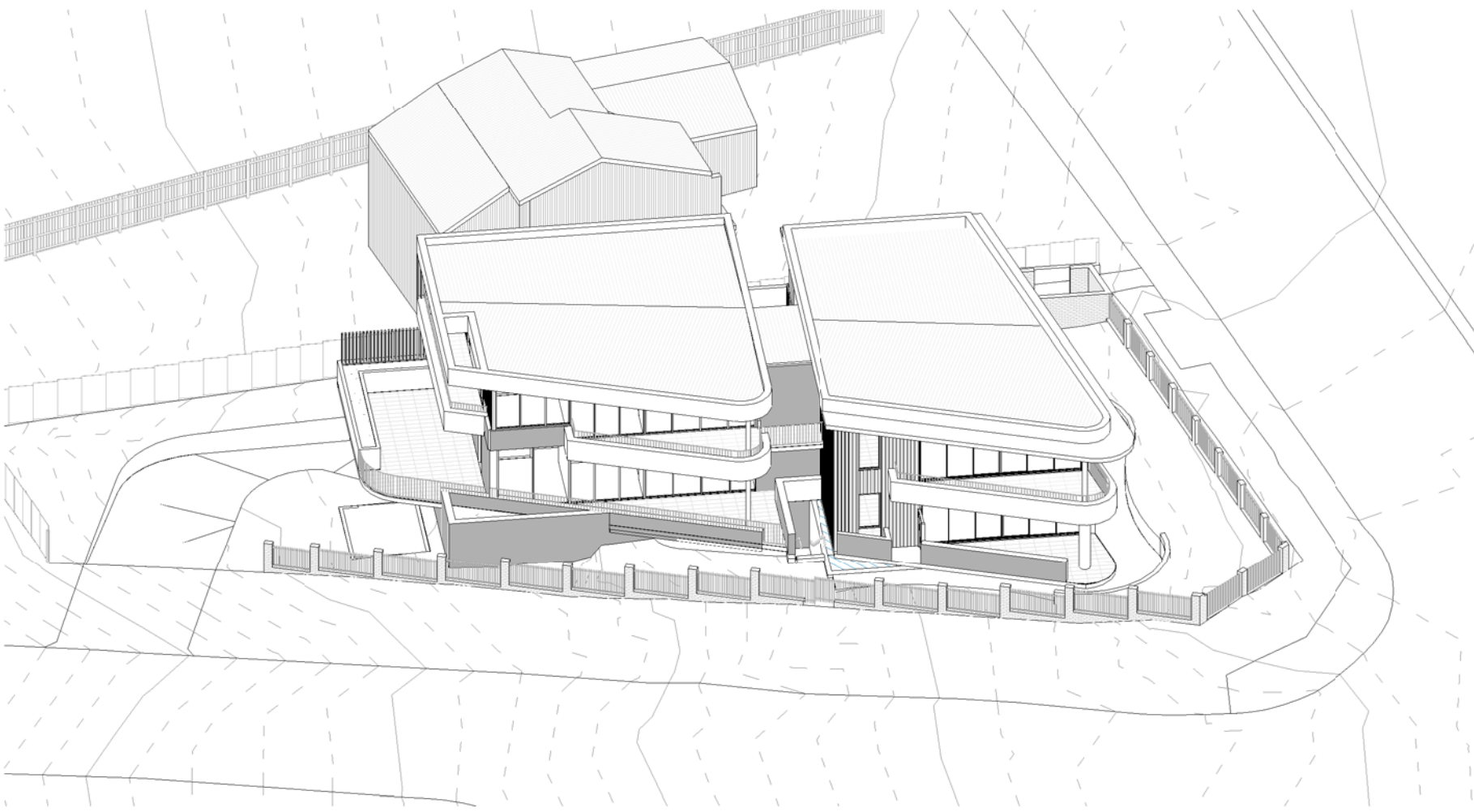
1 VIEW FROM SUN - JUNE 21 - 9AM
DA550



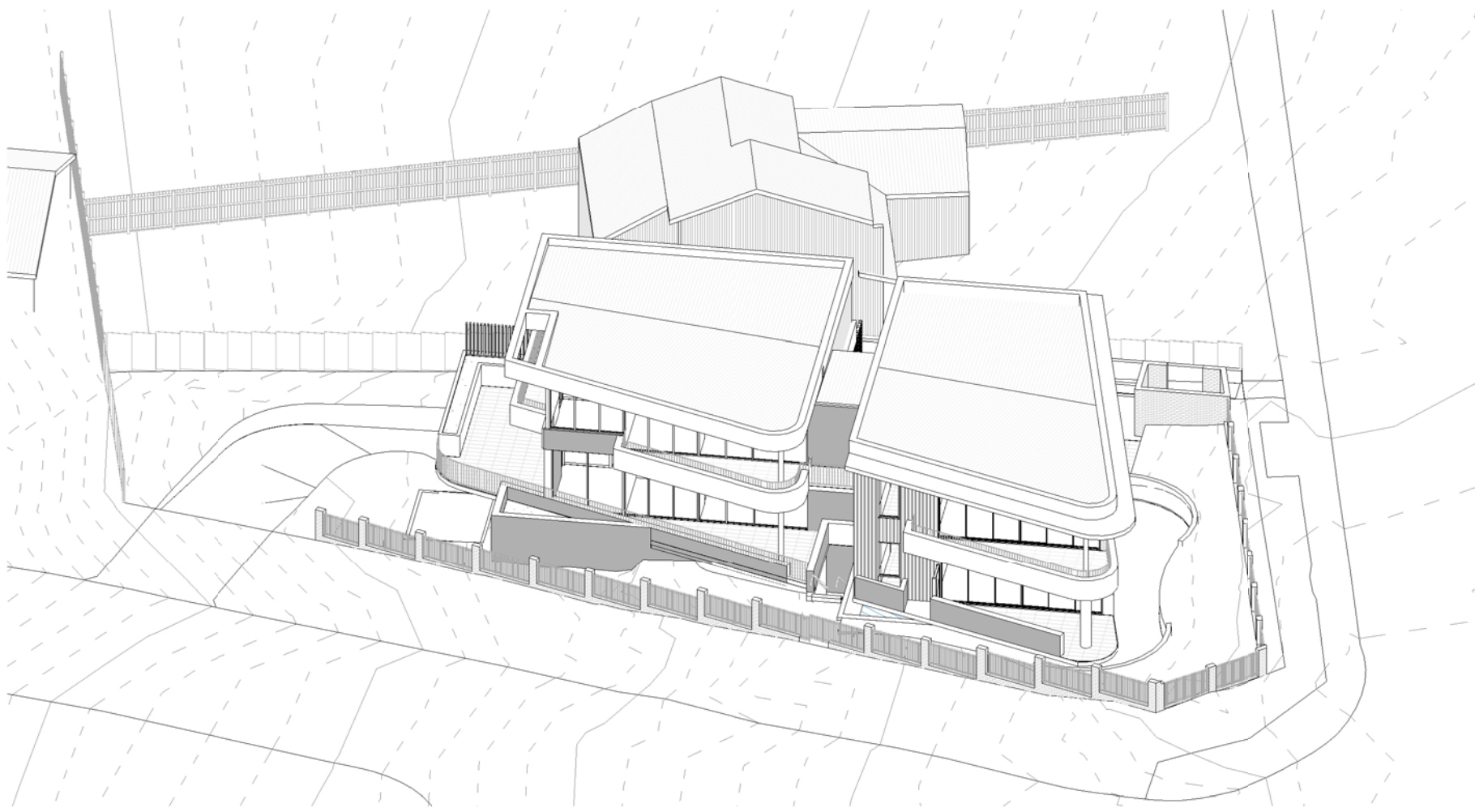
2 VIEW FROM SUN - JUNE 21 - 10AM
DA550



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

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49 FOREST WAY, FRENCHS FOREST
Client: SEYED JALALEDDIN ZIAOLHAGH

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Architects

Registered Architect
ACT 2624 NSW 10366
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Scale
@ A1

Sheet Name
VIEWS FROM SUN - JUNE 21ST

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Number
DA550

No. A
Description
ISSUE FOR DA APPROVAL

Date
27.03.20

Rev.
A



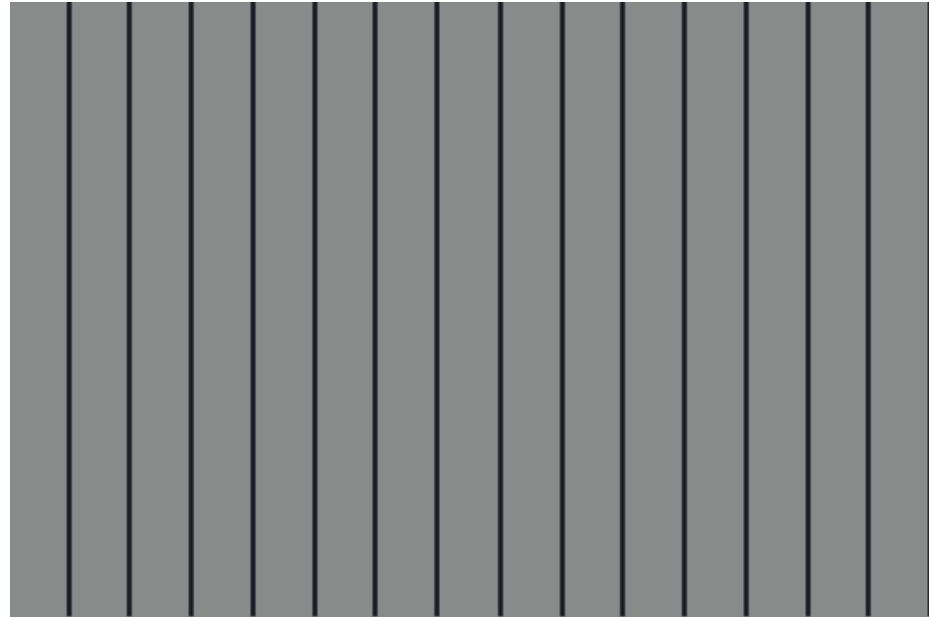
1. BRICKS - FACADE
PGH ALTITUDE APPOLO OR SIMILAR



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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EXTERNAL FINISHES

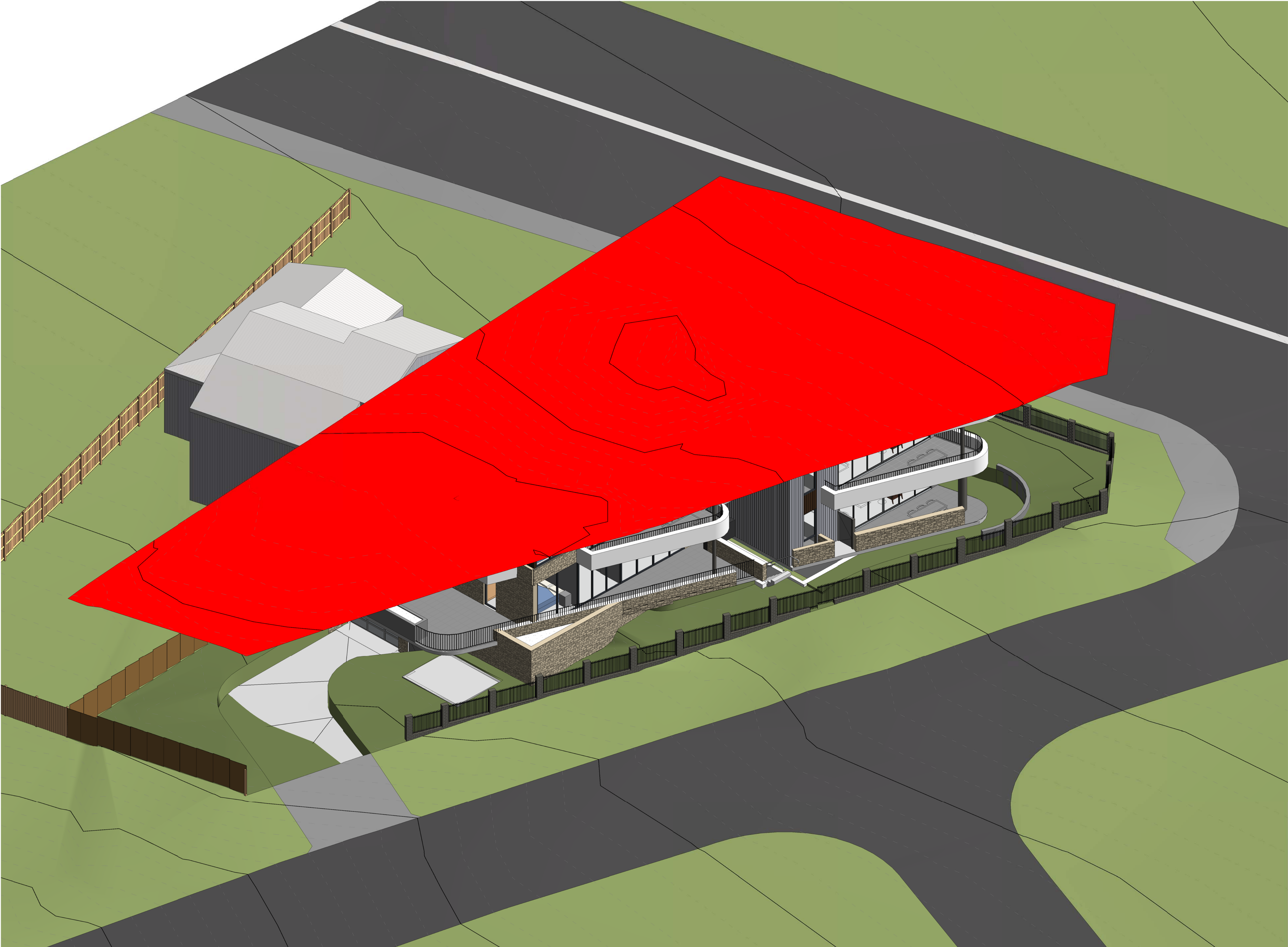
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DA800

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Project: **SENIORS HOUSING**
49 FOREST WAY, FRENCHS FOREST

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Sheet Name
8.5M LEP HEIGHT PLANE

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DA900

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

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Sheet Name
7.2M DCP WALL HEIGHT

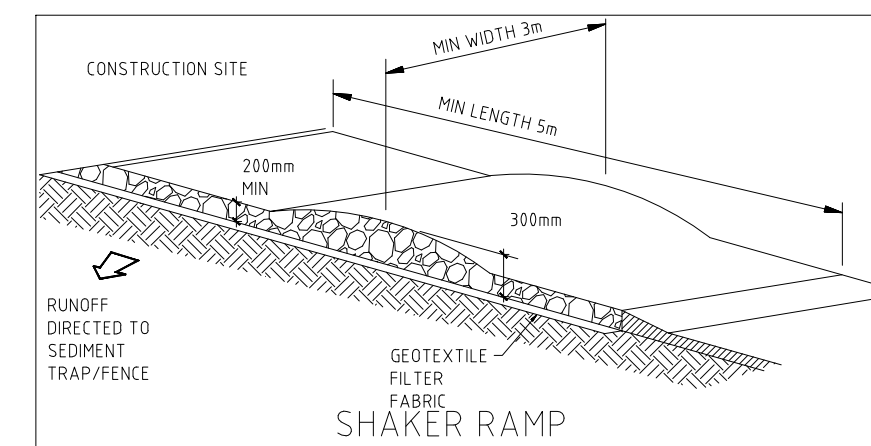
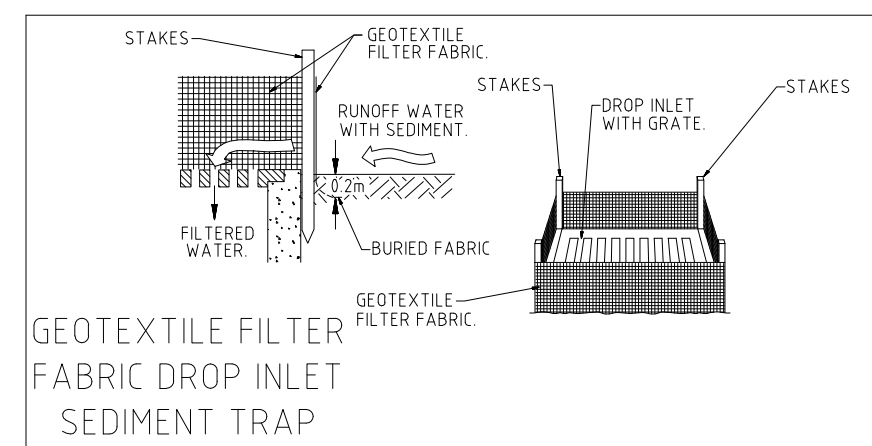
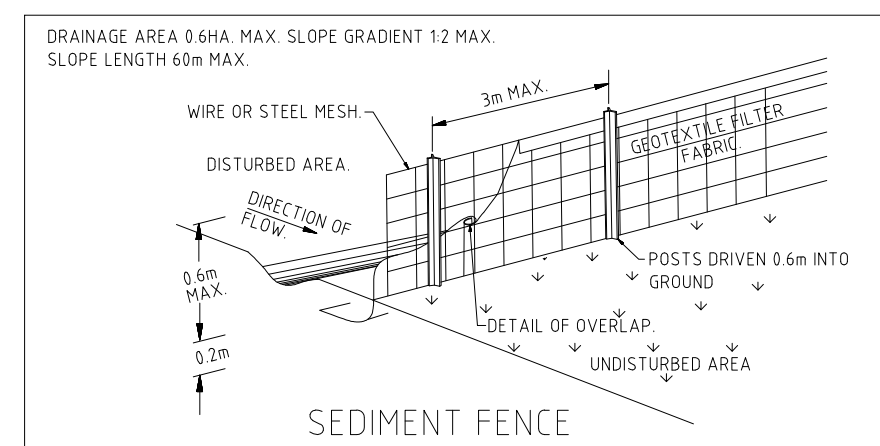
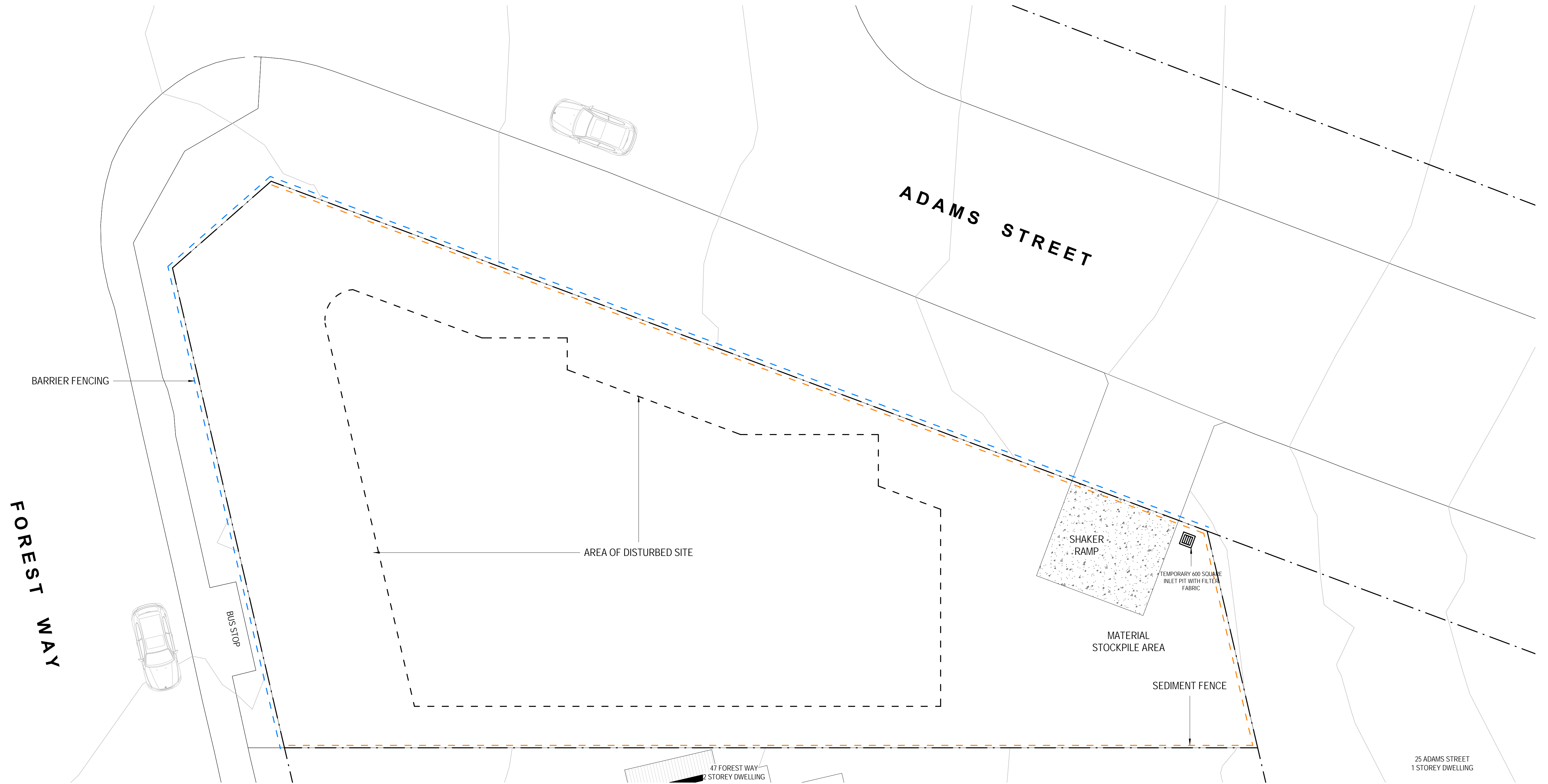
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DA901

No.	Description
A	ISSUE FOR DA APPROVAL

Date
27.03.20

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Project: **SENIORS HOUSING**
49 FOREST WAY, FRENCHS FOREST

Client: SEYED JALALEDDIN ZIAOLHAGH

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Sheet Name
EROSION AND SEDIMENT CONTROL

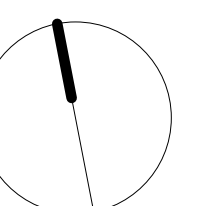
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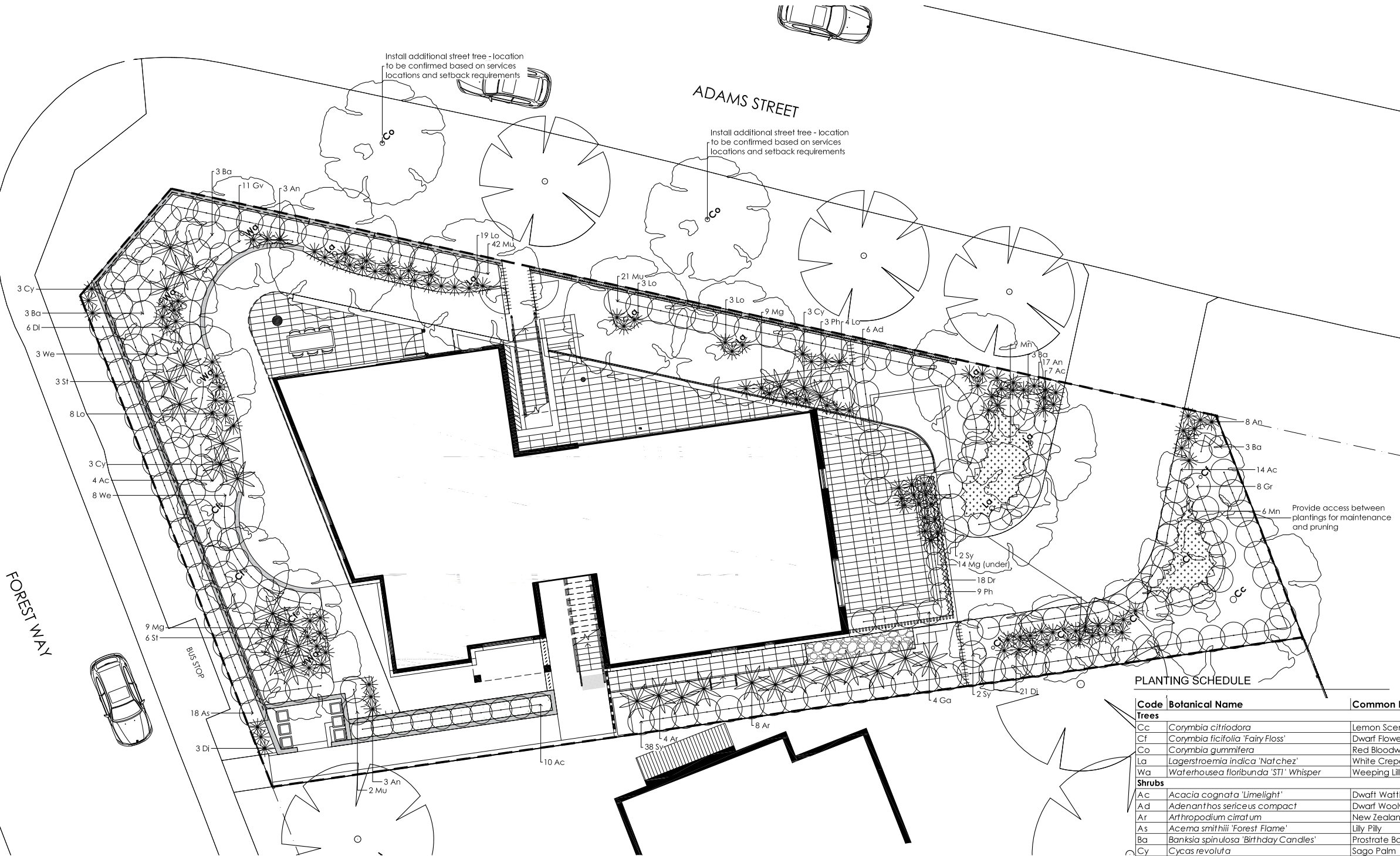


LEGEND

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

- SOFT ELEMENTS
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED ACCENT PLANTS
- PROPOSED GROUNDCOVER

- 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.

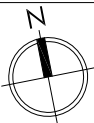


PLANTING SCHEDULE

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

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

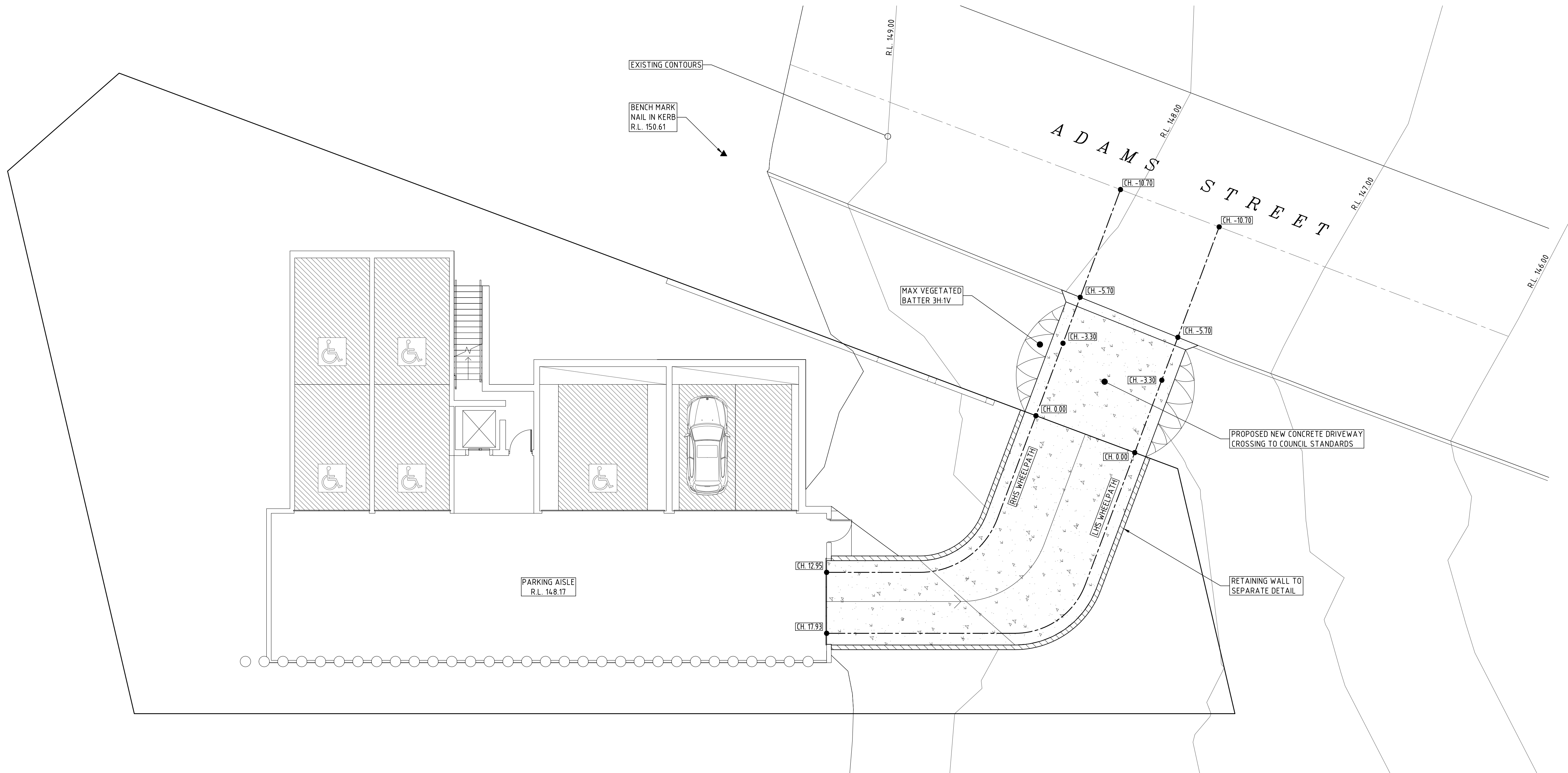
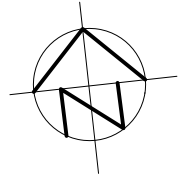
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PLANTING PLAN - SHEET 1

PROJECT No
19-190

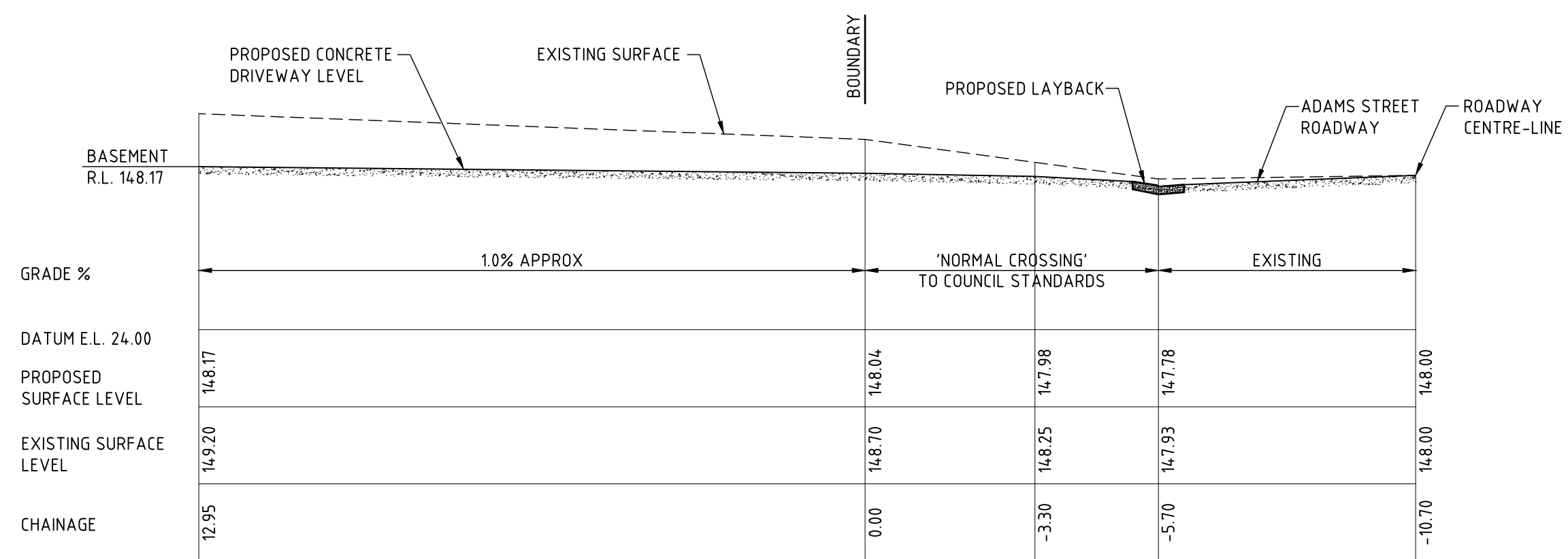
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L502.1

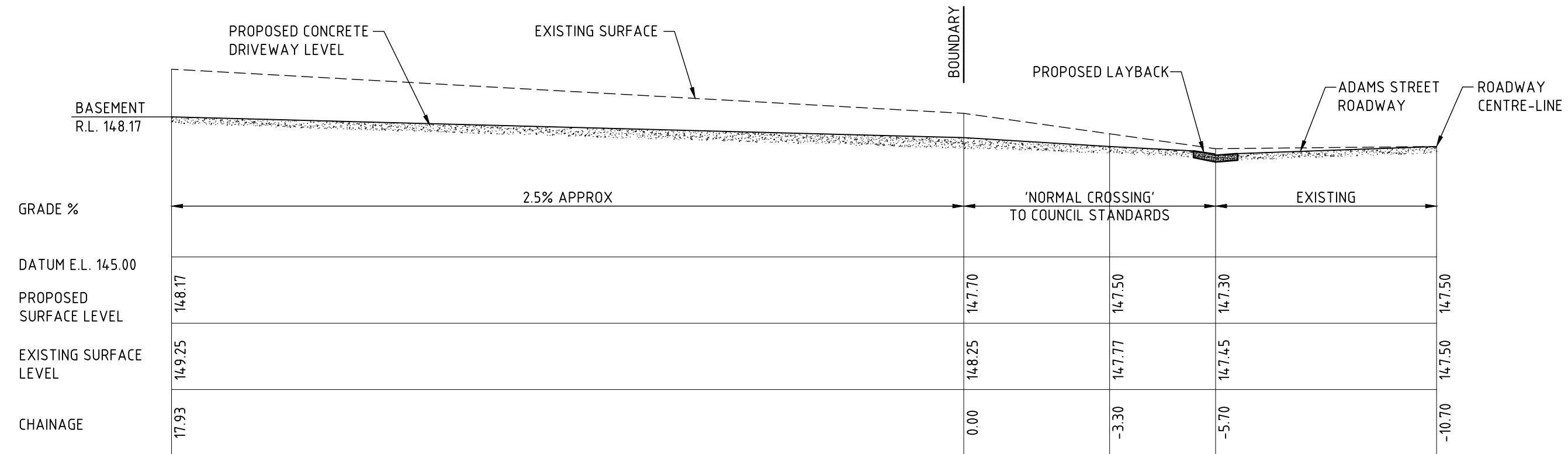
ISSUE
C



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 1:100



DRIVING
SHEET -1