



49 FOREST WAY, FRENCHS FOREST  
4 x 2 BEDROOM SENIORS DWELLINGS

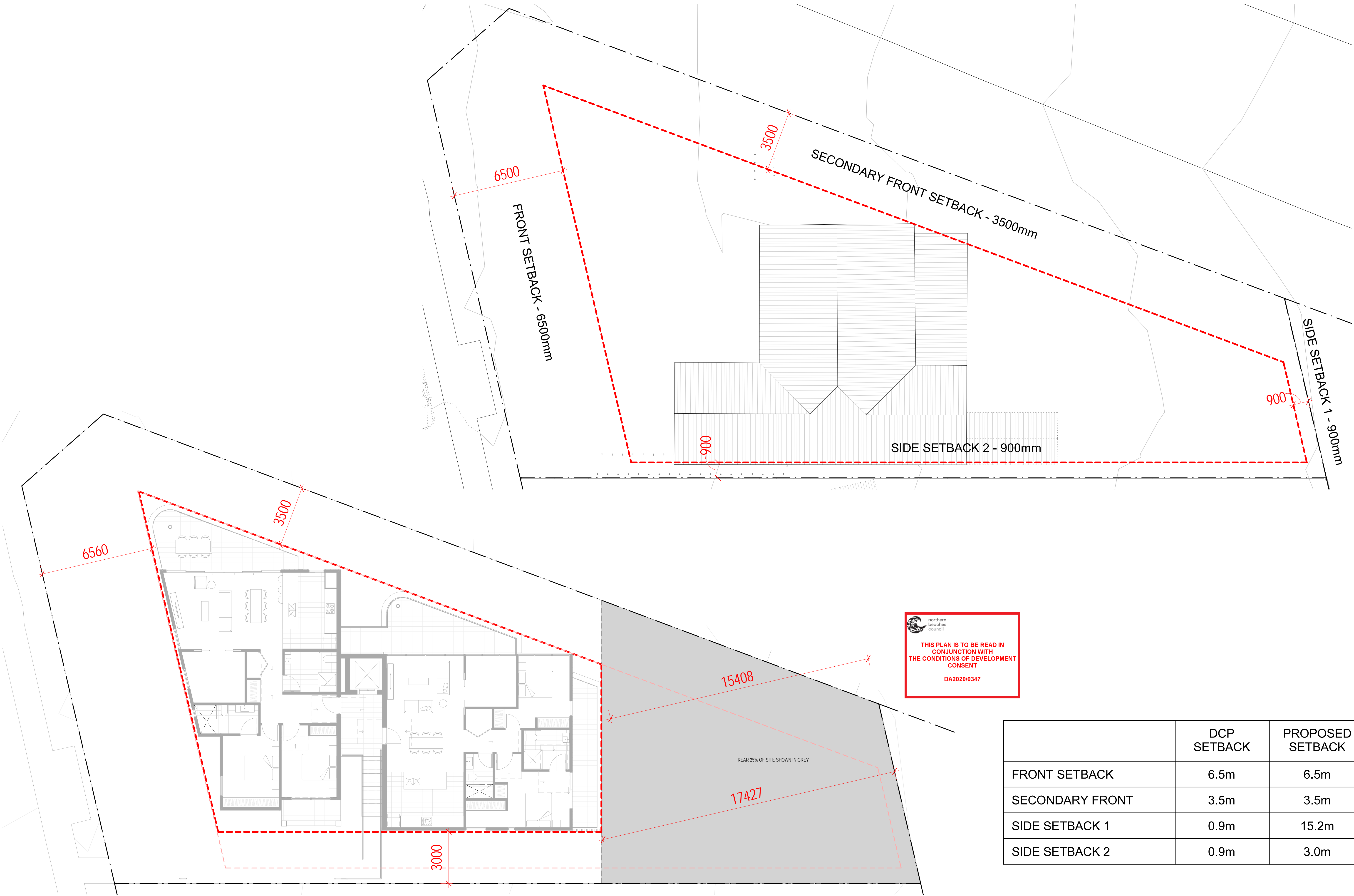
SITE INFORMATION				
ADDRESS	49 FOREST WAY FRENCHS FOREST			
SITE AREA	923.5m²			
LOT	LOT 1A OF DP 382200			
ZONING	R2 - LOW DENSITY RESIDENTIAL			
YIELD	4 X 2 BEDROOM SENIORS DWELLINGS			
	LOCATION OF CONTROL	CONTROL	ACTUAL	COMPLIES OR NOT
SITE AREA	SEPP SENIORS LIVING	1000m² MINIMUM	923.5m²	NON-COMPLIANCE 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



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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

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

Client: SEYED JALALEDIN ZIAOLHAGH

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Sheet Name  
**DA SETBACK ANALYSIS**

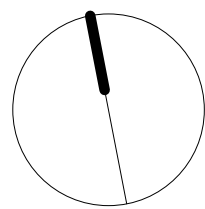
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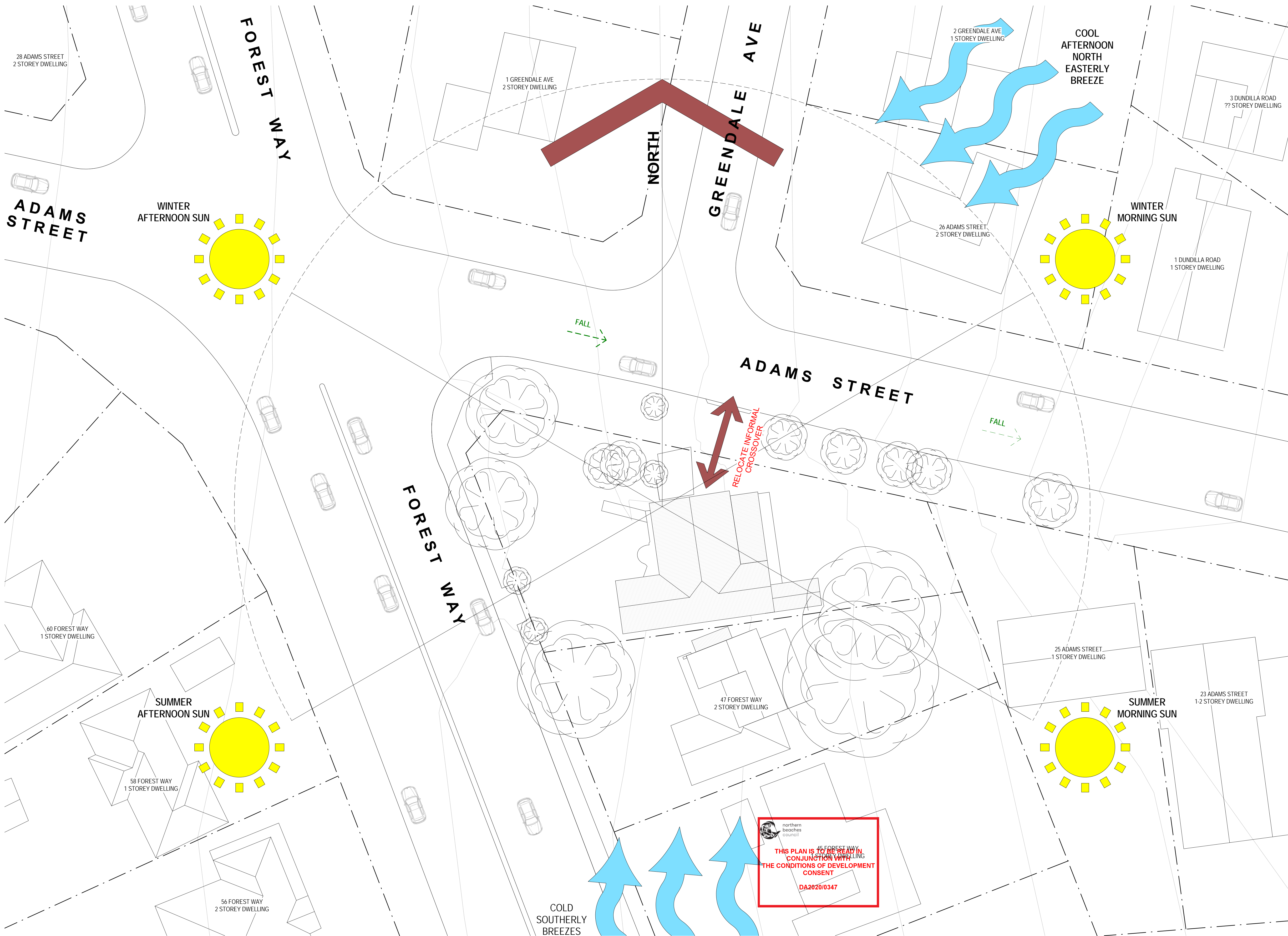
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Client: **SEYED JALALEDDIN ZIAOLHAGH**

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**SITE ANALYSIS**

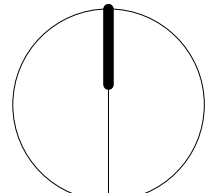
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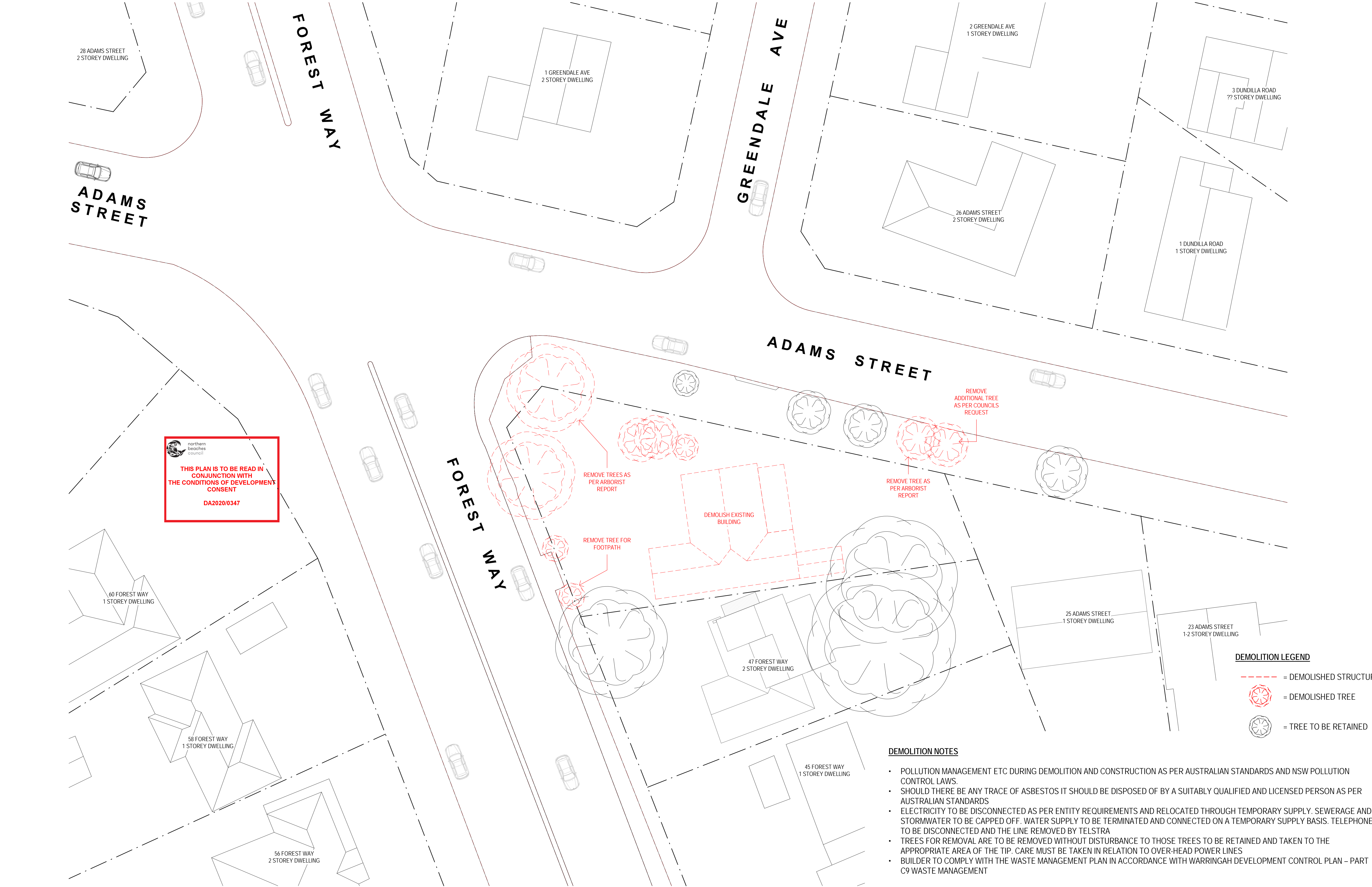
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**DEMOLITION PLAN**

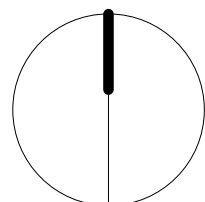
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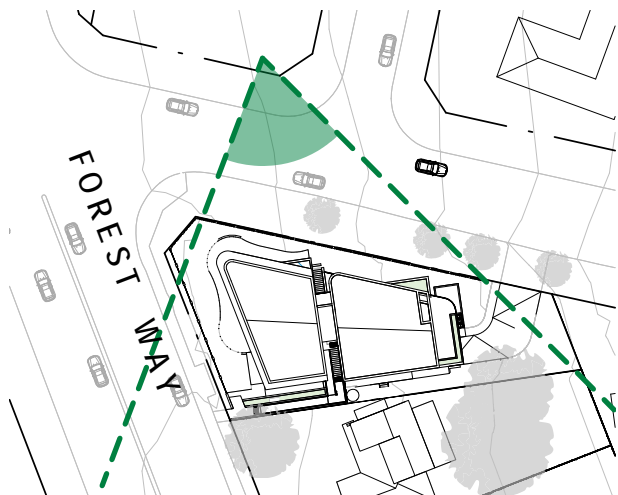




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**3D VIEWS**

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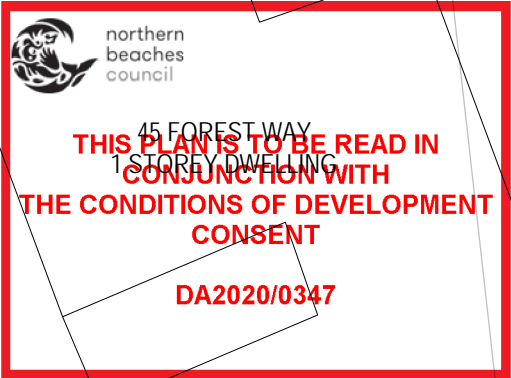
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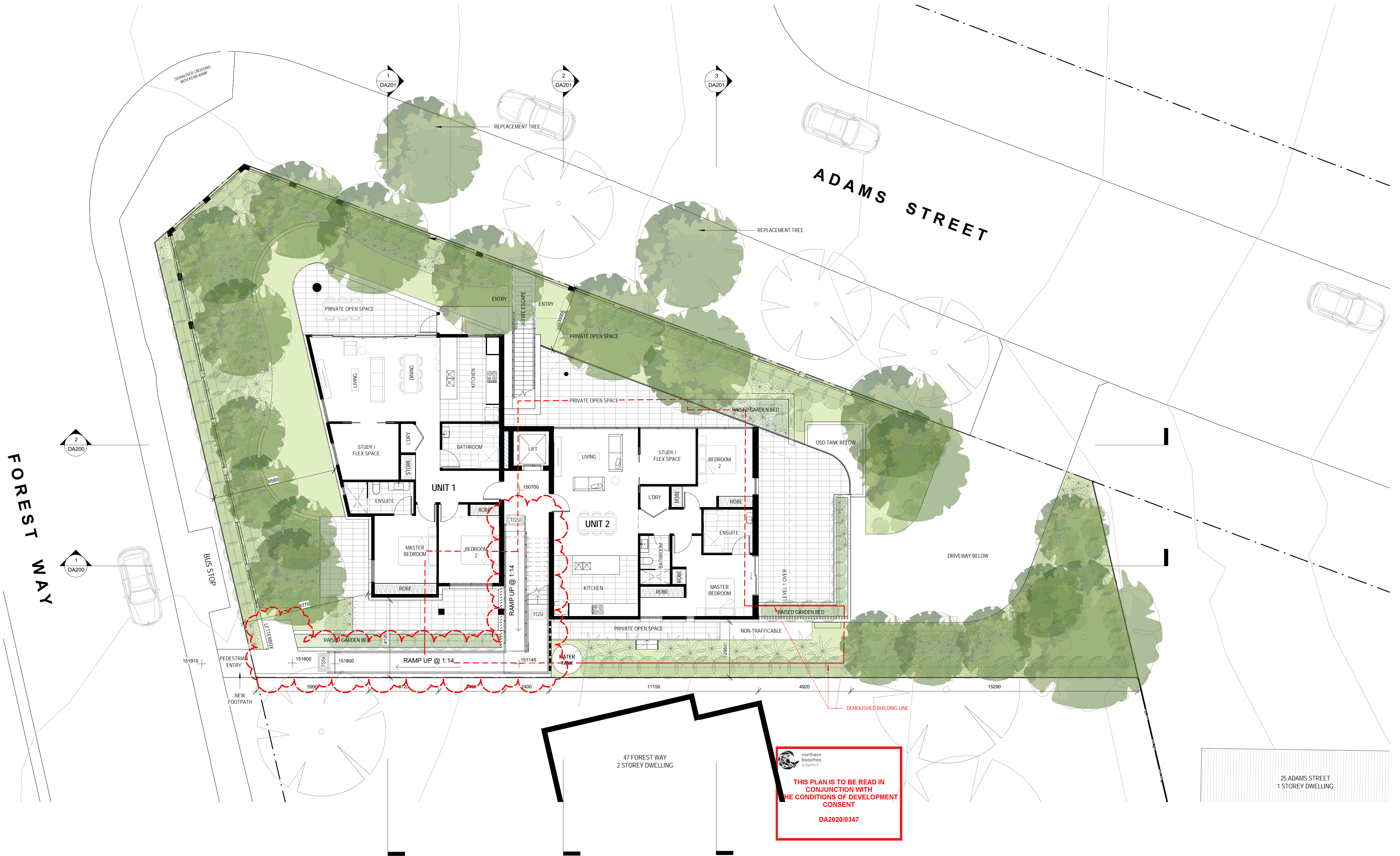












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GROUND PLAN

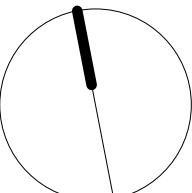
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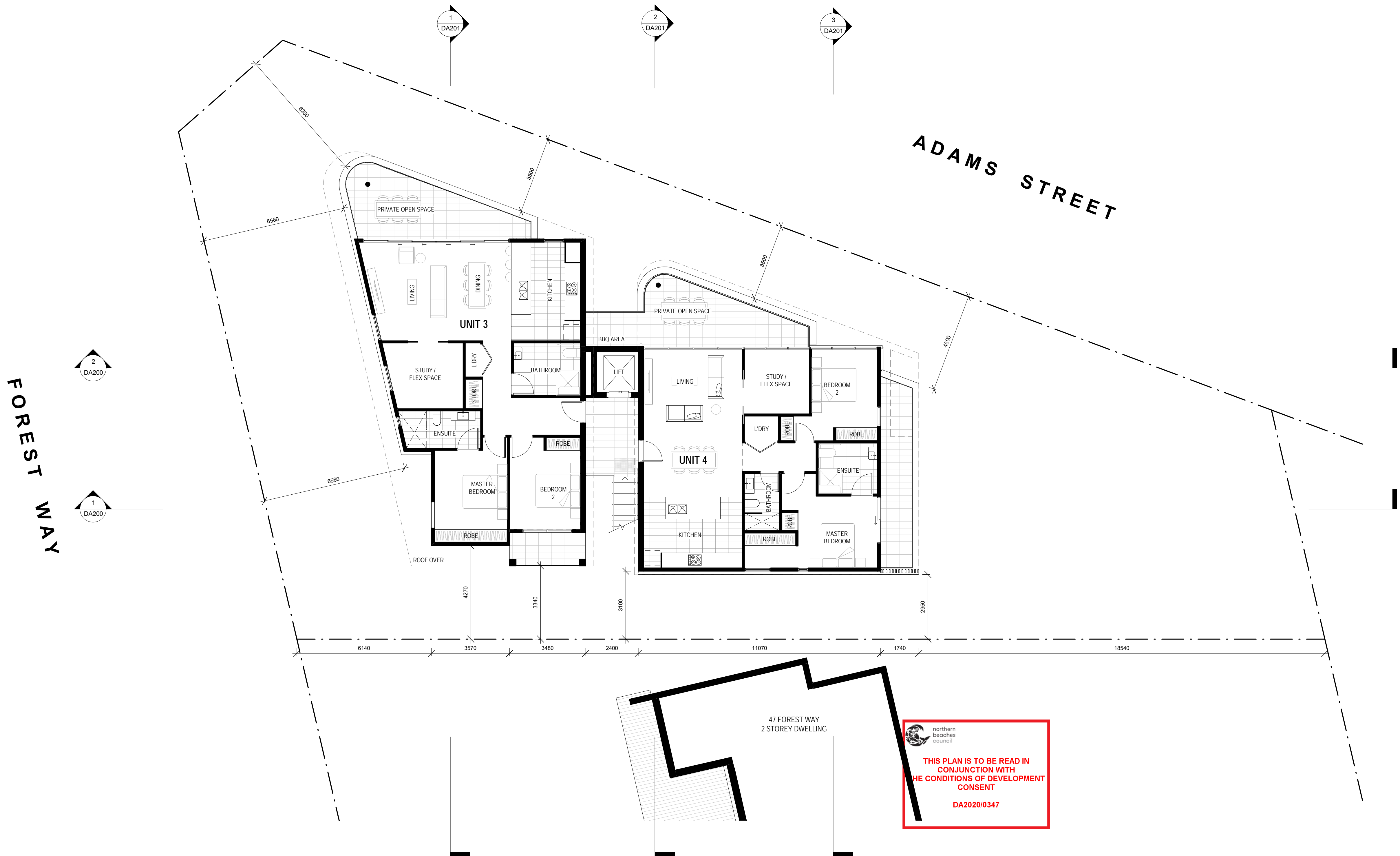
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LEVEL 1 PLAN

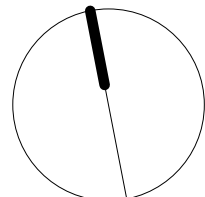
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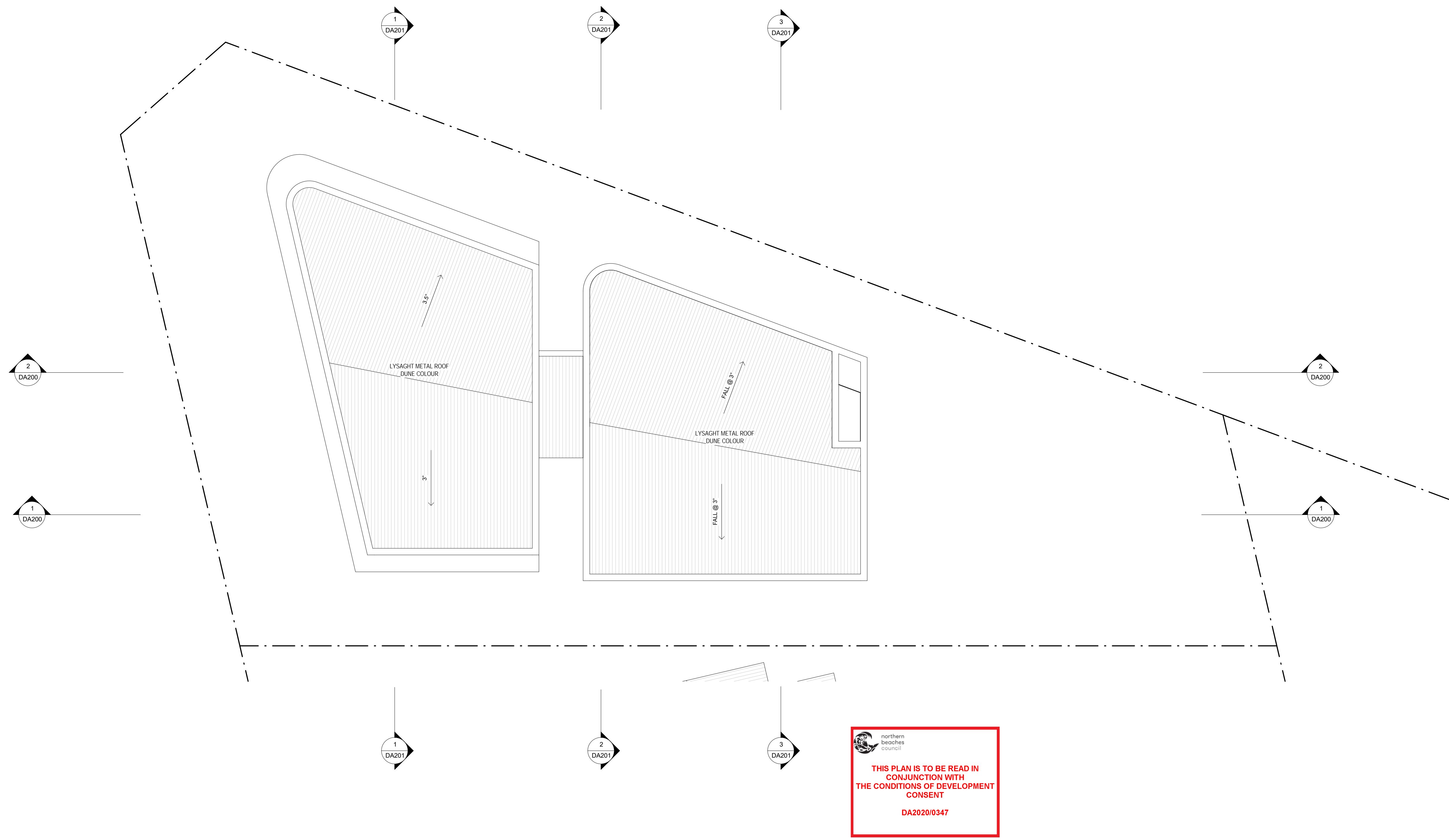
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**ROOF PLAN**

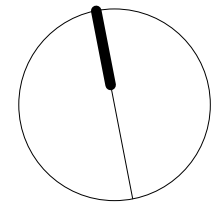
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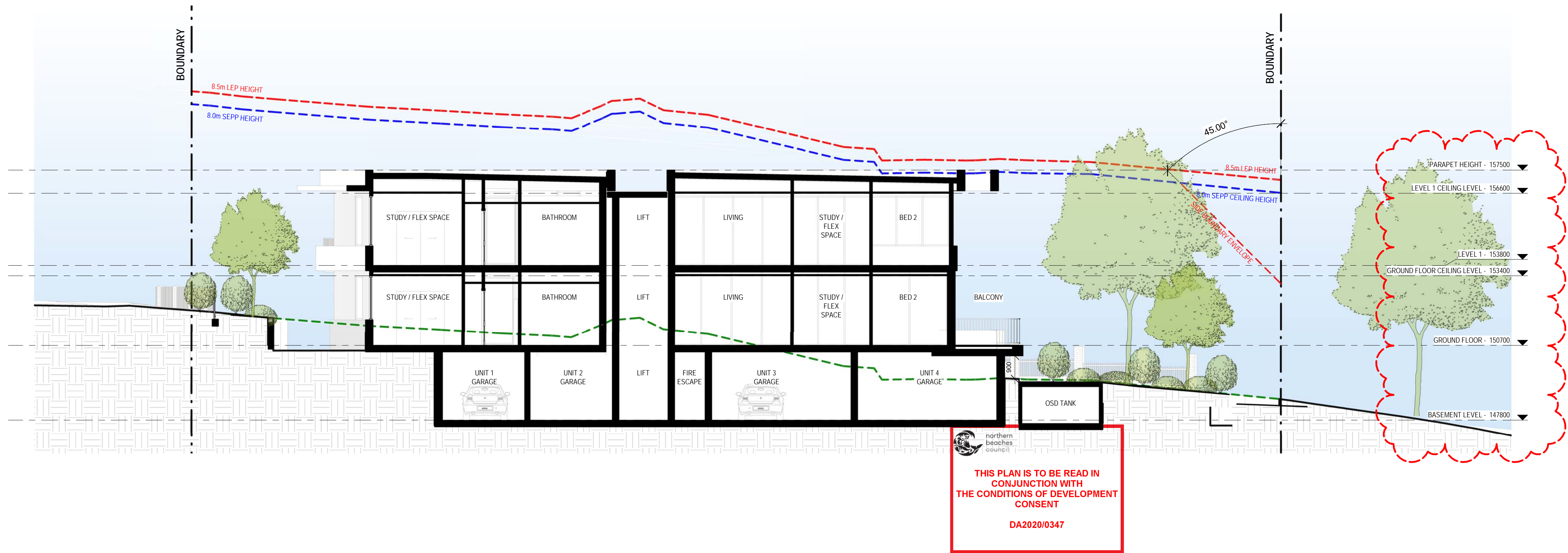
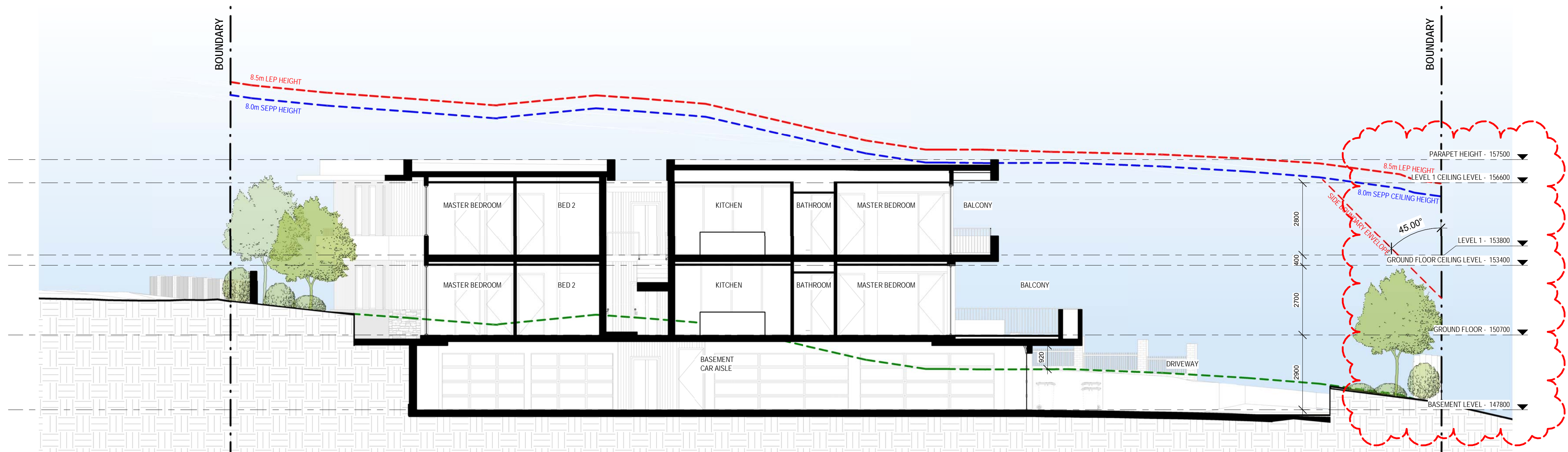
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**SECTIONS**

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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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49 FOREST WAY, FRENCHS FOREST

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Sheet Name  
**AREA CALCULATIONS - FSR**

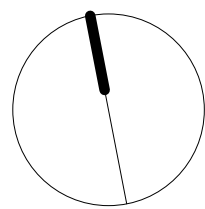
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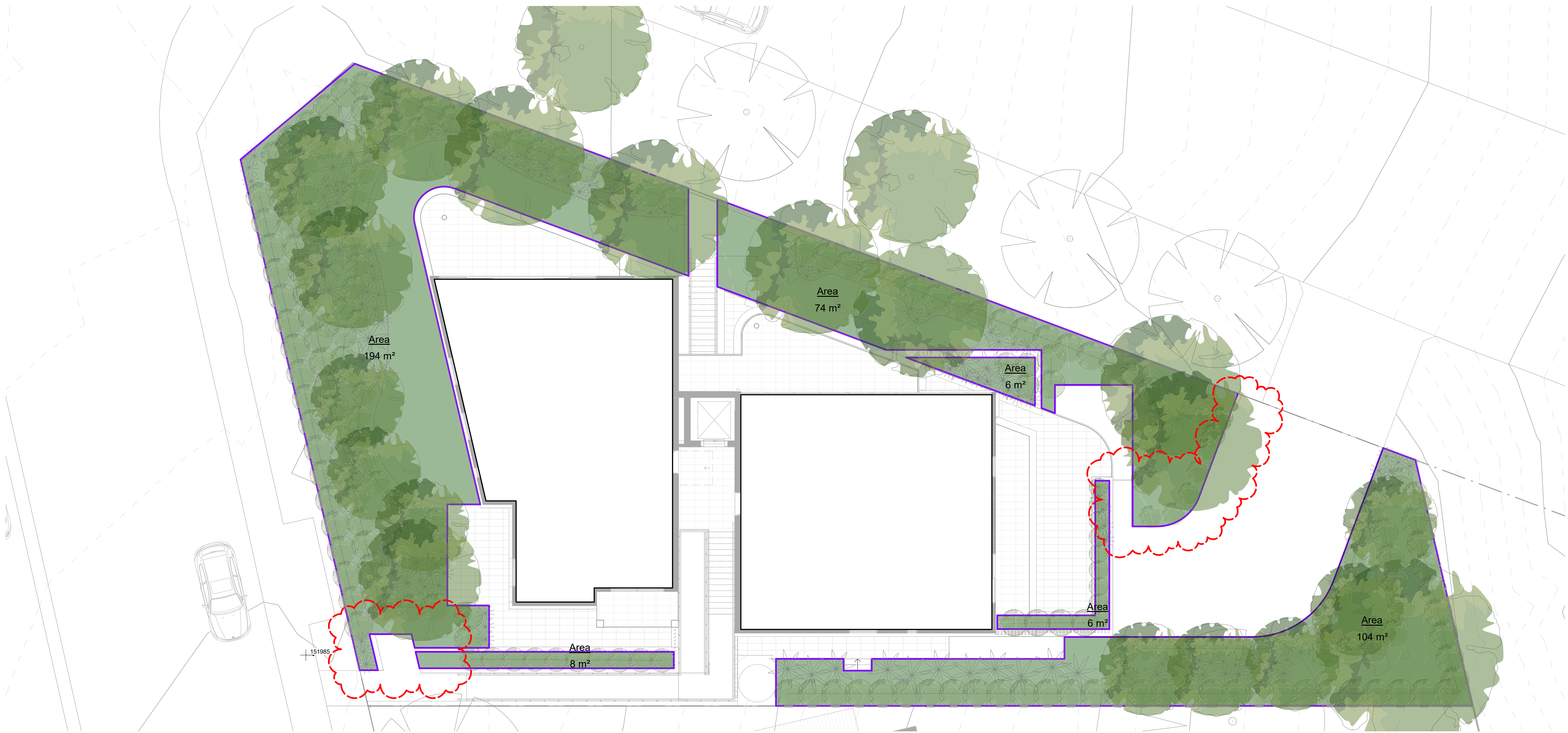
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Area Schedule (Landscape)	
Area	Landscape %
393 m²	42.5%

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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49 FOREST WAY, FRENCHS FOREST

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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 OTHER 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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AREA CALCULATIONS - OPEN SPACE

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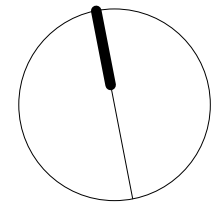
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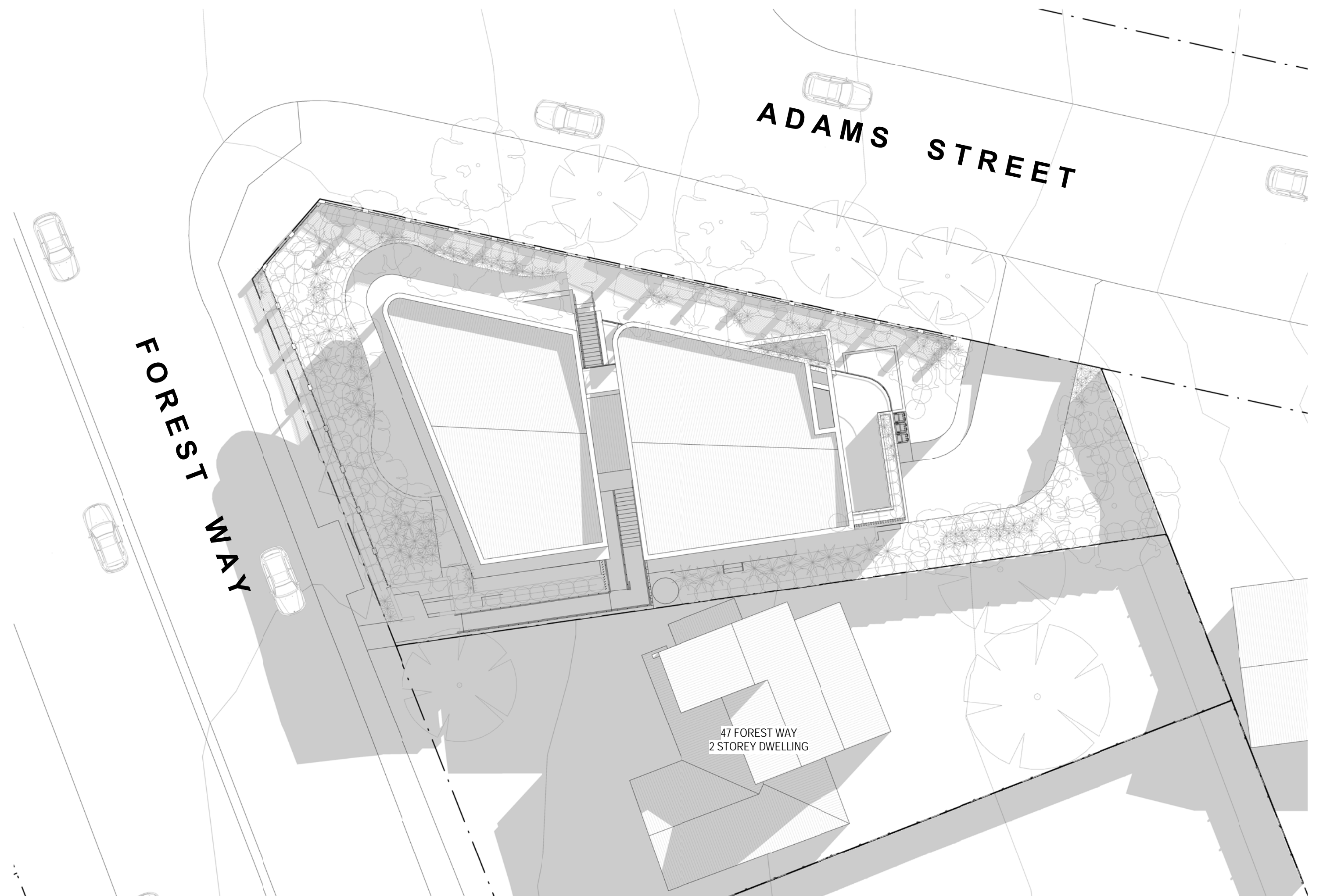
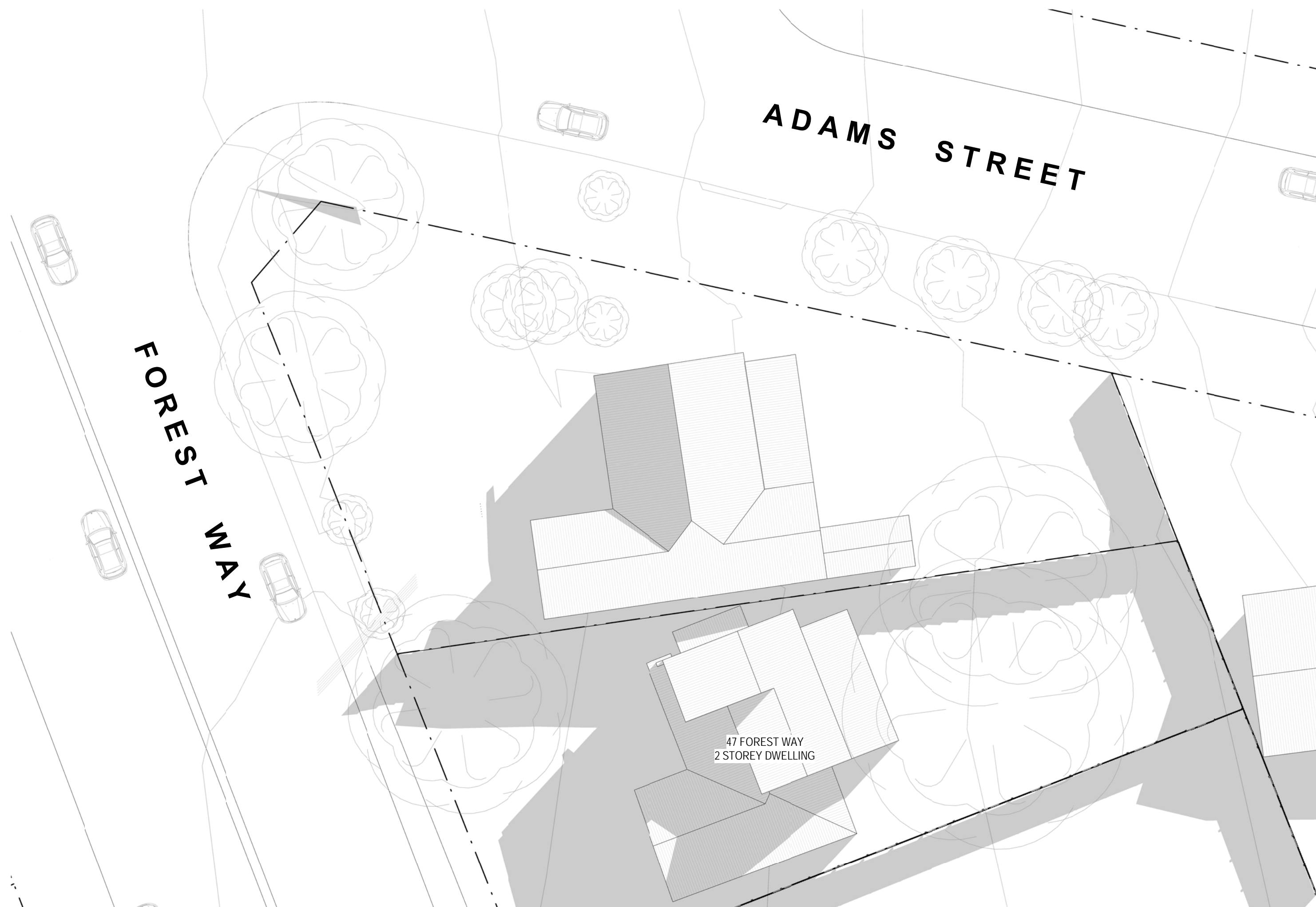
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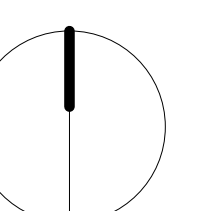
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**SHADOW DIAGRAMS - 9AM JUNE 21ST**

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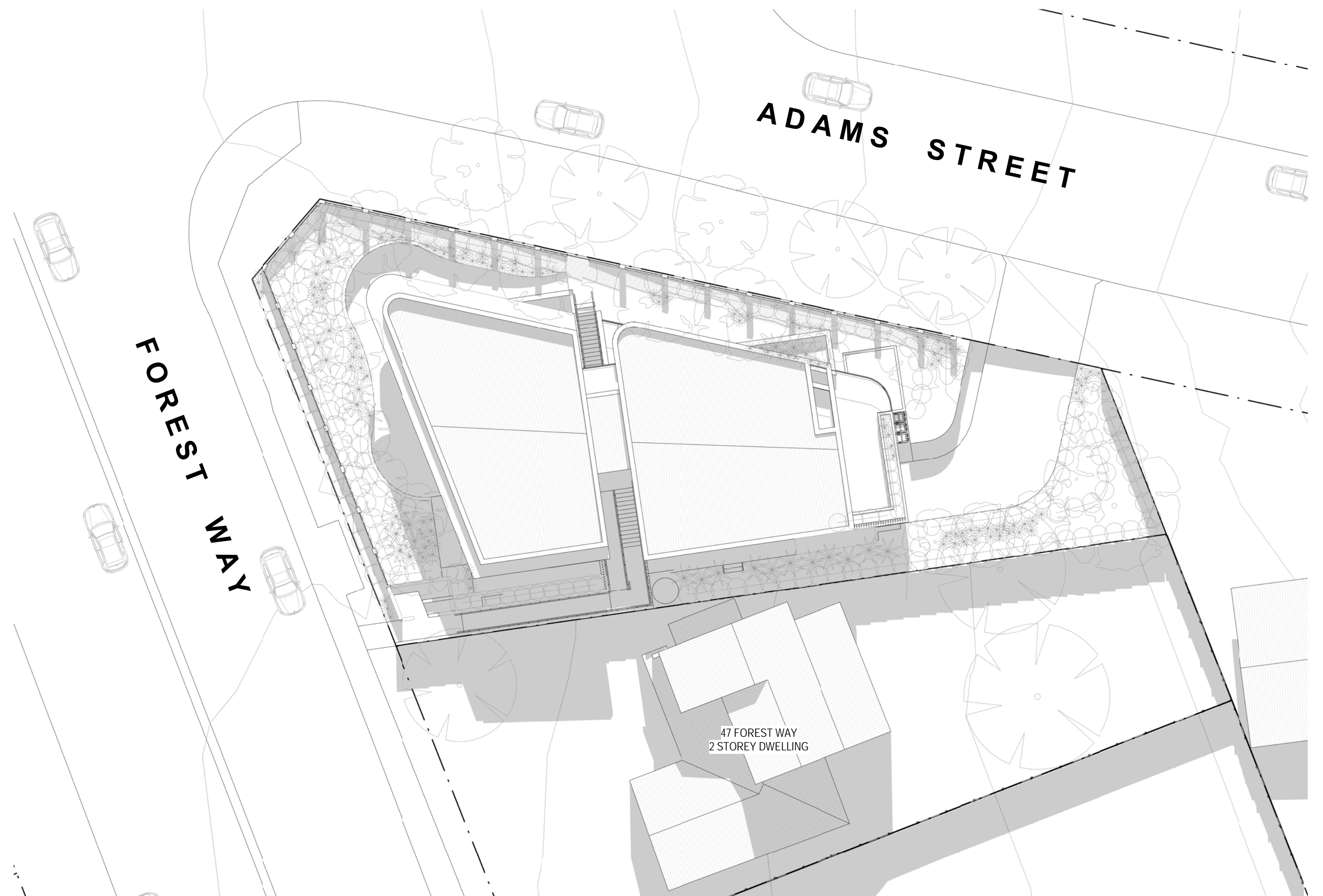
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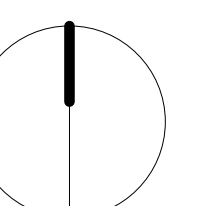
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**SHADOW DIAGRAMS - 12PM JUNE 21ST**

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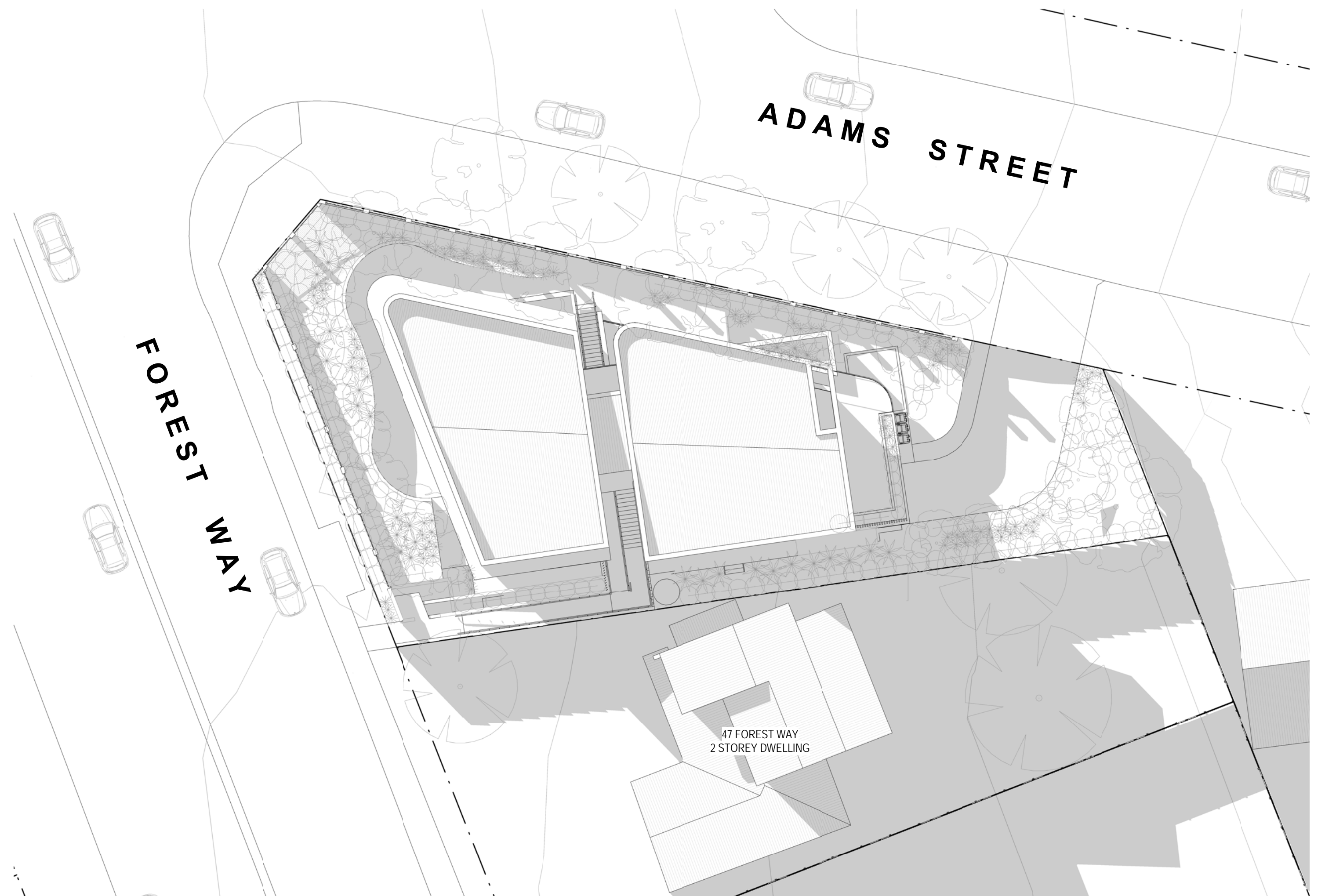
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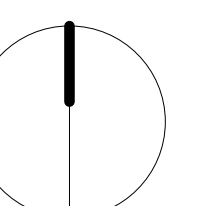
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**SHADOW DIAGRAMS - 3PM JUNE 21ST**

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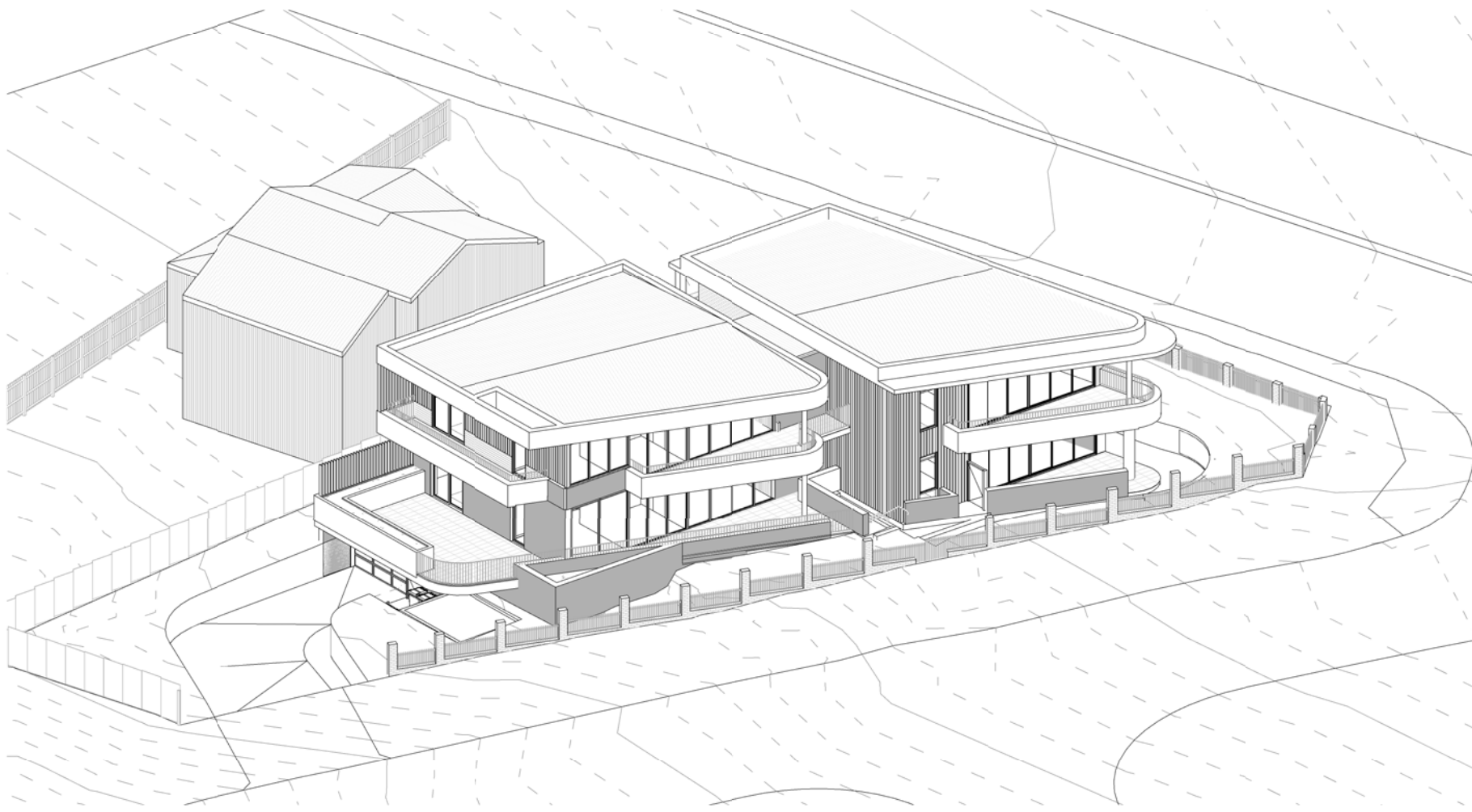
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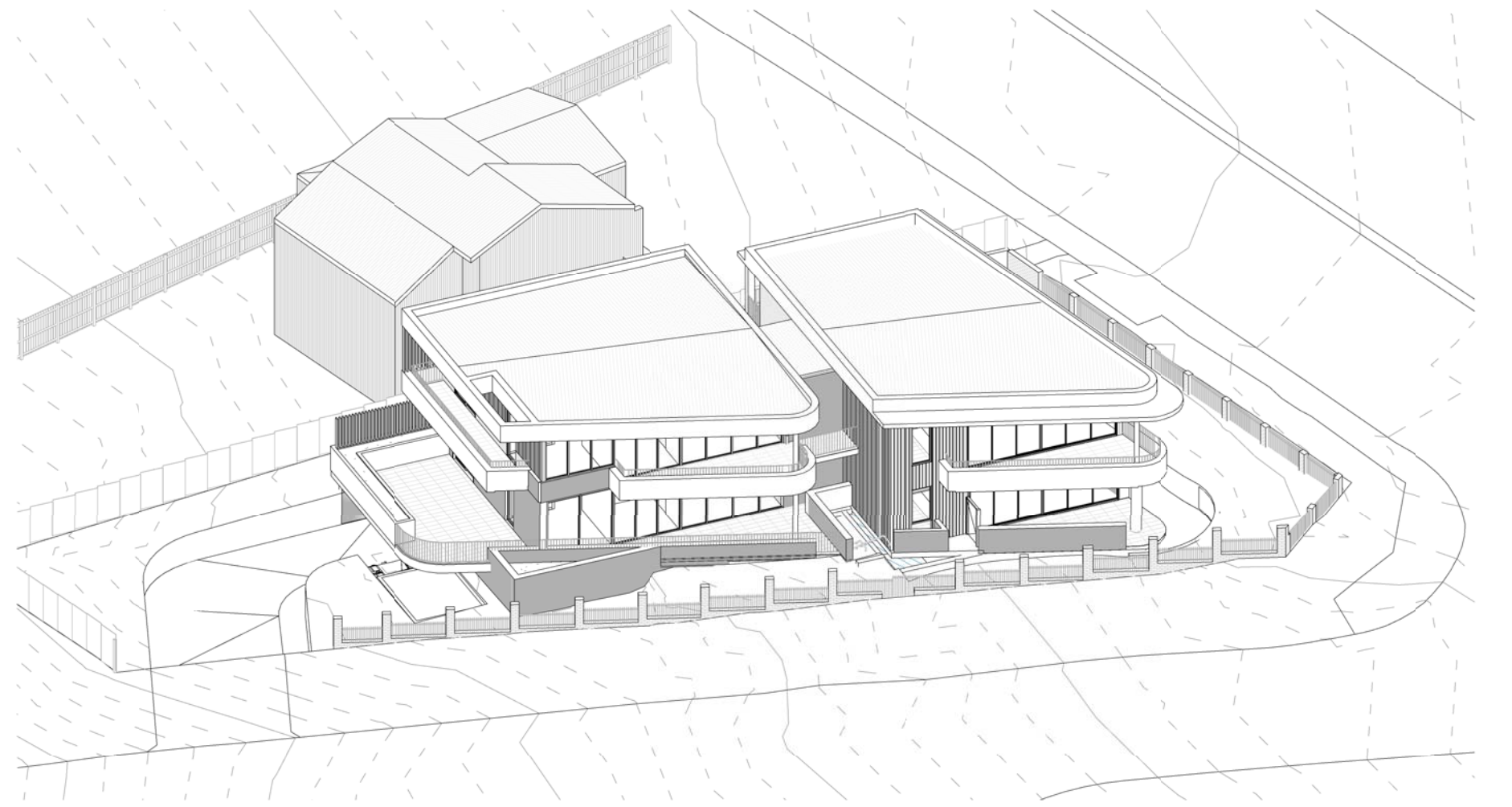




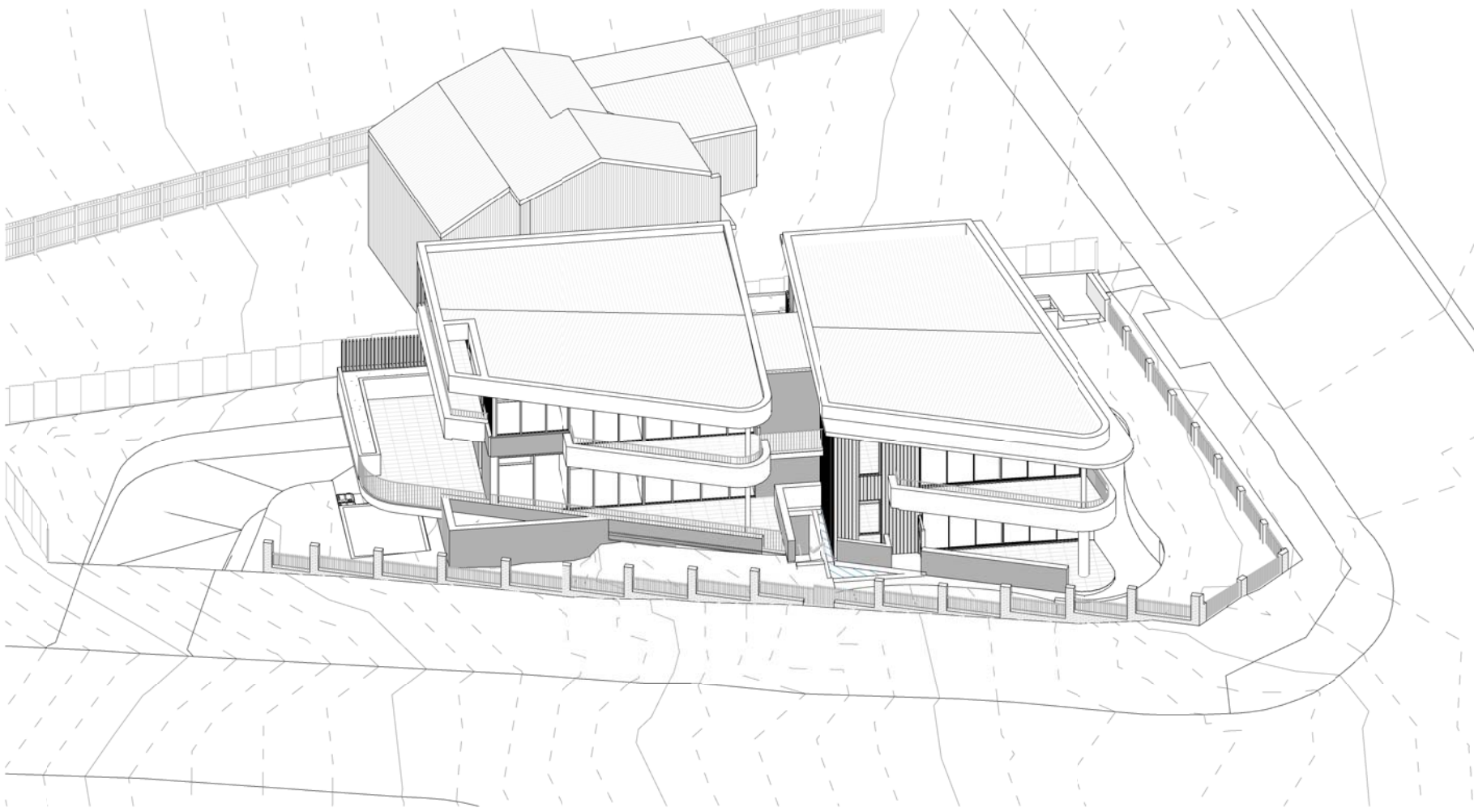
1 VIEW FROM SUN - JUNE 21 - 9AM  
DA550



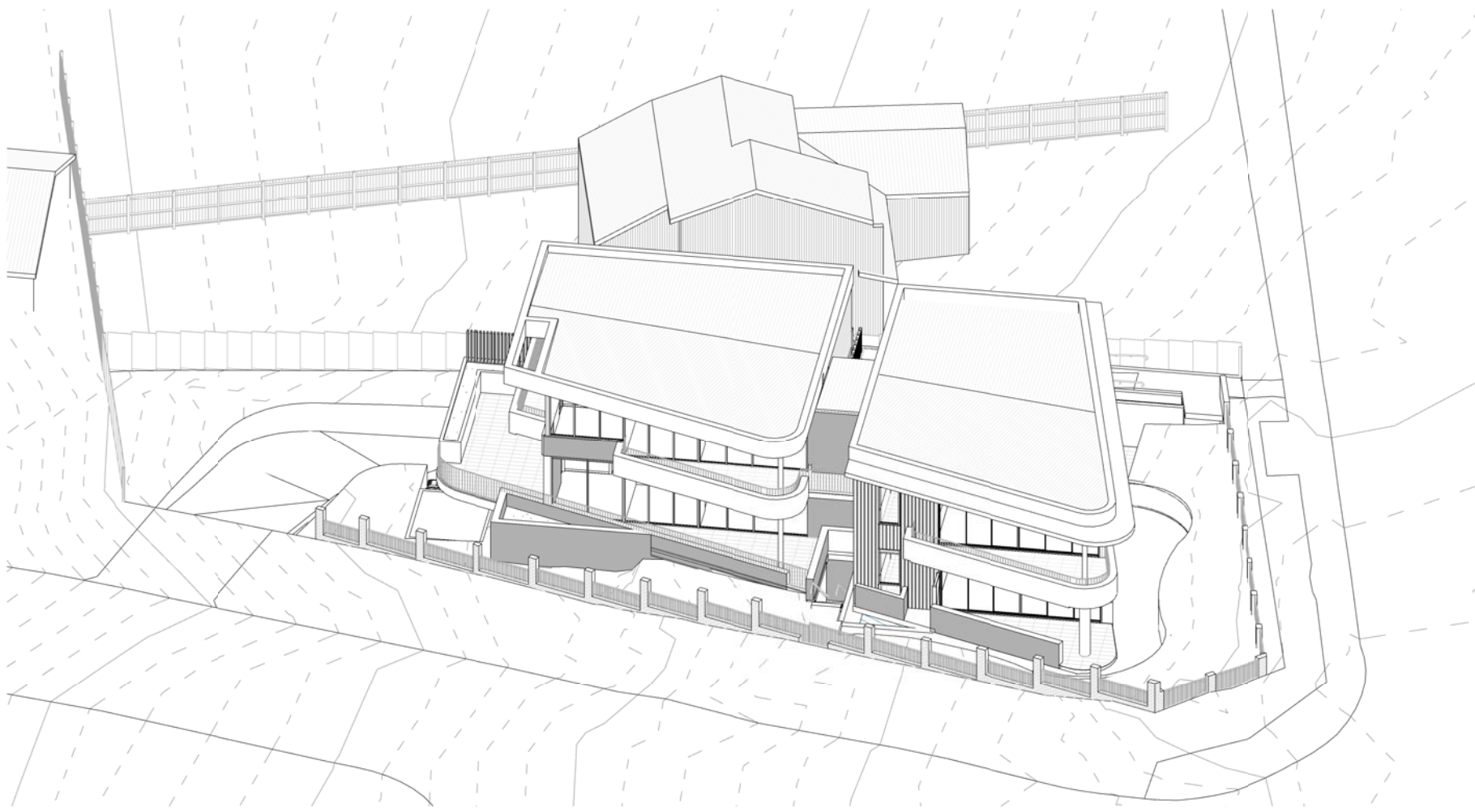
2 VIEW FROM SUN - JUNE 21 - 10AM  
DA550



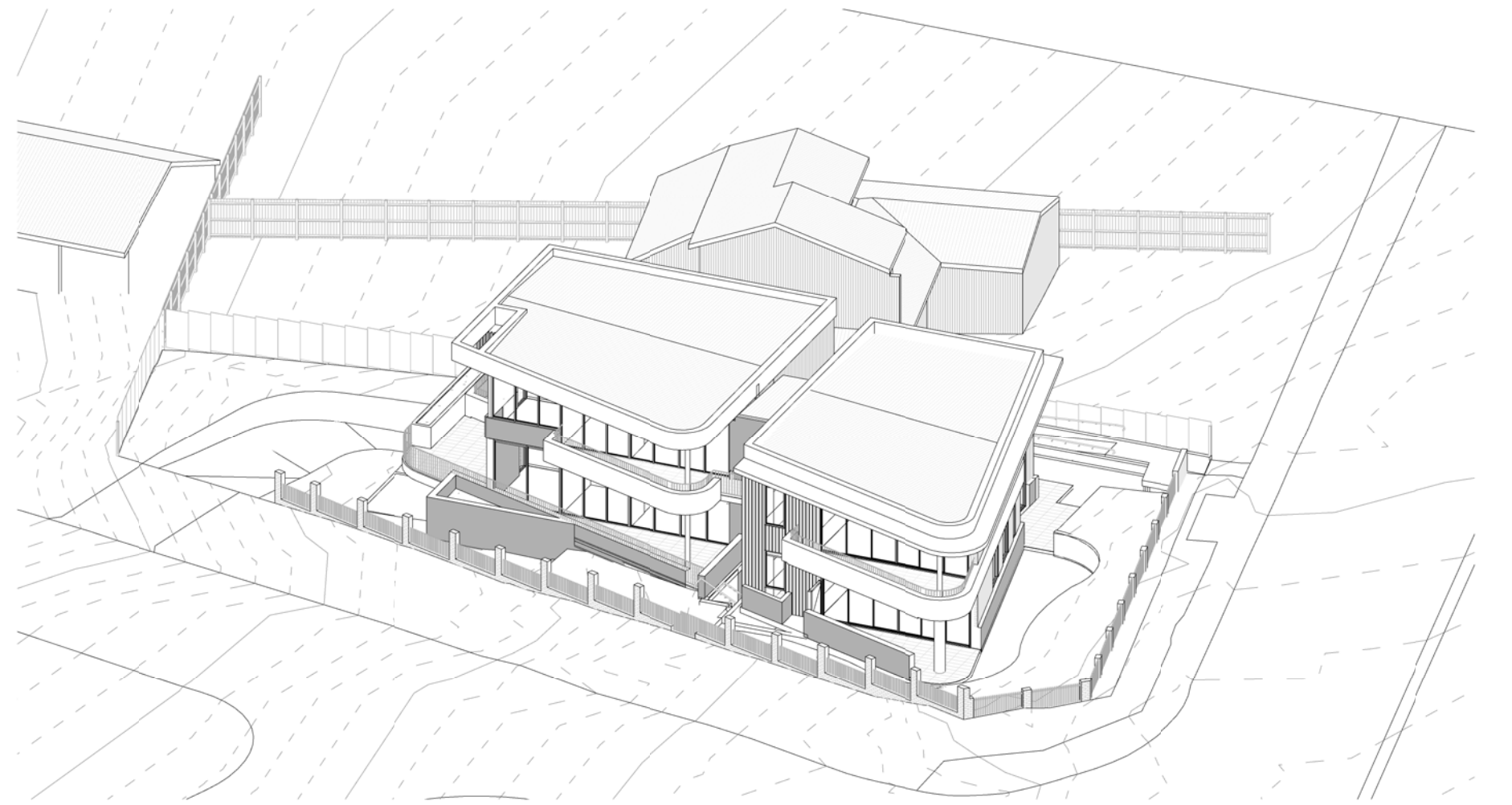
3 VIEW FROM SUN - JUNE 21 - 11AM  
DA550



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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**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**  
  
DA2020/0347

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

Walsh<sup>2</sup>  
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





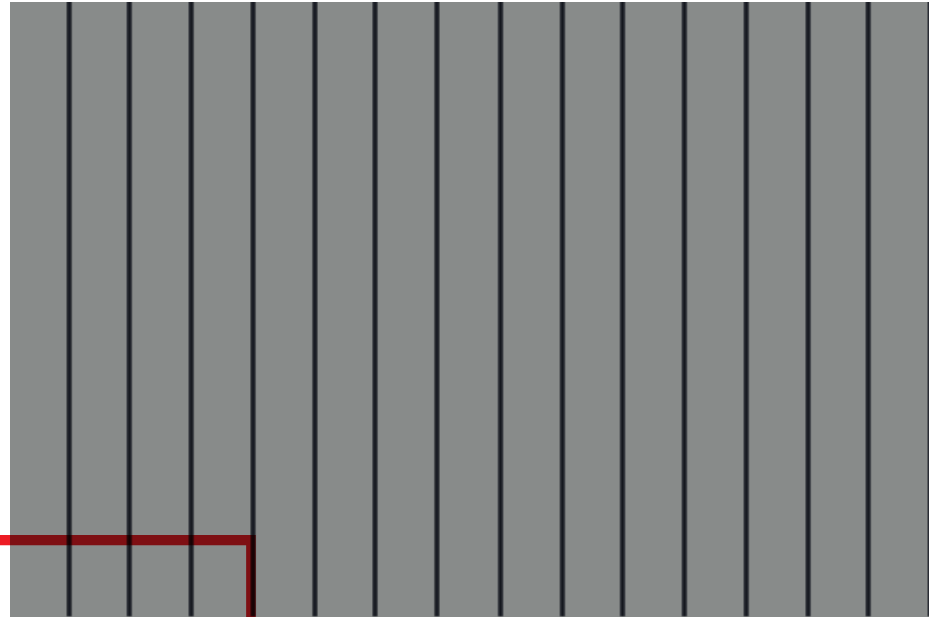
1. BRICKS - FACADE  
PGH ALTITUDE APPOLO OR SIMILAR



2. SANDSTONE - FACADE  
STACKED SANDSTONE OR SIMILAR



3. RENDER - FACADE  
PURE WHITE RENDER



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4. VERTICAL CLADDING - FACADE  
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

**Walsh<sup>2</sup>**  
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Scale  
1 : 200 @ A1

Sheet Name  
**EXTERNAL FINISHES**

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Number  
**DA800**

No.	Description
A	ISSUE FOR DA APPROVAL
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Date
27.03.20
18.05.20

Rev.
B





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

**Walsh<sup>2</sup>**  
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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

Rev.
B





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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Number  
**DA901**

No.	Description
A	ISSUE FOR DA APPROVAL
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18.05.20

Rev.
B











LEGEND

--- SITE BOUNDARY

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

SOFT ELEMENTS

PROPOSED TREES

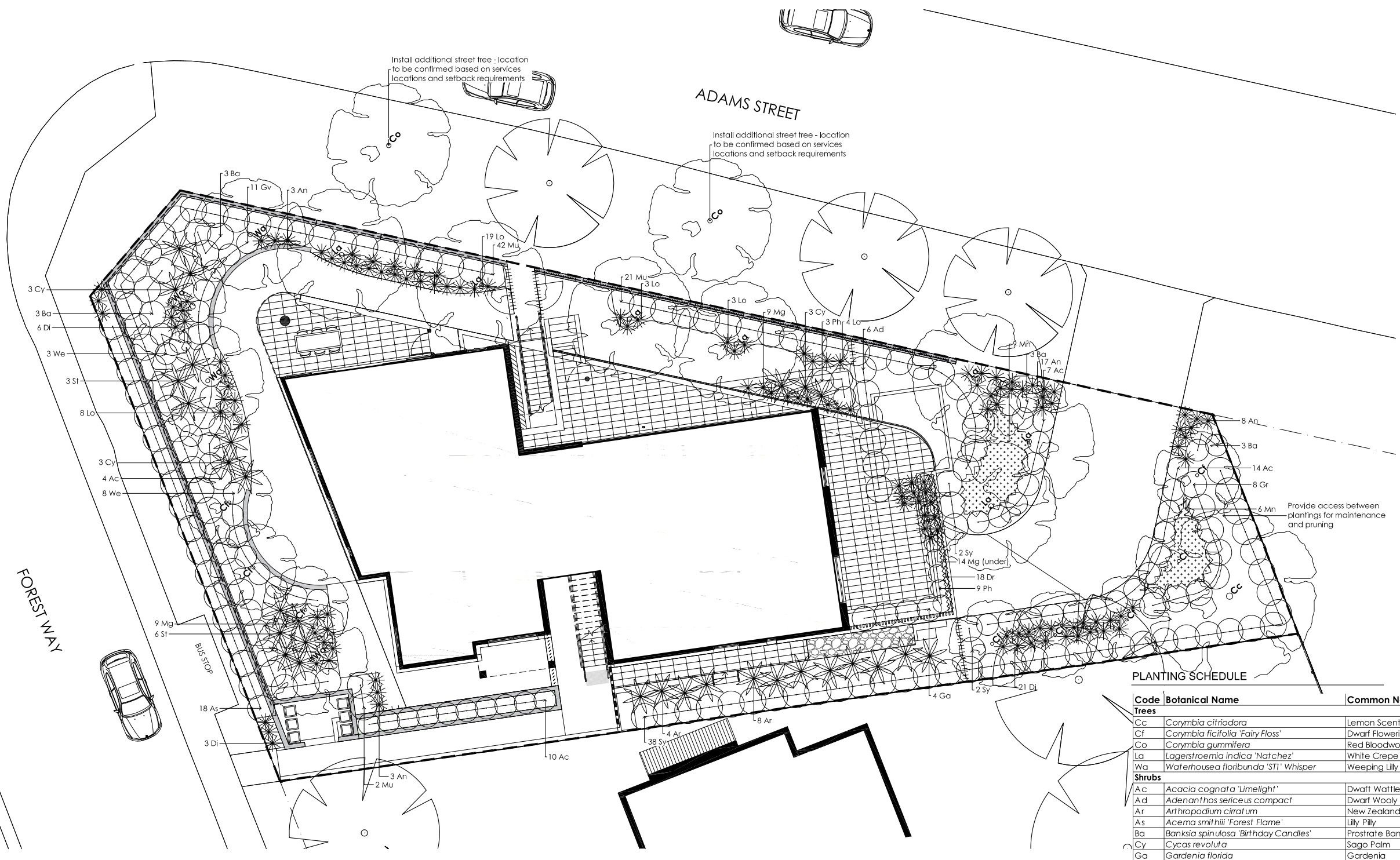
PROPOSED SHRUBS

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
<b>Trees</b>							
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
<b>Shrubs</b>							
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 Lily	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
<b>Grasses and Flaxes</b>							
An	Anigozanthos 'Bush Pearl'	Kangaroo Paw	0.6m	0.6m	As Shown	140mm	31
Di	Dietes iridoides	Flag Iris	0.6m	0.6m	As Shown	140mm	48
Lo	Lomandra 'Tanika'	Matt Rush	0.6m	0.6m	As Shown	140mm	34
<b>Mixed Grasses - 32 plants total (Mg) #</b>							
Mg	Dianella revoluta	Flax Lilly	0.6m	0.6m	As Shown	140mm	11
	Dietes iridoides	Flag Iris	0.6m	0.6m	As Shown	140mm	10
	Lomandra 'Tanika'	Matt Rush	0.6m	0.6m	As Shown	140mm	11
<b>Groundcovers</b>							
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

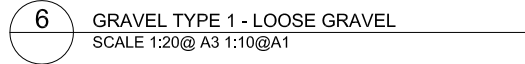
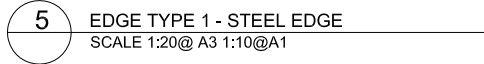
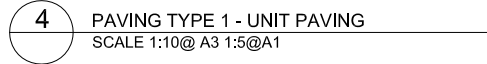
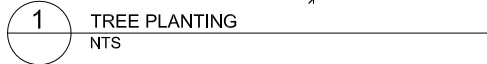
Notes

- 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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**DA2020/0347**



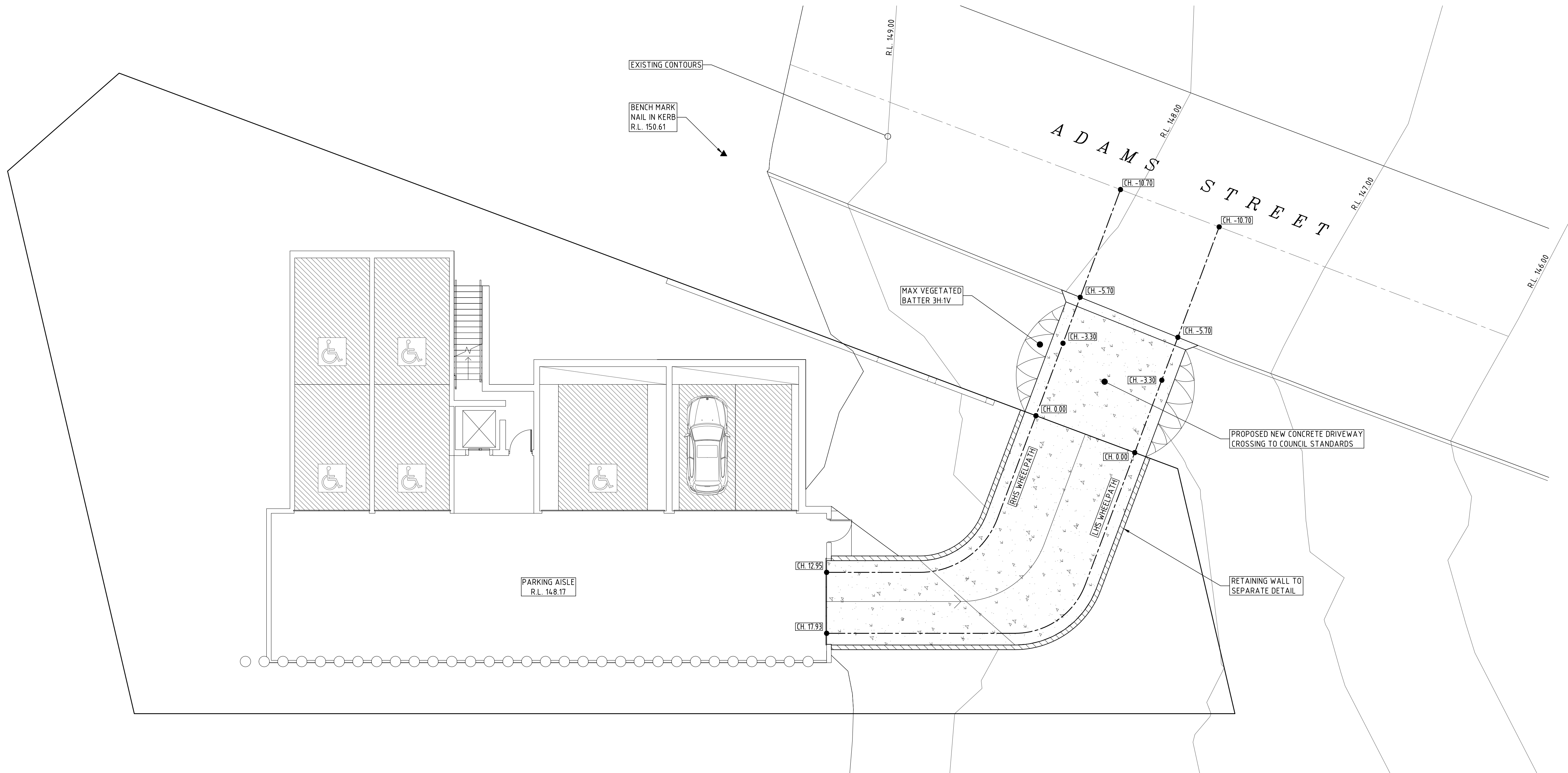
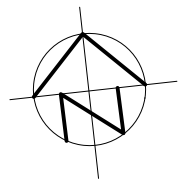


All services and infrastructure locations are indicative only. Contractor to confirm location of all services and infrastructure prior to initiating landscape works.

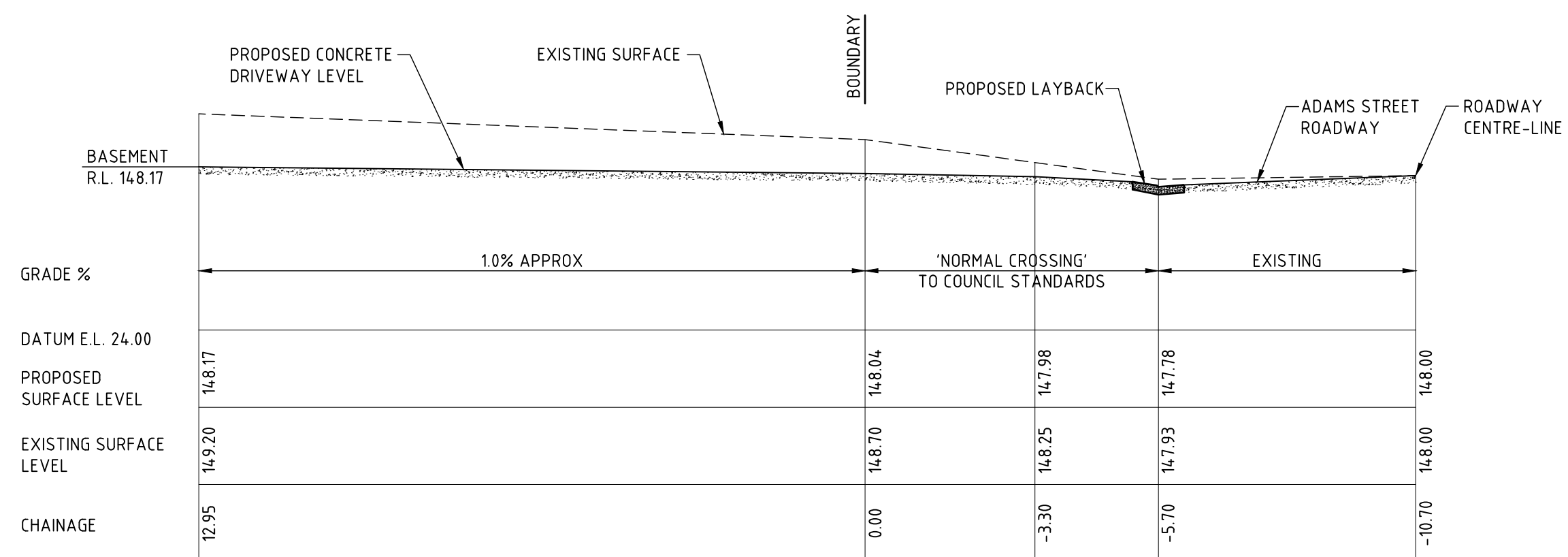


DRAWING No.	ISSUE
L503.1	C

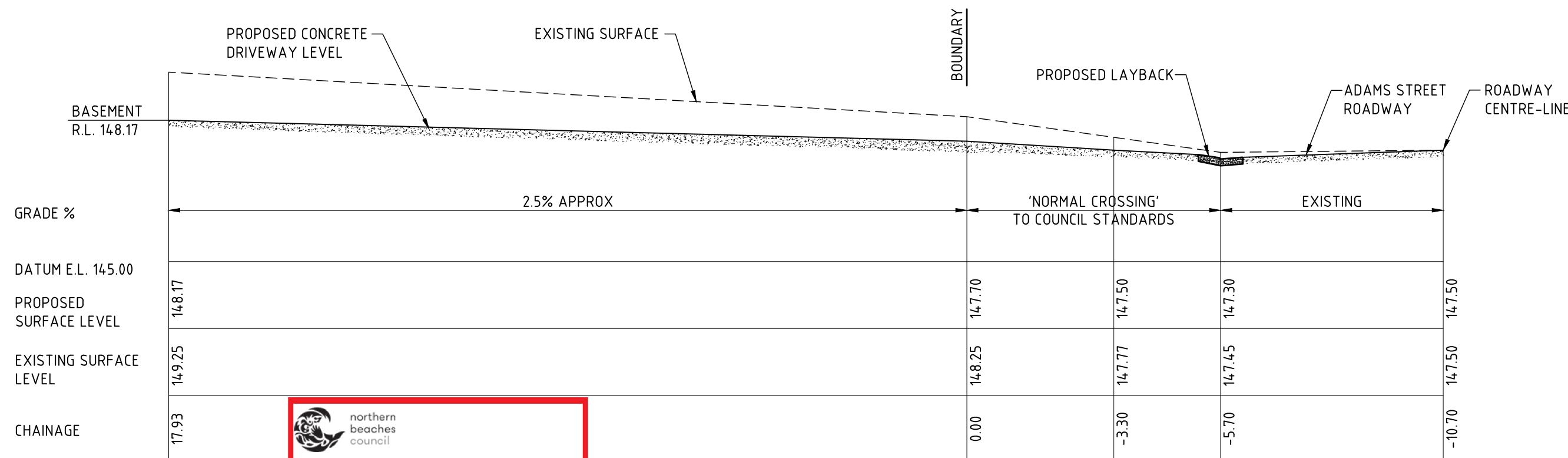




DRIVEWAY PLAN  
SCALE 1:100



RHS WHEELPATH LONG-SECTION  
SCALE 1:100



LHS WHEELPATH LONG-SECTION  
SCALE 1:100

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ISSUE	DATE	REVISION

TITLE DRIVEWAY PLAN AND LONG-SECTIONS 49 FOREST WAY, FRENCHS FOREST			
DRAWN MDB	DATE 26 MARCH 2020	CHECKED 	SCALE 1:100
TAYLOR CONSULTING CIVIL & STRUCTURAL ENGINEERS			

TAYLOR CONSULTING CIVIL & STRUCTURAL ENGINEERS