

For Insulation, window properties and other recommendations to meet the NatHERS component of BASIX, please see the **BASIX Thermal Performance Commitments** on page 41.

**Certificate No. 0009794210**

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave, FRENCHS FOREST NSW, 2086

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DEVELOPMENT APPLICATION

LMR APARTMENTS

12-14 Gladys Avenue Frenchs Forest NSW 2086
88 Republic of Gladys

REV A 31.07.25

SMITH & TZANNES

DRAWING SCHEDULE

DRAWING No.	DESCRIPTION	REV & DATE	Status
DA-A-000	TITLE	A 31.07.25	FOR DA
DA-A-001	NOTES	A 31.07.25	FOR DA
DA-A-010	SURVEY PLAN	A 31.07.25	FOR DA
DA-A-011	SITE LOCALITY	A 31.07.25	FOR DA
DA-A-012	SITE ANALYSIS	A 31.07.25	FOR DA
DA-A-014	PROPOSED SITE PLAN	A 31.07.25	FOR DA
DA-A-013	DEMOLITION PLAN	A 31.07.25	FOR DA
DA-A-015	EXCAVATION & FILL PLAN	A 31.07.25	FOR DA
DA-A-100	ROOF	A 31.07.25	FOR DA
DA-A-101	LEVEL 7	A 31.07.25	FOR DA
DA-A-102	LEVEL 6	A 31.07.25	FOR DA
DA-A-103	LEVEL 5	A 31.07.25	FOR DA
DA-A-104	LEVEL 4	A 31.07.25	FOR DA
DA-A-105	LEVEL 3	A 31.07.25	FOR DA
DA-A-106	LEVEL 2	A 31.07.25	FOR DA
DA-A-107	LEVEL 1	A 31.07.25	FOR DA
DA-A-108	LEVEL 0	A 31.07.25	FOR DA
DA-A-200	ELEVATIONS - EAST AND SOUTH	A 31.07.25	FOR DA
DA-A-201	PAVILION A - WEST	A 31.07.25	FOR DA
DA-A-202	LOWER PAVILION B & C ELEVATIONS	A 31.07.25	FOR DA
DA-A-203	LOWER PAVILION B & C ELEVATIONS	A 31.07.25	FOR DA
DA-A-204	ENTRY DETAIL ELEVATION	A 31.07.25	FOR DA
DA-A-205	SECTIONS	A 31.07.25	FOR DA
DA-A-206	SECTIONS	A 31.07.25	FOR DA
DA-A-207	SECTIONS	A 31.07.25	FOR DA
DA-A-800	AREA CALCULATIONS	A 31.07.25	FOR DA
DA-A-801	GROSS FLOOR AREA	A 31.07.25	FOR DA
DA-A-802	SOLAR ACCESS	A 31.07.25	FOR DA
DA-A-803	CROSS VENTILATION	A 31.07.25	FOR DA
DA-A-804	STORAGE	A 31.07.25	FOR DA
DA-A-805	SITE AREAS	A 31.07.25	FOR DA
DA-A-850	SHADOWS - WINTER SOLSTICE	A 31.07.25	FOR DA
DA-A-851	SHADOWS - WINTER SOLSTICE	A 31.07.25	FOR DA
DA-A-852	SHADOWS - WINTER SOLSTICE	A 31.07.25	FOR DA
DA-A-853	SHADOWS - WINTER SOLSTICE	A 31.07.25	FOR DA
DA-A-854	SUN EYE DIAGRAMS - WINTER SOLSTICE	A 31.07.25	FOR DA
DA-A-855	SUN EYE DIAGRAMS - WINTER SOLSTICE	A 31.07.25	FOR DA
DA-A-900	PHOTOMONTAGE	A 31.07.25	FOR DA
DA-A-901	BUILDING MATERIALS	A 31.07.25	FOR DA
DA-A-990	NOTIFICATION PLAN	A 31.07.25	FOR DA

SITE SCHEDULE

SITE AREAS SCHEDULE	AREA	%	REQUIRED	ACHIEVED
SITE AREA	4,705	100%		
LANDSCAPED AREA	2,112	45%		
DEEP SOIL AREA	2,002	41%	30%	44%
COMMUNAL OPEN SPACE	2,481	53%	15%	40%
			25%	30%

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LEGEND

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BASIX COMMITMENTS

LANDSCAPE: The development must plant indigenous or low water use planting for private landscaping.

HOT WATER: Centralised on demand H/W recirculated system.

VENTILATION: all bathrooms and laundries to include minimum of one interlocked to light switched fan, ducted to facade or roof. All kitchens to be individual fan, ducted to facade or roof with manual switch.

WATER RATING FOR FIXTURES:
Showerheads: 4 star (>4.5 but <=6 L/min)
Toilet flushing systems: 6 star
Kitchen taps: 6 star
Bathroom taps: 6 star
Clotheswasher: not specified
Dishwashers: 5 star

RAINWATER TANKS:
5,000 l tank to irrogate common landscaping

LIGHTING
Dedicated artificial lighting (LED only) must be installed to bedrooms, studies, kitchens, bathrooms, laundries, hallways, and living/dining rooms. Cooling system is airconditioning to living rooms and bedrooms which are zoned.

CLOTHES DRYING
The development must provide an outdoor clothes drying area to all dwellings. Gas cooktops and electric ovens to be installed to all dwellings.

FLOOR HEATING
Nil.

THERMAL REQUIREMENTS
EXTERNAL WALLS:
Typically:

WINDOWS/DOORS
Typically

FLOOR/CEILINGS

ROOF

FANS
To bathroom, laundry & kitchen to be sealed

LEGEND

- AC

AL

AD

ADJ

AGC

AFFL

ANO

ASSL

AP

AW

BA

BAL#

BAL-G

BAR

BB

BCT

BEN

BO

BH

BIKE

BL

BCK

BK

BKB

BO

BOL

BP

BR

BS

BRH

BSN#

BT#

BT

CB

CBG

CJ

CHO

CG

CFC

CFT#

CK

CL

CLL

CLD

CLG#

CO#

CONC

CONF

CON#

COS

CPD

CPT

CWT#

D

DG

DL-E

DL-I

DL-F

DRW

DW#

DP

DRY

DST

DT
- AIR CONDITIONING
ALUMINIUM
ALUMINIUM FRAMED DOOR
ADJUSTABLE
ANTI GRAFFITI COATING
ABOVE FINISHED FLOOR LEVEL
ANNODISED
ABOVE STRUCTURAL SLAB LEVEL
ACCESS PANEL
ALUMINIUM FRAMED WINDOW

BATHSPOUT
BALUSTRADE TYPE #
GLASS BALUSTRADE
BARRIER
BOND BREAKER
BABY CHANGE TABLE
BENCH
BOX GUTTER
BULKHEAD
BIKE RAIL
BLIND
BLOCKWORK
BRICKWORK (COMMONS)
BRICKWORK (BAGGED)
BALCONY OUTLET
BOLLARDS
BLOCKPLAN
BUMP RAIL
HARDWOOD TIMBER BENCH SEATING
BATHROBE HOOK
BASIN
BATH TUB
BOTTLE TRAP

CONCRETE BLOCK
COLOURBLACK GLASS
CONSTRUCTION JOINT
COAT HOOK
CLEAR GLASS
COMPRESSED FIBRE CEMENT
CERAMIC FLOOR TILE TYPE
COOKTOP
CENTRE LINE
CLOTHES LINE
CLADDING
CEILING
COOKTOP
GENERAL CONCRETE MACHINE FLOAT FINISH
CONCRETE FOOTPATH FINISH eg. BROOM FINISH
PROJECT SPECIFIC CONCRETE FINISH TYPE #
CHECK ON SITE
CUPBOARD
CARPET
CERAMIC WALL TILE TYPE #

EA

EDB

ELECT

ESR

EJ

EM

EQ

EX

EXA

EXH

F

FB#

FC#

FCL

FE

FEN#

FFL

FGB

FG

FH

FHR

FIP

FL

FLB

FP

FPB

FRE

FRL

FSL

FT#

FW#

GAS

GAS

GD#

GL

GU

GUTTER

GR

GRB#

GPO

HD

HR#

HMR

HOB

HT

HWU#

HYD

IGHW

INS#

INT

J

KB

KP

LAM#

LB

LDV

LTUB#

LVR#

EQUAL ANGLE
ELECTRICAL DISTRIBUTION BOARD
ELECTRICAL
ELECTRICAL SERVICES RISER
EXPANSION JOINT
ENTRY MAT
EQUAL
EXISTING
EXHAUST AIR
EXHAUST GRILLE

FRIDGE
FACE BRICK TYPE
FIBRE CEMENT
FINISHED CEILING LEVEL
FIRE EXTINGUISHER
FENCE TYPE
FINISHED FLOOR LEVEL
FRAMLESS GLASS BALUSTRADE
FIXED GLASS
FIRE HYDRANT
FIRE HOSE REEL
FIRE INDICATOR PANEL
FLASHING
FLUSH BUTTON
FIRE PLACE
FALL PREVENTION BARRIER
PORTABLE FIRE EXTINGUISHER
FIRE RATED LEVEL
FINISHED SLAB LEVEL (FIRE STAIR LANDINGS)
FLOOR TILE
FLOOR WASTE

GAS POINT
GAS FLUE
GRATED FLOOR DRAIN
GLAZING
GUTTER
GRAVEL
GRAB RAIL
GENERAL POWER OUTLET

MB

MCLD

MDC#

MDF

MDR#

MECH

MICR

MIR

NJ

MLV#

MLD

MPLY

MR

MSC

NBN

NCOM

OF

OCF

OV#

P50

PAV#

PS#

PC

PCMC

PDC#

PDO

PF

PIT

PLD

PLY

PM

PNT#

PP

POLY

R

REN#

RA

RB

RC

RFID

RL

RS

RWD

RWT

S

SA

SAS

SAP

SC

SCR

SOS

SF#

SG

SHSC#

SHS

SHM#

SHR#

SINK#

METER BOX
METAL CLADDING
MEDICINE CABINET TYPE
MEDIUM DENSITY FIBRE BOARD (LOW VOC)
METAL DECK ROOF SHEET TYPE #
MECHANICAL RISER
MICROWAVE
MIRROR
MOVEMENT JOINT
METAL LOUVRE TYPE #
METAL LOUVRED DOOR
MARINE GRADE PLYWOOD
MOISTURE RESISTANT
MESH CAGE

NATIONAL BROADBAND NETWORK
NON COMBUSTIBLE AS DEFINED BY NCC
OVERFLOW
OFF FORM CONCRETE
OVEN

RONDO P50 SHADOWLINE CORNICE
PAVING TYPE
PLASTERBOARD
POLISHED CHROME
POLISHED CONCRETE
POWDERCOAT TYPE
PLANTER DRAIN OUTLET
POOL FENCE
STORMWATER PIT
PLANTER
PANEL LIFT DOOR
PLYWOOD
PERFORATED METAL
PAINT COLOUR
PUSHPLATE

POLYURETHANE

ROBE
RENDERED FINISH TYPE
RETURN AIR
ROLLER BLIND
REINFORCED CONCRETE
RANGEHOOD
RADIO FREQUENCY IDENTIFICATION SYSTEM
RELATIVE LEVEL (TO AUSTRALIAN HEIGHT DATUM)
ROLLER SHUTTER TYPE
RAINWATER OUTLET
RAINWATER TANK

STORAGE
SUPPLY AIR
SERVICES ACCESS SYSTEM
SECURE ACCESS POINT (RFID)
STORAGE CAGE
SCREEN
SOAP DISPENSER
STEEL FENCING TYPE #
STEEL GATE
SHOWER SCREEN
SHOWER SHELF
SHOWER MIXER
SHOWER ROSE
SINK

SK #

SL

SO

SP

SPB

SPD

SS

SSL

STL

ST

STD

STA

STB

STC

STN

SW

TAP #

TBC

TC#

TD

TF#

TFW

TG

TGSI

TIM

TIMV

TOF

TOH

TOW

TPH#

TR

TRG

TV

UNO

U/S

UR#

VAP

VDP

VJ

VINYL

VP

WC#

WH

WL#

WM

WP

WPD

WPM

WS

WT

WW

SKIRTING
SKYLIGHT
SURFACE OUTLET
STONE PAVING
SPLASHBACK
SOAP DISPENSER
STAINLESS STEEL
STRUCTURAL SLAB LEVEL
STEEL
STORAGE
SLIDING TIMBER DOOR
STEEL ANGLE
STEEL BEAM
STEEL COLUMN
STONE
STORMWATER

TAPWARE
TO BE CONFIRMED
TOILET CISTERN TYPE
TIMBER DECKING
TIMBER FLOOR TYPE
TIMBER FRAMED WINDOW
TIMBER GATE
TACTILE INDICATORS
TIMBER
TIMBER VENEER

TOP OF FENCE
TOP OF HOB
TOP OF WALL
TOILET PAPER ROLL HOLDER
TOWEL RAIL
TRANSLUCENT GLAZING (OBSCURE)
TELEVISION

UNLESS NOTED OTHERWISE
UNDERSIDE
URINAL

VAPOUR BARRIER (NCOM)
VOICE / DATA POINT
VERTICAL JOINT
VINYL FLOOR FINISH/SYSTEM
VENT PIPE
TOILET TYPE
WEEP HOLE
WALL LIGHT
WASHING MACHINE
WEATHERPROOF
WASTE PAPER DISPENSER
WATERPROOF MEMBRANE
WHEEL STOP
WALL TYPE
WALL WRAP (NCOM)

SYMBOL LEGEND

- +

RL+00.000

EXISTING SPOT LEVEL
- +

RL+00.000

PROPOSED SPOT LEVEL
- +

RL+00.000

EXISTING AREA LEVEL
- +

RL+00.000

PROPOSED AREA LEVEL
- +

D01

DOOR TAG. REFER TO DOOR SCHEDULE FOR TYPE
- +

W01

WINDOW TAG. REFER TO WINDOW SCHEDULE FOR TYPE
- +

AREA NOT INCLUDED IN SCOPE OF WORKS

GENERAL NOTES

TO BE READ IN CONJUNCTION WITH SURVEY DRAWINGS

REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL STRUCTURAL DETAILS

REFER TO CONSULTANT DRAWINGS AND SPECIFICATIONS FOR ALL SERVICES REQUIREMENTS AND DETAILS

FINAL LOCATION OF SERVICES PENETRATIONS TO BE COORDINATED WITH SERVICES CONSULTANTS & SETOUT BY SURVEYOR

REFER TO VERTICAL TRANSPORTATION CONTRACT SPECIFICATIONFOR LIFTS & STRUCTURAL OPENING REQUIREMENTS

REFER TO ELECTRICAL ENGINEERS SCHEDULE FOR LIGHTING SPECIFICATION

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR PLANTING LOCATIONS, SCHEDULE AND SPECIFICATION

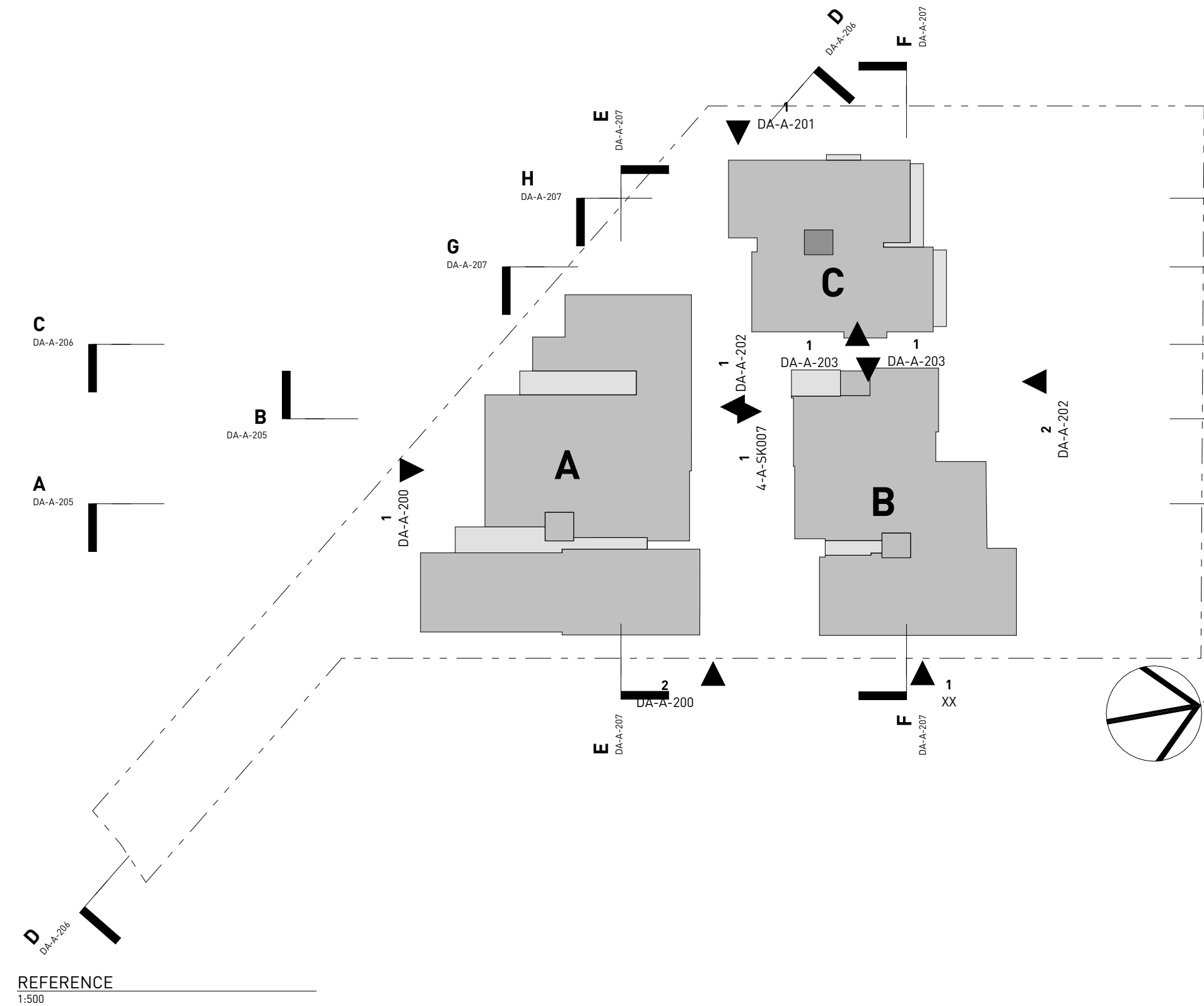
SETOUT DIMENSIONS ON GRID SETOUT PLAN. DIMENSIONS TO BE VERIFIED WITH THE SURVEYOR & ARCHITECT PRIOR TO COMMENCEMENT OF WORK. ALL WALLS TO BE UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.

ALL OPERABLE WINDOWS WITHIN 1000mm AFFL TO BE FITTED WITH RESTRICTED OPENING FITTING IN ACCORDANCE WITH RELEVANT STANDARDS.

ALL FLOOR FINISHES AND ASSOCIATED SLIP-RATING TO COMPLY WITH AS4586-2014, BCA HANDBOOK, SA HB 196-2014 AND RELEVANT STATUTORY REQUIREMENTS.

ALL CLADDING, APPLIED COATING SYSTEMS; INCLUDING WATERPROOF SYSTEMS AND DECORATIVE FINISH SYSTEMS, SUBSTRATES, INSULATION, SARKING, WALL WRAPS, VAPOUR BARRIERS, AND THE LIKE TO BE TESTED AS NON COMBUSTIBLE UNDER AS 1530.1 AND ACHIEVE COMPLIANCE WITH TESTS 1530.3 AND 1530.4 IN ACCORD WITH BCA A2.3 AND A2.4

ALL LOAD BEARING ELEMENTS (INCLUDING WALL SYSTEMS) ARE TO BE ACCOMANIED BY STRUCTURAL CERTIFICATION SPECIFIC TO THE PROJECT AND REFER TO SITE SPECIFIC CONDITIONS.



1 REFERENCE
1:500

DOCUMENT

NOTES

DOCUMENT

FOR DA

REV A 31.07.25

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue Frenchs Forest

CLIENT

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)





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Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 12 Gladys Ave,FRENCHS FOREST NSW,2086
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24_041 DA-A-001



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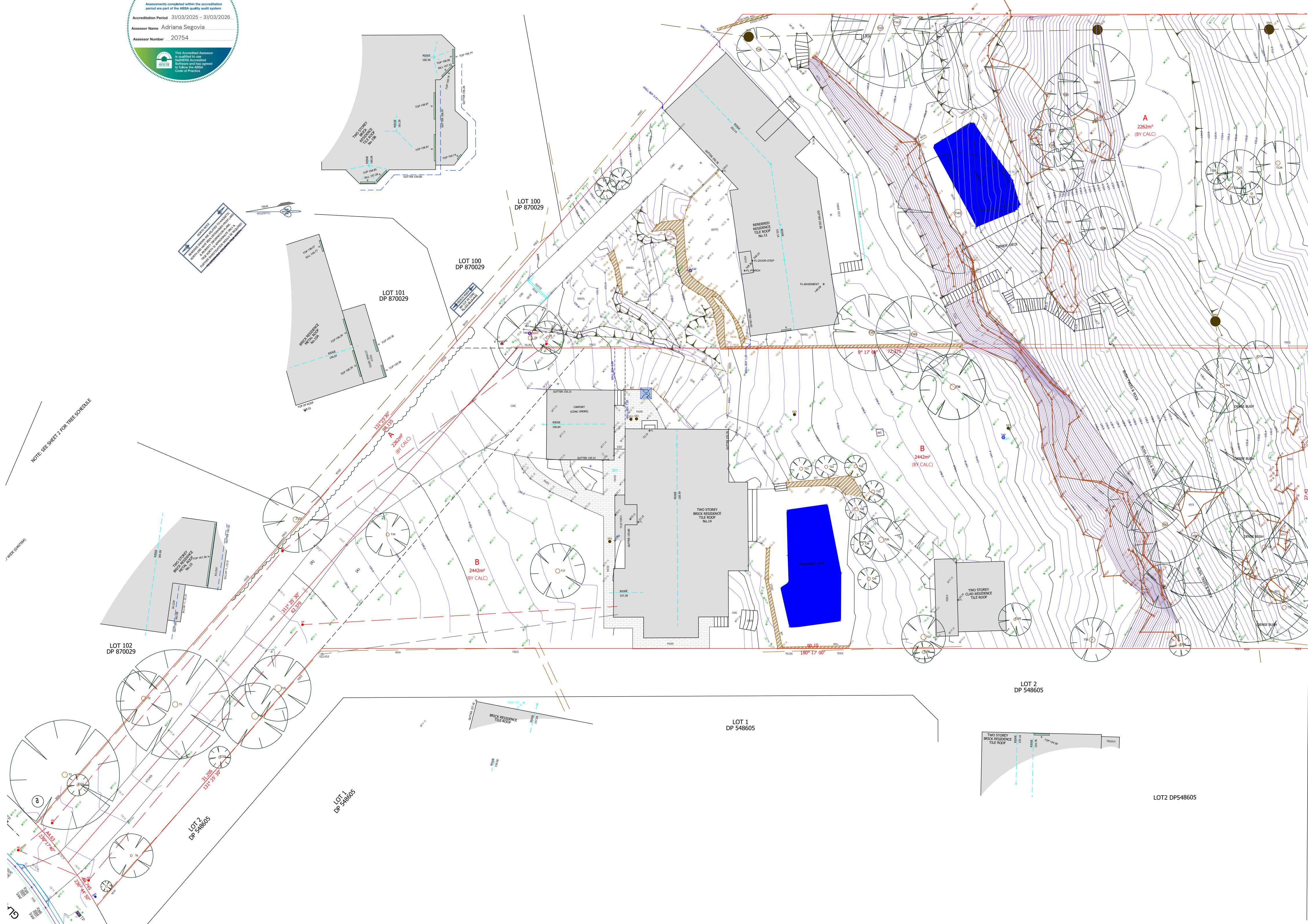
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VERSION

FOR DA

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MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

DOCUMENT

SITE LOCALITY

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276

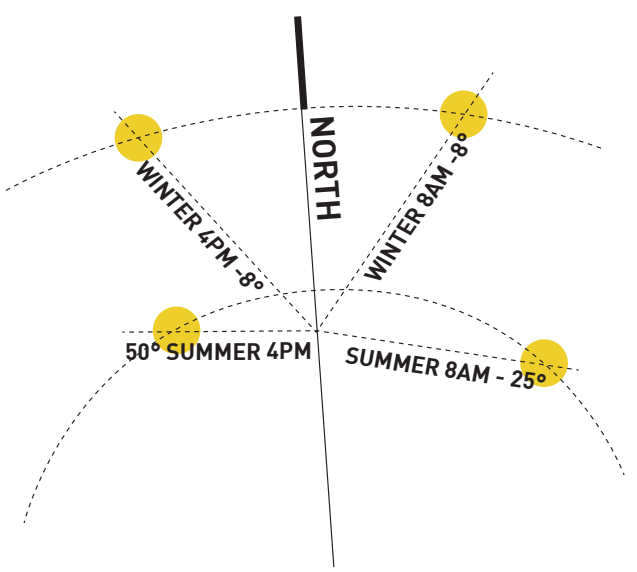
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P 02 9516 2022 E email@smithtzannes.com.au
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Nominated Architect: Peter Smith ARN 7024



SITE ANALYSIS



RETAIN EXISTING TREES TO MAINTAIN PRIVACY TO 66 EPPING AVE

INCREASE SETBACK ALONG WESTERN BOUNDARY TO ALLOW FOR PRIVACY

SPLIT PROPOSED BUILDING ALONG CLIFF LINE

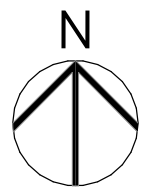
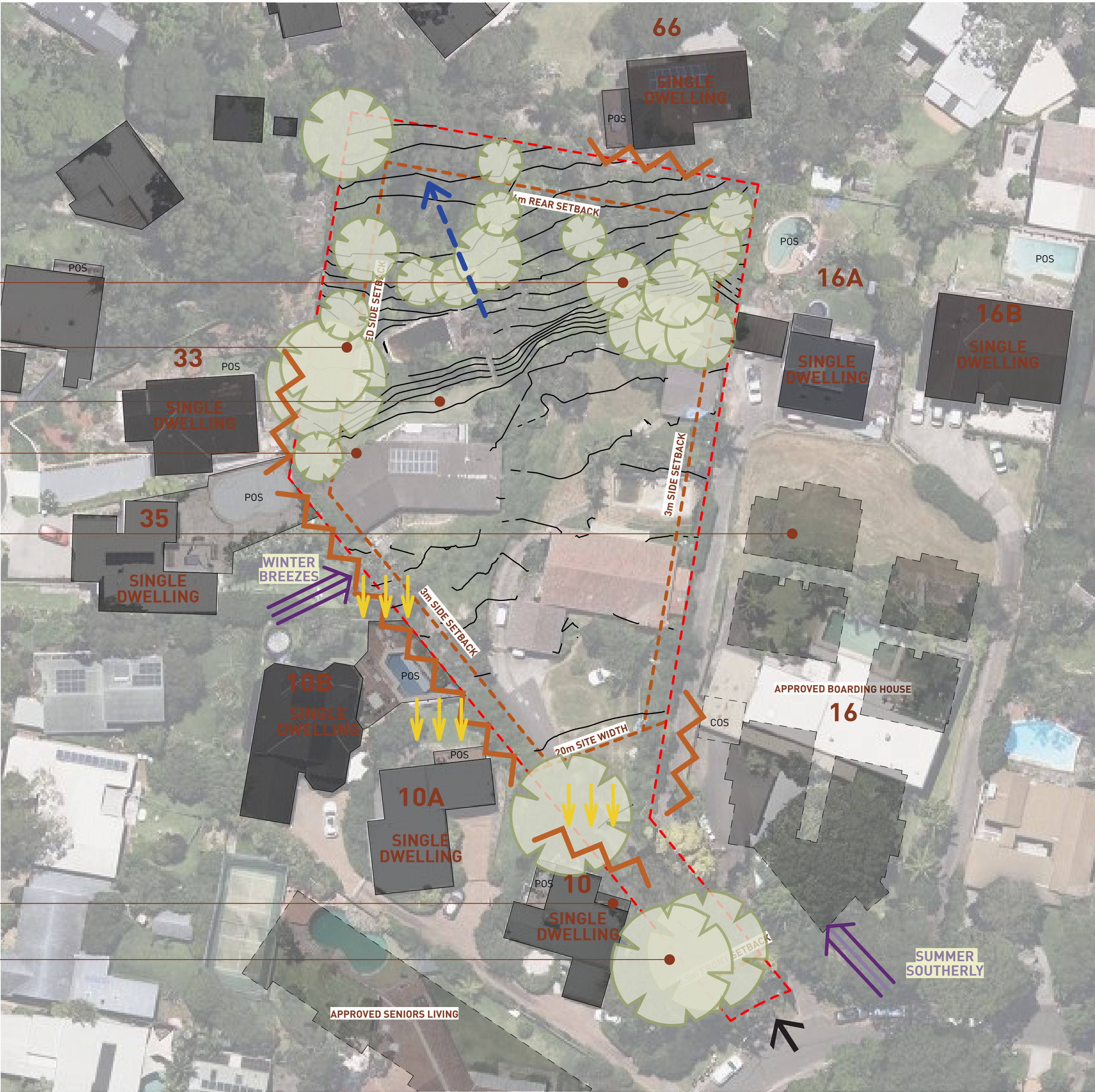
BUILDING FORM WILL BE VISIBLE FROM BLUE GUM TERRACE HERE

ORIENTATE UNITS IN NORTH SOUTH ORIENTATION TO MAINTAIN PRIVACY TO EXISTING SURROUNDING DWELLINGS



10 GLADYS AVE BALCONY BY MAINTAINING 3M SETBACK, VIEW CORRIDOR WILL BE MAINTAINED & OVERLOOKING AVOIDED. DWELLING IS ALSO MUCH HIGHER THAN DRIVEWAY LEVEL

PROTECT EXISTING DRIVEWAY TREES



SITE ANALYSIS LEGEND



EXISTING STRUCTURES



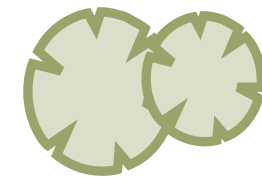
FUTURE STRUCTURES



1M CONTOURS



SITE BOUNDARY



TREES AND VEGETATION



DRAINAGE



SETBACK LINES



SITE ENTRY



PRIVACY CONCERNS



MAINTAIN SOLAR ACCESS



PREVAILING WINDS

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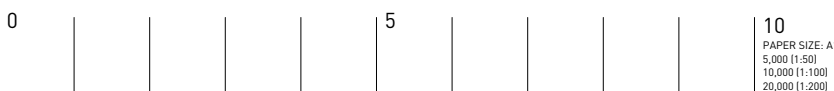
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MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

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SITE ANALYSIS

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

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Lot A & B DP93276

88 Republic of Gladys

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M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
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24_041 DA-A-012

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ABSA

Assessments completed within the accreditation period are part of the ABSA quality audit system.

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name Adriana Segovia

Assessor Number 20754

This Accredited Assessor is certified to provide services in accordance with the requirements of the Code of Practice.

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PROPOSED SITE PLAN

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP393276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

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Nominated Architect: Peter Smith ARN 7024

STZ

SMITH & TZANNES

24_041 DA-A-013



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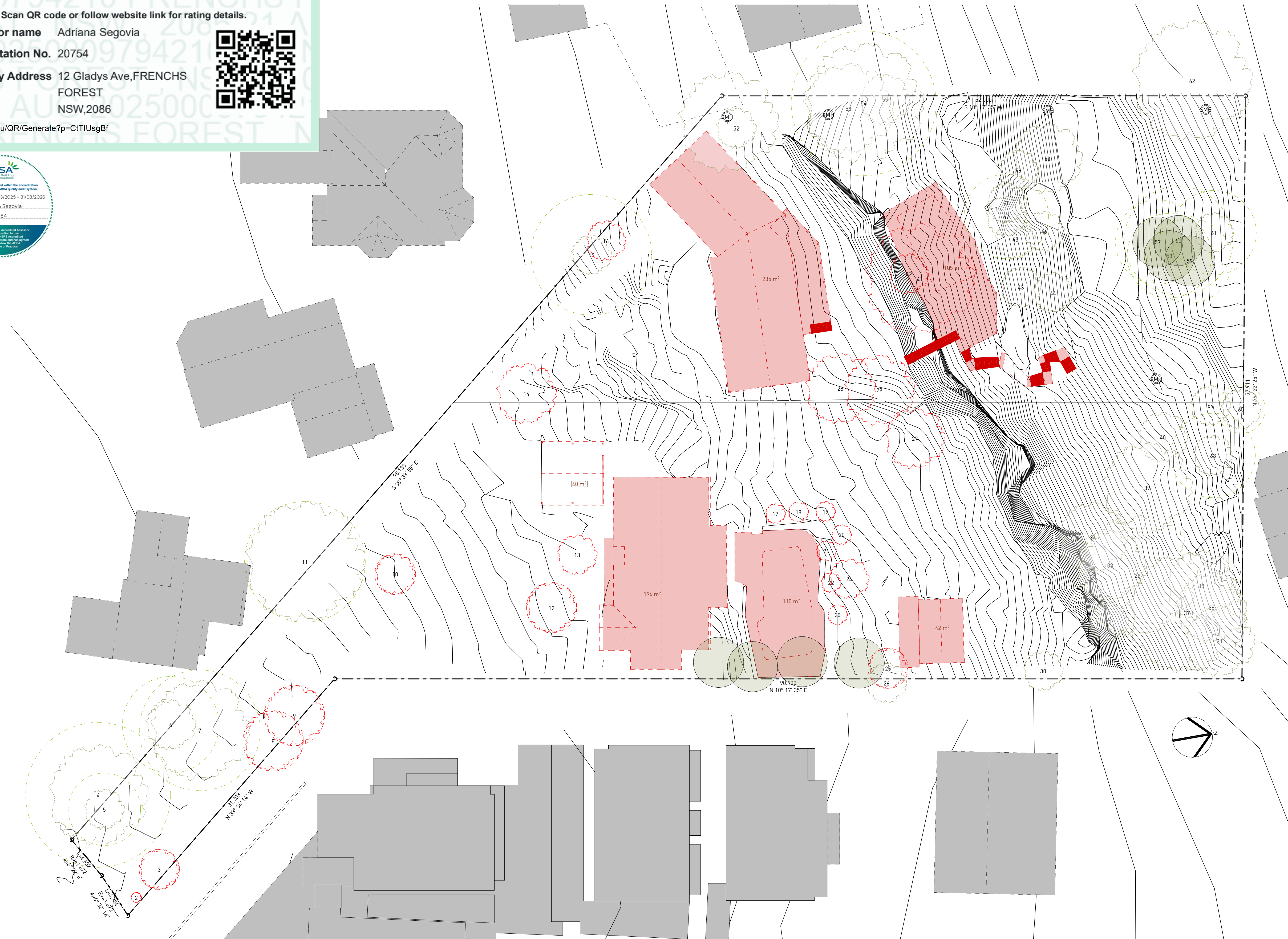
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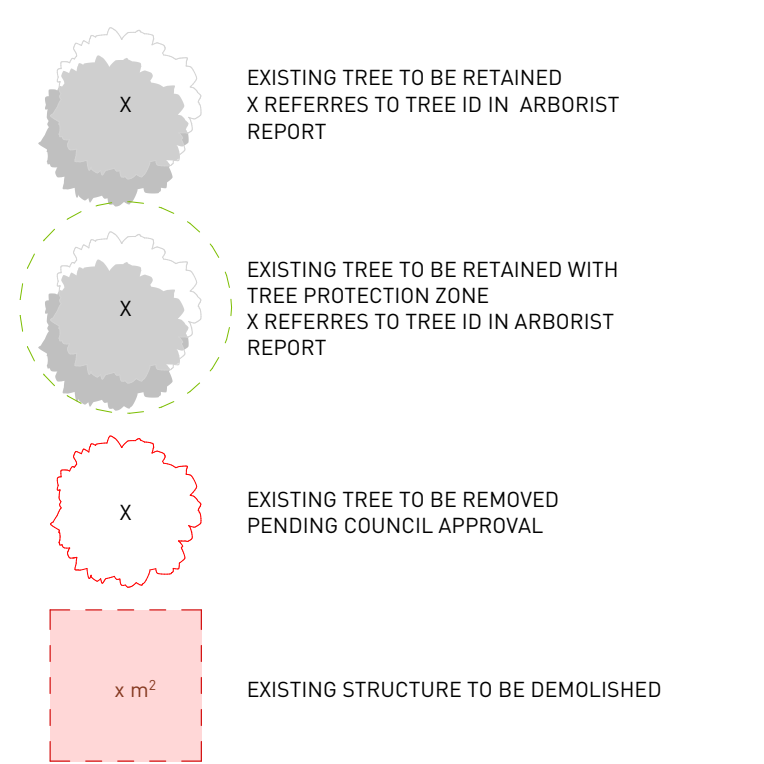
1 DEMOLITION PLAN
1:200

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LEGEND

Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.



EXISTING TREE TO BE RETAINED
X REFERRERES TO TREE ID IN ARBORIST REPORT

EXISTING TREE TO BE RETAINED WITH TREE PROTECTION ZONE
X REFERRERES TO TREE ID IN ARBORIST REPORT

EXISTING TREE TO BE REMOVED
PENDING COUNCIL APPROVAL

EXISTING STRUCTURE TO BE DEMOLISHED

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

The design is not in a form suitable for use in connection with building work.

LEGEND

VERSION

FOR DA

REV A 31.07.25

DOCUMENT

DEMOLITION PLAN

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-014

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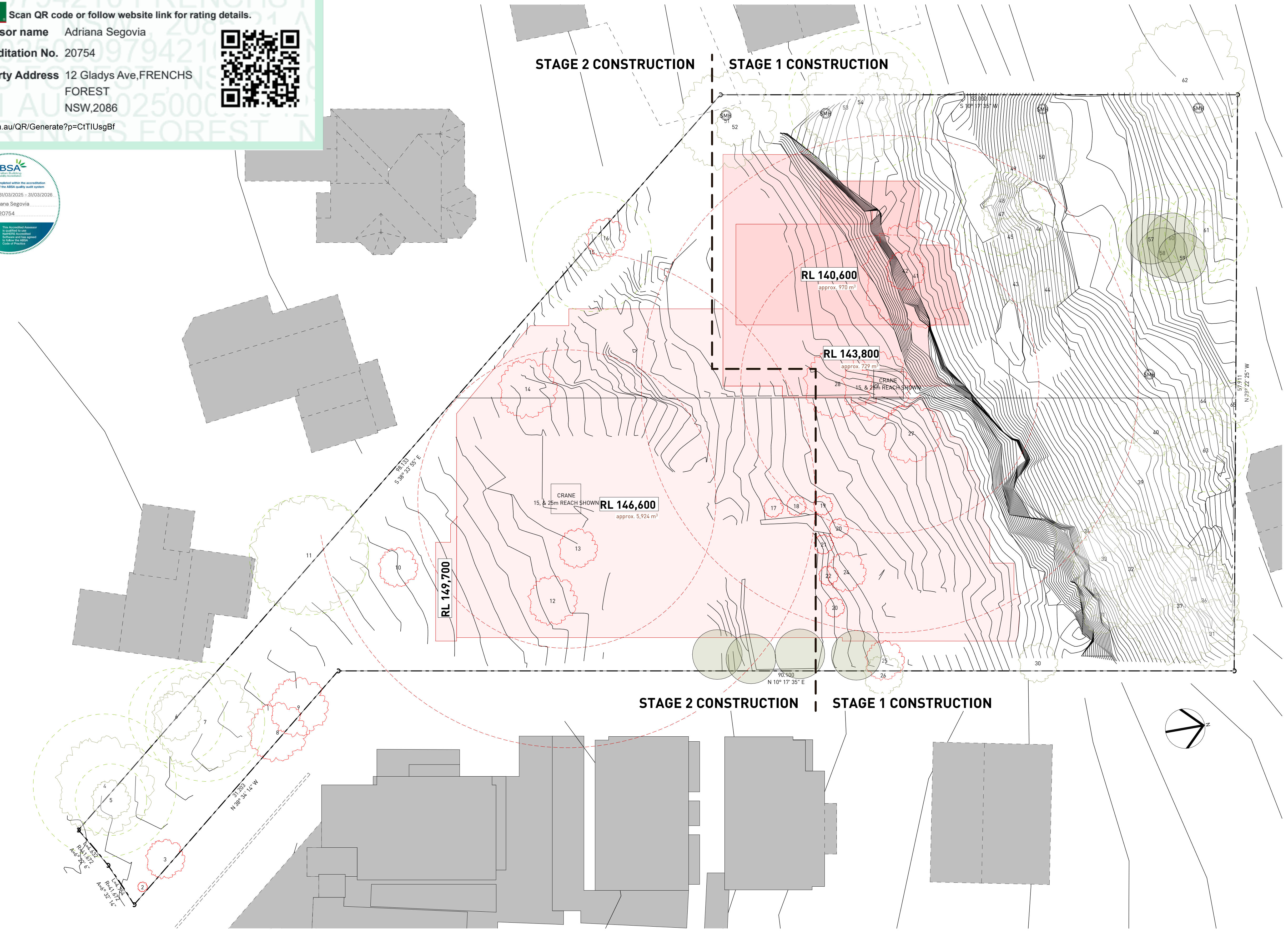
Certificate No. 0009794210
Scan QR code or follow website link for rating details.
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 12 Gladys Ave, FRENCHS FOREST NSW, 2086
hstar.com.au/QR/Generate?p=CtIUsgBf





Assessments completed within the accreditation period are part of the ABSA quality audit system.
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

The Accredited Assessor is authorised to issue Certificates of Assessment and shall not be held responsible for any errors or omissions.



- NOTES
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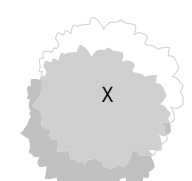
LEGEND

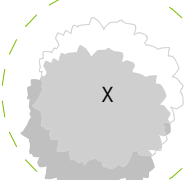
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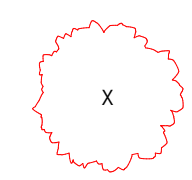
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

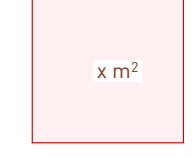
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

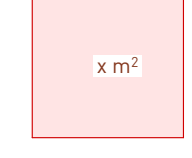
The design is not in a form suitable for use in connection with building work.

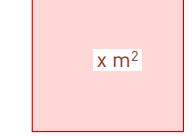
- LEGEND
- 

EXISTING TREE TO BE RETAINED
X REFERS TO TREE ID IN ARBORIST REPORT
- 

EXISTING TREE TO BE RETAINED WITH TREE PROTECTION ZONE
X REFERS TO TREE ID IN ARBORIST REPORT
- 

EXISTING TREE TO BE REMOVED
PENDING COUNCIL APPROVAL
- 

x m²
AREA OF BULK EXCAVATION
RL DEPTH INDICATED ON PLAN
- 

x m²
AREA OF BULK EXCAVATION
RL DEPTH INDICATED ON PLAN
- 

x m²
AREA OF BULK EXCAVATION
RL DEPTH INDICATED ON PLAN

1 BULK EXCAVATION PLAN

1:200

VERSION

FOR DA

REV A 31.07.25

DOCUMENT

EXCAVATION & FILL PLAN

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-015



Certificate No. 0009794210
Scan QR code or follow website link for rating details.

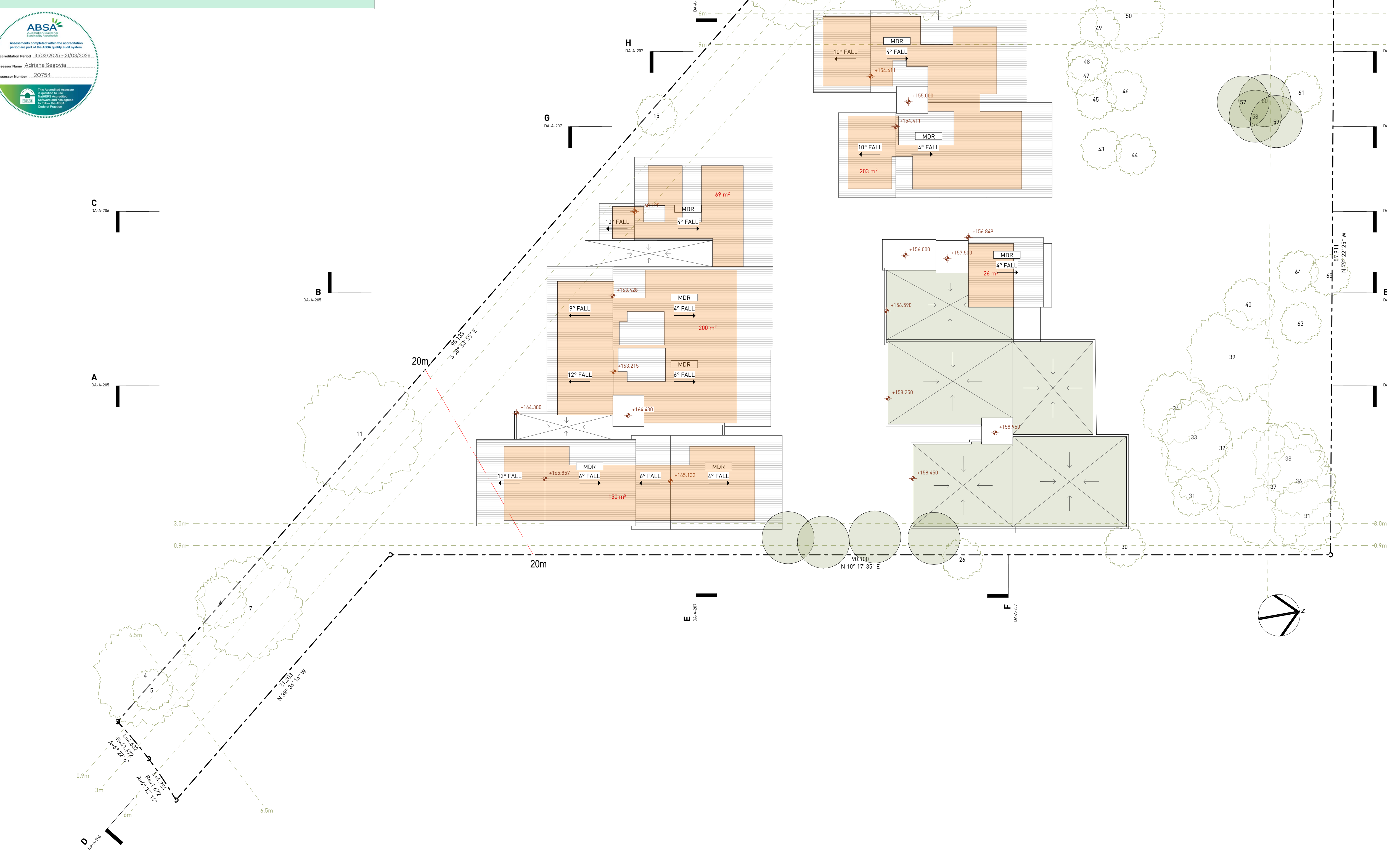
Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 12 Gladys Ave, FRENCHS FOREST NSW, 2086
hstar.com.au/QR/Generate?p=CtIUsgBf





Assessments completed within the accreditation period are part of the ABSA quality audit system.
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Adriana Segovia
Assessor Number 20754

The Accredited Assessor is authorised to issue Certificates of Assessment and this without liability to the ABSA Code of Practice.



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ROOF

1:200

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PRINTED DATE: 01/07/2022
DRAWN BY: PSM
CHECKED BY: PSM
DATE: 01/07/2022

NOTES

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LEGEND
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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The design is not in a form suitable for use in connection with building work.

VERSION

FOR DA

REV A 31.07.25

DOCUMENT

ROOF

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-100

Certificate No. 0009794210

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave,FRENCHS FOREST NSW,2086

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ABSA

Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name Adriana Segovia

Assessor Number 20754

The Accredited Assessor is authorised to issue, certify and sign documents and data without liability for the quality of the work

Code of Practice

1 LEVEL 6
1:200

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS
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The design is not in a form suitable for use in connection with building work.

VERSION

FOR DA

REV A 31.07.25

DOCUMENT

LEVEL 6

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024

24_041 DA-A-102



Certificate No. 0009794210
Scan QR code or follow website link for rating details.

Assessor name

Adriana Segovia

Accreditation No.

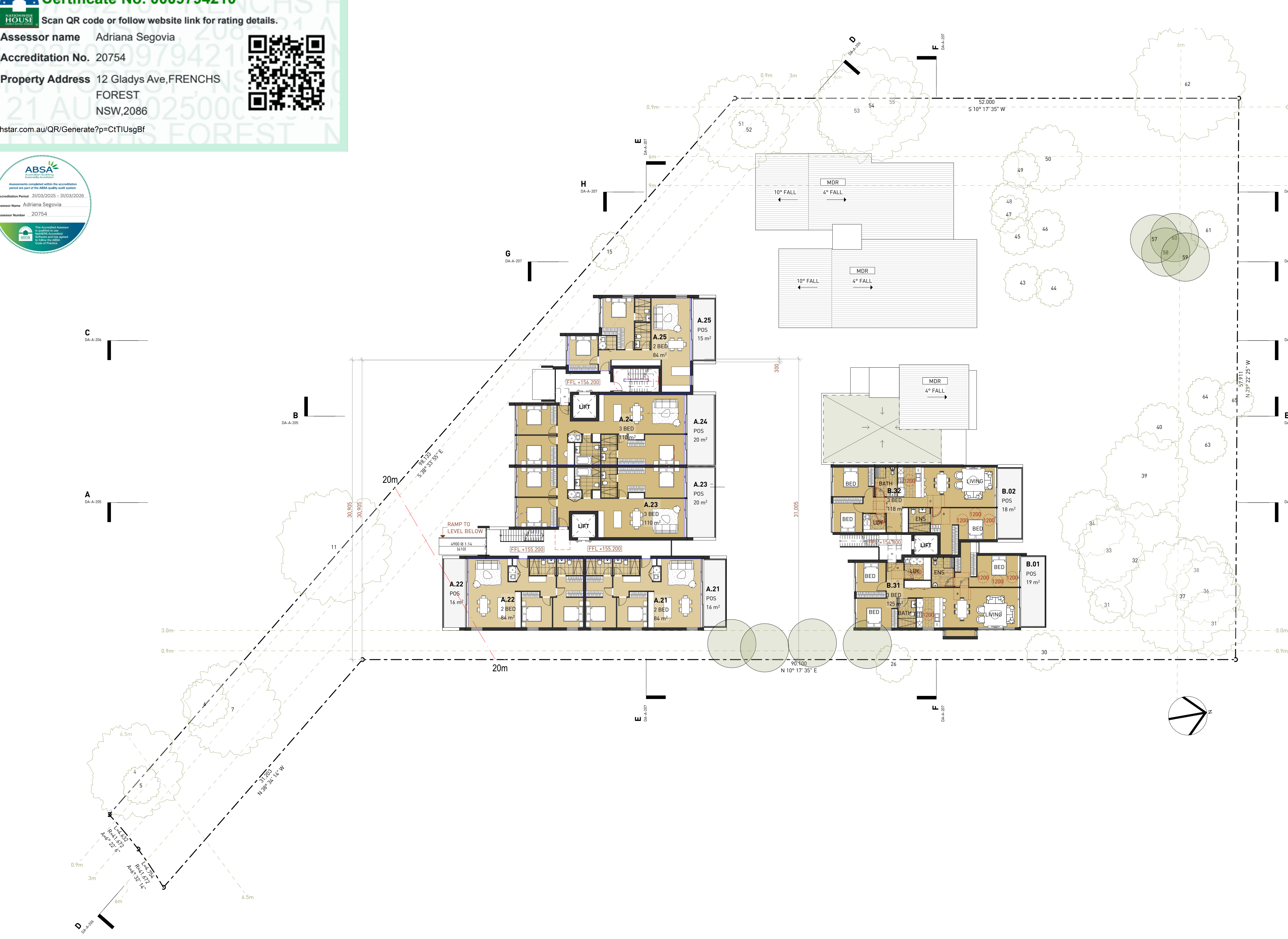
20754

Property Address

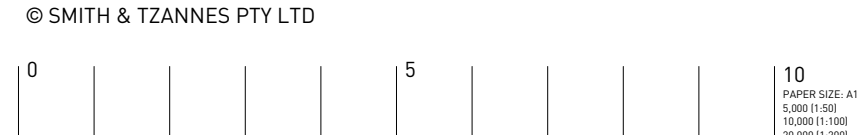
12 Gladys Ave,FRENCHS FOREST
NSW,2086

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1 LEVEL 5
1:200



- NOTES
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VERSION

FOR DA

REV A 31.07.25

DOCUMENT

LEVEL 5

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP393276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-103

Certificate No. 0009794210

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave,FRENCHS FOREST NSW,2086

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ABSA

Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system.

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name Adriana Segovia

Assessor Number 20754

The Accredited Assessor

Commitment to excellence

Integrity and fair dealing

Confidentiality

Code of Practice

2 LEVEL 3
1:200

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PROJ: 24_041

DATE: 31/07/25

BY: PSM

24/07/25

NOTES

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LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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The design is not in a form suitable for use in connection with building work.

PARKING SCHEDULE	
Accessible	6
Commercial	2
Resident	28
Visitor	7
	43

VERSION

FOR DA

REV A 31.07.25

DOCUMENT

LEVEL 3

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024

STZ

SMITH & TZANNES

24_041 DA-A-105

Certificate No. 0009794210

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave,FRENCHS FOREST NSW,2086

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ABSA

Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name Adriana Segovia

Assessor Number 20754

The Accredited Assessor is authorised to issue Certificates of Assessment and has signed this Certificate of Practice

1 LEVEL 2
1:200

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PROJ: 24_041

DATE: 31/07/25

BY: PETER SMITH

FOR: 24_041 Model LMR-DA - ADDITIONAL LEVEL

NOTES

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LEGEND
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS
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The design is not in a form suitable for use in connection with building work.

PARKING SCHEDULE	
Accessible	6
Commercial	2
Resident	28
Visitor	7
	43

VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL
DOCUMENT
LEVEL 2

STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest
Lot A & B DP933276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024

24_041 DA-A-106

Certificate No. 0009794210

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave,FRENCHS FOREST NSW,2086

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ABSA

Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name Adriana Segovia

Assessor Number 20754

The Accredited Assessor is authorised to issue Certificates of Assessment and Code of Practice

1 LEVEL 1
1:200

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VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

DOCUMENT

LEVEL 1

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-107



Certificate No. 0009794210
Scan QR code or follow website link for rating details.

Assessor name

Adriana Segovia

Accreditation No.

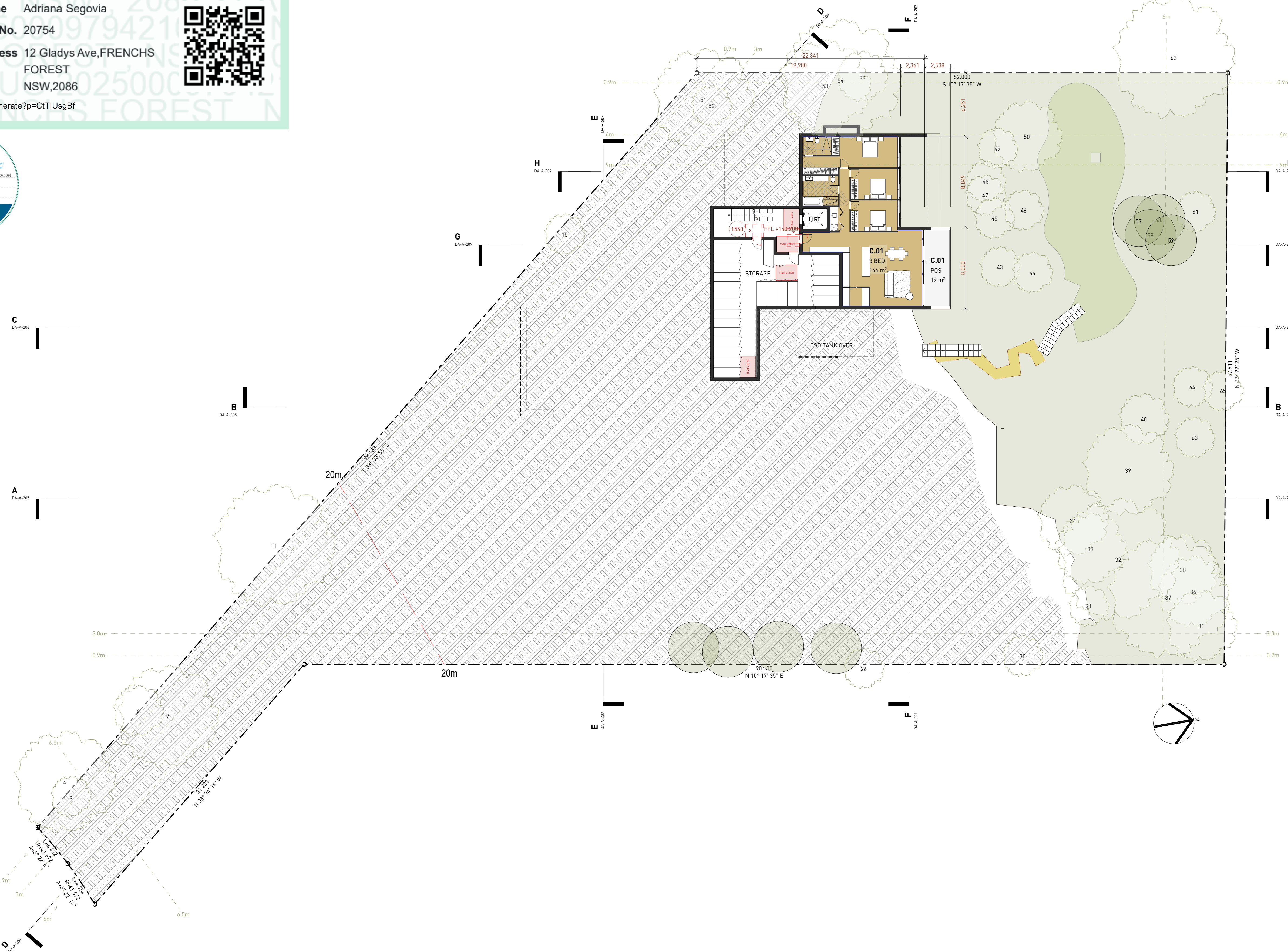
20754

Property Address

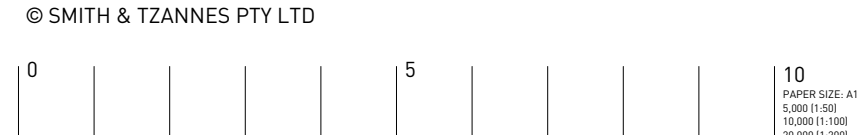
12 Gladys Ave,FRENCHS FOREST
NSW,2086



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1 LEVEL 0
1:200



- NOTES
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VERSION

FOR DA

REV A 31.07.25

DOCUMENT

LEVEL 0

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024

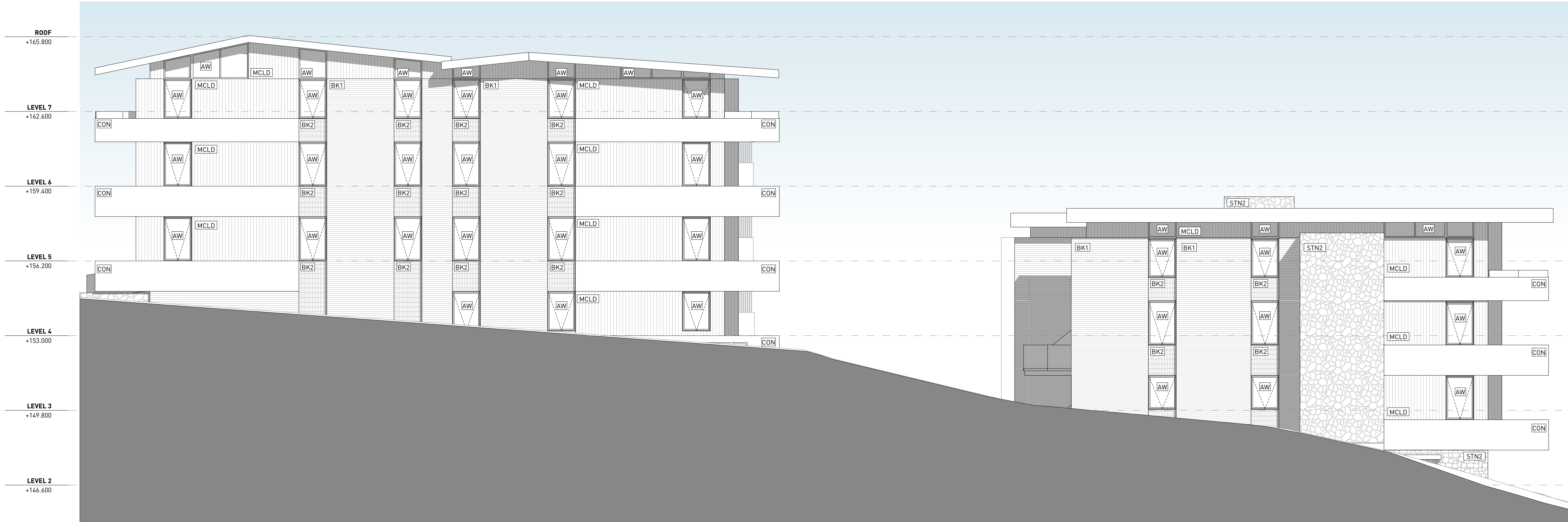


24_041 DA-A-108

1 PAVILION A SOUTH
1:100



2 PAVILION A EAST
1:100



Certificate No. 0009794210

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave,FRENCHS
FOREST
NSW,2086

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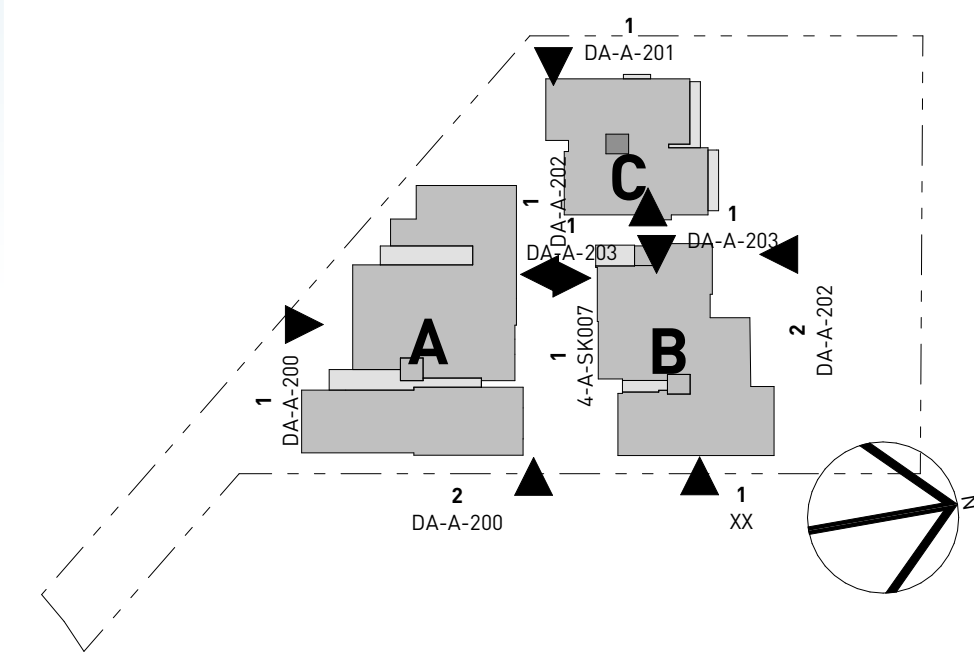
LEGEND

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VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL
DOCUMENT
ELEVATIONS - EAST AND SOUTH
STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest
Lot A & B DP93276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-200



Certificate No. 0009794210

Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave,FRENCHS FOREST NSW,2086



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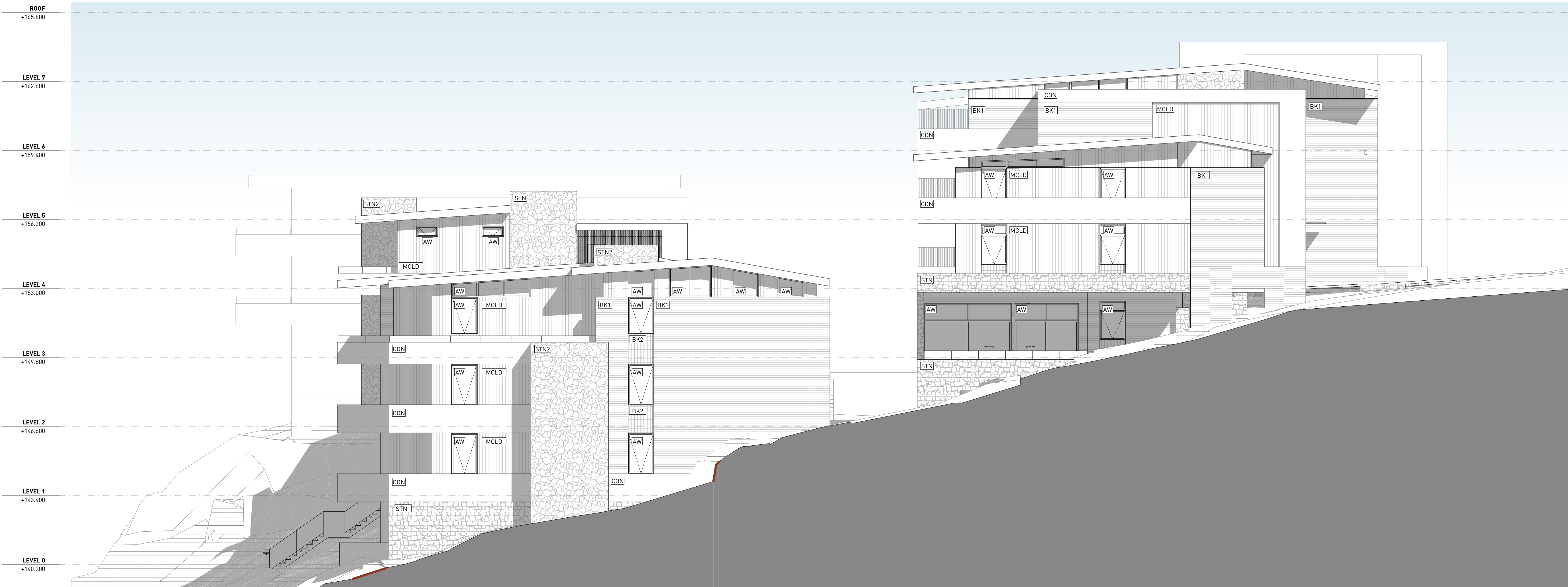
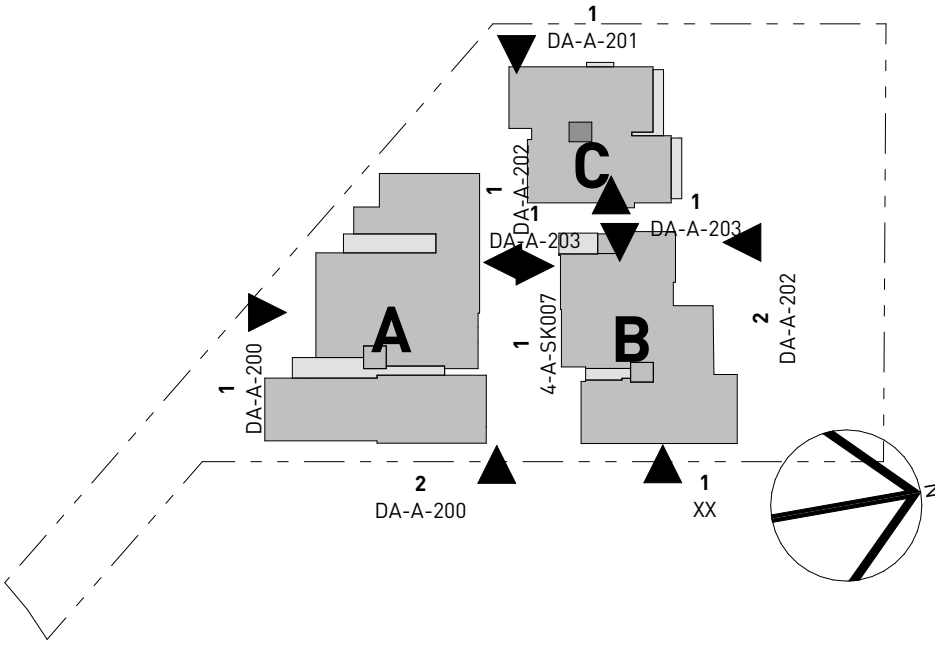
LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

The design is not in a form suitable for use in connection with building work.



1 PAVILION A WEST
1:100

VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

DOCUMENT

PAVILION A - WEST

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276

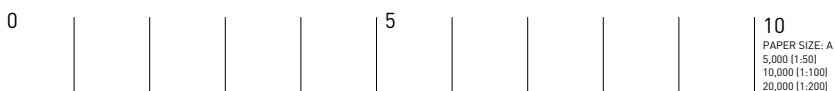
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



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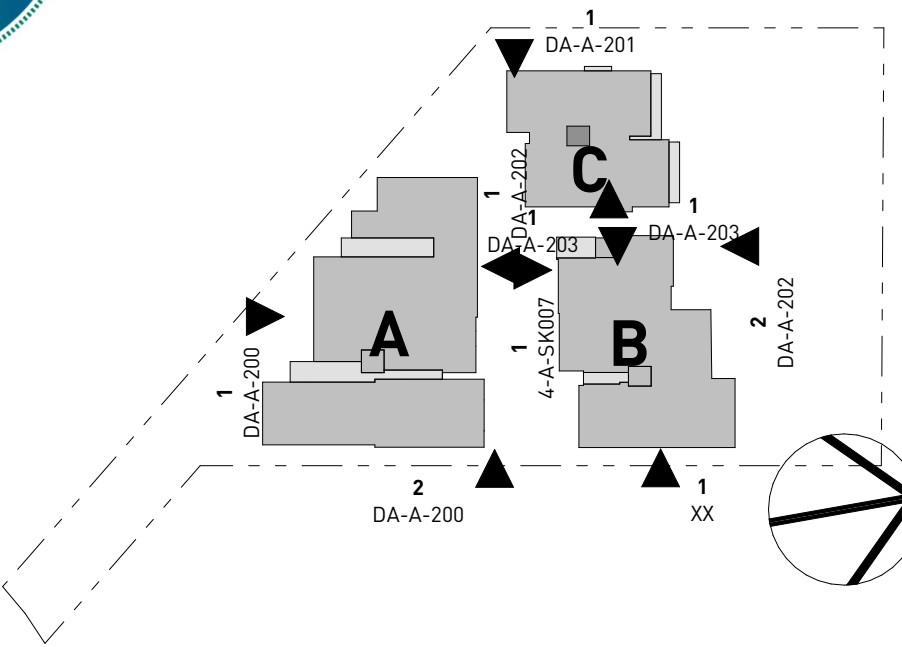
24_041 DA-A-201

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ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 **E** email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24 041 DA-A-202



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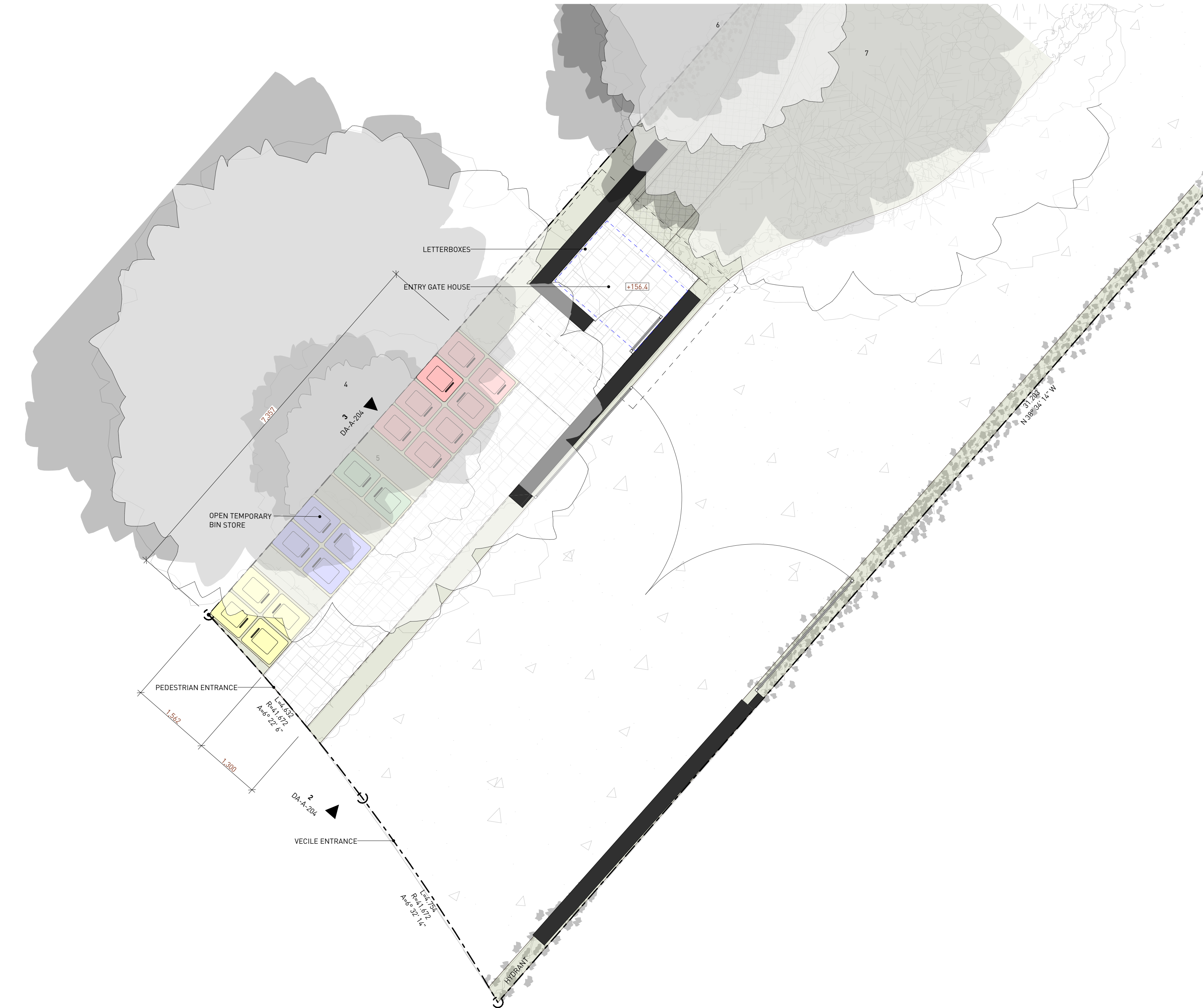
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												5,000 (11-50)
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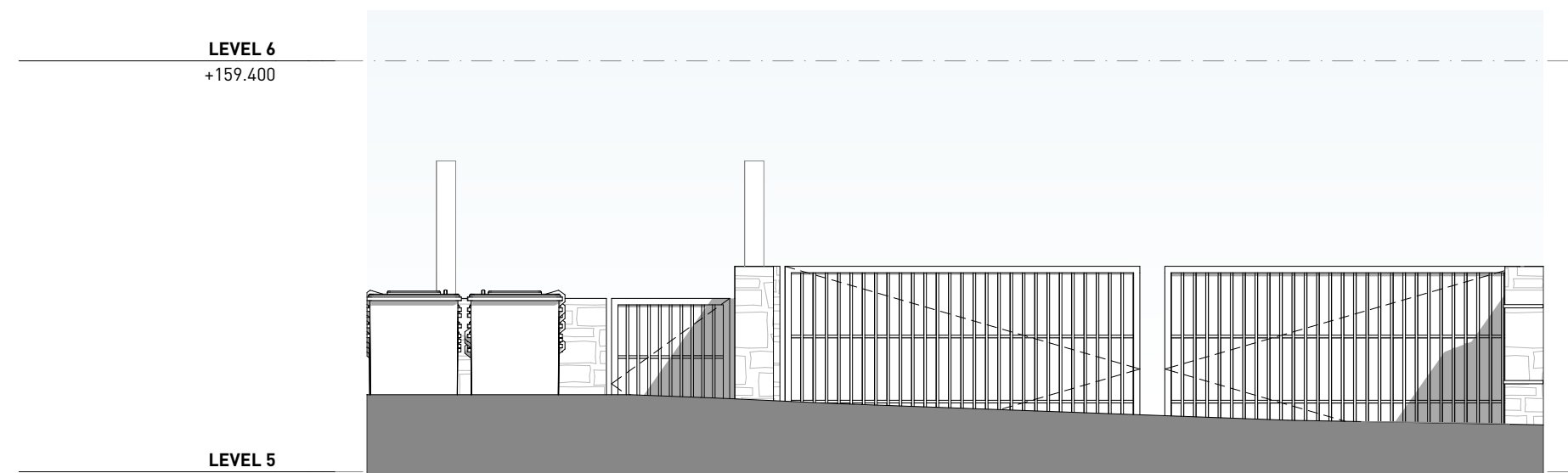
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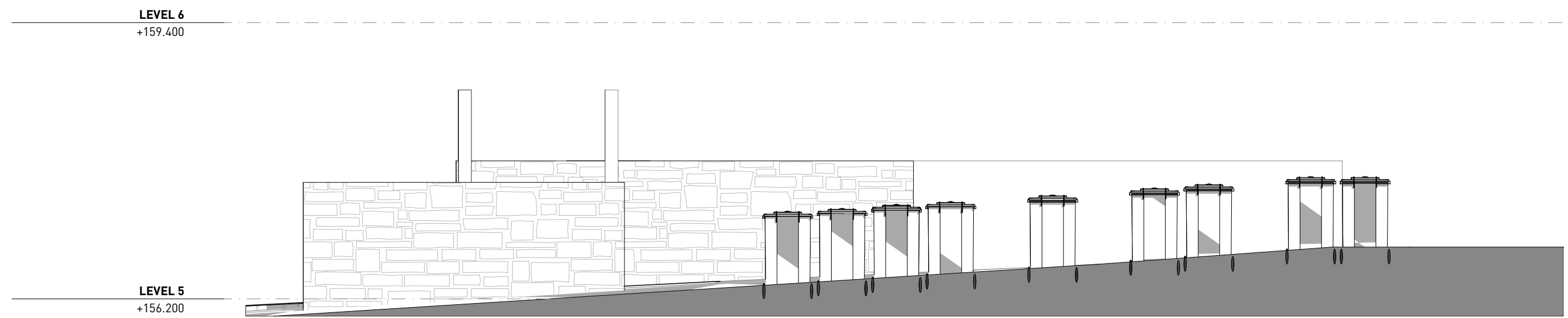
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1 ENTRY DETAIL



2 STREET ELEVATION



3 ENTRY PAVILLION

NOTES

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LEGEND
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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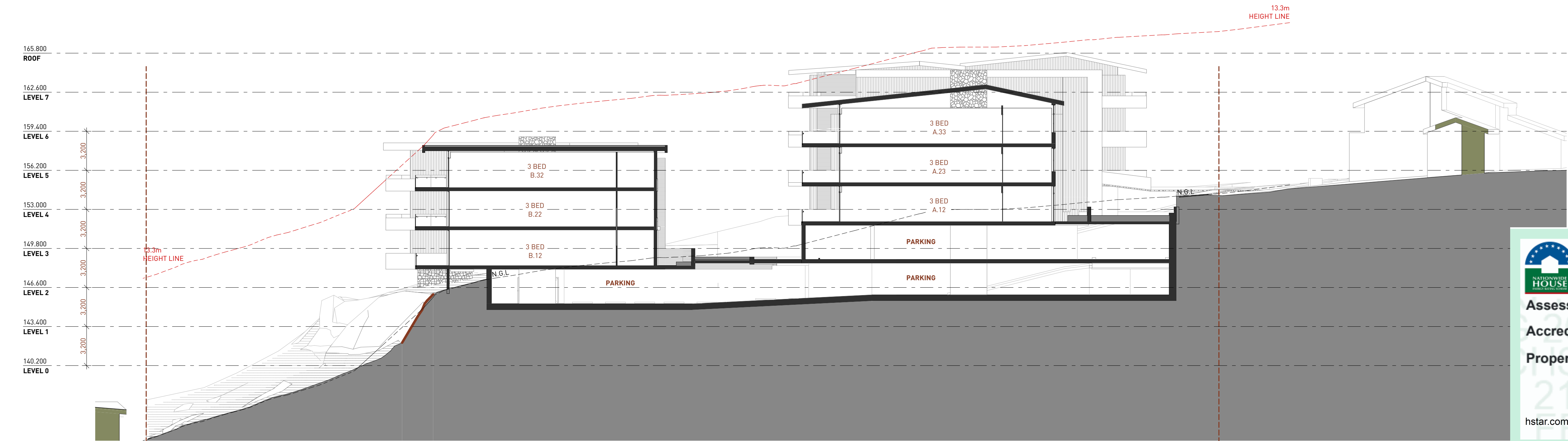
Certificate No. 0009794210
Scan QR code or follow website link for rating details.

Assessor name Adriana Segovia

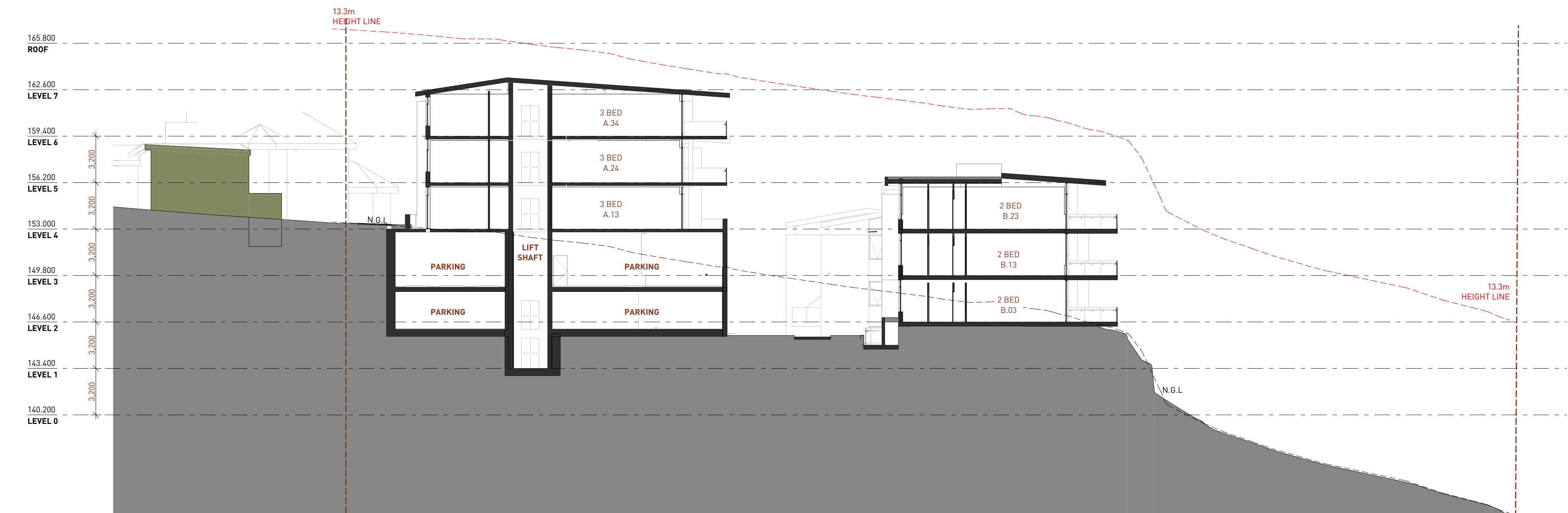
Accreditation No. 20754

Property Address 12 Gladys Ave, FRENCHS FOREST
NSW, 2086

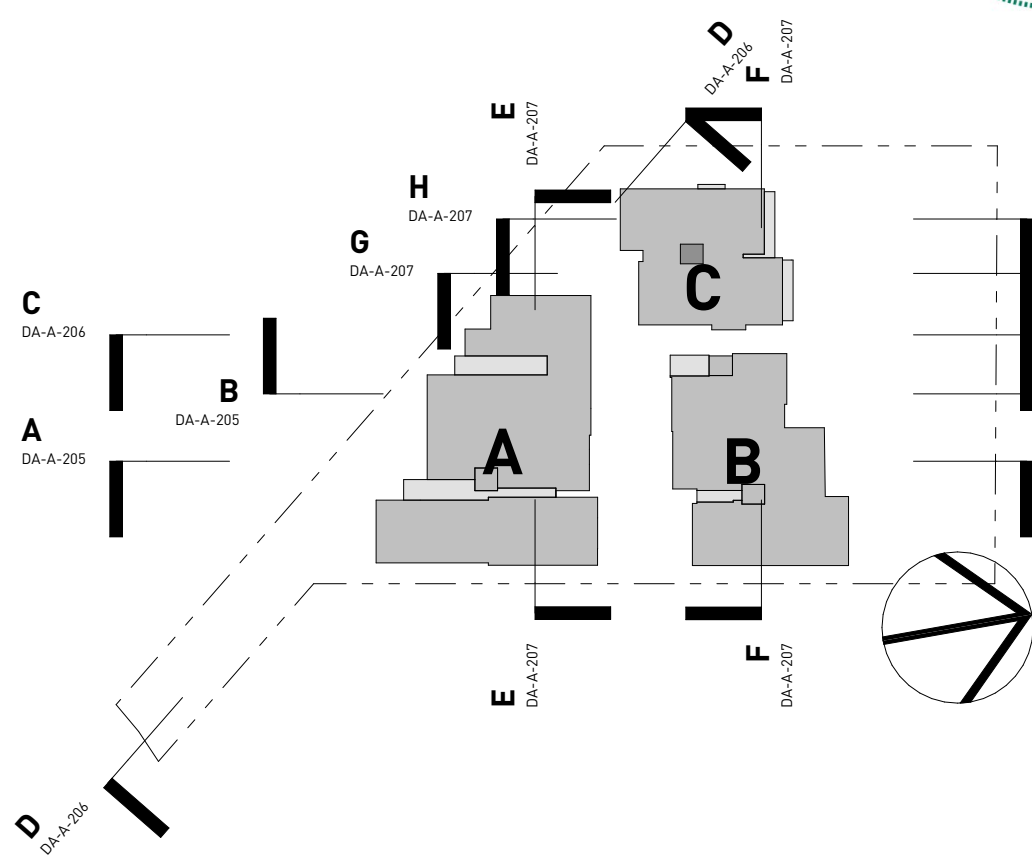
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1 SECTION A
1:200



2 SECTION B
1:200



VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL
DOCUMENT
SECTIONS

STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest
Lot A & B DP93276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



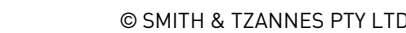
24_041 DA-A-205

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										PAPER SIZE: A 5,000 (1:50) 10,000 (1:100) 20,000 (1:200)



ABSA
Agriculture Building
Sustainability Accreditation

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period: 31/03/2025 - 31/03/2026

Assessor Name: Adriana Segovia

Assessor Number: 20754

This Accredited Assessor is qualified to use the **NABERS Accredited Software** and is required to follow the **ABSA Code of Practice**

STAGE
DEVELOPMENT APPLICATION

PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenches Forest
Lot A & B DP393276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
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Nominated Architect: Peter Smith ARN 7024



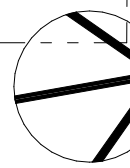
24 041 DA-A-206

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Assessor Number 20754

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FOR DA

REV A 31.07.25

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

STAGE DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP393276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



SMITH & TZANETIS

24_041 DA-A-207

DEVELOPMENT STATISTICS		
SITE AREA		4,704 m ²
DCP CONTROLS		
LANDSCAPE	40%	1,182 m ²
LMR HOUSING SEPP CONTROLS		
FSR		0.8:1
TREE CANOPY	15%	706 m ²
DEEPSOIL	7%	329 m ²
MAX HEIGHT		13300 m
CARPARKING		0.5 per dwelling

SITE AREAS SCHEDULE		
	AREA	%
SITE AREA	4,705	100%
LANDSCAPED AREA	2,112	45%
DEEP SOIL AREA	2,002	41%
COMMUNAL OPEN SPACE	2,481	53%

GFA SCHEDULE		
	LEVEL	AREA m2
GROSS FLOOR AREA		
	LEVEL 0	144
	LEVEL 1	253
	LEVEL 2	344
	LEVEL 3	724
	LEVEL 4	738
	LEVEL 5	725
	LEVEL 6	396
	LEVEL 7	171

	3,495 m ²
FSR	0.73:1

APARTMENT MIX SCHEDULE		
2 BED	13	41%
3 BED	15	47%
3 BED SENIORS	4	12%
32		

CROSS VENTILATION		
YES	31	100%
YES	1	
	32	

SOLAR ACCESS		
2 HOURS -	3	10%
2 HOURS +	28	90%
2 HOURS +	1	
32		

PARKING SCHEDULE	
Accessible	6
Commercial	2
Resident	28
Visitor	7
	43

APARTMENT AREA SCHEDULE			
STOREY	UNIT	BEDS/PRIVATE OPEN SPACE	INTERNAL AREA/ EXTERNAL AREA TOTAL
LEVEL 0			
	C.01	3 BED	144
	C.01	POS	19
163 m²			
LEVEL 1			
	C.11	3 BED SENIORS	122
	C.11	POS	19
141 m²			
	C.12	3 BED SENIORS	123
	C.12	POS	19
142 m²			
LEVEL 2			
	B.03	2 BED	96
	B.03	POS	20
116 m²			
	C.21	3 BED SENIORS	122
	C.21	POS	19
141 m²			
	C.22	3 BED SENIORS	123
	C.22	POS	19
142 m²			
LEVEL 3			
	A.01	2 BED	91
	A.01	POS	21
112 m²			
	B.11	3 BED	125
	B.11	POS	28
153 m²			
	B.12	3 BED	119
	B.12	POS	28
147 m²			
	B.13	2 BED	96
	B.13	POS	20
116 m²			
	C.31	3 BED	122
	C.31	POS	19
141 m²			
	C.32	3 BED	113
	C.32	POS	19
132 m²			
LEVEL 4			
	A.11	2 BED	84
	A.11	POS	16
100 m²			
	A.12	3 BED	110
	A.12	POS	26
136 m²			

Apartment Area Schedule			
Storey	Unit	Beds/Private Open Space	Internal Area/ External Area Total
	A.13	3 BED	110
	A.13	POS	25
	135 m²		
	A.14	2 BED	84
	A.14	POS	21
	105 m²		
	B.21	3 BED	124
	B.21	POS	18
	142 m²		
	B.22	3 BED	118
	B.22	POS	18
	136 m²		
	B.23	2 BED	96
	B.23	POS	20
	116 m²		
LEVEL 5			
	A.21	2 BED	84
	A.21	POS	16
	100 m²		
	A.22	2 BED	84
	A.22	POS	16
	100 m²		
	A.23	3 BED	110
	A.23	POS	20
	130 m²		
	A.24	3 BED	110
	A.24	POS	20
	130 m²		
	A.25	2 BED	84
	A.25	POS	15
	99 m²		
	B.01	POS	19
	19 m²		
	B.02	POS	18
	18 m²		
	B.31	3 BED	125
	125 m²		
	B.32	3 BED	118
	118 m²		
	LEVEL 6		
	A.31	2 BED	84
	A.31	POS	16
	100 m²		
	A.32	2 BED	84
	A.32	POS	16
	100 m²		
	A.33	3 BED	110

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APARTMENT AREA SCHEDULE			
STOREY	UNIT	BEDS/PRIVATE OPEN SPACE	INTERNAL AREA/ EXTERNAL AREA TOTAL
			100 m ²
	A.42	2 BED	84
	A.42	POS	16
			100 m ²
			4,015 m ²



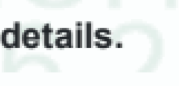
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Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave, FRENCHS
FOREST
NSW, 2086



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VERSION
FOR DA

REV A 31.07.25

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

DOCUMENT

AREA CALCULATIONS

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP3932276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



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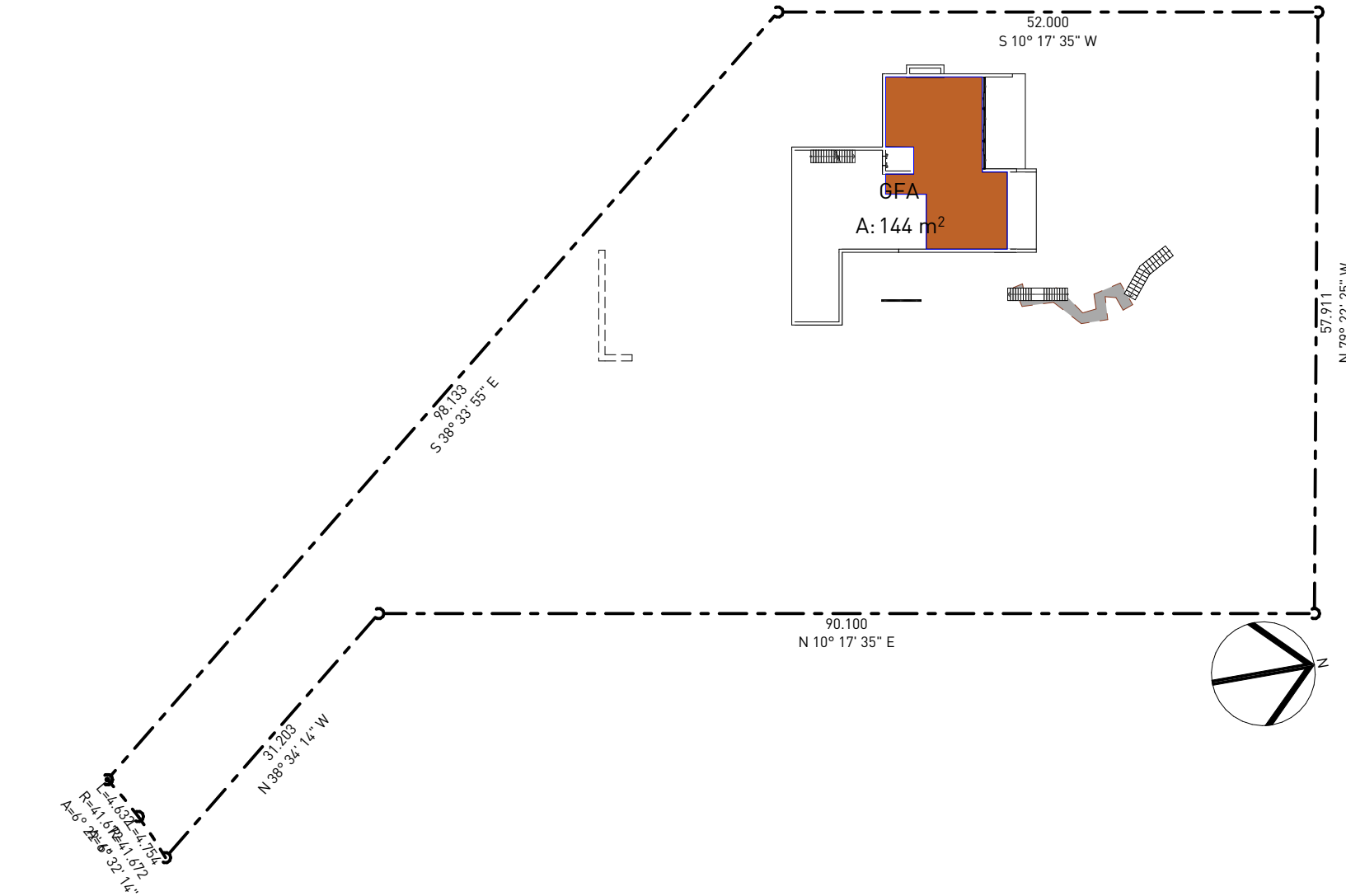
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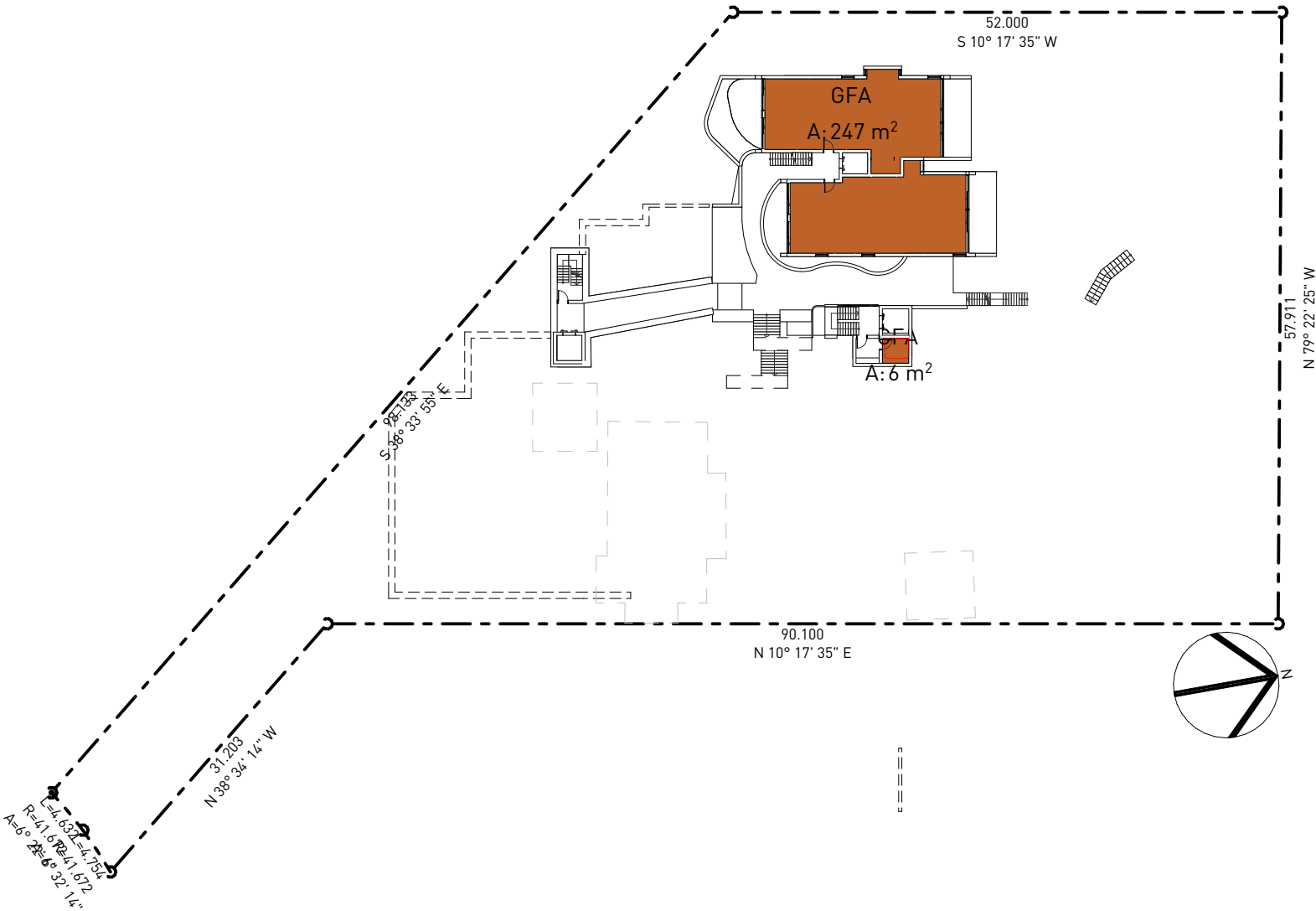
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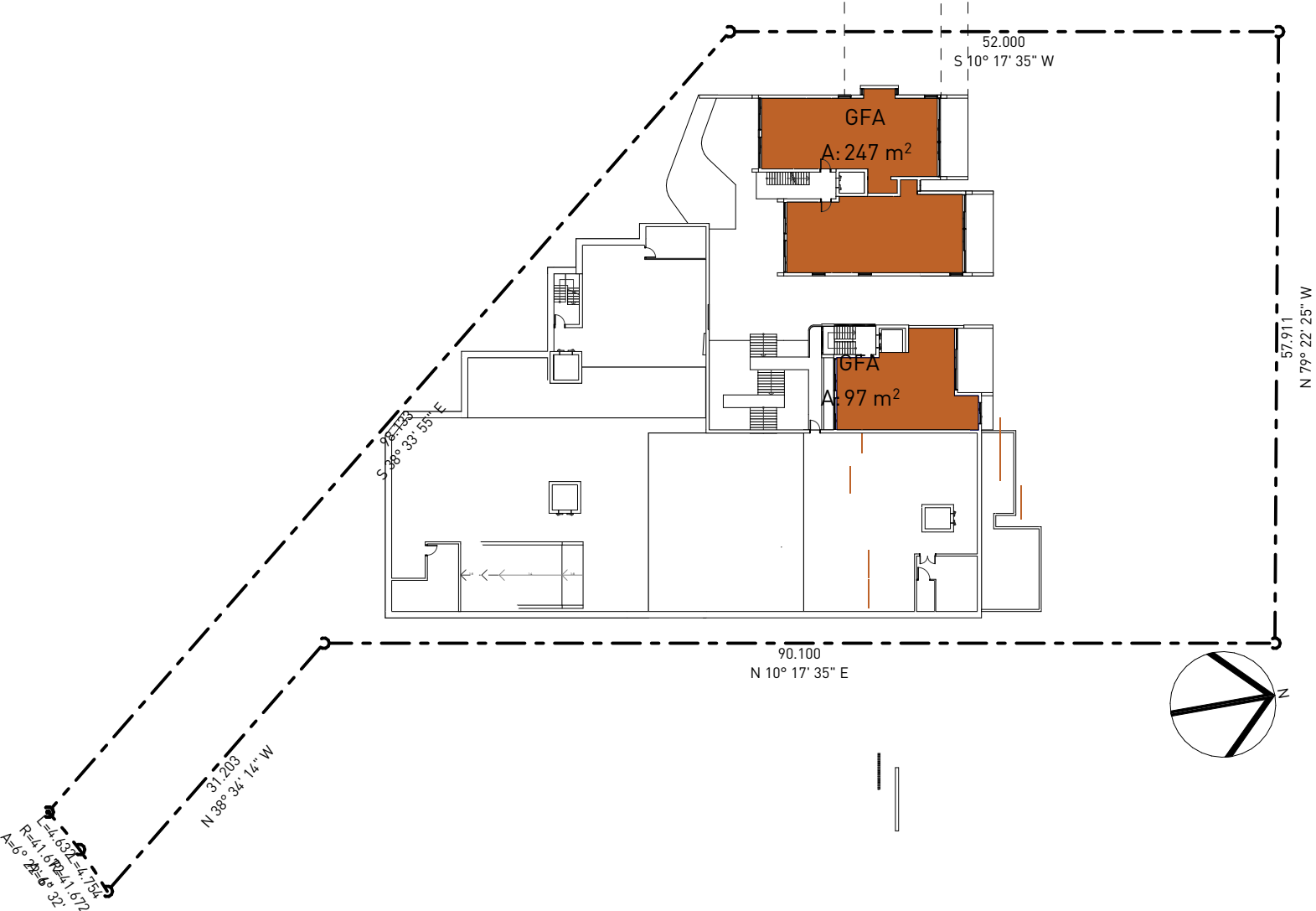
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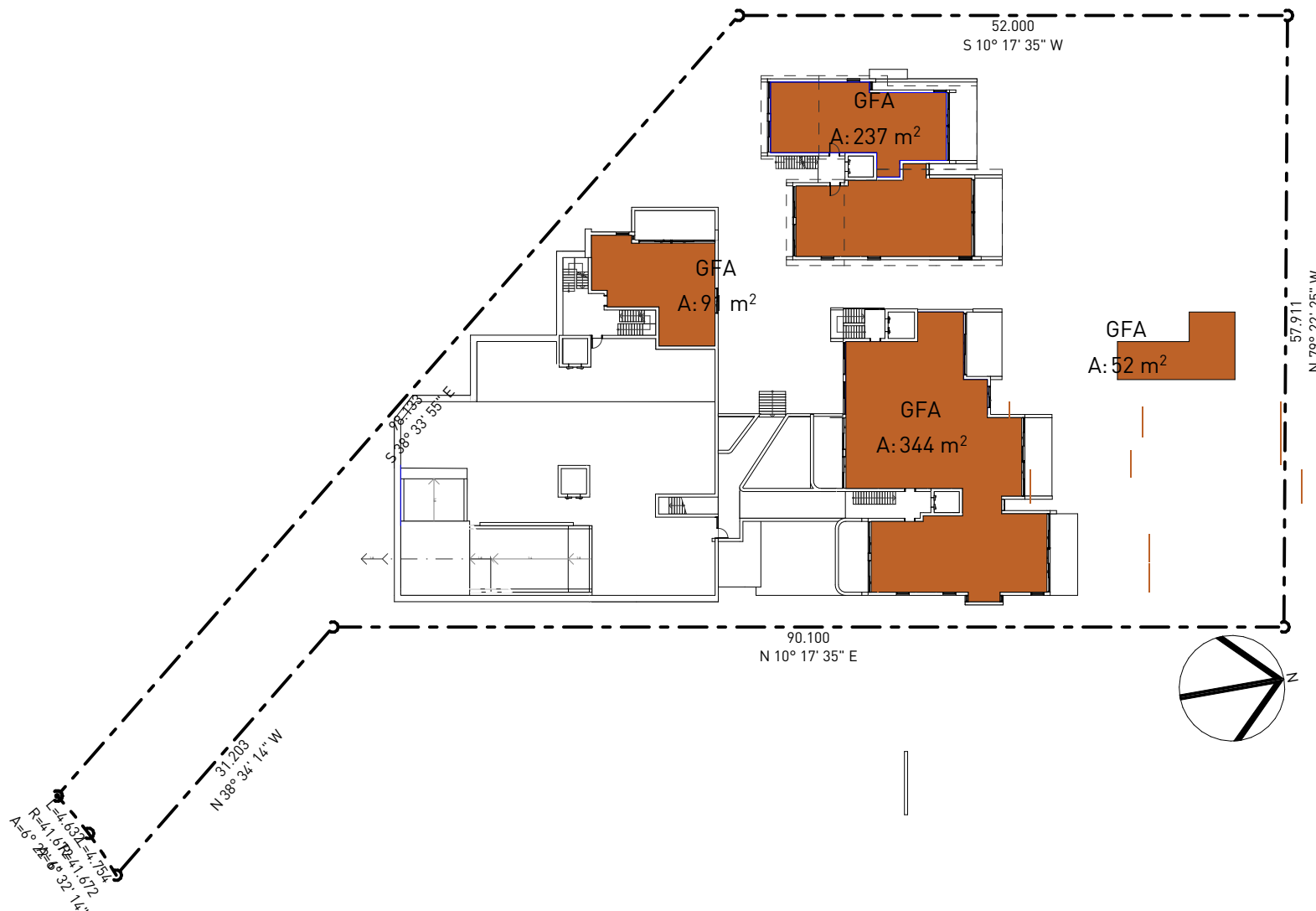
1 GROSS FLOOR AREA - LEVEL 0
1:600



2 GROSS FLOOR AREA - LEVEL 1
1:600



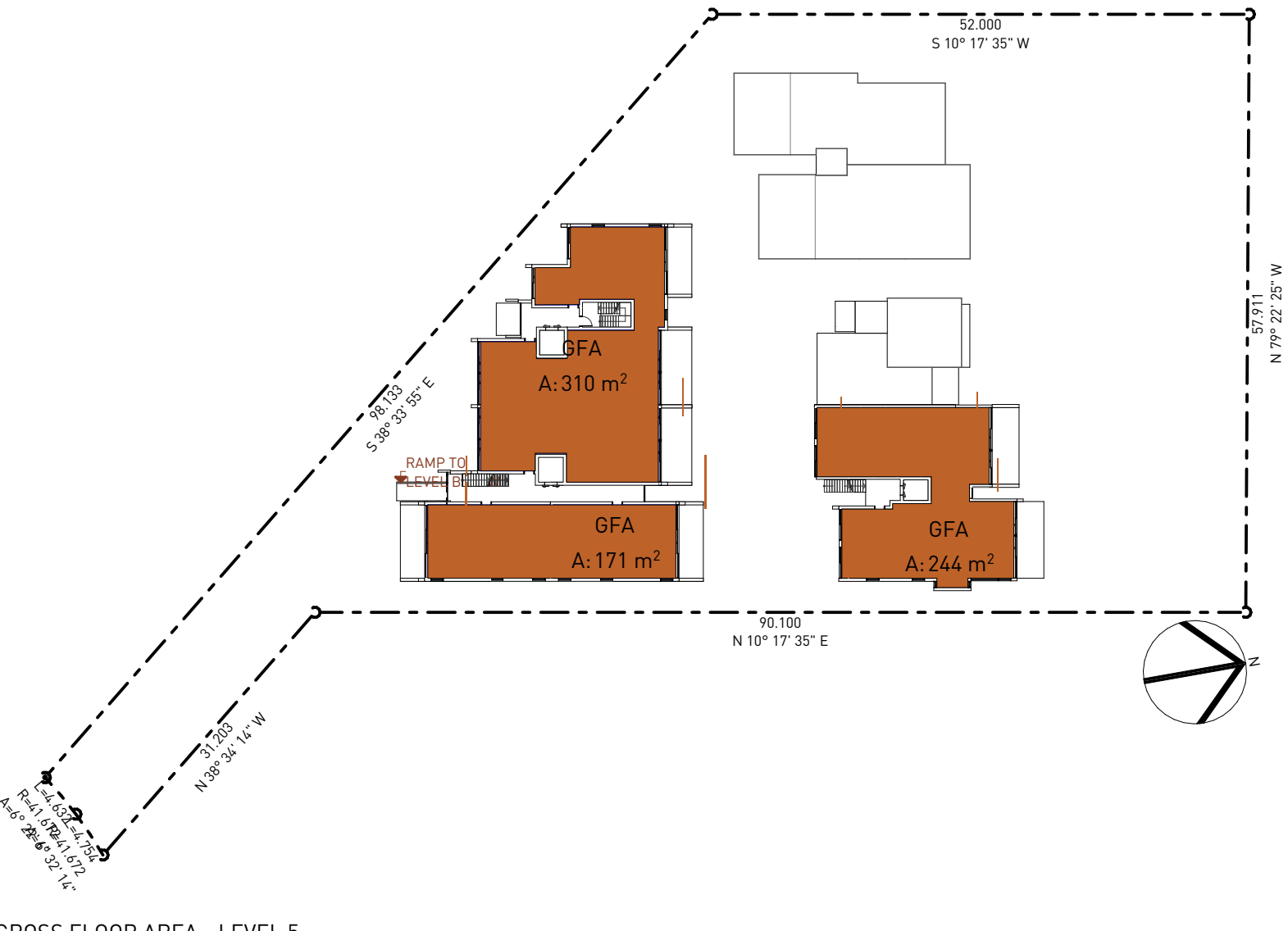
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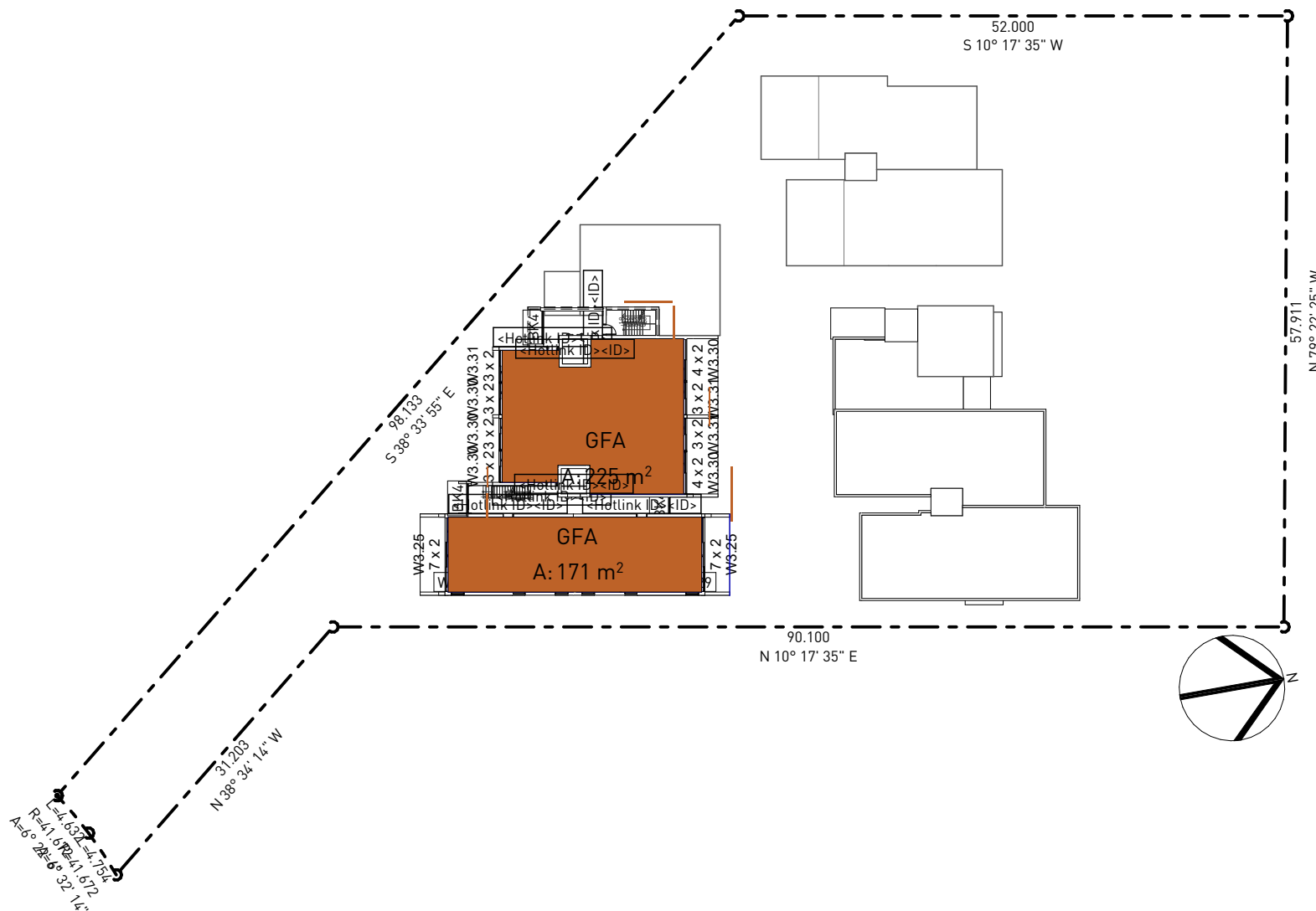
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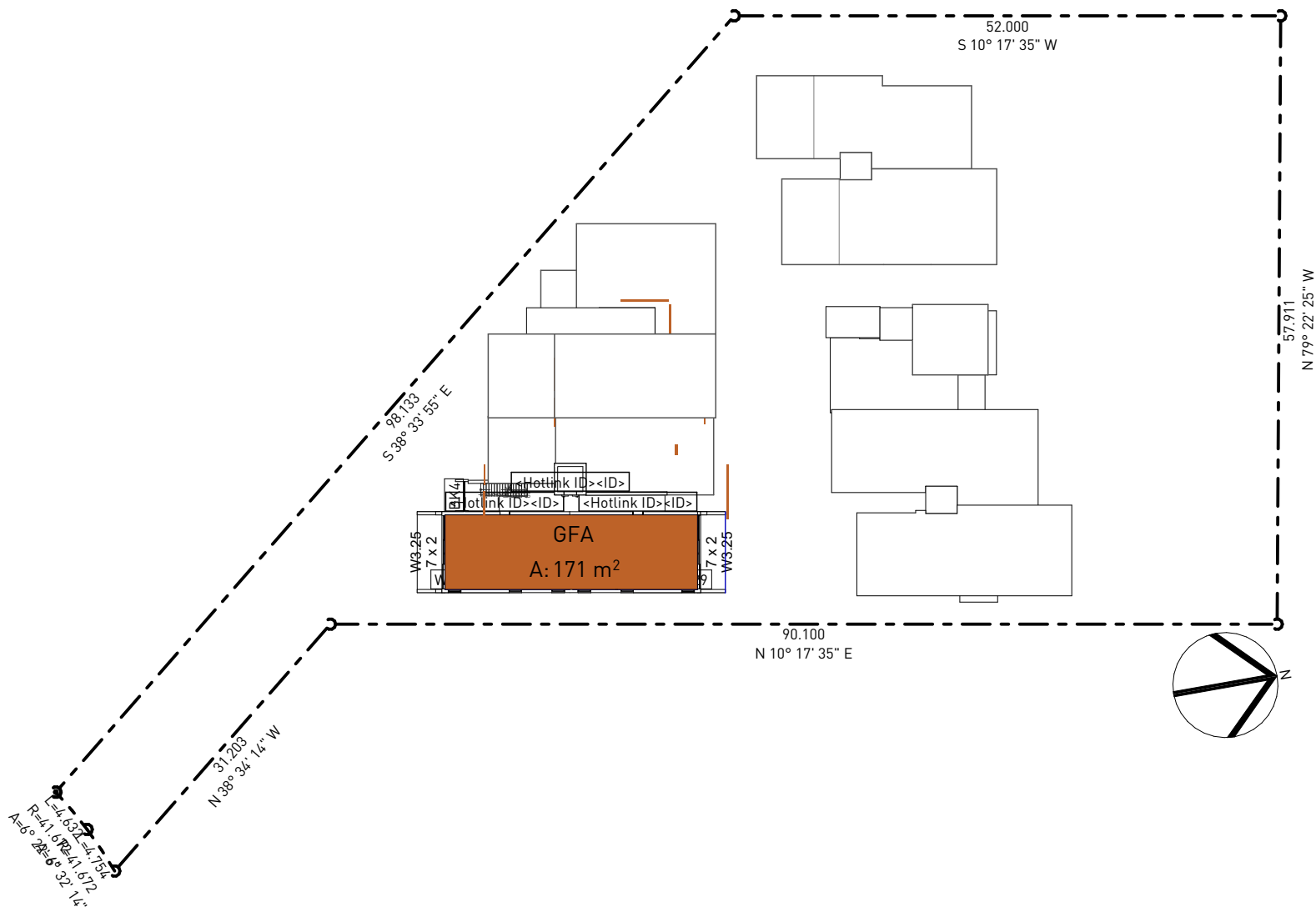
5 GROSS FLOOR AREA - LEVEL 4
1:600



6 GROSS FLOOR AREA - LEVEL 5
1:600



7 GROSS FLOOR AREA - LEVEL 6
1:600



8 GROSS FLOOR AREA - LEVEL 7
1:600

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GFA SCHEDULE

LEVEL	AREA m2
GROSS FLOOR AREA	
LEVEL 0	144
LEVEL 1	253
LEVEL 2	344
LEVEL 3	724
LEVEL 4	738
LEVEL 5	725
LEVEL 6	396
LEVEL 7	171
	3,495 m²
FSR	0.73:1

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Assessor name Adriana Segovia
Accreditation No. 20754
Property Address 12 Gladys Ave,FRENCHS FOREST NSW,2086
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VERSION

FOR DA

REV A 31.07.25

Model 24_041 Model LMR-DA - ADDITIONAL LEVEL

DOCUMENT

GROSS FLOOR AREA

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue
Frenchs Forest

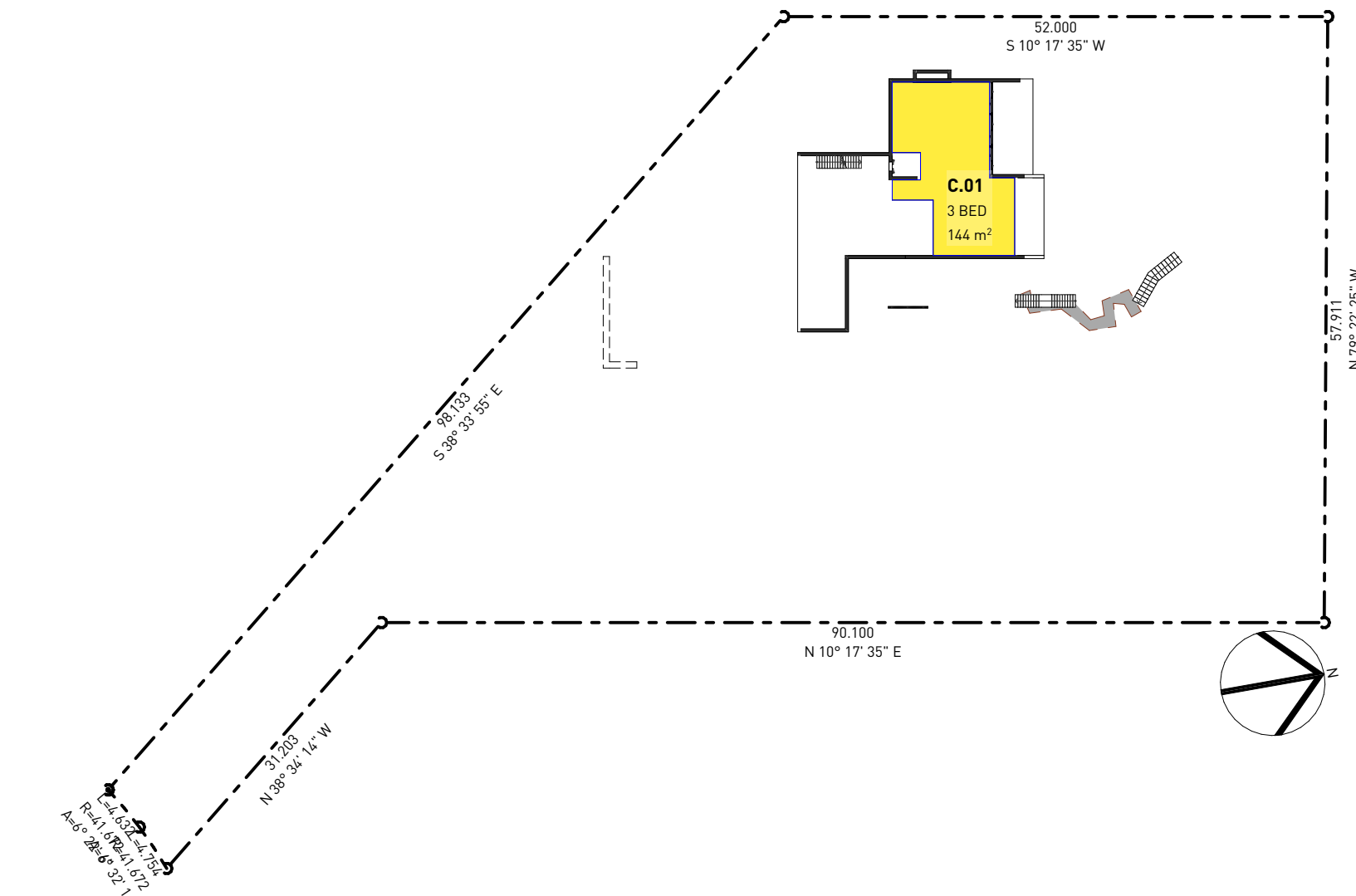
Lot A & B DP93276

88 Republic of Gladys

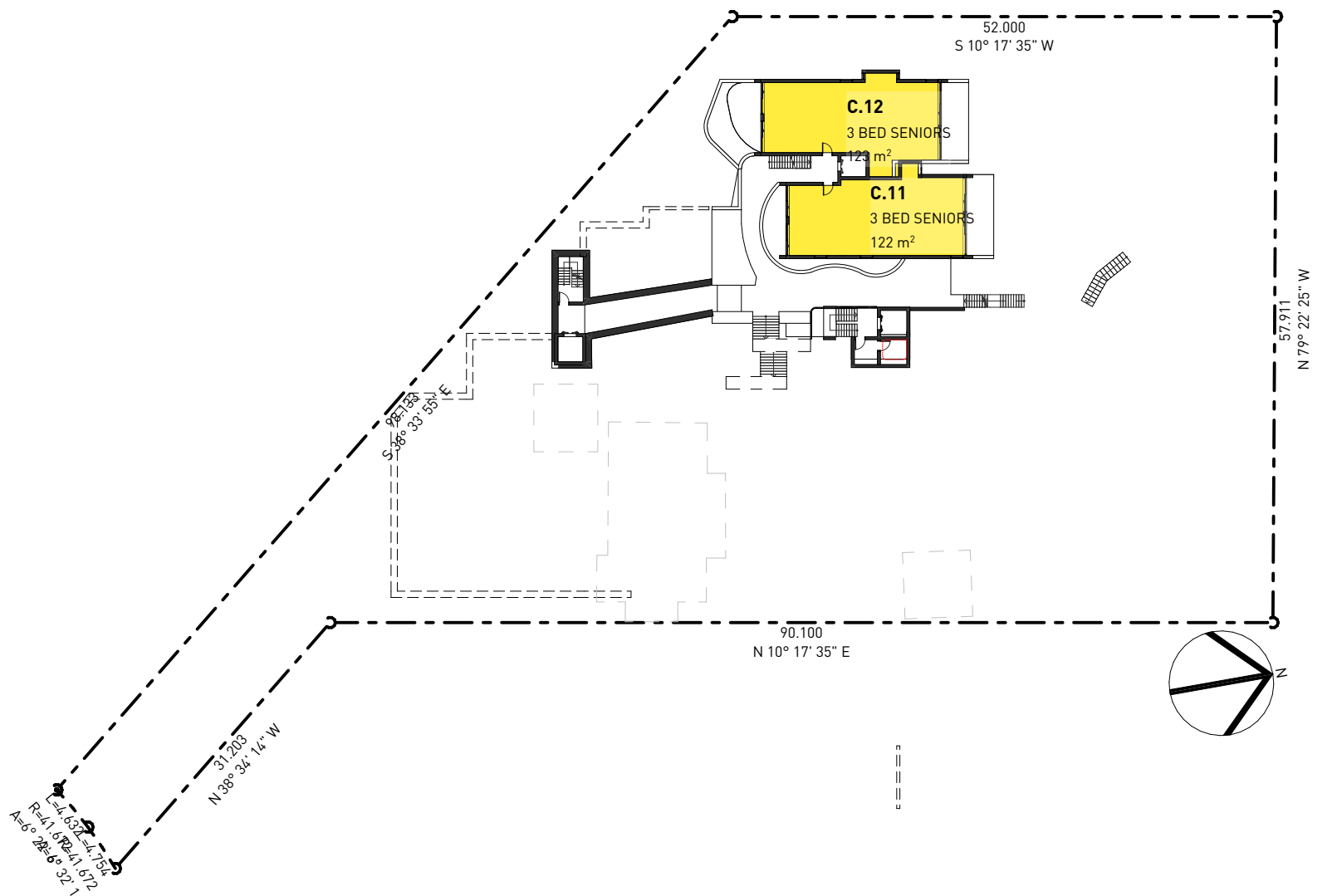
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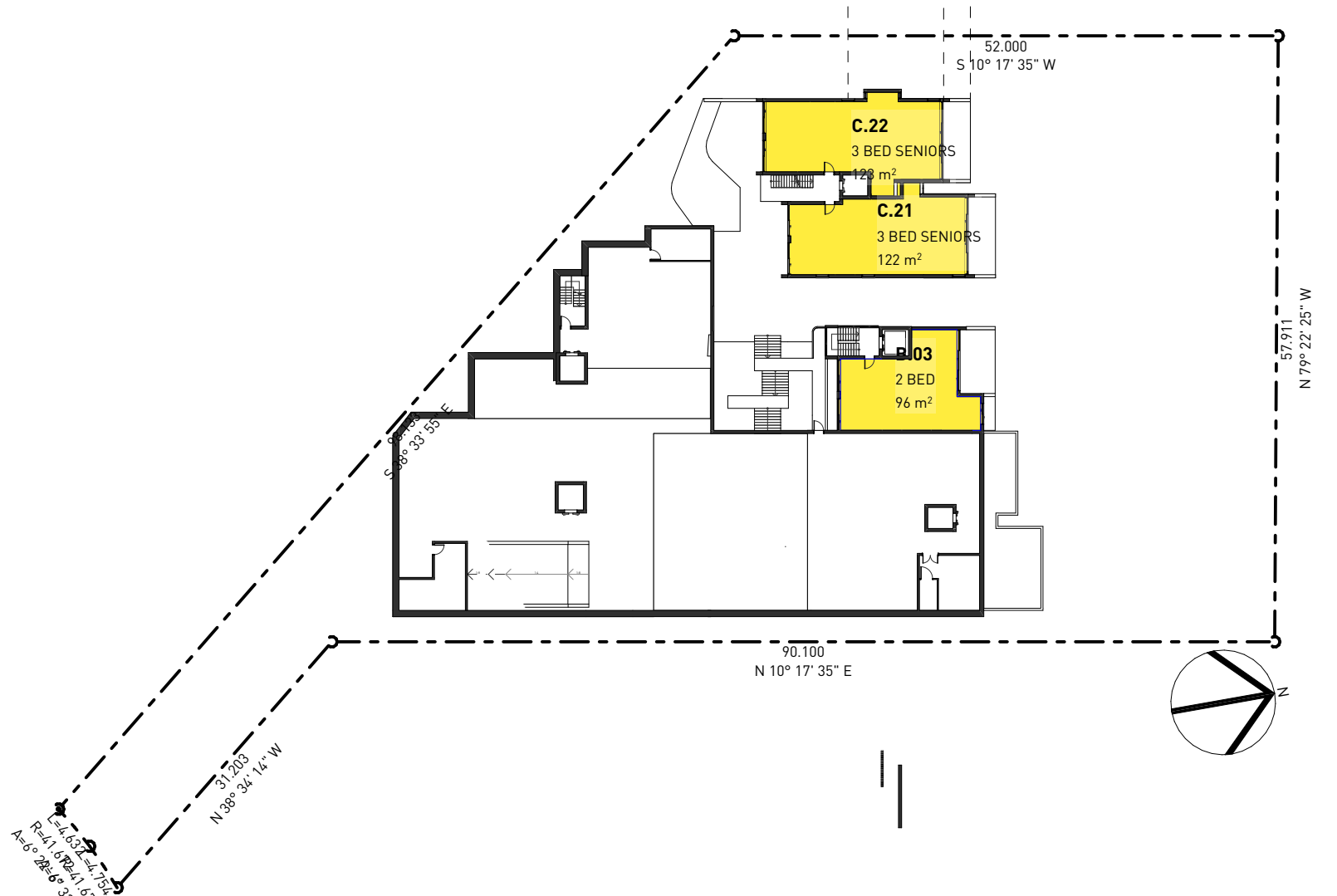
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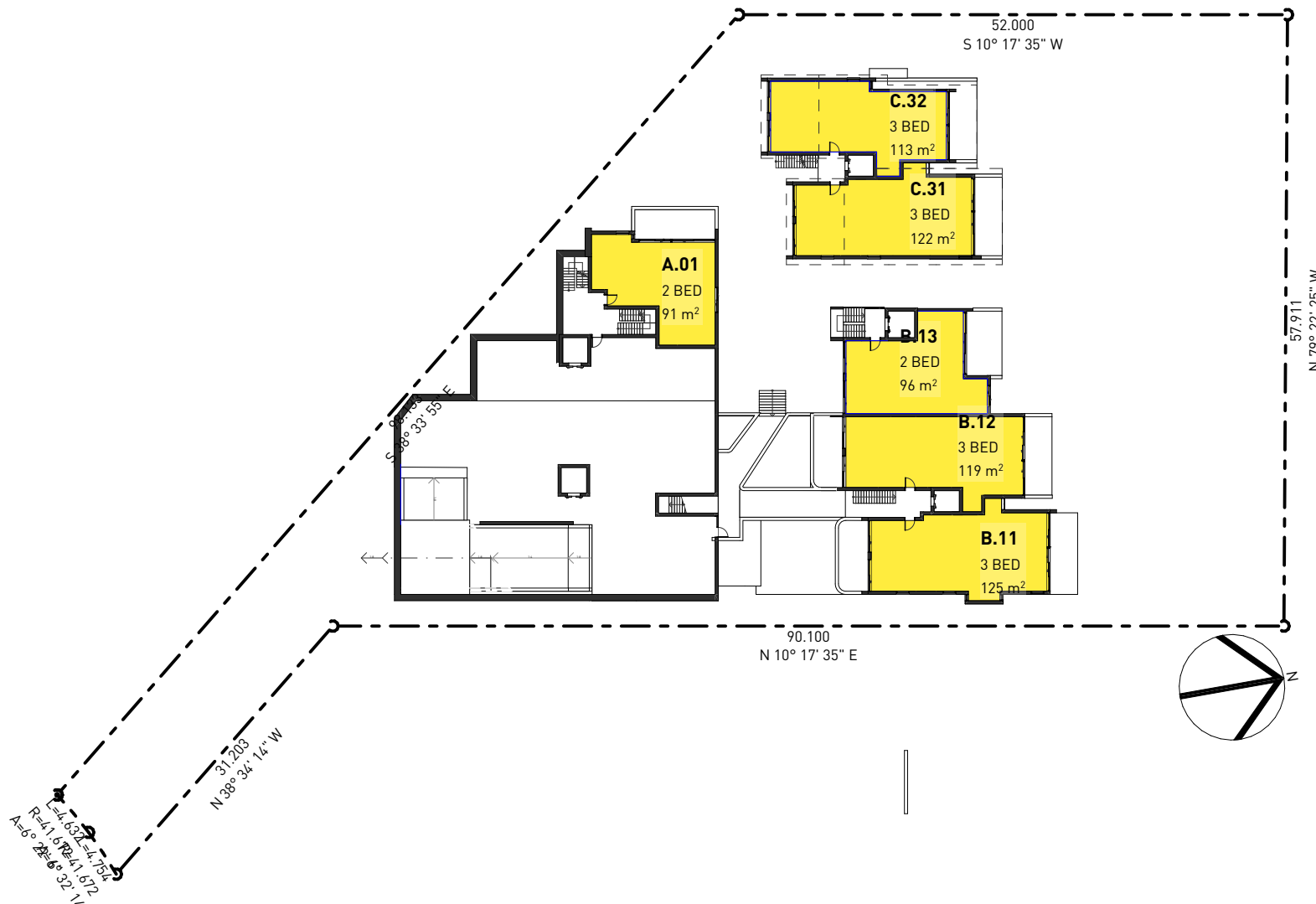
1 SOLAR ACCESS - LEVEL 0
1:600



2 SOLAR ACCESS - LEVEL 1
1:600



3 SOLAR ACCESS - LEVEL 2
1:600



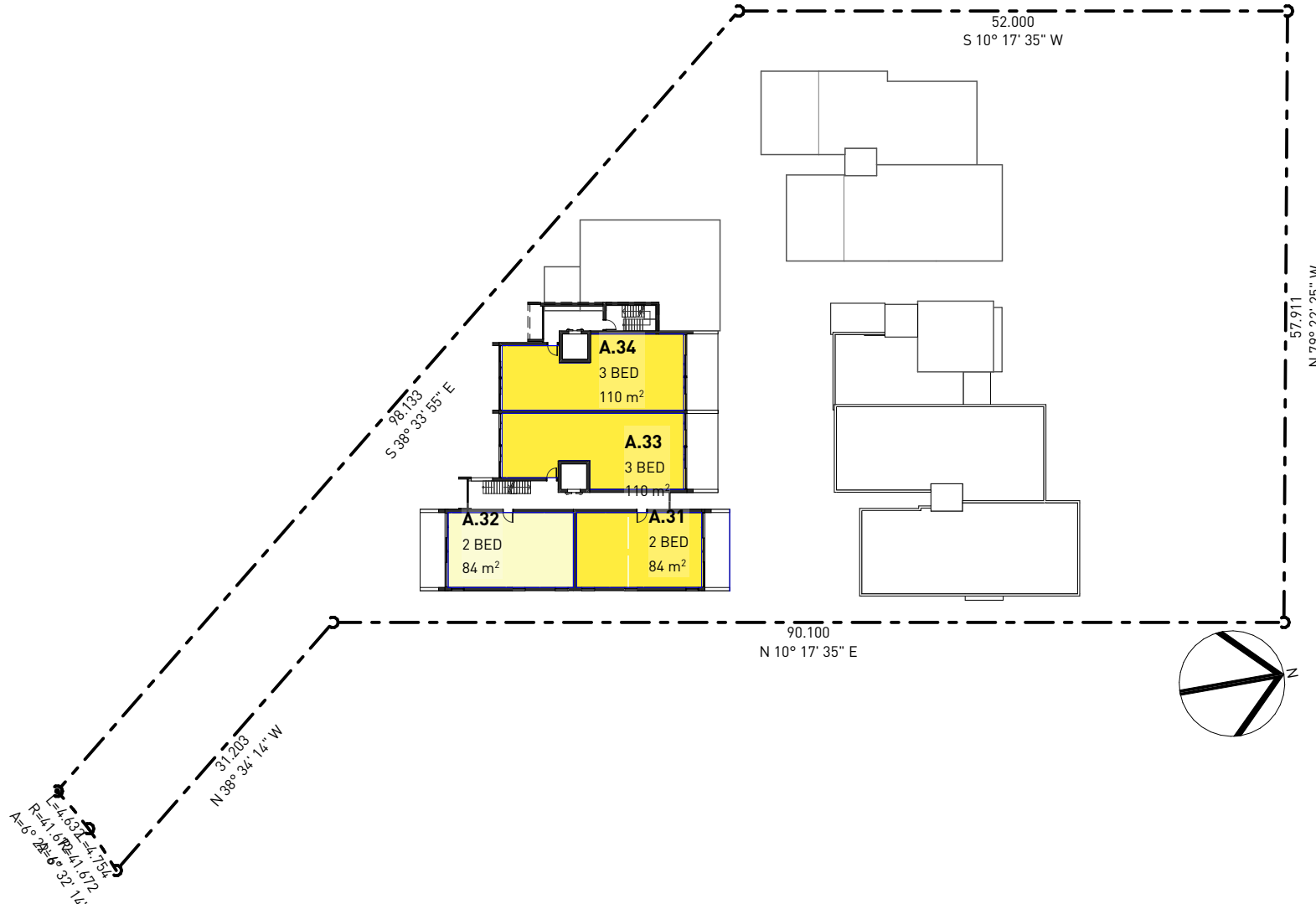
4 SOLAR ACCESS - LEVEL 3
1:600



5 SOLAR ACCESS - LEVEL 4
1:600



6 SOLAR ACCESS - LEVEL 5
1:600



7 SOLAR ACCESS - LEVEL 6
1:600



8 SOLAR ACCESS - LEVEL 7
1:600

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SOLAR ACCESS		
2 HOURS -	3	10%
2 HOURS +	28	90%
2 HOURS +	1	
32		

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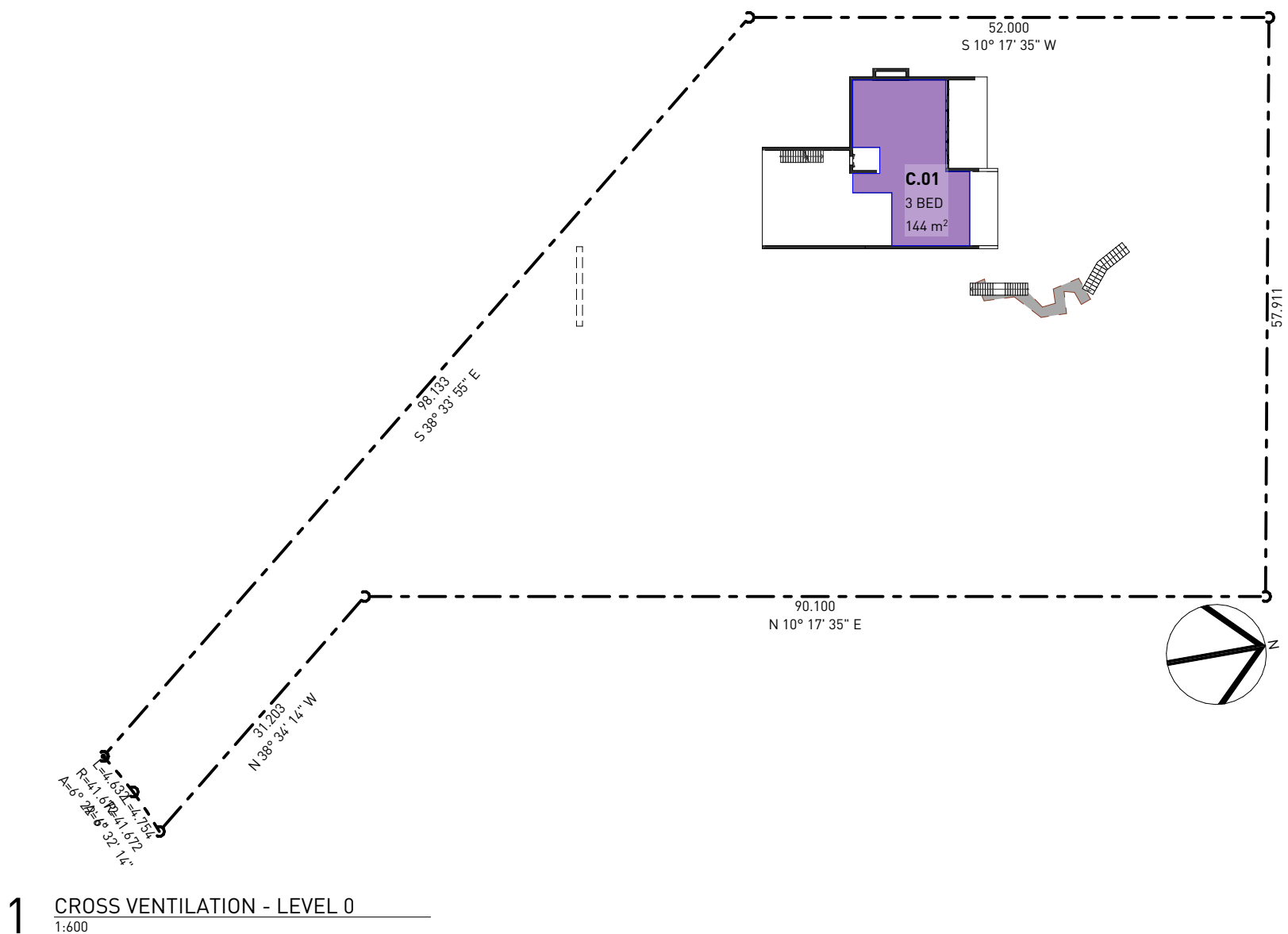


VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL
DOCUMENT
SOLAR ACCESS

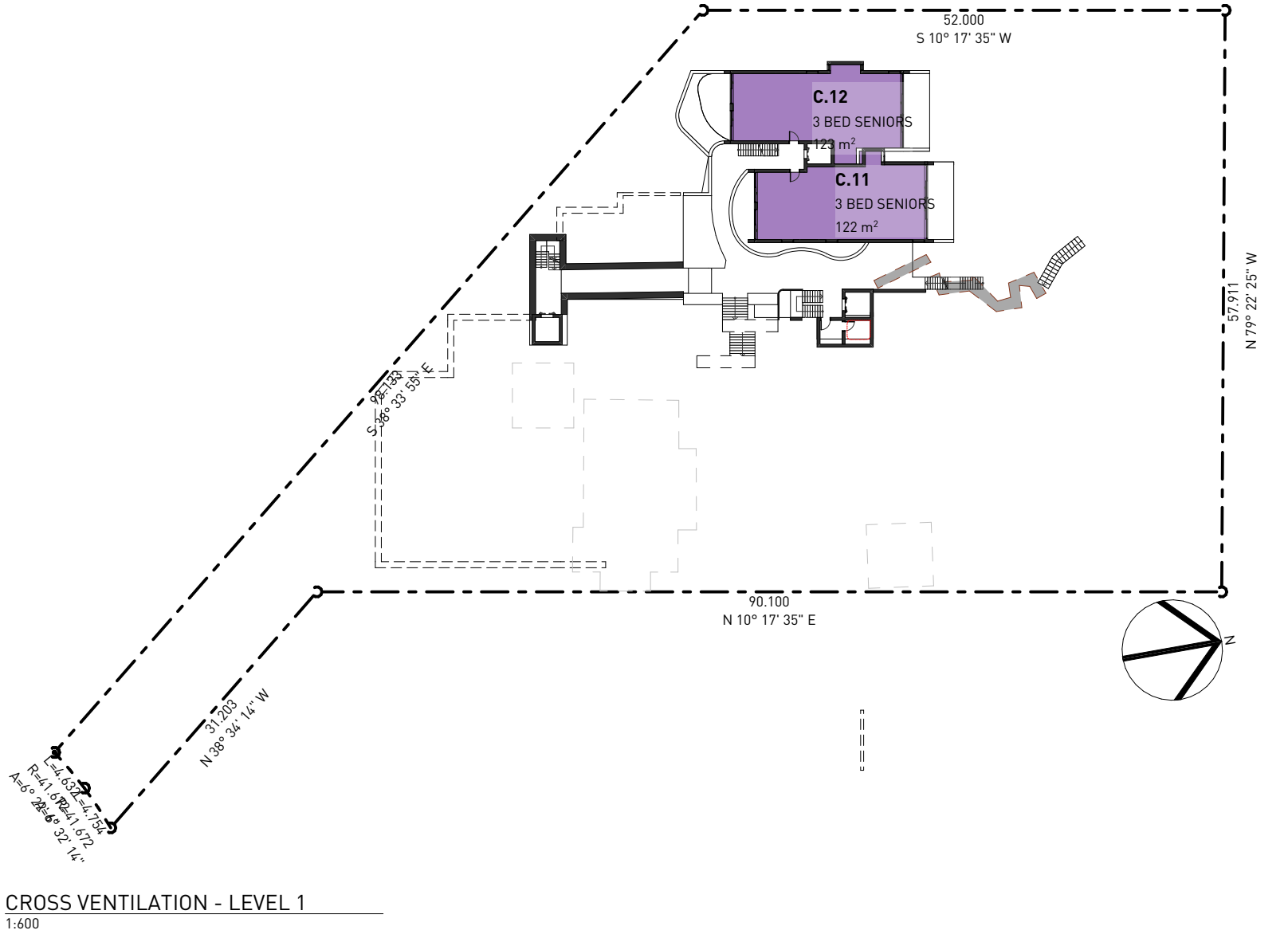
STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest
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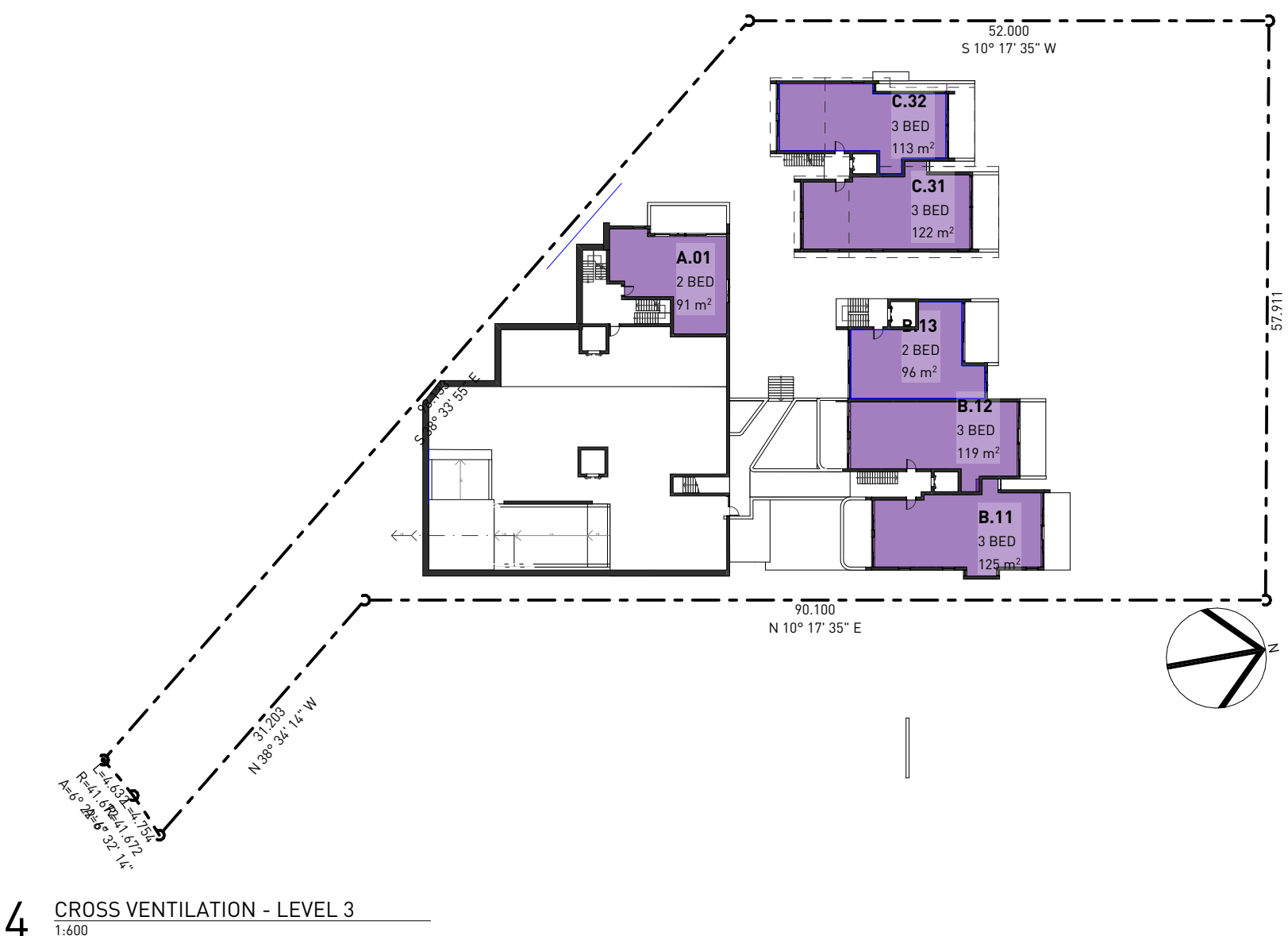
1 CROSS VENTILATION - LEVEL 0
1:600



2 CROSS VENTILATION - LEVEL 1
1:600



3 CROSS VENTILATION - LEVEL 2
1:600



4 CROSS VENTILATION - LEVEL 3
1:600



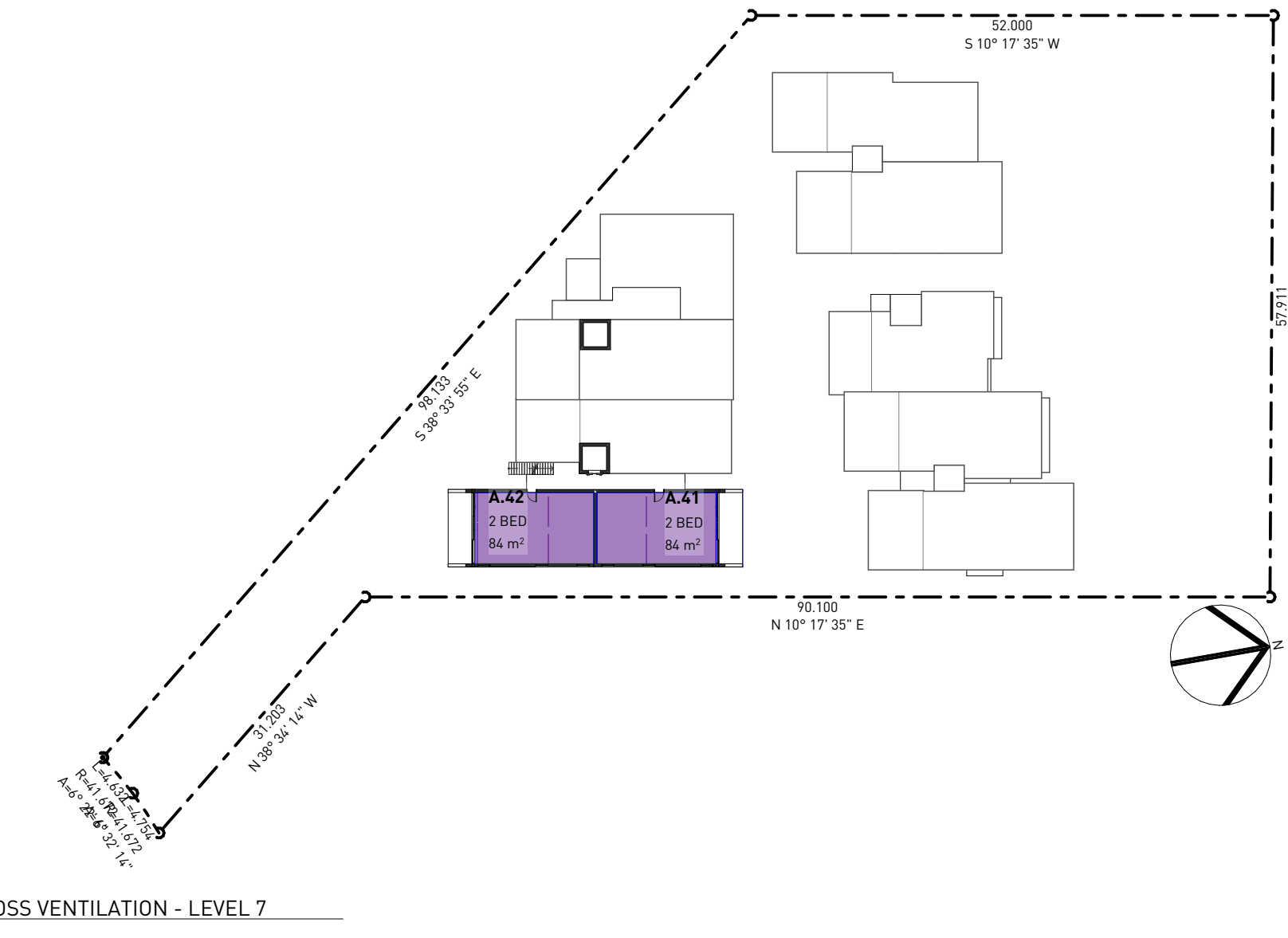
5 CROSS VENTILATION - LEVEL 4
1:600



6 CROSS VENTILATION - LEVEL 5
1:600



4 CROSS VENTILATION - LEVEL 6
1:600



5 CROSS VENTILATION - LEVEL 7
1:600

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LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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The design is not in a form suitable for use in connection with building work.

CROSS VENTILATION

YES	31	100%
YES	1	
	32	

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Assessor name Adriana Segovia
Accreditation No. 20754
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NSW,2086
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VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL
DOCUMENT
CROSS VENTILATION

STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest
Lot A & B DP393276
88 Republic of Gladys

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ABSASustainability
Australian Building Sustainability Association

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 - 31/03/2026

Assessor Name **Adriana Segovia**

Assessor Number **20754**

This Accredited Assessor is qualified to use **Rated R** Accredited Software and has agreed to follow the ABSA Code of Practice

STAGE DEVELOPMENT APPLICATION

Lot A & B DP393276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24 041 DA-A-804

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Assessor name Adriana Segovia

Accreditation No. 20754

Property Address 12 Gladys Ave,FRENCHS FOREST NSW,2086

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1 SITE AREA
1:400

2 LANDSCAPE AREA
1:400

3 DEEP SOIL
1:400

4 COMMON OPEN SPACE
1:400

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SITE AREAS SCHEDULE

	AREA	%
SITE AREA	4,705	100%
LANDSCAPED AREA	2,112	45%
DEEP SOIL AREA	2,002	41%
COMMUNAL OPEN SPACE	2,481	53%

VERSION
FOR DA
REV A 31.07.25
DOCUMENT
SITE AREAS

STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest
Lot A & B DP933276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024

24_041 DA-A-805

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- EXISTING SHADOW
- NEW SHADOW
- C.O.S COMMUNAL OPEN SPACE
- P.O.S PRIVATE OPEN SPACE



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VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL
DOCUMENT
SHADOWS - WINTER SOLSTICE

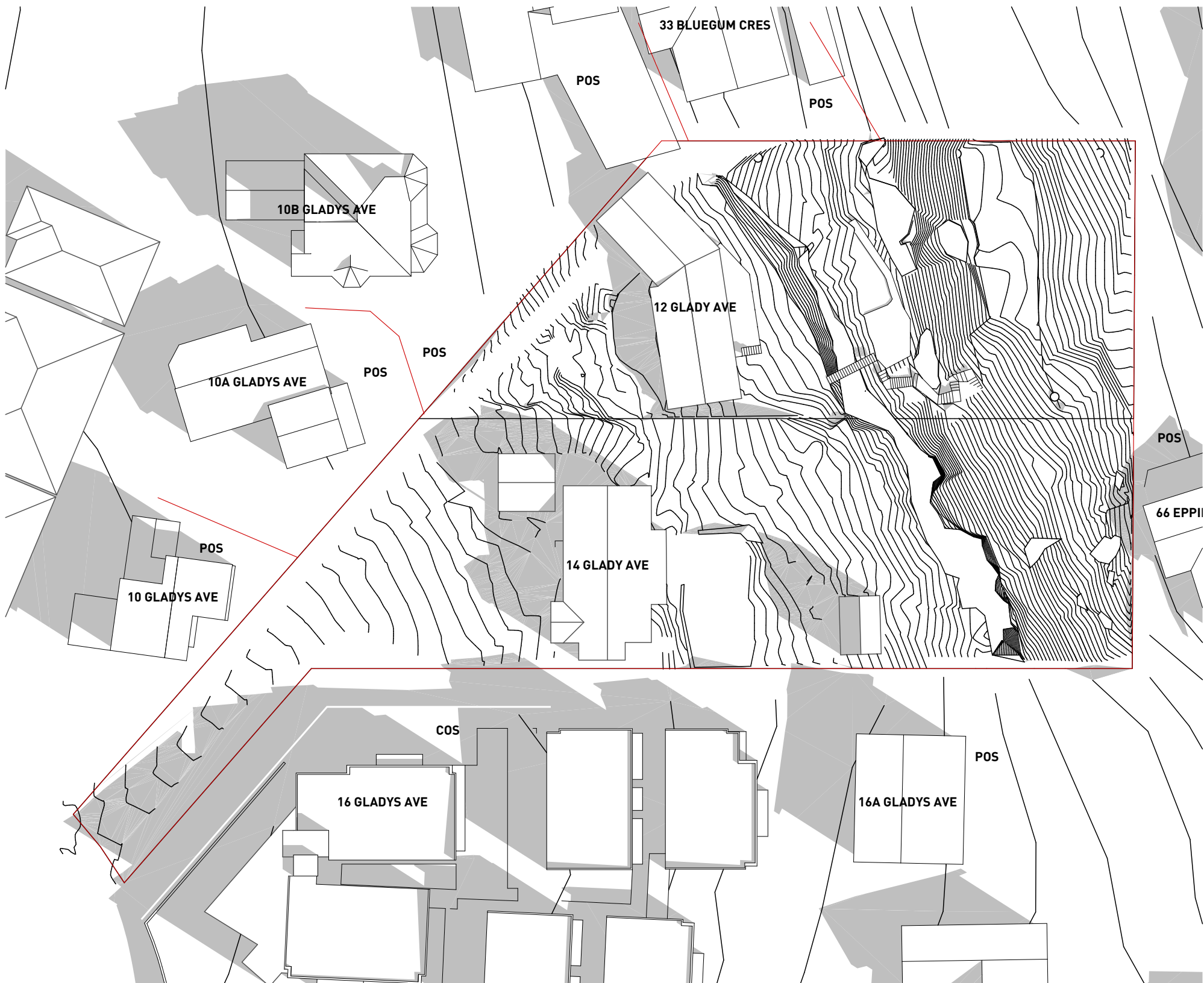
STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276
88 Republic of Gladys

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M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-850



1 EXISTING PLAN VIEW JUNE 21 0900
1:500



3 EXISTING PLAN VIEW JUNE 21 1000
1:500



2 PROPOSED SHADOWS JUNE 21 0900
1:500



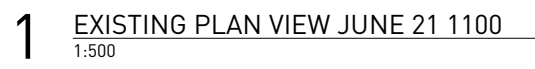
4 PROPOSED SHADOWS JUNE 21 1000
1:500

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ABSA
ACCREDITED ASSessor
Sustainability Accreditation

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 31/03/2025 – 31/03/2026

Assessor Name Adriana Segovia

Assessor Number 20754

This Accredited Assessor is qualified to use NATURE'S Accredited Software and has agreed to follow the ABSA Code of Practice.

ABSA
ACCREDITED ASSessor
Sustainability Accreditation



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EXISTING SHADOW

NEW SHADOW

C.O.S COMMUNAL OPEN SPACE

P.O.S PRIVATE OPEN SPACE



ABSA
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VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVE

DOCUMENT

SHADOWS - WINTER SOLSTICE

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP393276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



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										PAPER SIZE: A 5,000 (1:50) 10,000 (1:100) 20,000 (1:200)

24_041 DA-A-852

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1 EXISTING PLAN VIEW JUNE 21 1500
1:500



2 PROPOSED SHADOWS JUNE 21 1500
1:500

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VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

DOCUMENT

SHADOWS - WINTER SOLSTICE

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015
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Nominated Architect: Peter Smith ARN 7024



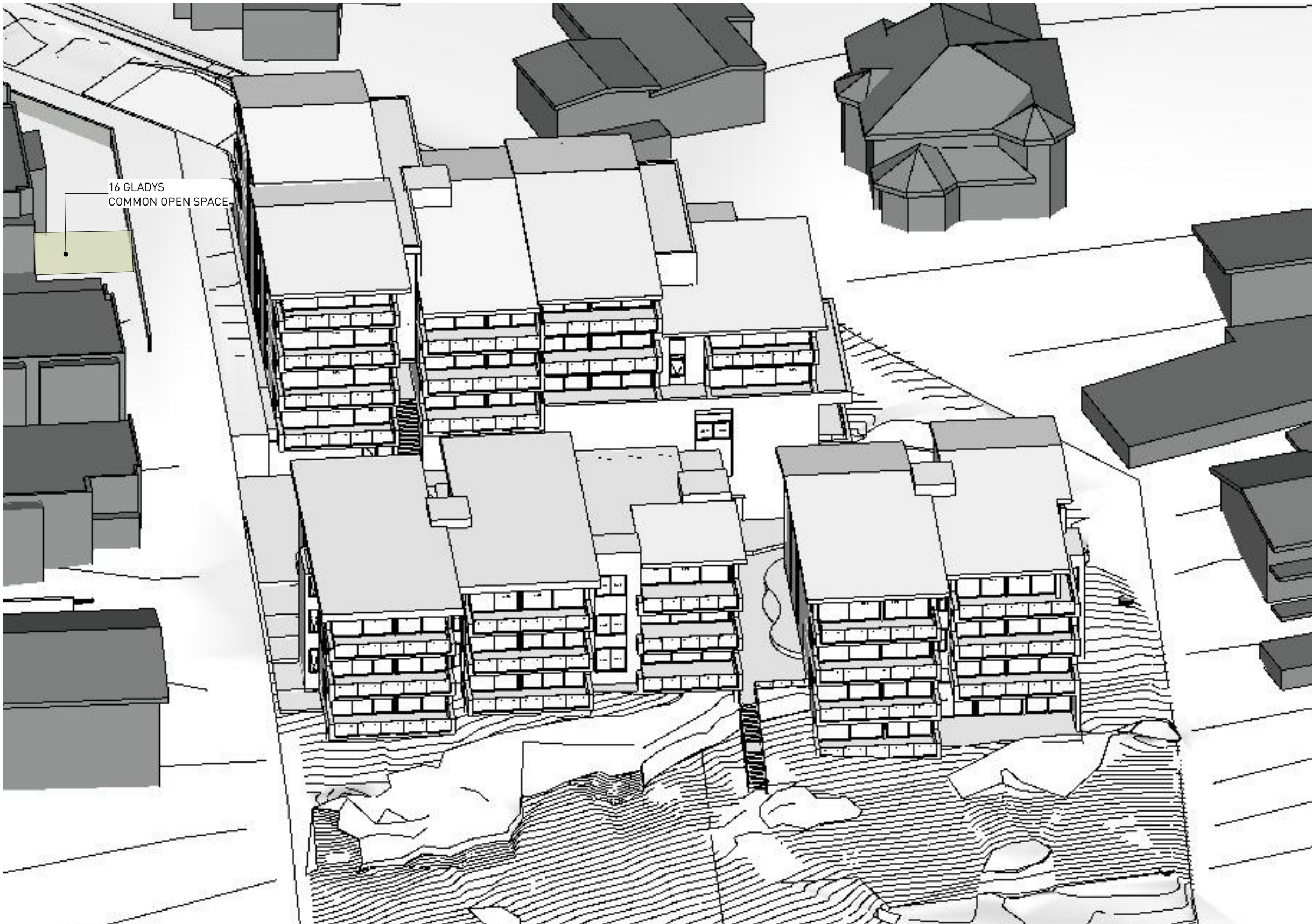
24_041 DA-A-853



1 21 JUNE 0900
1:100



2 21 JUNE 1000
1:100



3 21 JUNE 1100
1:100



4 21 JUNE 1200
1:100

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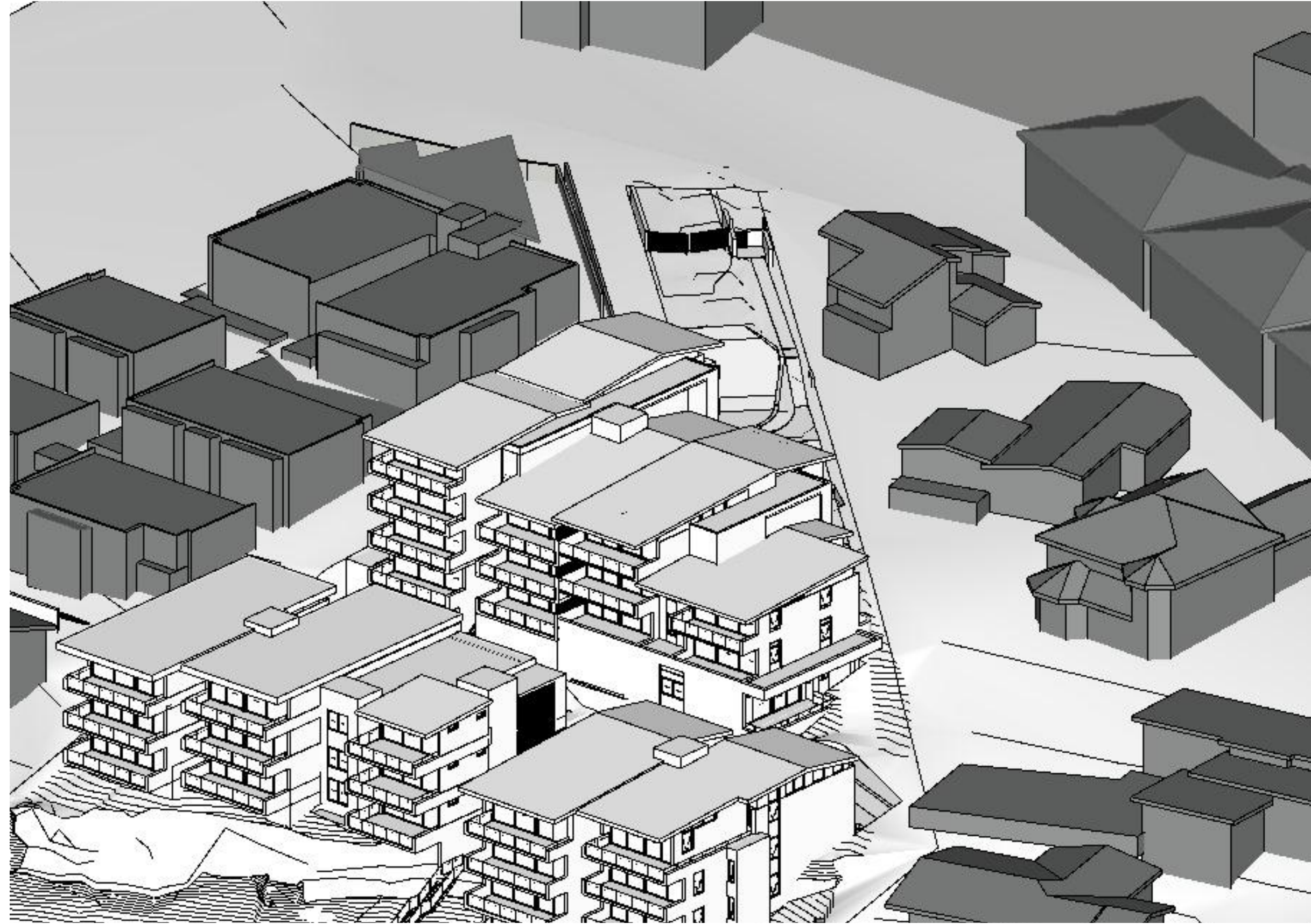
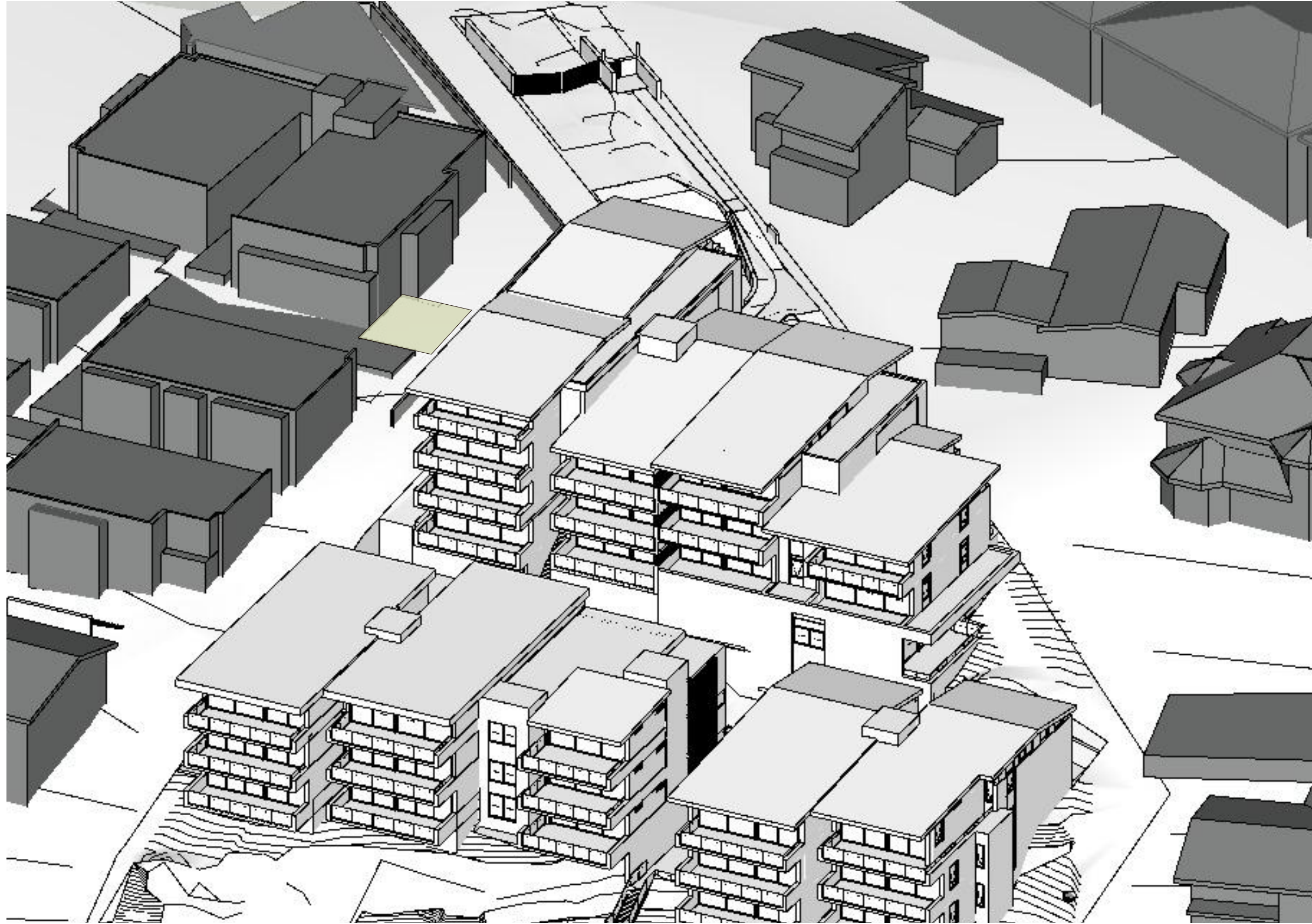
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Assessor Number: 20754


VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL
DOCUMENT
SUN EYE DIAGRAMS - WINTER SOLSTICE
STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest
Lot A & B DP93276
88 Republic of Gladys

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smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-854



0 5







MDR
METAL DECK ROOF
WINDSPRAY

MCLD
METAL CLADDING
MONUMENT

BAL1
BALUSTRADE 1
FRAMLESS GLASS

CON
CONCRETE
CLASS 2 OFF-FORM

BK1
BRICK 1
COMMON BOND

BK2
BRICK 2
VERTICAL SOILDER

BAL2
BALUSTRADE 2
VERTICAL BATTEN
PRIVACY TIMBER

BAL2
BALUSTRADE 2
VERTICAL BATTEN
GATE/BREEZEWAY MONUMENT

STN2
STONE 2
SANDSTONE BLOCK

STN1
STONE 1
SANDSTONE CLADDING

STN3
STONE 3
QUARRY SAWN SANDSTONE BLOCK



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VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 Model LMR-DA - ADDITIONAL LEVEL

DOCUMENT

BUILDING MATERIALS

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

P 02 9516 2022 E email@smithtzannes.com.au

smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024



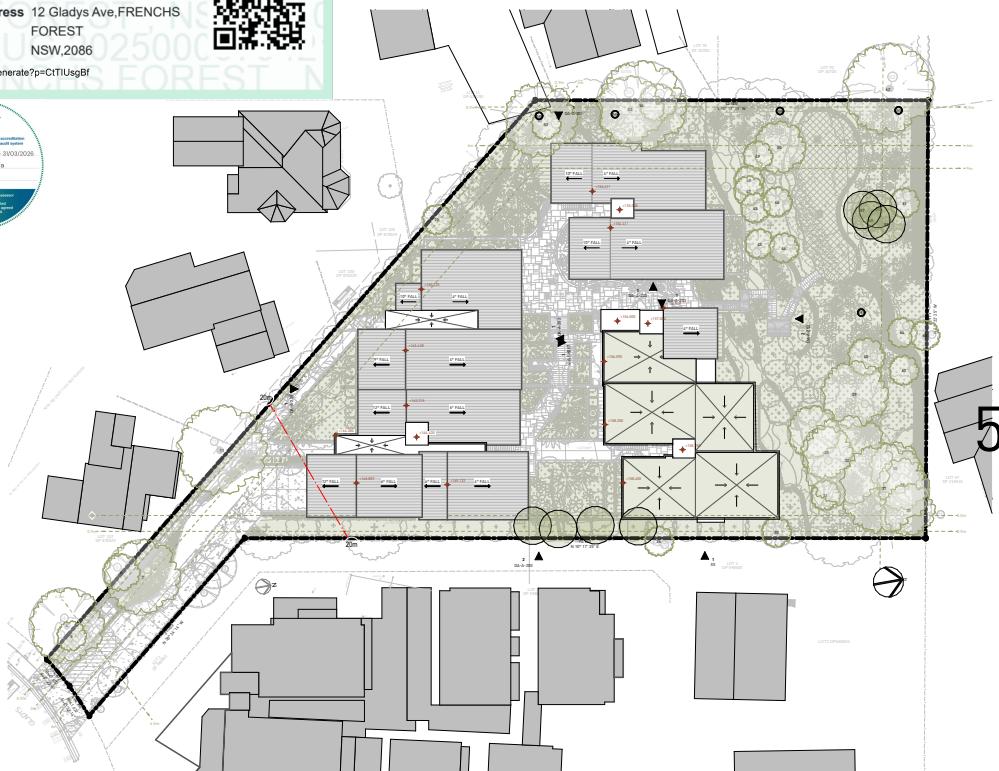
24_041 DA-A-901


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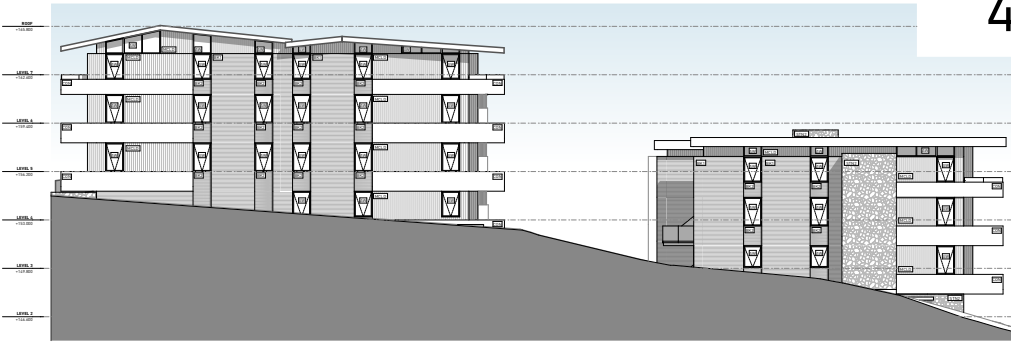
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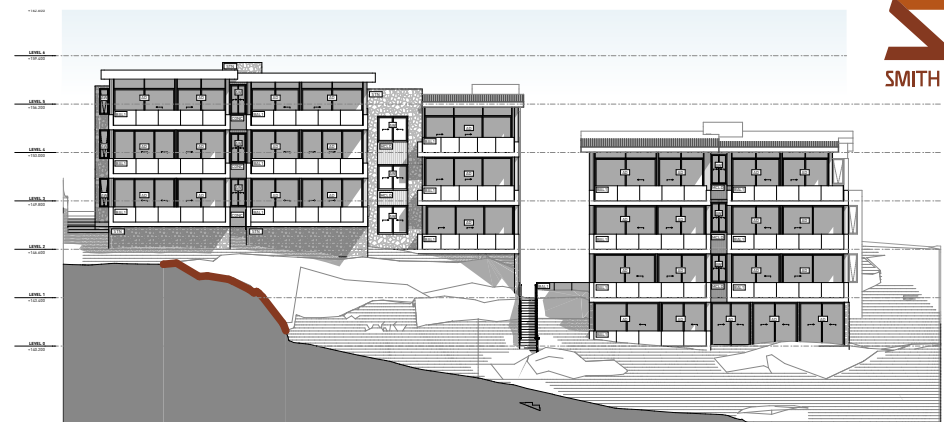




1 SITE PLAN
1:1000



3 PAVILION A EAST
1:500



PAVILION B & C NORTH
1:500



4 PAVILION A WEST
1:500



2 PAVILION A SOUTH
1:500



NOTIFICATION PLAN

1:1000, 1:500

LMR APARTMENTS
12-14 Gladys Avenue

24_041
REV A 31.07.25

DA-A-990

BASIX THERMAL PERFORMANCE COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

BASIX THERMAL PERFORMANCE COMMITMENTS

Note: Table 1 must be read in conjunction with Table 2. Table 2 outlines additional thermal enhancements / treatments to meet the mandatory thermal load targets to achieve compliance.

1: Base Case Assumptions on Construction and Fabric

Element	Material	Detail
External walls	Brick Veneer	Insulation: See Table 3
		Light colour: Absorptance< 0.475
		Studs: Metal
	Metal cladding	Insulation: See Table 3
		Dark colour: Absorptance> 0.70
Studs: Metal		
Internal walls	Plasterboard	Studs: Metal
Party walls	Cavity Brick	Insulation: None
Windows	Type 1	Total Window System Properties U-value 5.4 & SHGC 0.58 <u>for sliding doors, sliding & fixed windows</u>
		And Total Window System Properties U-value 5.8 & SHGC 0.49 <u>for bifold doors, awning & casement windows</u>
	Type 2	Total Window System Properties U-value 3.6 & SHGC 0.54 <u>for sliding doors, sliding & fixed windows</u>
		And Total Window System Properties U-value 3.6 & SHGC 0.47 <u>for bifold doors, awning & casement windows</u>
	Type 3	Total Window System Properties U-value 3.1 & SHGC 0.49 <u>for sliding doors, sliding & fixed windows</u>
		And Total Window System Properties U-value 3.1 & SHGC 0.39 <u>for bifold doors, awning & casement windows</u>
	Type 4	Total Window System Properties U-value 2.9 & SHGC 0.51 <u>for sliding doors, sliding & fixed windows</u>
		And Total Window System Properties U-value 2.9 & SHGC 0.44 <u>for bifold doors, awning & casement windows</u>
	Note: Only a ±5% SHGC tolerance to the value stated above & U-value can be NO greater than or equal to the value stated above ¹	
	Window Operability	As per plans & elevations Bedroom windows: 10% (BCA H5P2) as per plans & elevations
Vertical shading device	Balcony windows: As per plans & elevations Non-balcony windows: As per plans & elevations	
Horizontal shading device	Awning: As per plans & elevations Eaves: As per plans & elevations	
Skylight	Clerestory windows	
Roof	Metal cladding	Insulation: See Table 3
		Medium colour: 0.475<absorptance< 0.70
		Rafters & Purlins: Metal
	Concrete	Insulation: See Table 3
		Light colour: Absorptance< 0.475
Rafters & Purlins: None		
Ceilings	Plasterboard	Insulation: See Table 3
		Cavity: Unventilated Cavity, Raked Ceiling
		Joists: Metal
Floors	Concrete	Insulation: See Table 3
		Carpet: Bedrooms
		Tiles: Lounge areas & Wet areas only
		Joists: None
Recessed downlights assessed		No lighting plan provided. Project will be updated once lighting plan is available.

<i>Element</i>	<i>Material</i>	<i>Detail</i>
Exhaust fans (kitchens, bathrooms, laundry)		All assumed to be sealed

Table 2: BERS Pro Thermal

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/F
C01	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - Type 1 windows	6.4	7.3	8.8	PASS
C11	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	15.9	10.3	7.4	PASS
C12	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	19.7	13.7	6.6	PASS
B03	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - Type 1 windows	21.9	12.2	6.4	PASS
C21	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	18.0	10.1	7.2	PASS
C22	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	16.2	15.0	6.9	PASS
A01	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	31.0	15.7	5.3	PASS
B11	- R1.0 Bulk Floor Insulation to carpark only (total floor system R-value of Rt1.11) - R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	21.4	10.8	6.7	PASS
B12	- R1.0 Bulk Floor Insulation to carpark only (total floor system R-value of Rt1.11) - R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	19.9	8.6	7.2	PASS
B13	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	18.6	19.5	5.9	PASS
C31	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66)	25.8	10.8	6.2	PASS

Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
	- R1.3 Anticon Roof Insulation to metal roofs - Type 2 windows				
C32	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - R1.3 Anticon Roof Insulation to metal roofs - Type 2 windows - 1 * 900mm ceiling fan to each bedroom - 1 * 1200mm ceiling fan to living area	25.7	18.1	5.5	PASS
B21	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	15.0	13.8	7.1	PASS
B22	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	13.3	10.9	7.6	PASS
B23	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - R1.3 Anticon Roof Insulation to metal roofs - Type 2 windows	17.1	17.1	6.4	PASS
A11	- R1.0 Bulk Floor Insulation to carpark only (total floor system R-value of Rt1.11) - R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	21.7	14.9	6.2	PASS
A12	- R1.0 Bulk Floor Insulation to carpark only (total floor system R-value of Rt1.11) - R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	22.6	10.0	6.7	PASS
A13	- R1.0 Bulk Floor Insulation to carpark only (total floor system R-value of Rt1.11) - R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	22.0	8.8	6.9	PASS
A14	- R1.0 Bulk Floor Insulation to carpark only (total floor system R-value of Rt1.11) - R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	29.2	17.6	5.3	PASS
B31	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - Type 1 windows	26.0	19.4	5.4	PASS
B32	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96)	24.9	14.8	5.9	PASS

Unit No.	Additional Treatments Required				
	- R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - Type 1 windows				
A21	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	14.7	20.1	6.4	PASS
A22	- R2.5 Bulk Floor Insulation to carpark driveway only (total floor system R-value of Rt2.61) - R2.7 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt3.16) - R2.7 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.76) - Type 3 windows	30.8	11.5	5.6	PASS
A23	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	12.6	11.5	7.6	PASS
A24	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	13.1	10.2	7.7	PASS
A25	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - R1.3 Anticon Roof Insulation to metal roofs - Type 2 windows	24.8	14.4	5.9	PASS
A31	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 1 windows	15.5	19.4	6.4	PASS
A32	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - Type 3 windows	25.0	13.0	6.0	PASS
A33	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - Type 1 windows	24.1	12.9	6.1	PASS
A34	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - Type 1 windows	22.4	11.5	6.5	PASS
A41	- R2.5 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt2.96) - R2.5 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.56) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - R1.3 Anticon Roof Insulation to metal roofs - Type 2 windows	19.4	15.4	6.4	PASS

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Assessor name Adriana Segovia

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Unit No.	Additional Treatments Required	Heating Load (MJ/m ² .yr)	Cooling Load (MJ/m ² .yr)	Stars	Pass/Fail
A42	- R2.7 Bulk External Wall Insulation to brick walls only (total external wall system R-value of Rt3.16) - R2.7 Bulk External Wall Insulation to metal cladded walls only (total external wall system R-value of Rt2.76) - R3.5 Bulk Ceiling Insulation to exposed areas only (total ceiling/roof system R-value of Rt3.66) - R1.3 Anticon Roof Insulation to metal roofs - Type 2 windows	31.2	16.7	5.2	PASS



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Assessor name

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