

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-013	PROPOSED SITE PLAN	A 31.07.25	FOR DA
DA-A-014	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	%
SITE AREA	4,705	100%
LANDSCAPED AREA	2,112	45%
DEEP SOIL AREA	2,002	41%
COMMUNAL OPEN SPACE	2,481	53%

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
Refer to NATHERS certificate included in this application

FANS
To bathroom, laundry & kitchen to be sealed

LEGEND

AC	AIR CONDITIONING
AL	ALUMINIUM
AD	ALUMINIUM FRAMED DOOR
ADJ	ADJUSTABLE
AGC	ANTI GRAFFITI COATING
AFFL	ABOVE FINISHED FLOOR LEVEL
ANO	ANODISED
ASSL	ABOVE STRUCTURAL SLAB LEVEL
AP	ACCESS PANEL
AW	ALUMINIUM FRAMED WINDOW
BA	BATHSPOUT
BAL#	BALUSTRADE TYPE #
BAL-G	GLASS BALUSTRADE
BAR	BARRIER
BB	BOND BREAKER
BCT	BABY CHANGE TABLE
BEN	BENCH
BO	BOX GUTTER
BH	BULKHEAD
BIKE	BIKE RAIL
BL	BLIND
BCK	BLOCKWORK
BK	BRICKWORK (COMMONS)
BKB	BRICKWORK (BAGGED)
BO	BALCONY OUTLET
BOL	BOLLARDS
BP	BLOCKPLAN
BR	BUMP RAIL
BS	HARDWOOD TIMBER BENCH SEATING
BRH	BATHROBE HOOK
BSN#	BASIN
BT#	BATH TUB
BT	BOTTLE TRAP
CB	CONCRETE BLOCK
CBG	COLOURBLACK GLASS
CJ	CONSTRUCTION JOINT
CHO	COAT HOOK
CG	CLEAR GLASS
CFC	COMPRESSED FIBRE CEMENT
CFT#	CERAMIC FLOOR TILE TYPE
CK	COOKTOP
CL	CENTRE LINE
CLL	CLOTHES LINE
CLD	CLADDING
CLG#	CEILING
CO#	COOKTOP
CONC	GENERAL CONCRETE MACHINE FLOAT FINISH
CONF	CONCRETE FOOTPATH FINISH eg. BROOM FINISH
CON#	PROJECT SPECIFIC CONCRETE FINISH TYPE #
COS	CHECK ON SITE
CPD	CUPBOARD
CPT	CARPET
CWT#	CERAMIC WALL TILE TYPE #

D	DOOR
DG	DRIP GROOVE
DL-E	DOWNLIGHT EXTERIOR
DL-I	DOWNLIGHT INTERIOR
DL-F	(DOWNLIGHT) FLOOD LIGHT
DRW	DRAWER
DW#	DISHWASHER
DP	DOWNSPIPE
DRY	DRYER
DST	DOORSTOP
DT	DRESSED TIMBER

EA	EQUAL ANGLE
EDB	ELECTRICAL DISTRIBUTION BOARD
ELECT	ELECTRICAL
ESR	ELECTRICAL SERVICES RISER
EJ	EXPANSION JOINT
EM	ENTRY MAT
EQ	EQUAL
EX	EXISTING
EZA	EXHAUST AIR
EXH	EXHAUST GRILLE
F	FRIDGE
FB#	FACE BRICK TYPE
FC#	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FE	FIRE EXTINGUISHER
FEN#	FENCE TYPE
FFL	FINISHED FLOOR LEVEL
FGB	FRAMLESS GLASS BALUSTRADE
FG	FIXED GLASS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FIP	FIRE INDICATOR PANEL
FL	FLASHING
FLB	FLUSH BUTTON
FP	FIRE PLACE
FPB	FALL PREVENTION BARRIER
FRE	PORTABLE FIRE EXTINGUISHER
FRL	FIRE RATED LEVEL
FSL	FINISHED SLAB LEVEL (FIRE STAIR LANDINGS)
FT#	FLOOR TILE
FW#	FLOOR WASTE
GAS	GAS POINT
GAS	GAS FLUE
GD#	GRADED FLOOR DRAIN
GL	GLAZING
GU	GUTTER
GR	GRAVEL
GRB#	GRAB RAIL
GPO	GENERAL POWER OUTLET

HD	HANDDRYER
HR#	HANDRAIL TYPE #
HMR	HIGH MOISTURE RESISTANCE
HOB	CONCRETE HOB
HT	HOSE TAP
HWU#	HOT WATER UNIT
HYD	HYDRAULIC SERVICES RISER

IGHW	INSTANTANEOUS GAS HOT WATER UIT
INS#	INSULATION TYPE #
INT	AUDIO VISUAL INTERCOM DOOR STATION
J	JOINERY
KB	KICKBOARD
KP	KICKPLATE
LAM#	LAMINATE TYPE #
LB	LETTERBOX
LBY	LAUNDRY
LTUB#	LAUNDRY TUB TYPE
LVR#	LOUVRE

MB	METER BOX
MCLD	METAL CLADDING
MDC#	MEDICINE CABINET TYPE
MDF	MEDIUM DENSITY FIBRE BOARD (LOW VOC)
MDR#	METAL DECK ROOF SHEET TYPE #
MECH	MECHANICAL RISER
MICR	MICROWAVE
MIR	MIRROR
NJ	MOVEMENT JOINT
MLV#	METAL LOUVRE TYPE #
MLD	METAL LOUVRED DOOR
MPLY	MARINE GRADE PLYWOOD
MR	MOISTURE RESISTANT
MSC	MESH CAGE

NBN	NATIONAL BROADBAND NETWORK
NCOM	NON COMBUSTIBLE AS DEFINED BY NCC
OF	OVERFLOW
OCF	OFF FORM CONCRETE
OV#	OVEN

P50	RONDO P50 SHADOWLINE CORNICE
PAV#	PAVING TYPE
PSB	PLASTERBOARD
PC	POLISHED CHROME
PCONC	POLISHED CONCRETE
PDC#	POWDERCOAT TYPE
PDO	PLANTER DRAIN OUTLET
PF	POOL FENCE
PIT	STORMWATER PIT
PL	PLANTER
PLD	PANEL LIFT DOOR
PLY	PLYWOOD
PM	PERFORATED METAL
PNT#	PAINT COLOUR
PP	PUSHPLATE

POLY	POLYURETHANE
R	ROBE
REN#	RENDERED FINISH TYPE
RA	RETURN AIR
RB	ROLLER BLIND
RC	REINFORCED CONCRETE
RFID	RADIO FREQUENCY IDENTIFICATION SYSTEM
RH	RANGEHOOD
RL	RELATIVE LEVEL (TO AUSTRALIAN HEIGHT DATUM)
RS	ROLLER SHUTTER TYPE
RWD	RAINWATER OUTLET
RWT	RAINWATER TANK

S	STORAGE
SA	SUPPLY AIR
SAS	SERVICES ACCESS SYSTEM
SAP	SECURE ACCESS POINT (RFID)
SC	STORAGE CAGE
SCR	SCREEN
SOS	SOAP DISPENSER
SF#	STEEL FENCING TYPE #
SG	STEEL GATE
SHSC#	SHOWER SCREEN
SHS	SHOWER SHELF
SHM#	SHOWER MIXER
SHR#	SHOWER ROSE
SINK#	SINK

SK #	SKIRTING
SL	SKYLIGHT
SO	SURFACE OUTLET
SP	STONE PAVING
SPB	SPLASHBACK
SPD	SOAP DISPENSER
SS	STAINLESS STEEL
SSL	STRUCTURAL SLAB LEVEL
STL	STEEL
ST	STORAGE
STD	SLIDING TIMBER DOOR
STA	STEEL ANGLE
STB	STEEL BEAM
STC	STEEL COLUMN
STN	STONE
SW	STORMWATER

TAP #	TAPWARE
TBC	TO BE CONFIRMED
TC#	TOILET CISTERN TYPE
TD	TIMBER DECKING
TF#	TIMBER FLOOR TYPE
TFW	TIMBER FRAMED WINDOW
TG	TIMBER GATE
TGSI	TACTILE INDICATORS
TIM	TIMBER
TIMV	TIMBER VENEER
TOF	TOP OF FENCE
TOH	TOP OF HOB
TOW	TOP OF WALL
TPH#	TOILET PAPER ROLL HOLDER
TR	TOWEL RAIL
TRG	TRANSLUCENT GLAZING (OBSCURE)
TV	TELEVISION

UNO	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UR#	URINAL

VAP	VAPOUR BARRIER (NCOM)
VDP	VOICE / DATA POINT
VJ	VERTICAL JOINT
VINYL	VINYL FLOOR FINISH/SYSTEM
VP	VENT PIPE
WC#	TOILET TYPE
WH	WEEP HOLE
WL#	WALL LIGHT
WM	WASHING MACHINE
WP	WEATHERPROOF
WPD	WASTE PAPER DISPENSER
WPM	WATERPROOF MEMBRANE
WS	WHEEL STOP
WT	WALL TYPE
WW	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

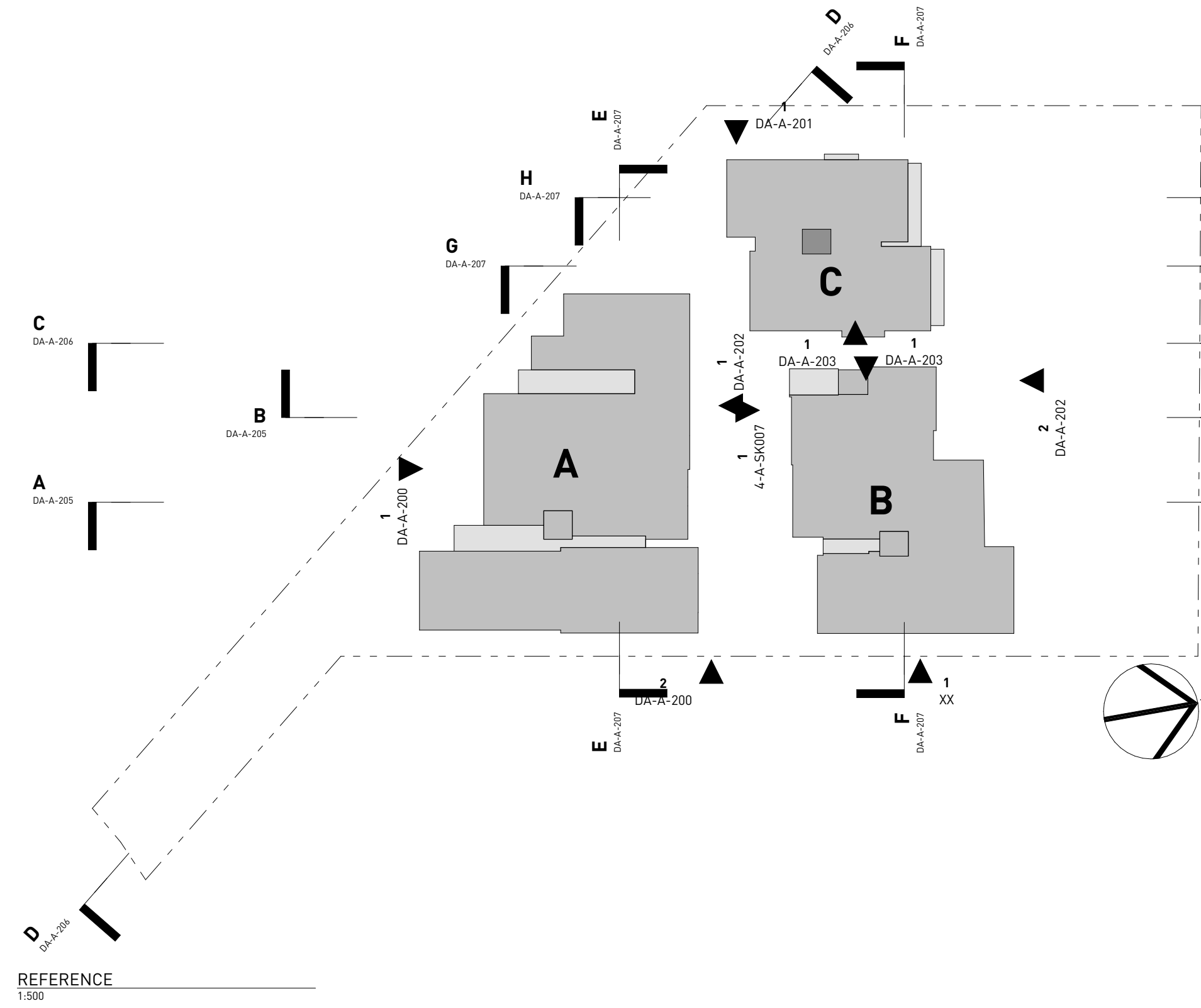
SETOUT DIMENSIONS ON GRID SETOUT PLAN. DIMENSIONS TO BE VARIFIED WITH THE SURVEYOR & ARCHITECT PRIOR TO COMMENCEMENT OF WORK. ALL WALLS TO BE UNDERSIDE OF STRUCTURE UNLESS NOTED OTHERWISE.

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.

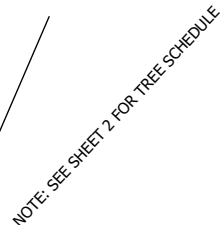


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2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.
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1 SURVEY PLAN
1:200

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0 5 10
PAPER SIZE: A
6,000 (1:50)
18,000 (1:150)
28,000 (1:280)

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

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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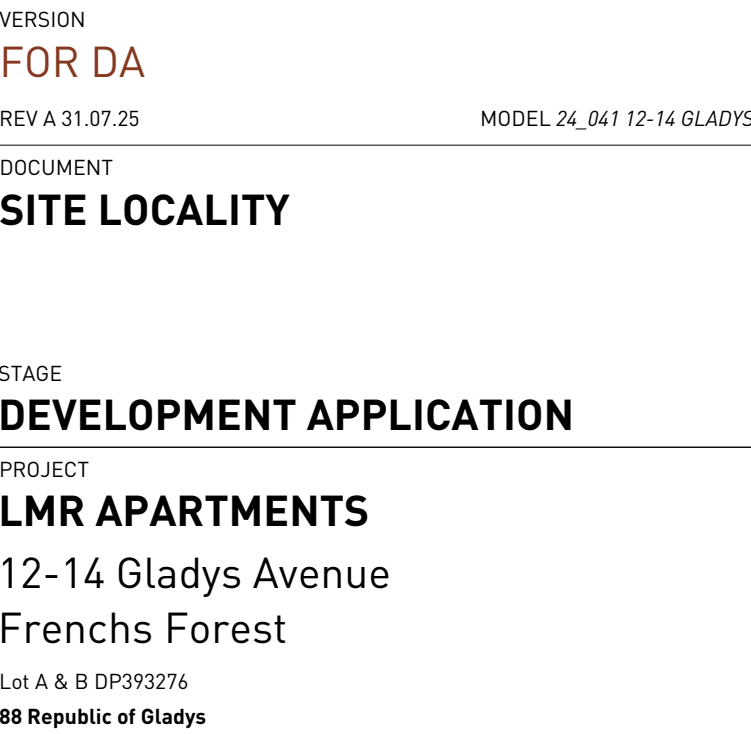
24 041 DA-A-010

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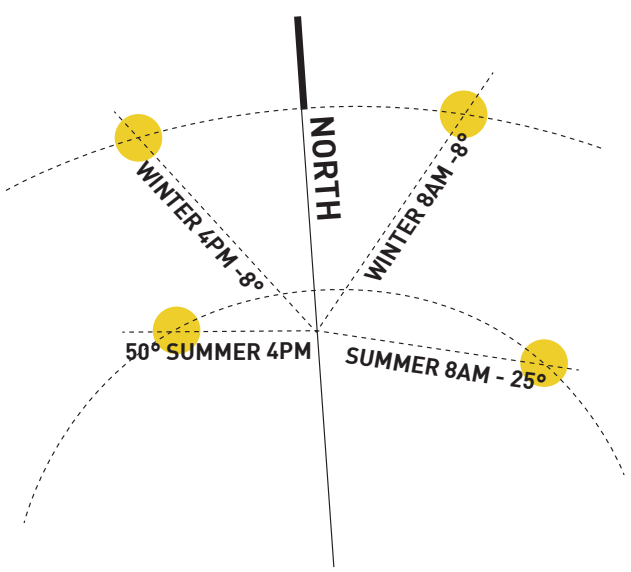
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SITE ANALYSIS



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

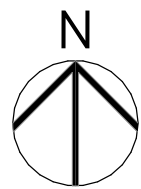
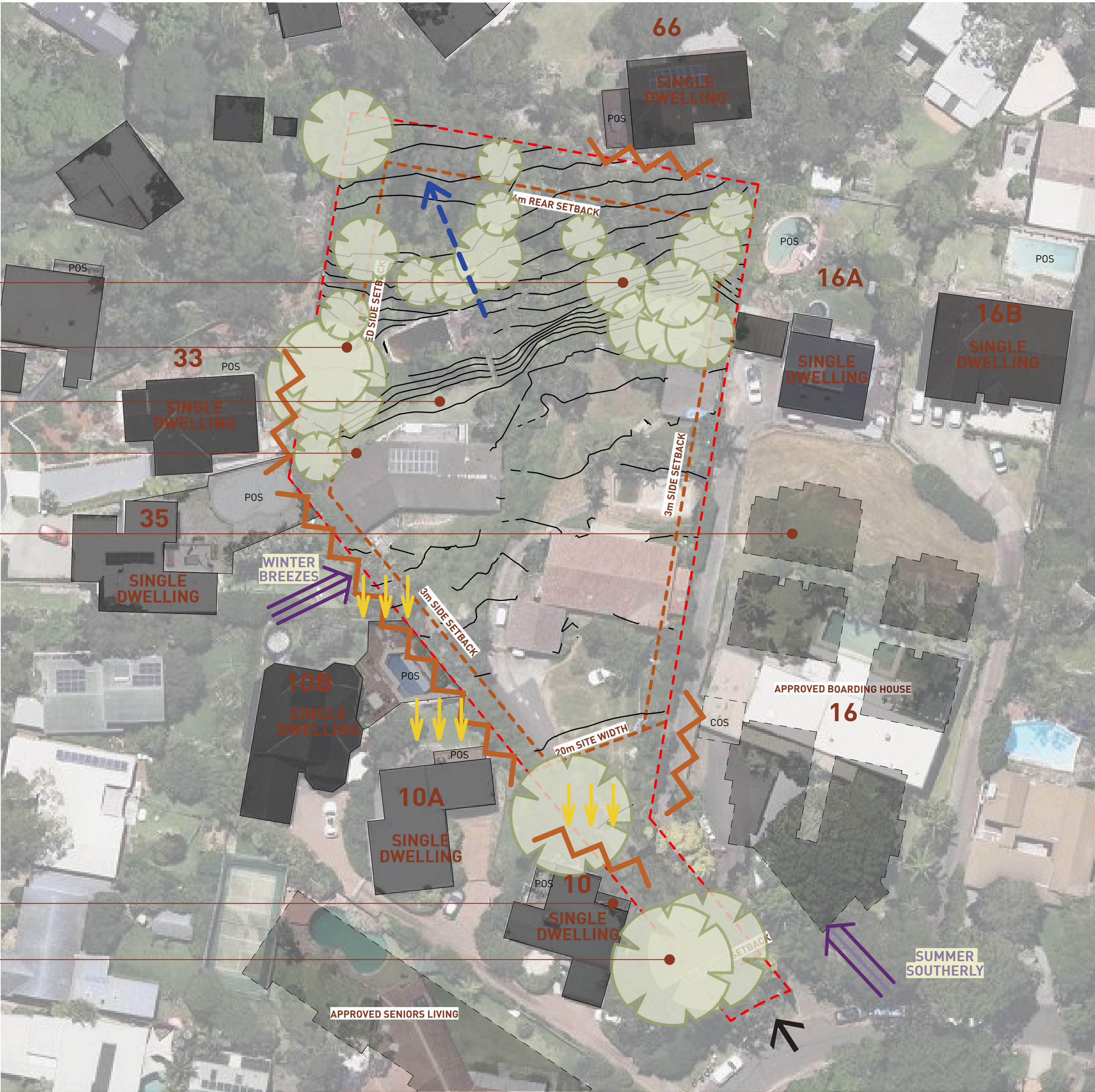
BUILDING FORM WILL BE VISIBLE FROM BLUE GUM TERRACE HERE

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



10 GLADYS AVE BALCONY BYY 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



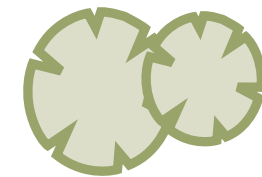
FUTURE STRUCTURES



1M CONTOURS



SITE BOUNDARY



TREES AND VEGETATION



DRAINAGE



SETBACK LINES



SITE ENTRY



PRIVACY CONCERNS



MAINTAIN SOLAR ACCESS



PREVAILING WINDS

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VERSION
FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT
SITE ANALYSIS

STAGE
DEVELOPMENT APPLICATION

PROJECT
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DOCUMENT

PROPOSED SITE PLAN

STAGE

DEVELOPMENT APPLICATION

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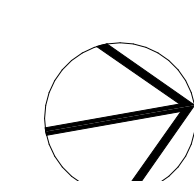
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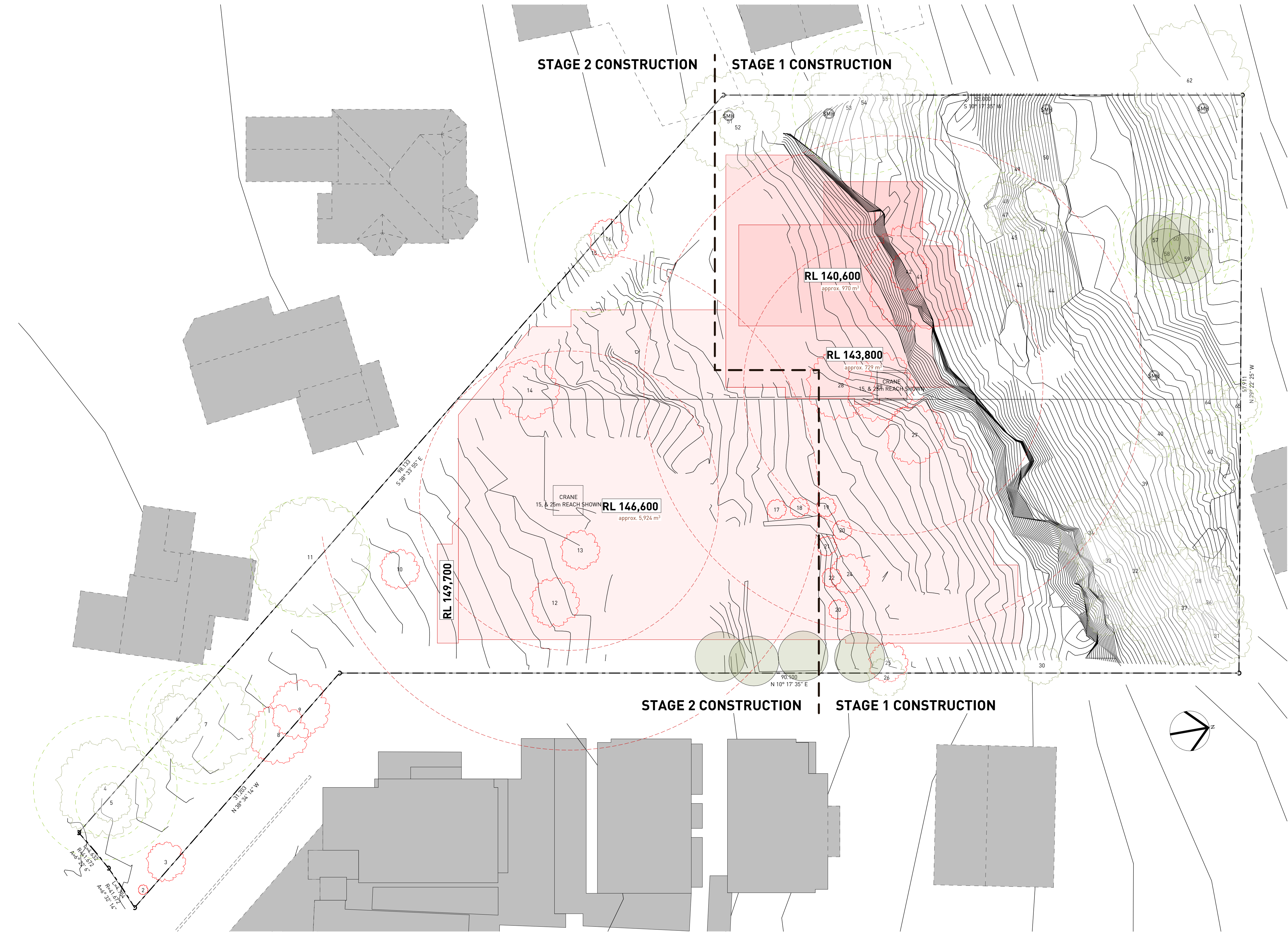
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24_041 DA-A-013





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

1 BULK EXCAVATION PLAN
1:200

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VERSION

FOR DA

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DOCUMENT
ROOF

MODEL 24_041 12-14 GLADY.

STAGE

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24 041 DA-A-100

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VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUME

LEVEL 7

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



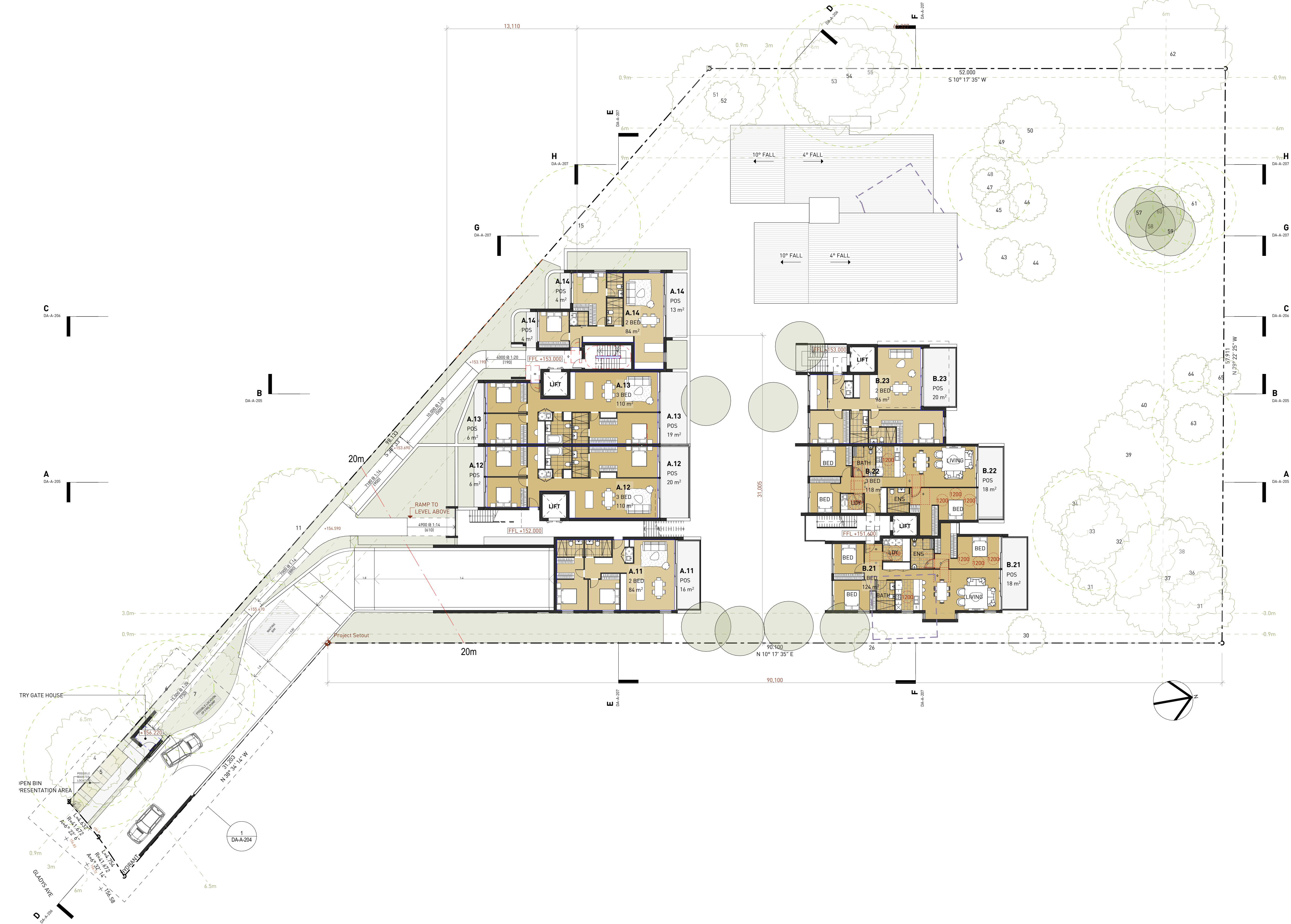
24 041 DA-A-101

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1 LEVEL 4
1:200

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0	5	10
10/000 1:200	10/000 1:200	10/000 1:200
10/000 1:200	10/000 1:200	10/000 1:200
10/000 1:200	10/000 1:200	10/000 1:200

NOTES

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LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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VERSION

FOR DA

REV A 31.07.25

DOCUMENT

LEVEL 4

MODEL 24_041 12-14 GLADYS

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@smithtannes.com.au

smithtannes.com.au

Nominated Architect: Peter Smith ARN 7024

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24_041 DA-A-104

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PARKING SCHEDULE	
Accessible	6
Commercial	2
Resident	28
Visitor	7
	43

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PARKING SCHEDULE	
Accessible	6
Commercial	2
Resident	28
Visitor	7
	43

LEVEL 2

MODEL 24_041 12-14 GLADY.

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-106



1 LEVEL 2
1:200

LEVEL 2
1:200

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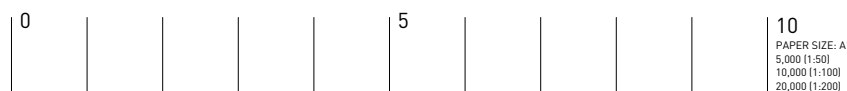
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DOCUMENT

LEVEL 1

MODEL 24_041 12-14 GLADYS

PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

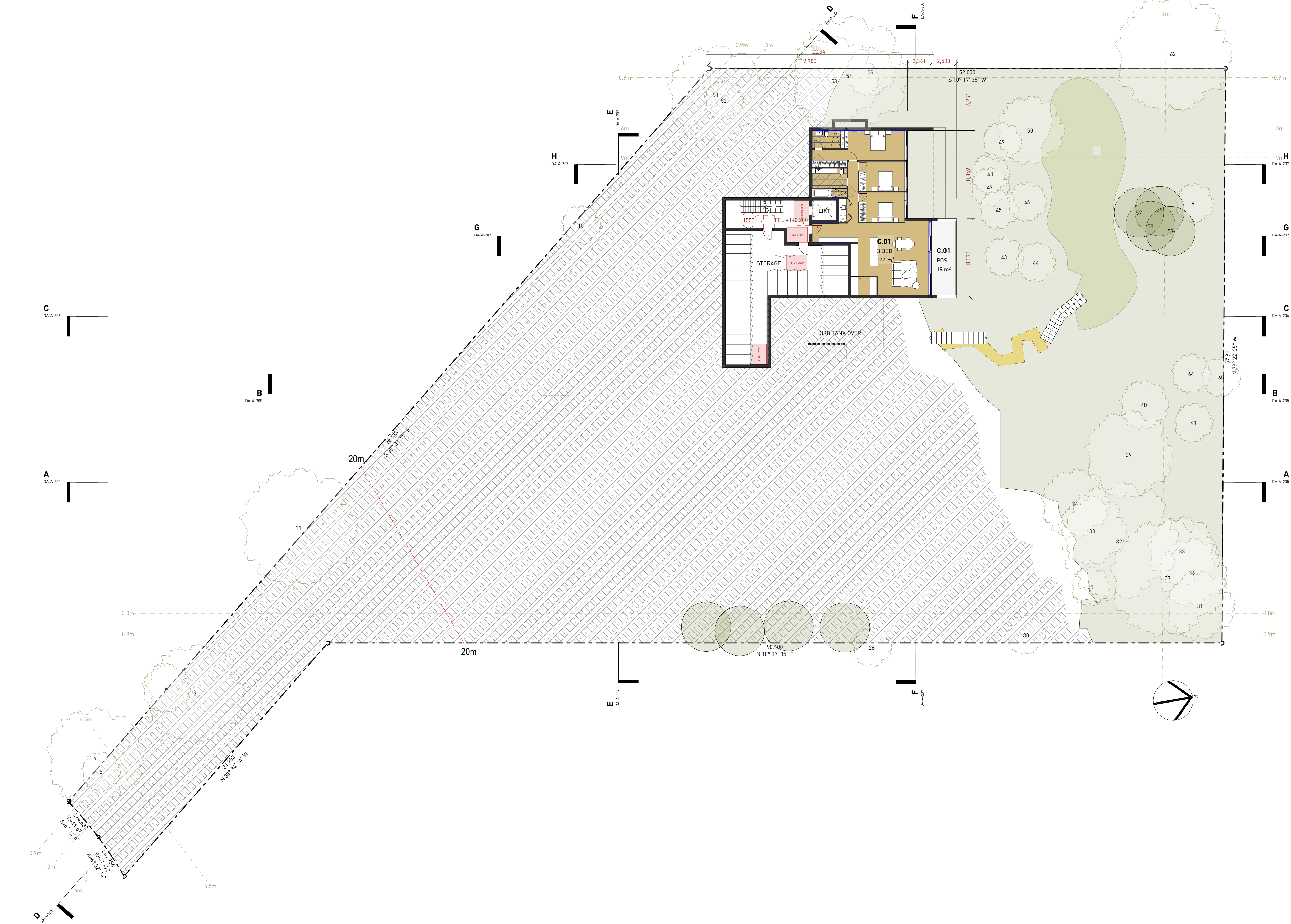
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ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024

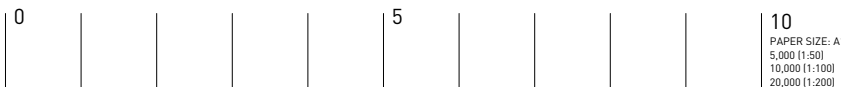


24 041 DA-A-107



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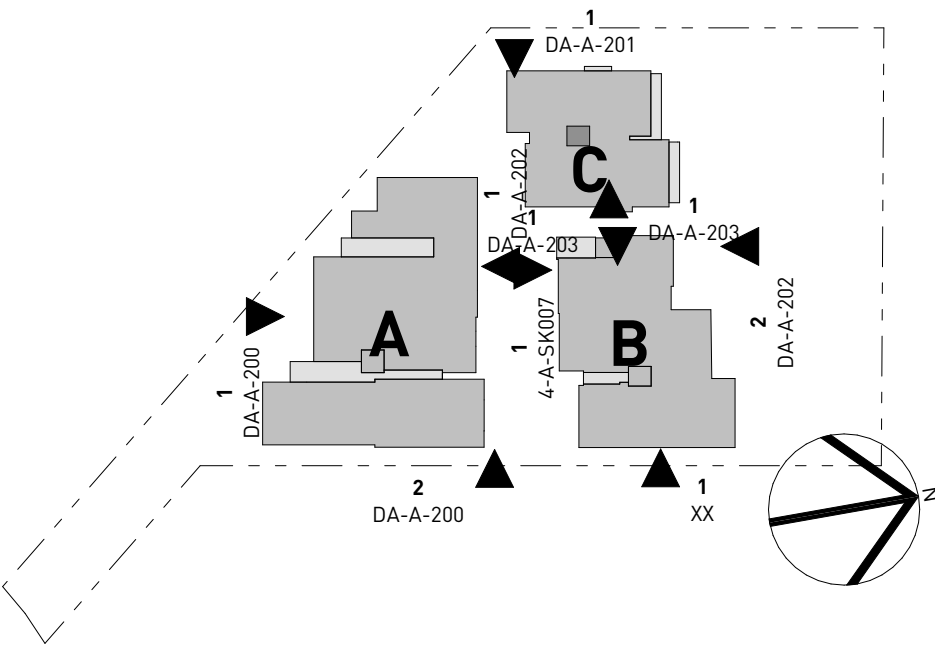


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Lot A & B DP393276
88 Republic of Gladys



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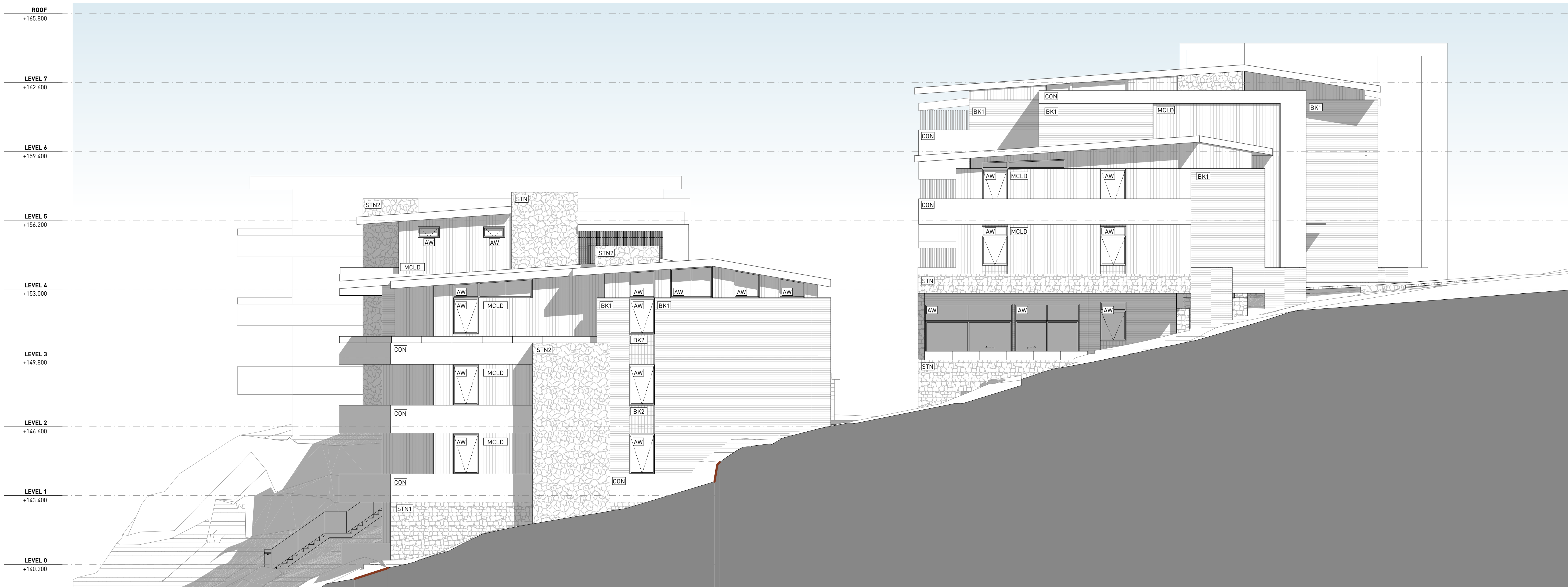
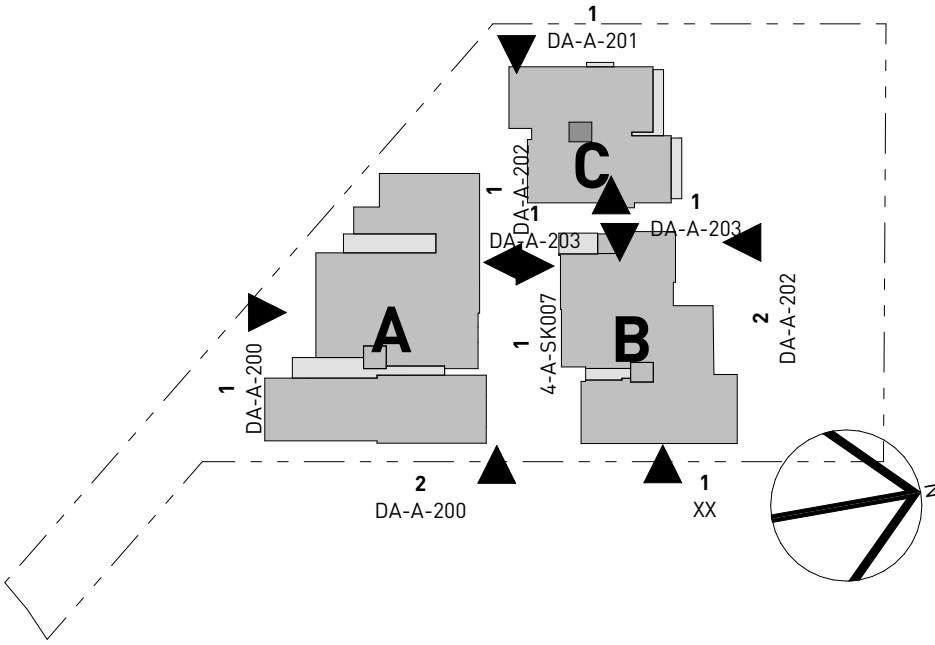


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MODEL 24_041 12-14 GLADYS

DOCUMENT

PAVILION A - WEST

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP393276

88 Republic of Glady

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



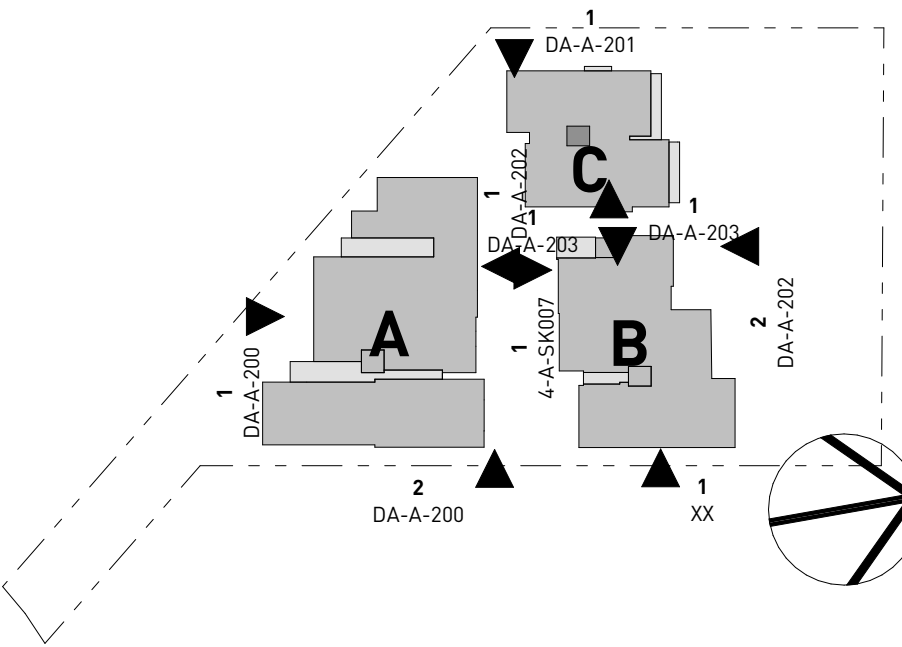
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STAGE
DEVELOPMENT APPLICATION

PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

ARCHITECTURE URBAN PLANNING
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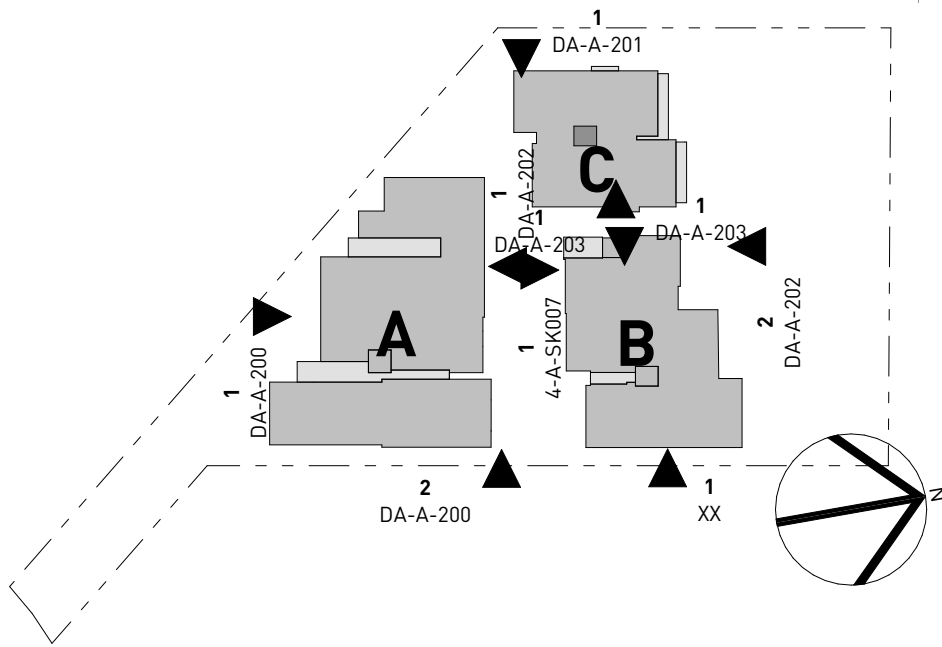
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MODEL 24_041 12-14 GLADYS

DOCUMENT

LOWER PAVILLION B & C ELEVATIONS

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

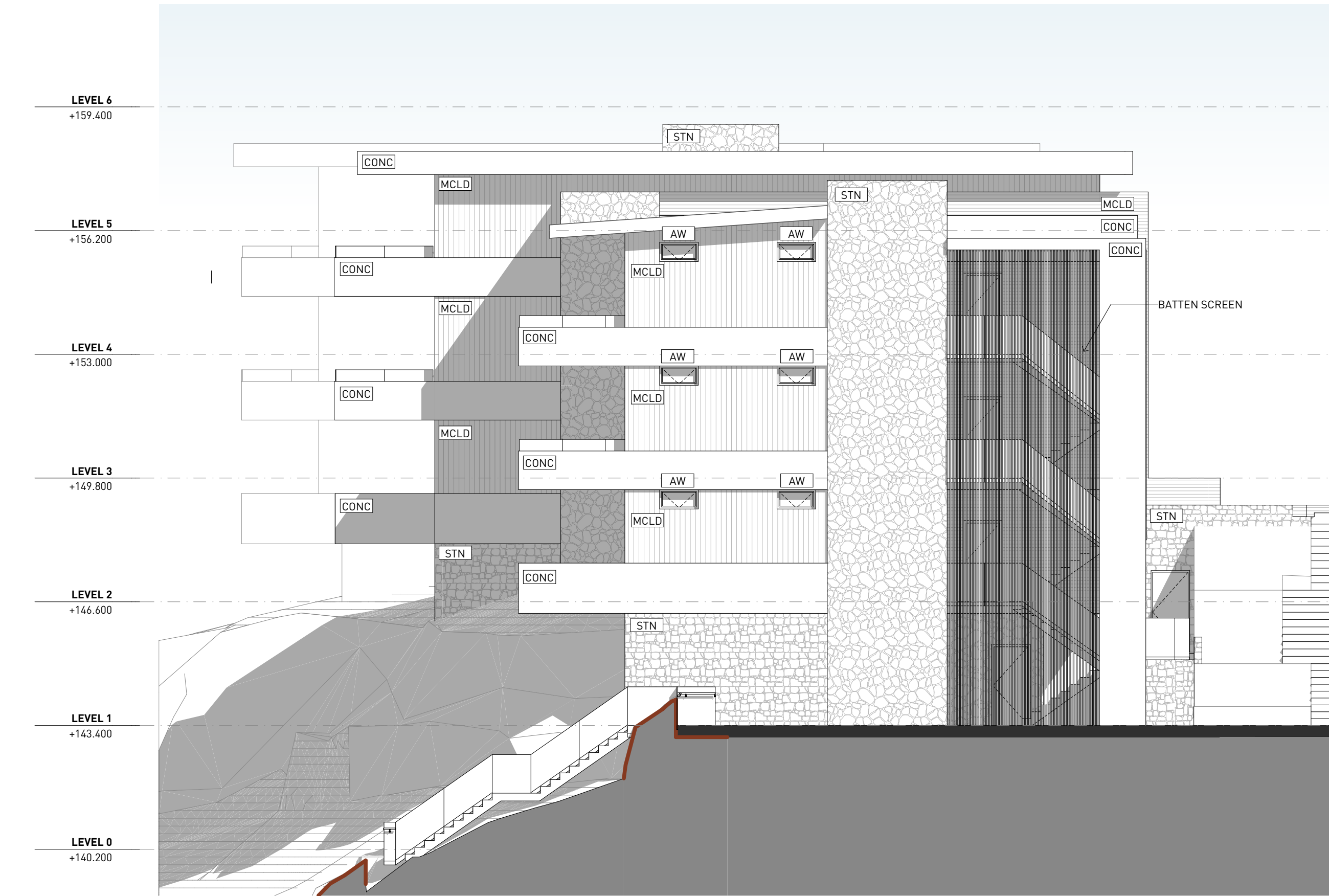
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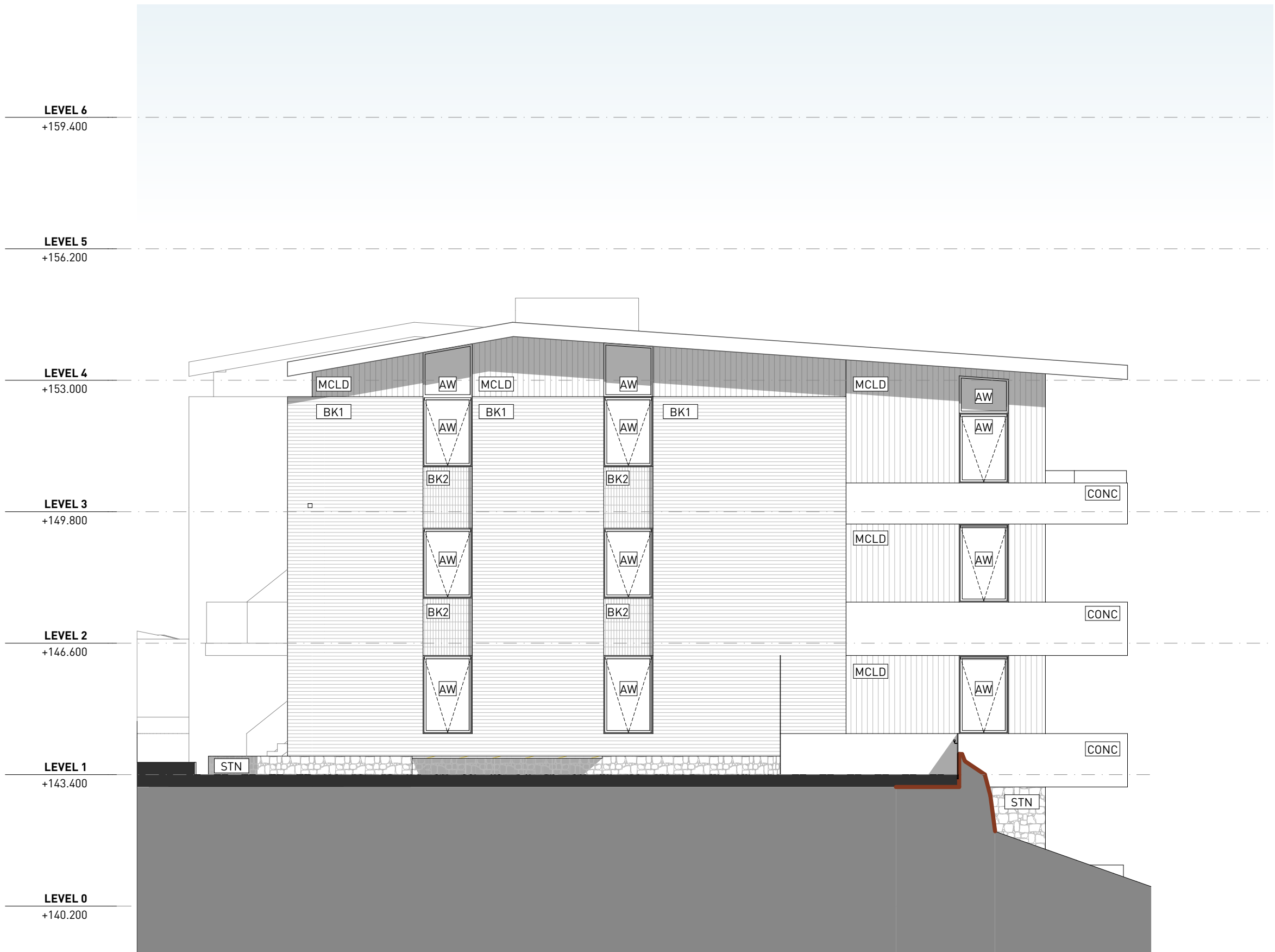
Nominated Architect: Peter Smith ARN 7024

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24_041 DA-A-203



1 PAVILLION B WEST
1:100



1 PAVILLION C EAST
1:100

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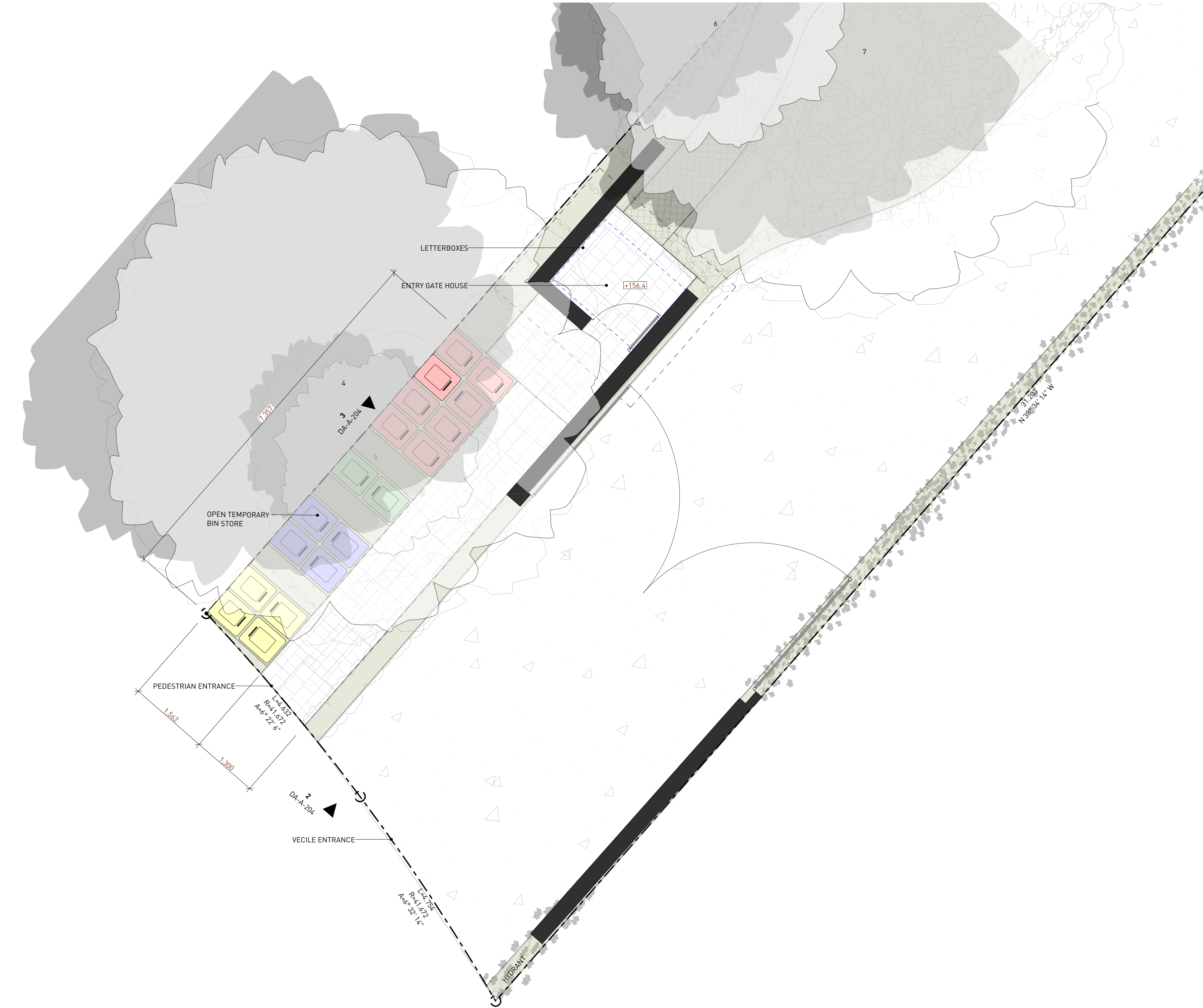
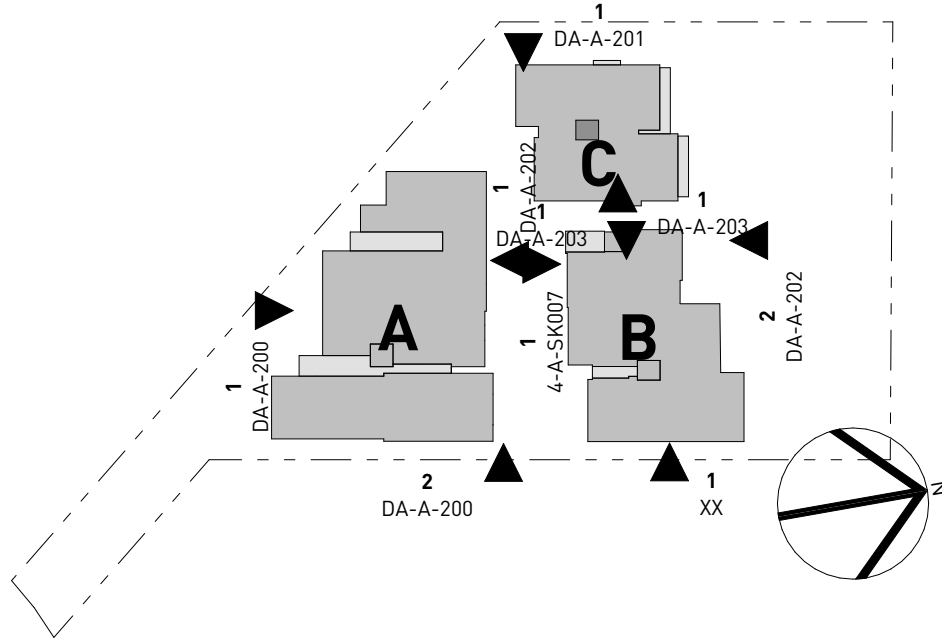
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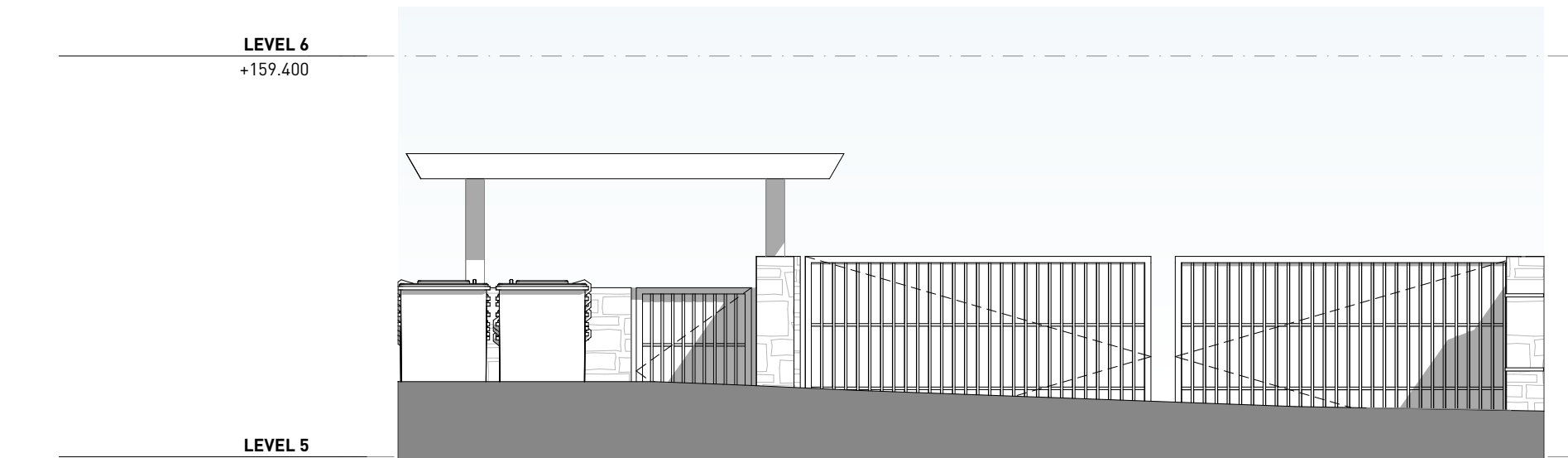
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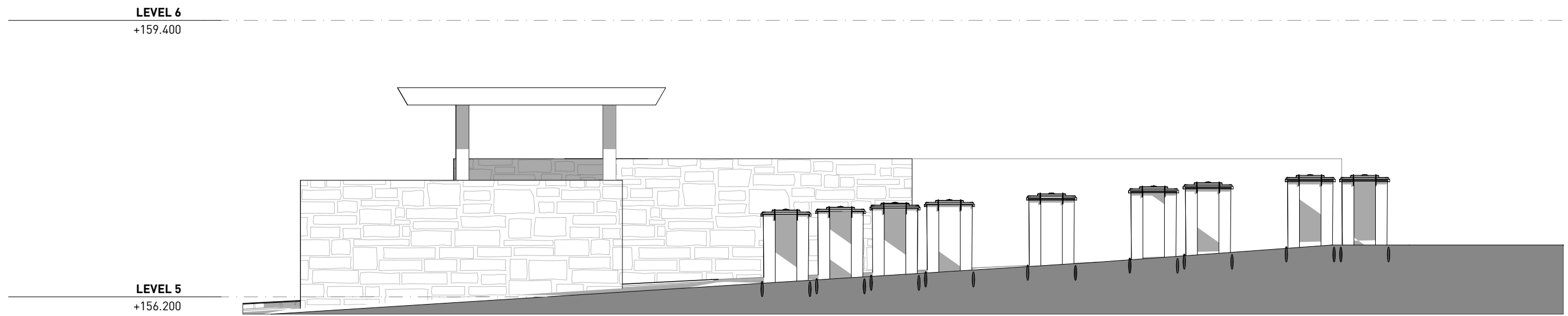
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1 ENTRY DETAIL
1:50



2 STREET ELEVATION
1:50



3 ENTRY PAVILLION
1:50

VERSION
FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

ENTRY DETAIL ELEVATION

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

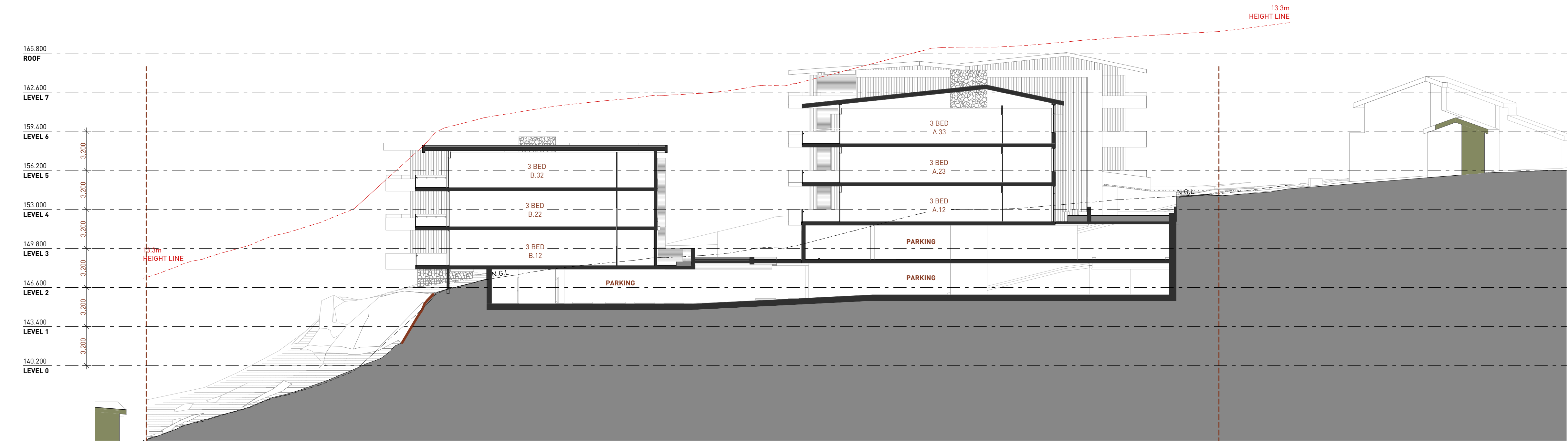
Frenchs Forest

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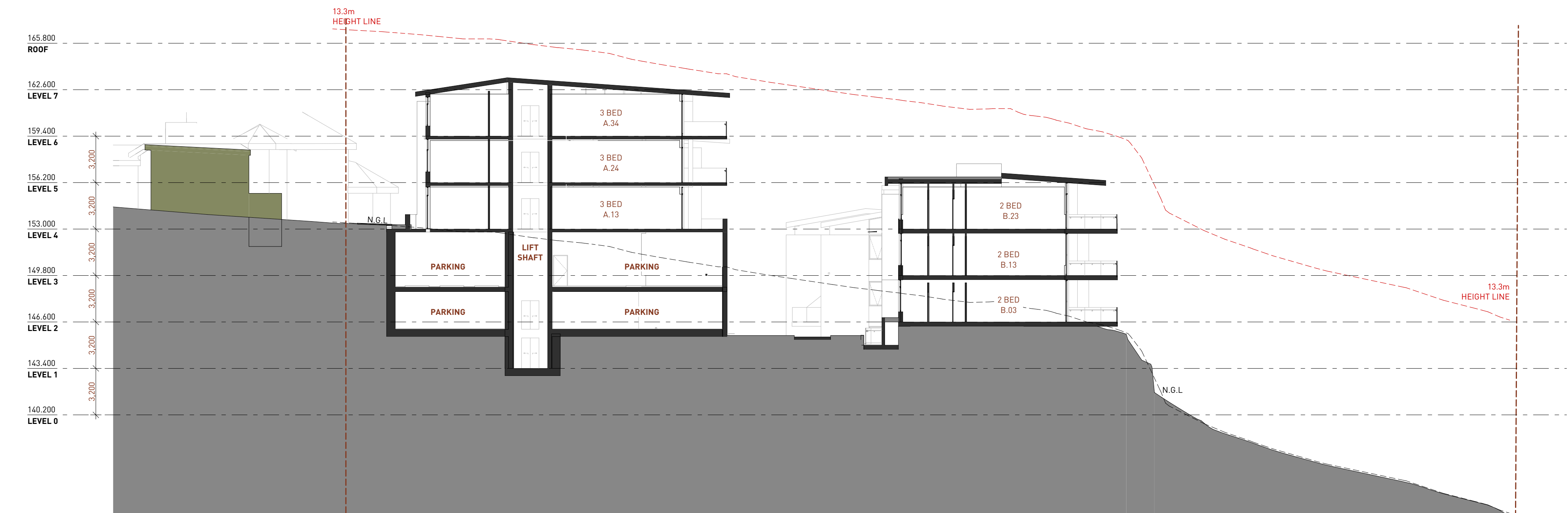
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ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024





1 SECTION A
1:200



2 SECTION B
1:200

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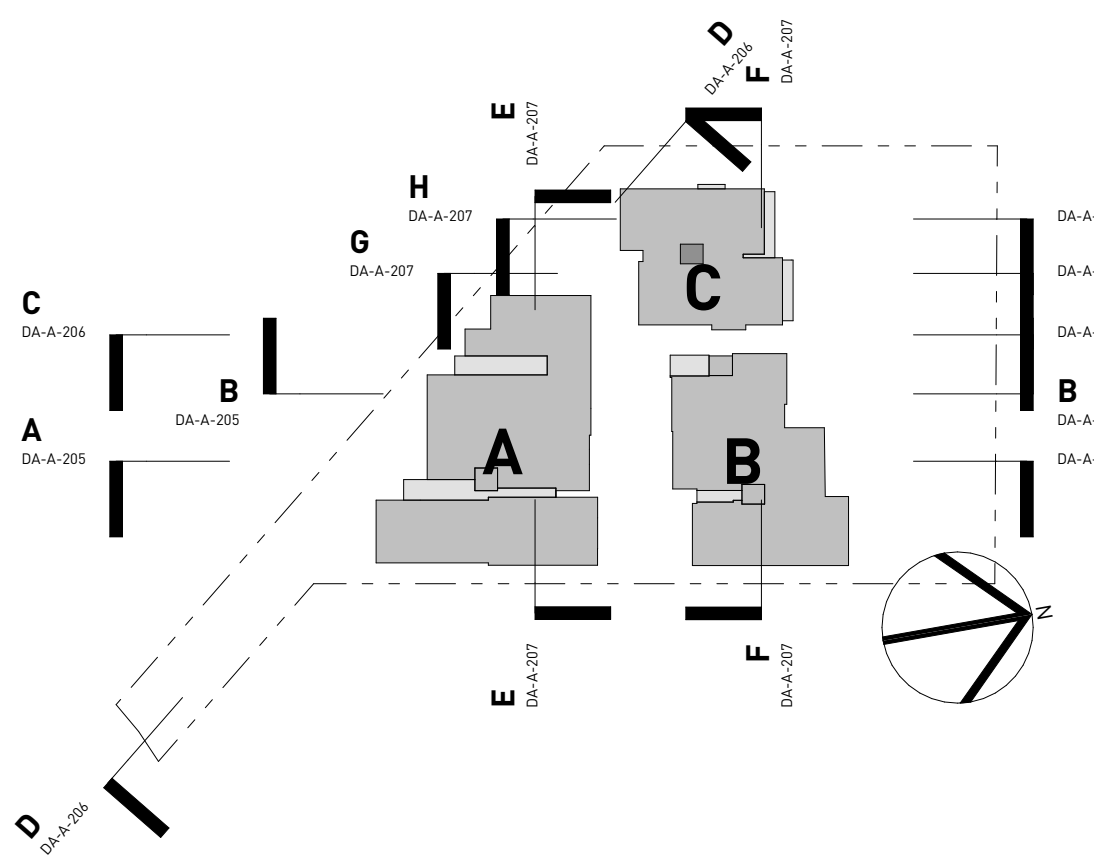
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FOR DA

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MODEL 24_041 12-14 GLADYS

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

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24_041 DA-A-205

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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
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24 041 DA-A-206

NOTES

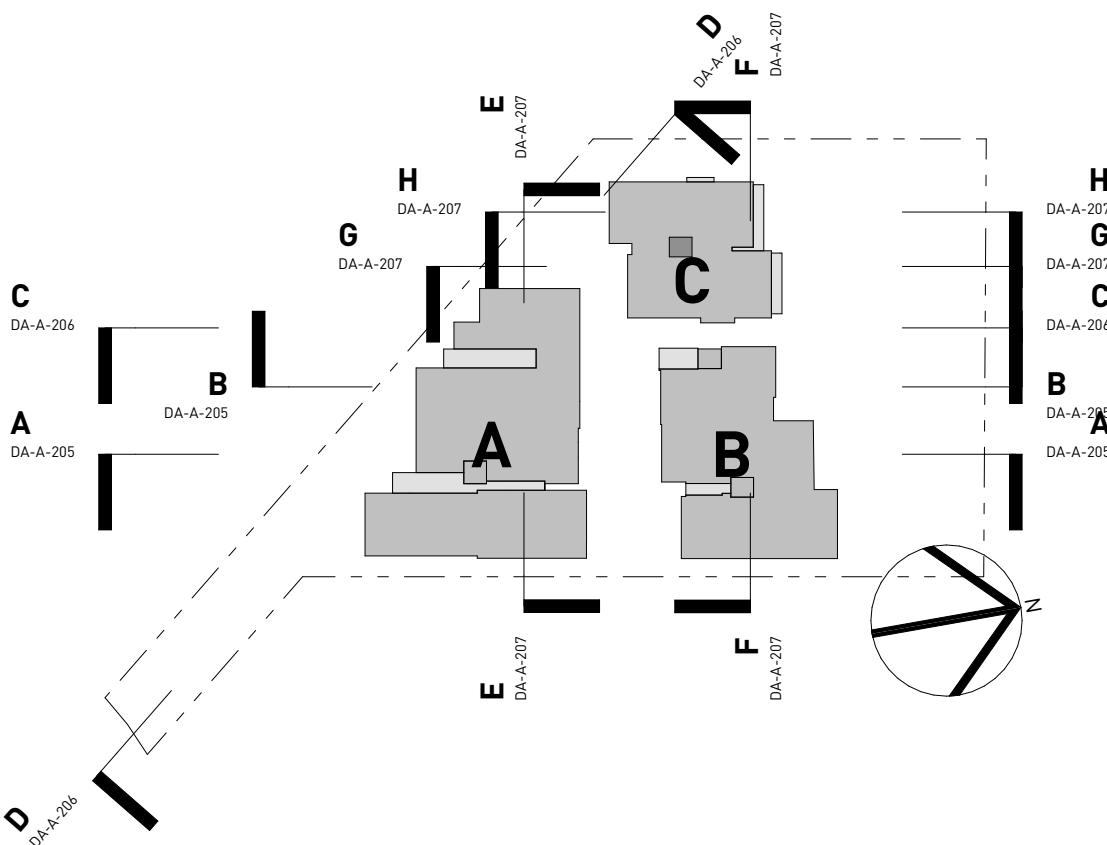
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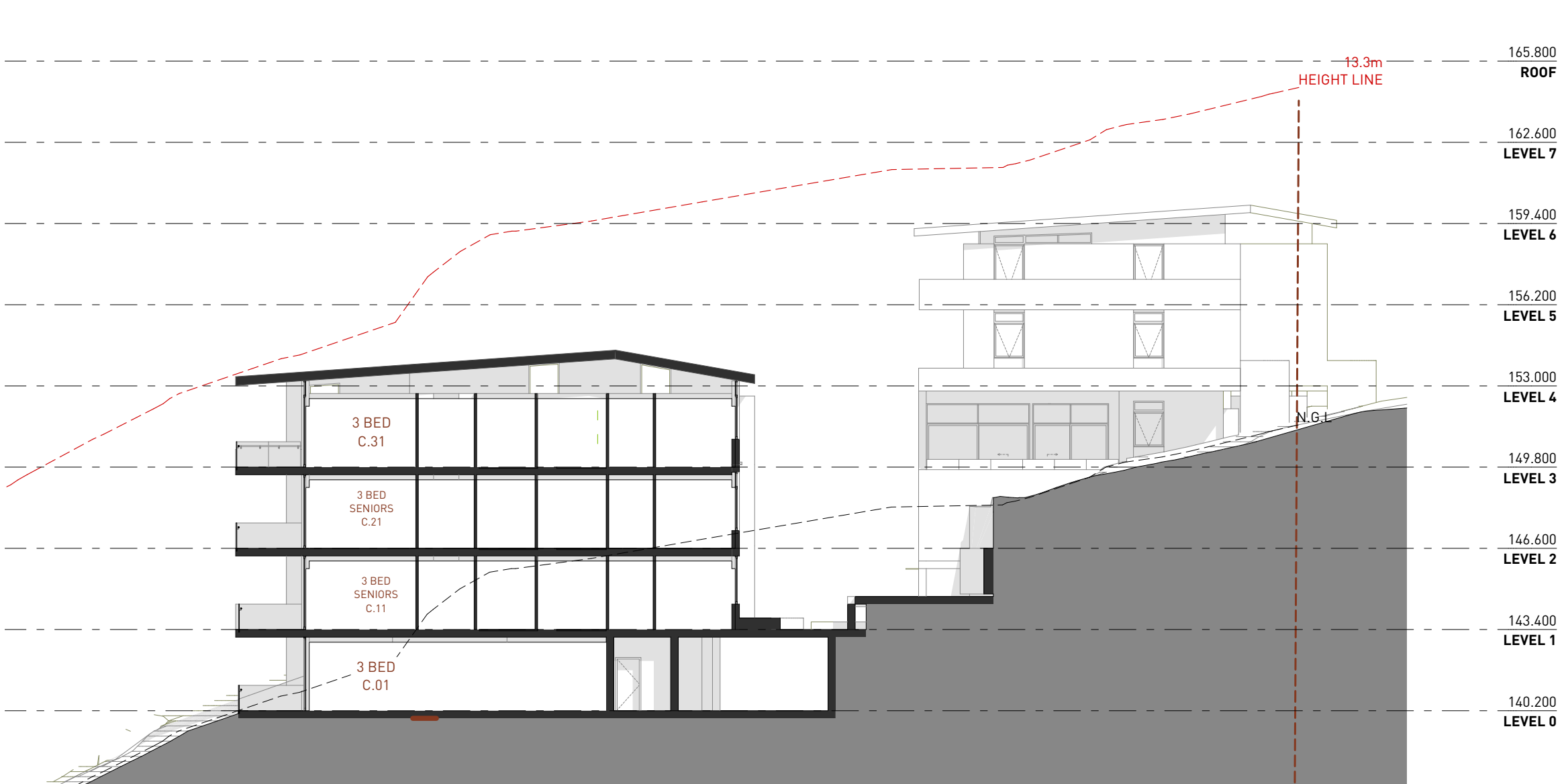
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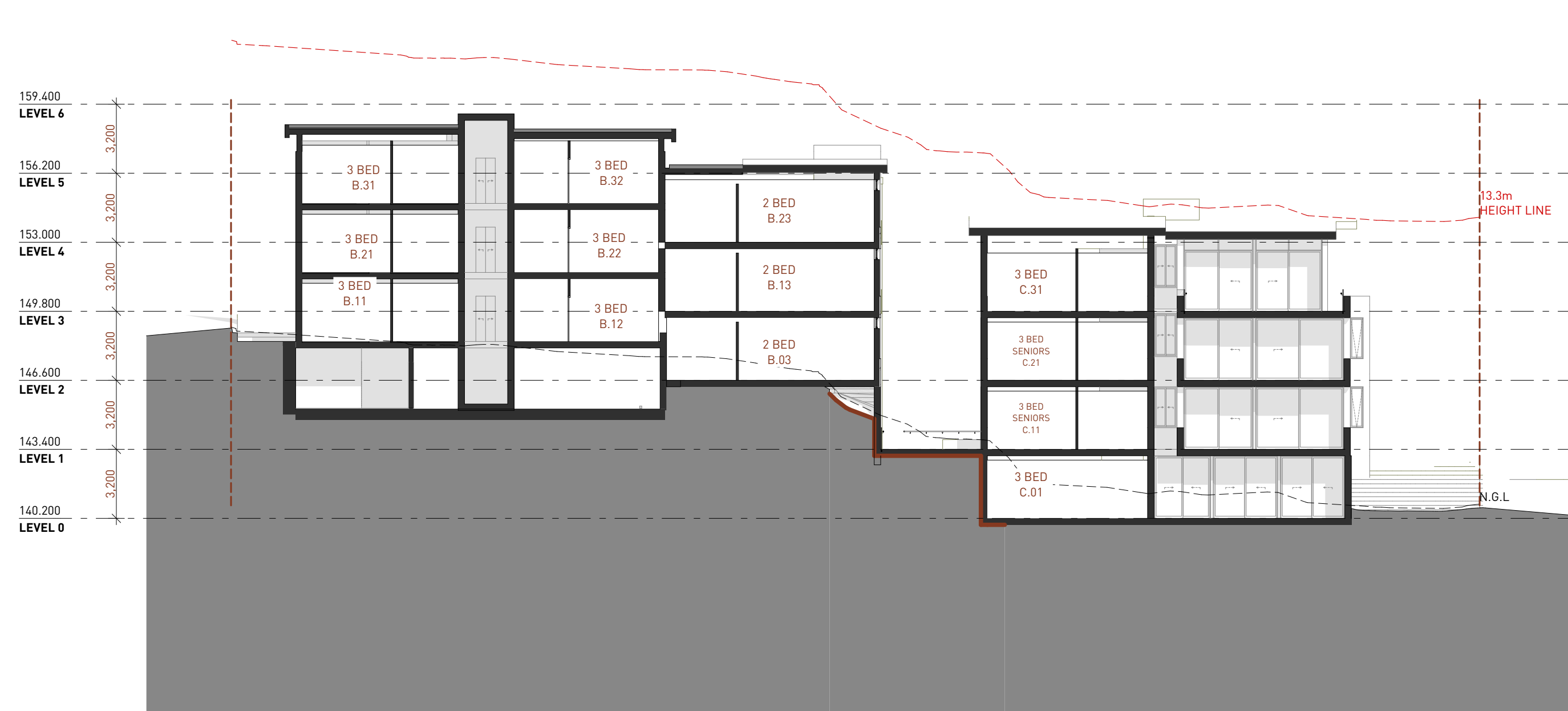
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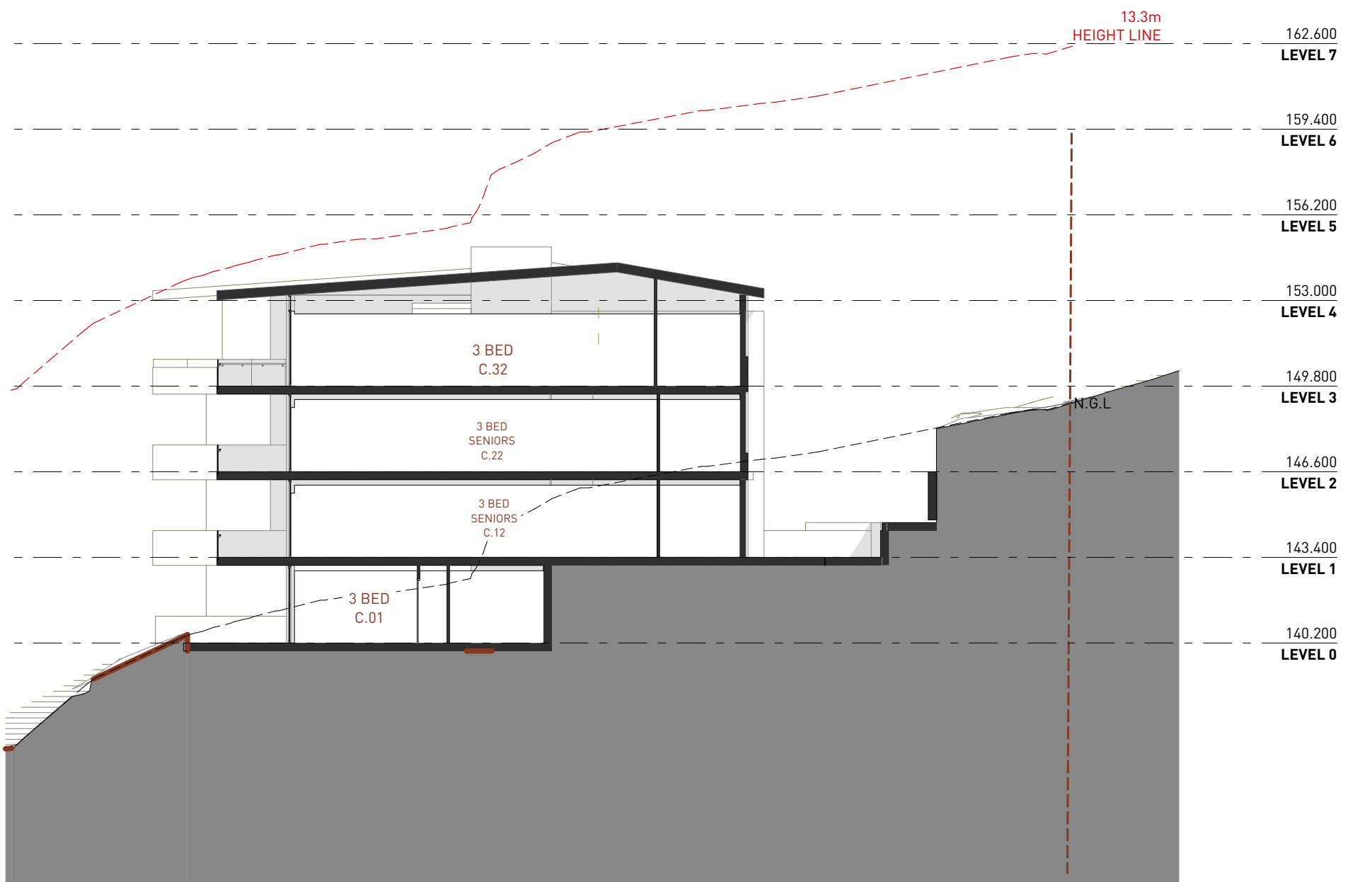
1 SECTION E
1:200



4 SECTION G
1:200



2 SECTION F
1:200



5 SECTION H
1:200

VERSION
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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
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Nominated Architect: Peter Smith ARN 7024



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
Level 4	A.13	3 Bed	110
	A.13	POS	25
	135 m²		
	A.14	2 Bed	84
	A.14	POS	21
	105 m²		
Level 5	B.21	3 Bed	124
	B.21	POS	18
	142 m²		
	B.22	3 Bed	118
	B.22	POS	18
	136 m²		
Level 6	B.23	2 Bed	96
	B.23	POS	20
	116 m²		
	Level 5		
	A.21	2 Bed	84
	A.21	POS	16
Level 7	100 m²		
	A.22	2 Bed	84
	A.22	POS	16
	100 m²		
	A.23	3 Bed	110
	A.23	POS	20
Level 8	130 m²		
	A.24	3 Bed	110
	A.24	POS	20
	130 m²		
	A.25	2 Bed	84
	A.25	POS	15
Level 9	99 m²		
	B.01	POS	19
	19 m²		
	B.02	POS	18
	18 m²		
	B.31	3 Bed	125
Level 10	125 m²		
	B.32	3 Bed	118
	118 m²		
	Level 6		
	A.31	2 Bed	84
	A.31	POS	16
Level 11	100 m²		
	A.32	2 Bed	84
	A.32	POS	16
	100 m²		
	A.33	3 Bed	110
	110 m²		

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<p>LEGEND</p> <p>Refer to the notes page for a legend that includes further notes and explanation of abbreviations.</p>			
<p>NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS</p> <p>Minor changes to form and configuration may be required when subsequently prepared for construction purposes after the grant of development consent.</p> <p>The design is not in a form suitable for use in connection with building.</p>			
<p>APARTMENT AREA SCHEDULE</p>			
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

NOTES

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LEGEND

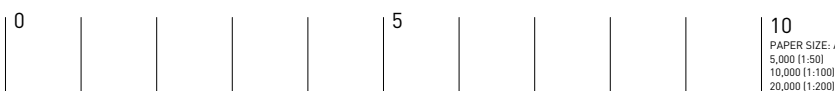
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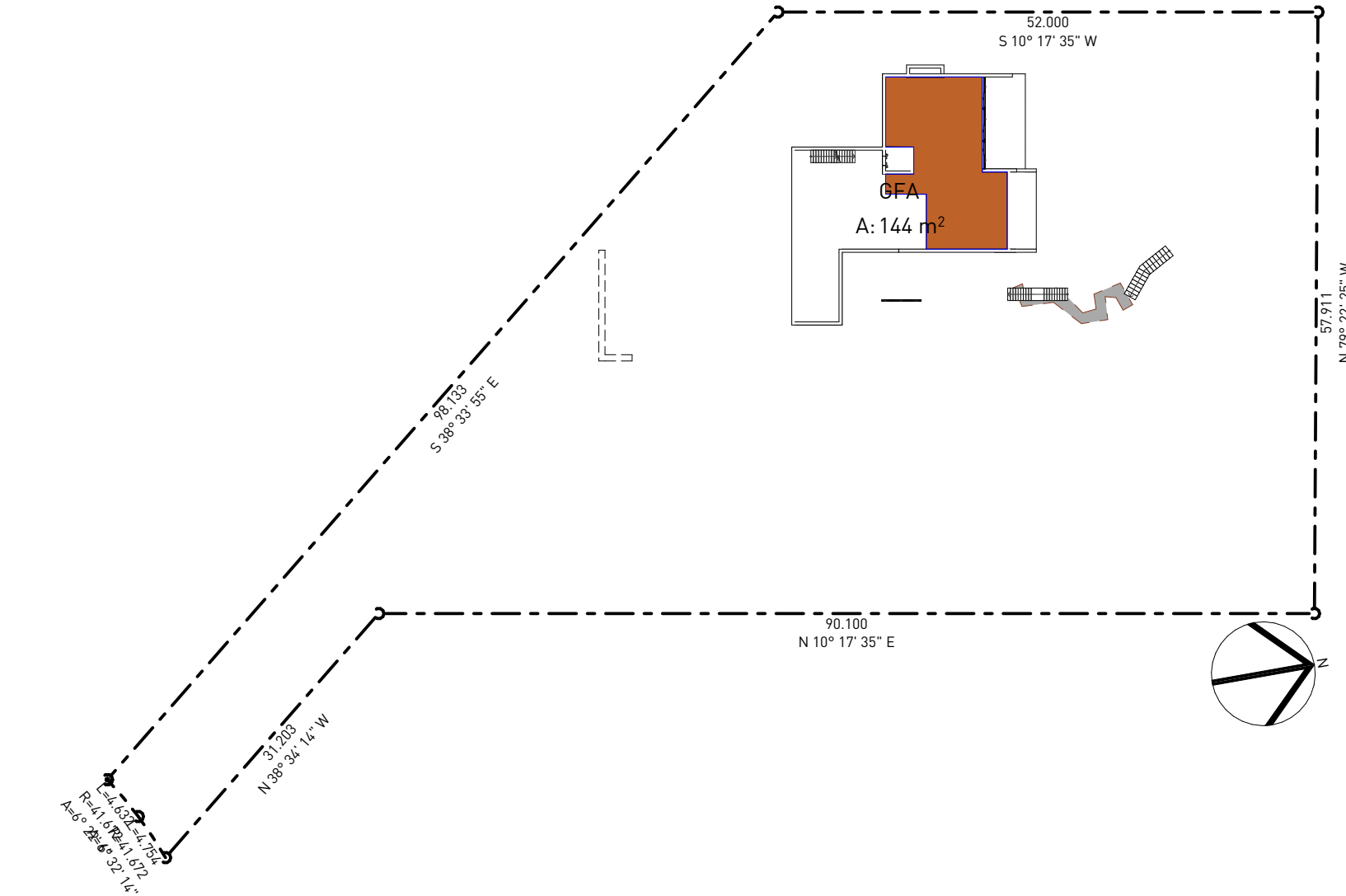
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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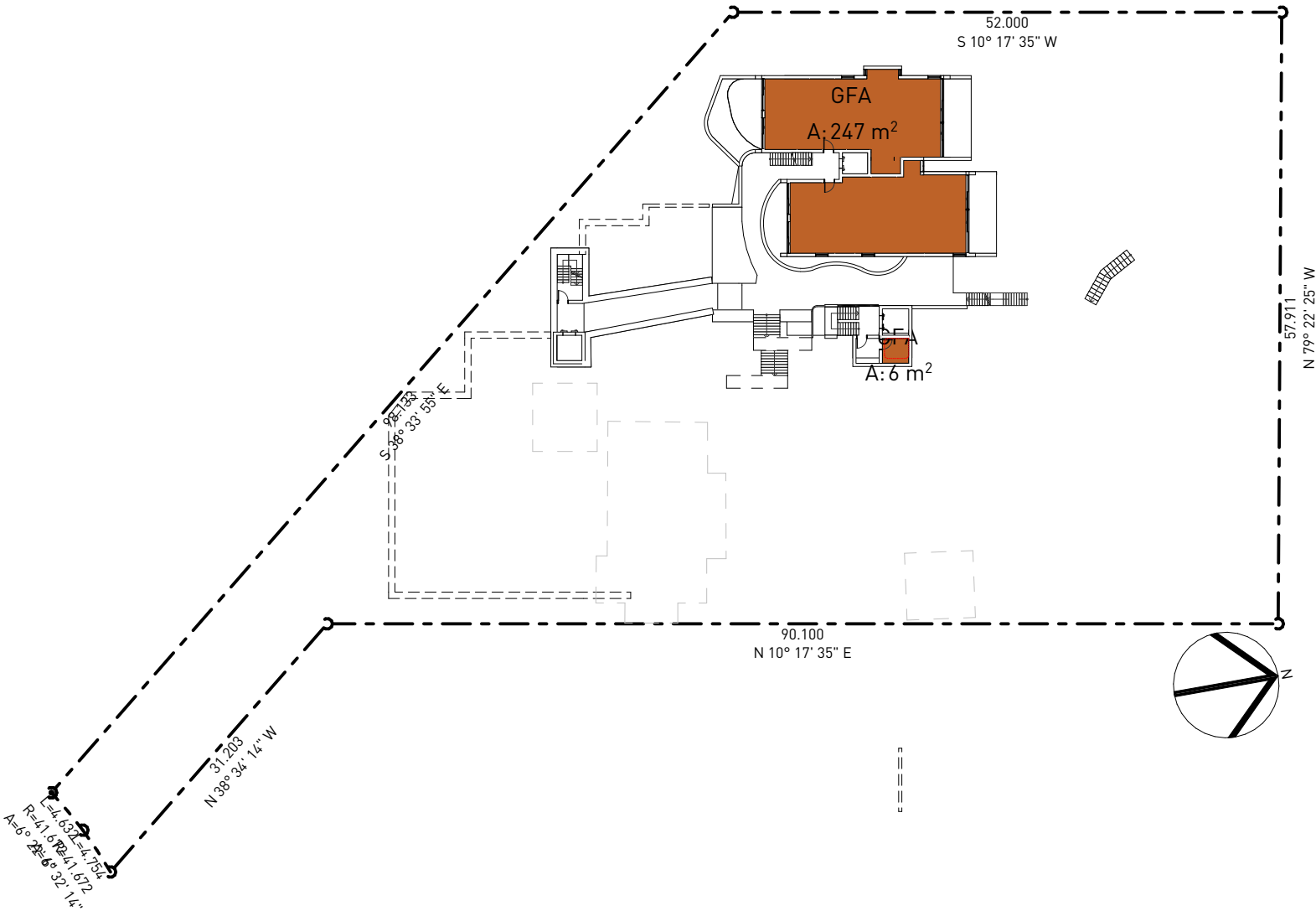
The design is not in a format suitable for use in connection with building work.

VERSION	
FOR DA	
REV A 31.07.25	MODEL 24_041 12-14 GLADYS
DOCUMENT	
AREA CALCULATIONS	
STAGE	
DEVELOPMENT APPLICATION	
PROJECT	
LMR APARTMENTS	
12-14 Gladys Ave	
Franches Forest	
Lot A & B DP9393276	
88 Republic of Gladys	
ARCHITECTURE URBAN PLANNING	
M1/147 McEwry St Alexandria NSW 2015	
P 02 9516 2022 E email@smithtzannes.com.au	
smithtzannes.com.au	
Nominated Architect: Peter Smith ARN 7024	
	
SMITH & TZANNES	

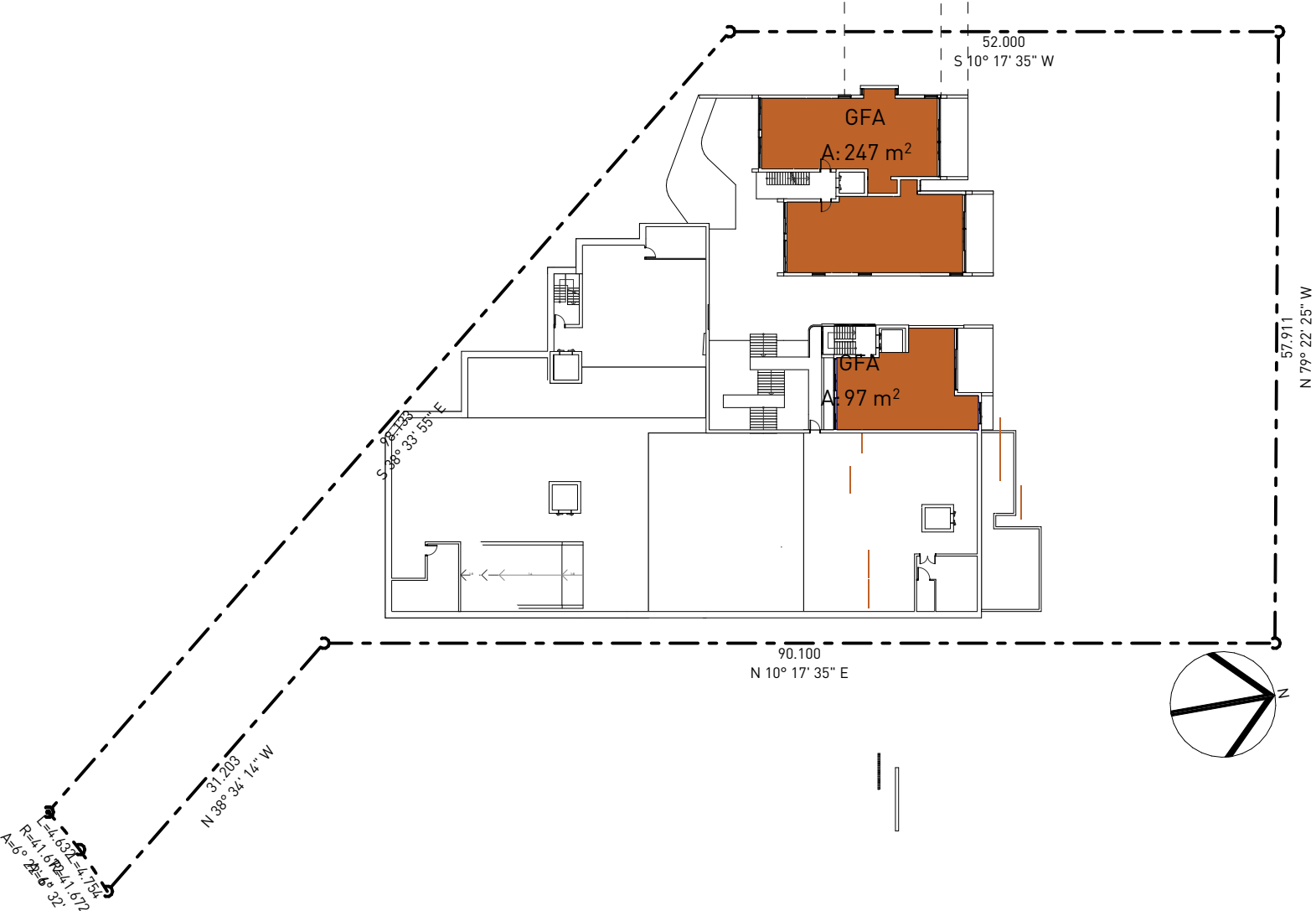




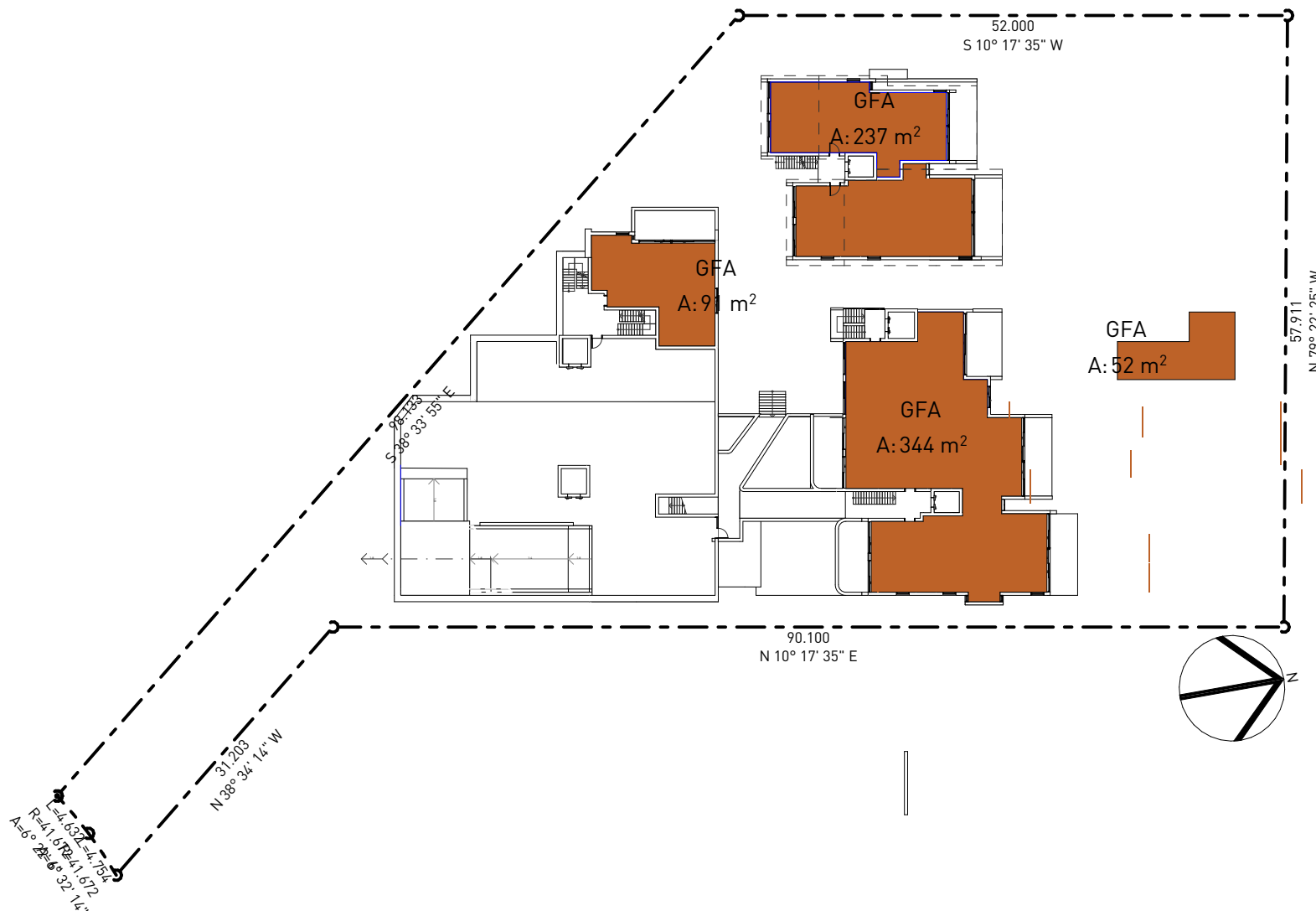
1 GROSS FLOOR AREA - LEVEL 0
1:600



2 GROSS FLOOR AREA - LEVEL 1
1:600



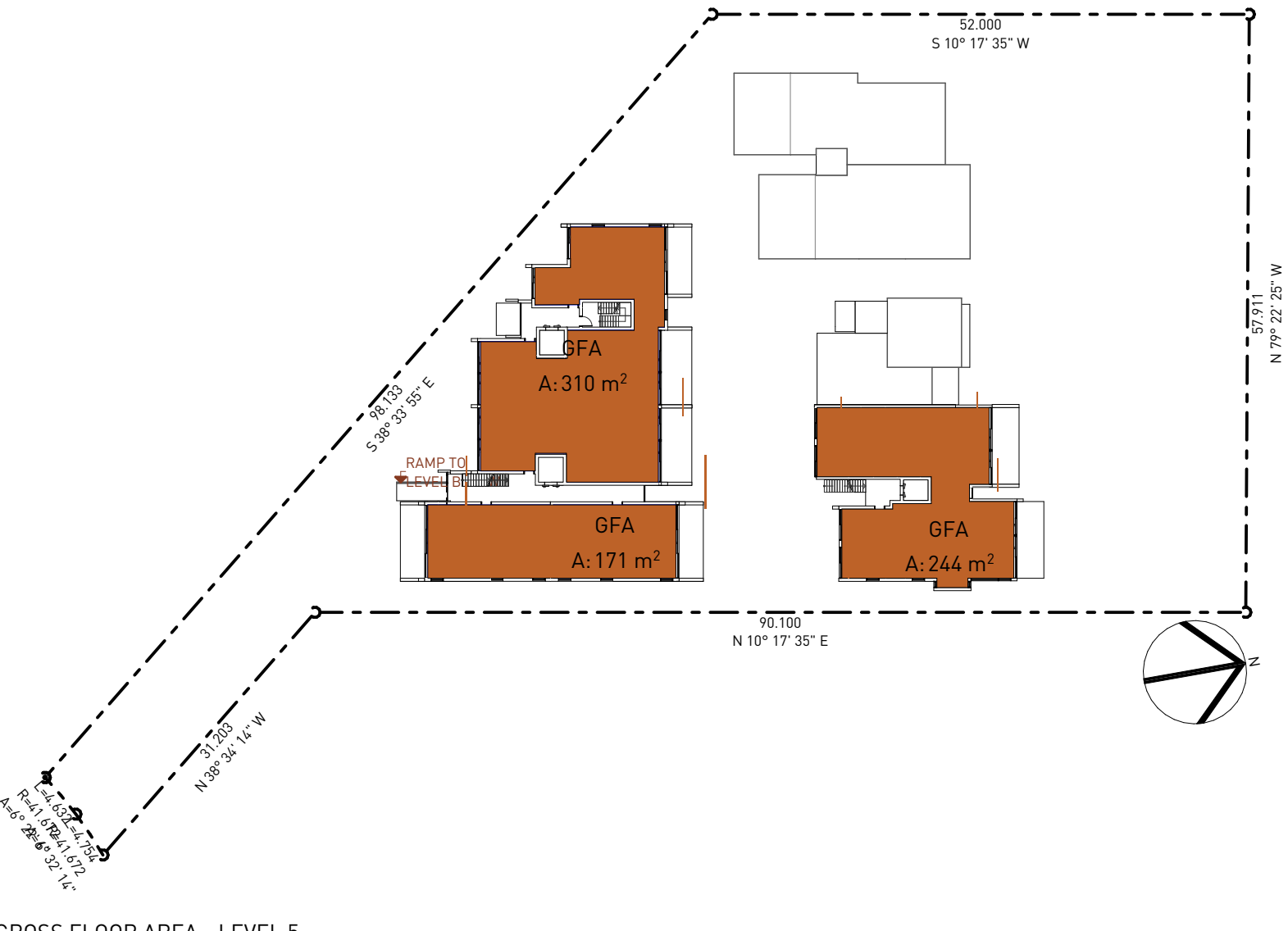
3 GROSS FLOOR AREA - LEVEL 2
1:600



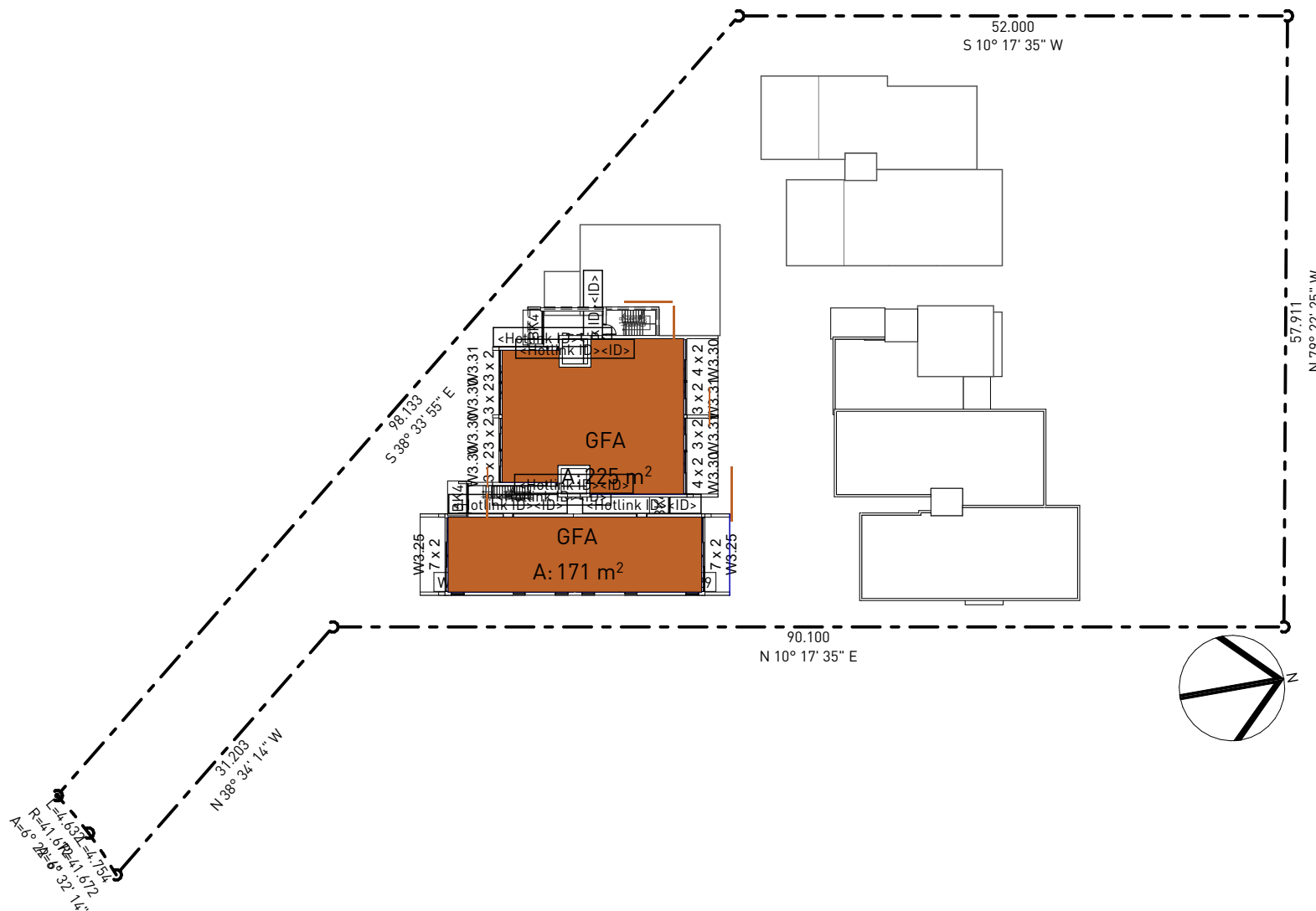
4 GROSS FLOOR AREA - LEVEL 3
1:600



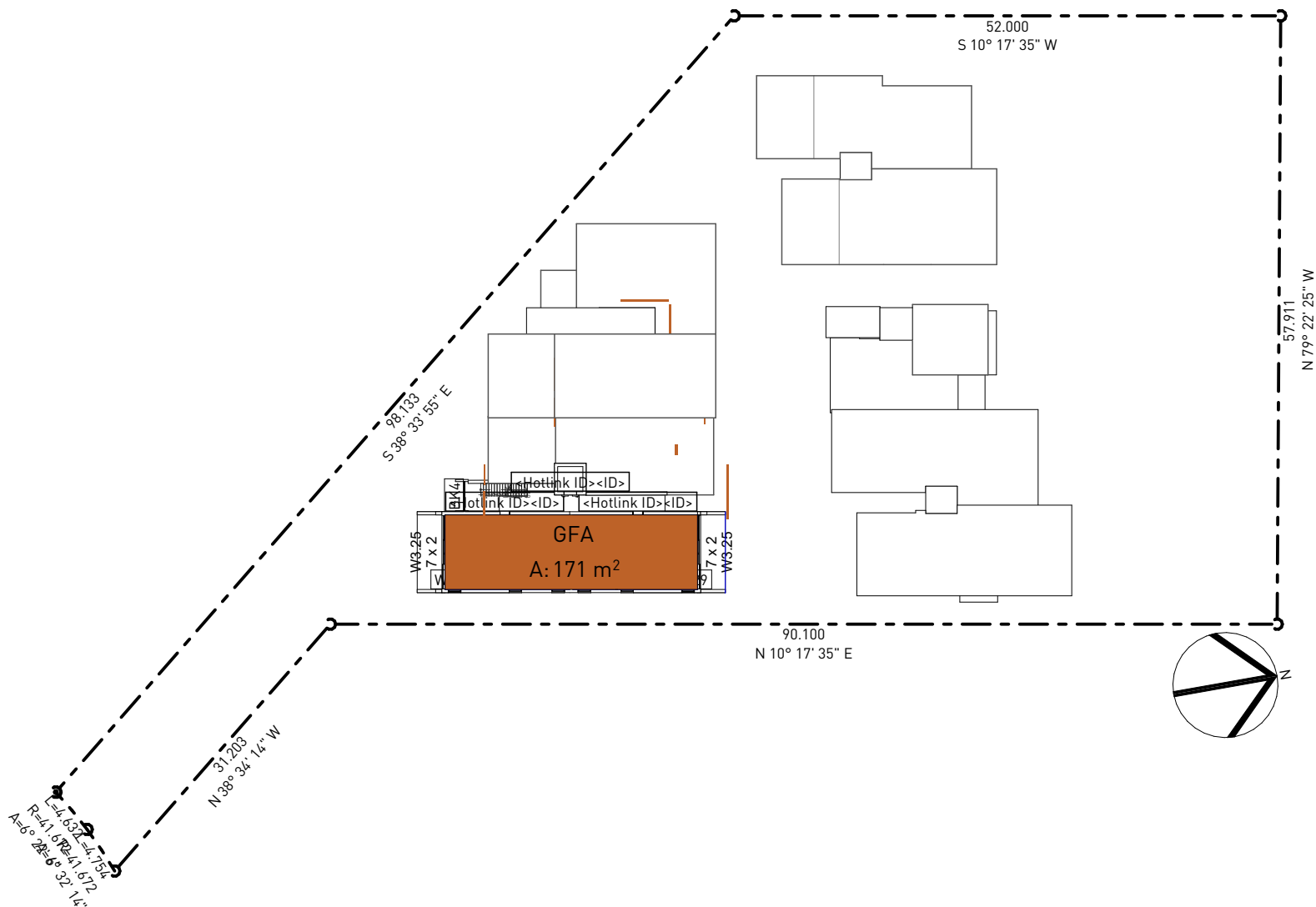
5 GROSS FLOOR AREA - LEVEL 4
1:600



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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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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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

VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

GROSS FLOOR AREA

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

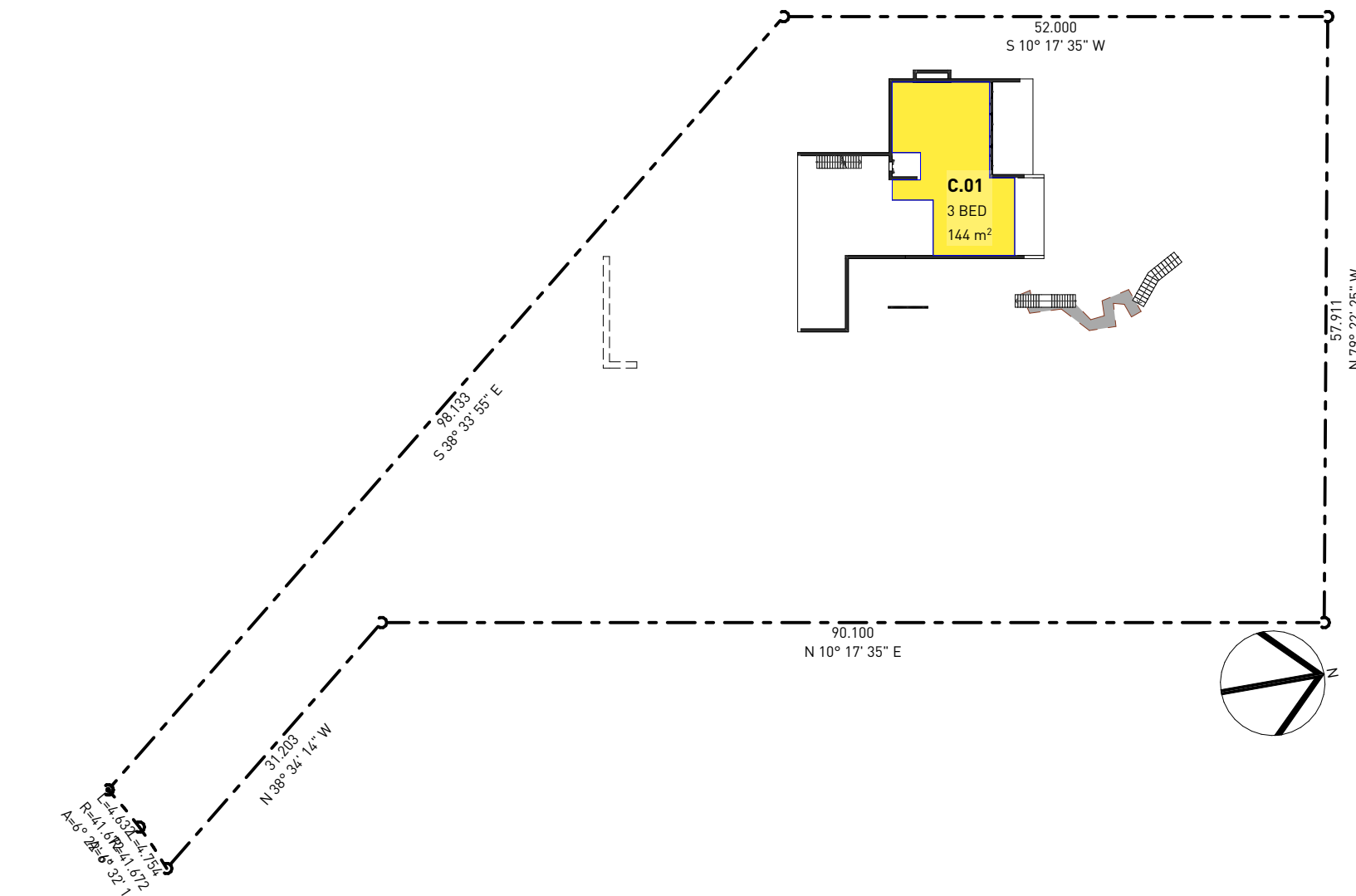
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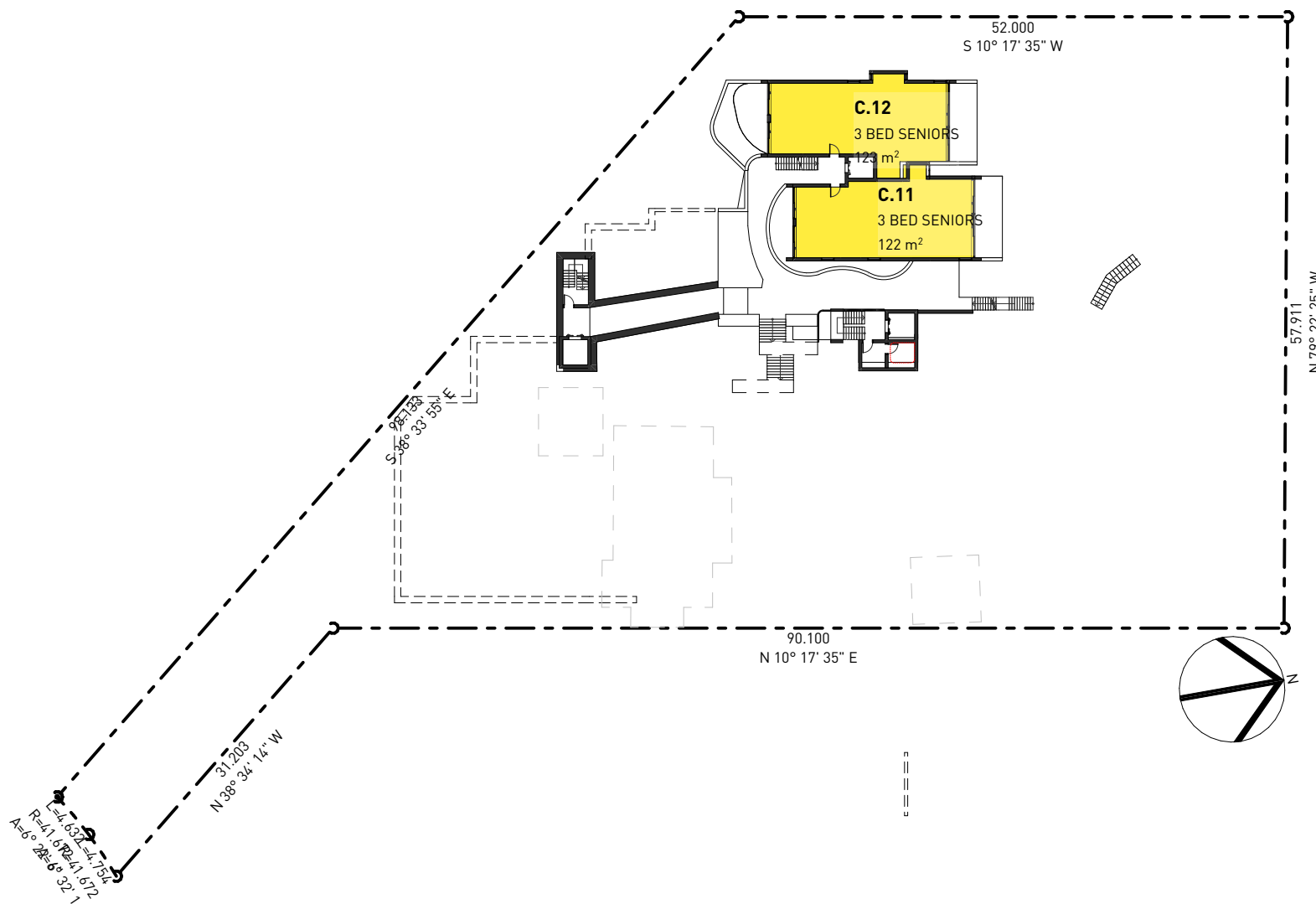
Nominated Architect: Peter Smith ARN 7024



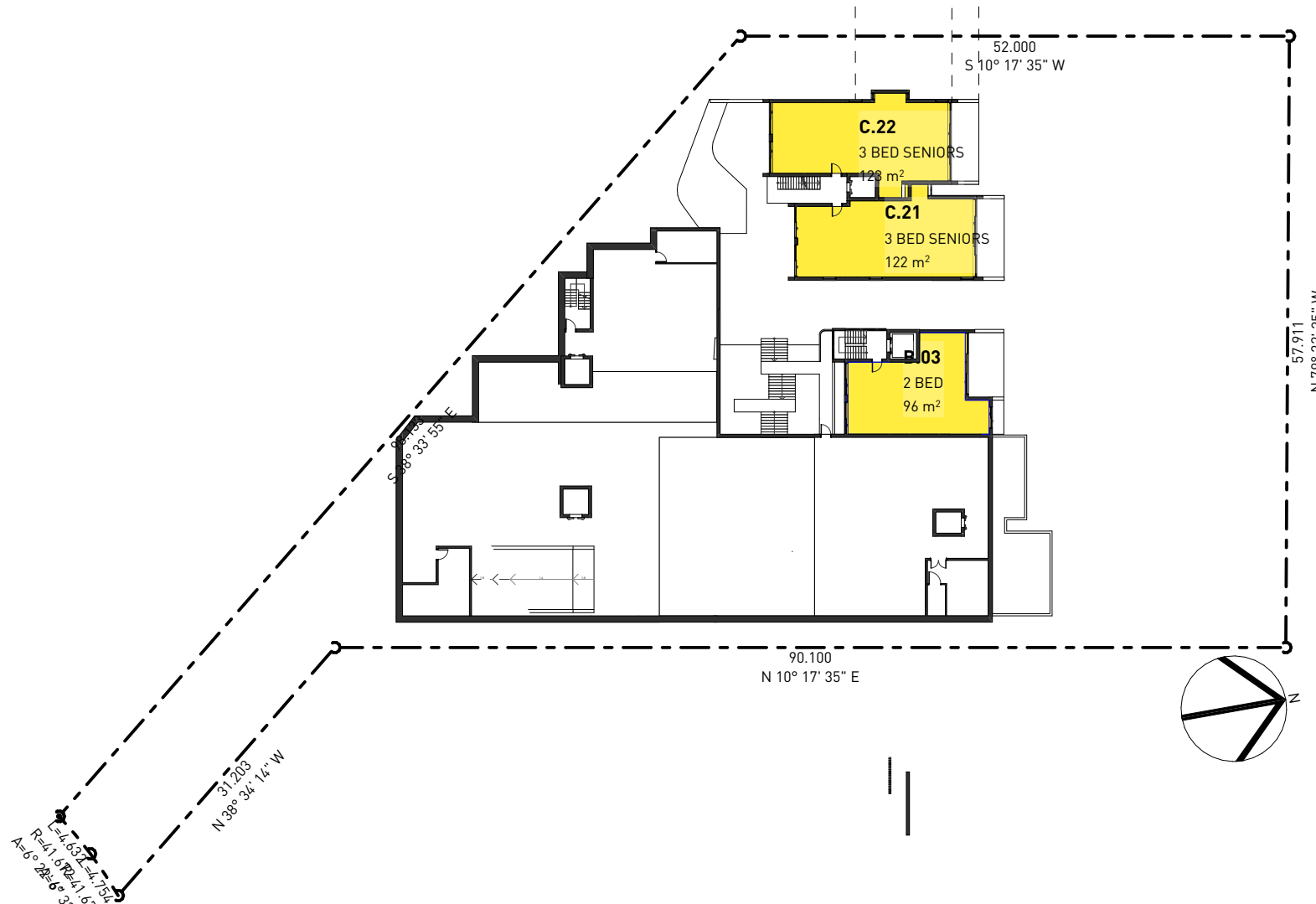
24_041 DA-A-801



1 SOLAR ACCESS - LEVEL 0
1:600



2 SOLAR ACCESS - LEVEL 1
1:600



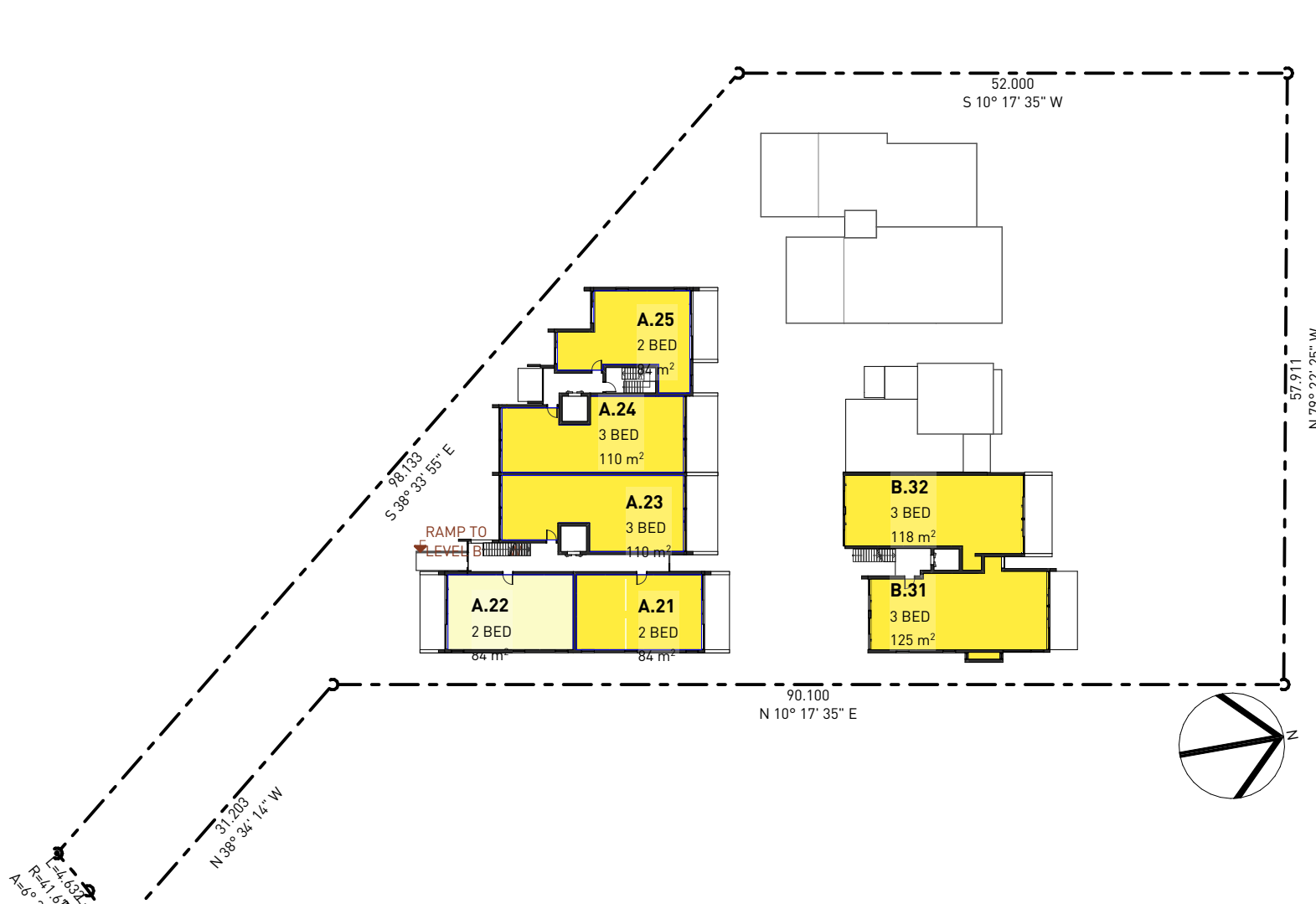
3 SOLAR ACCESS - LEVEL 2
1:600



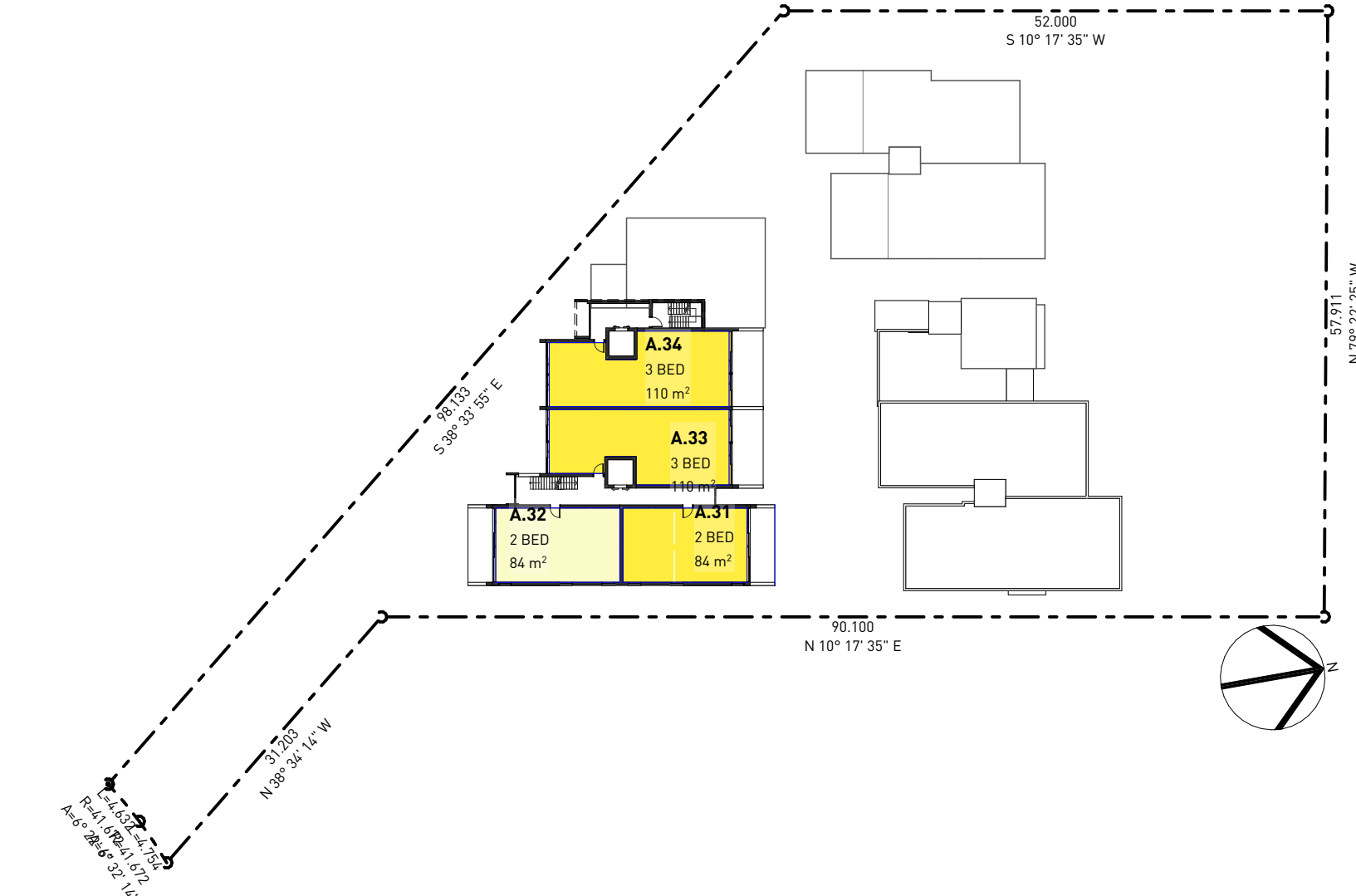
4 SOLAR ACCESS - LEVEL 3
1:600



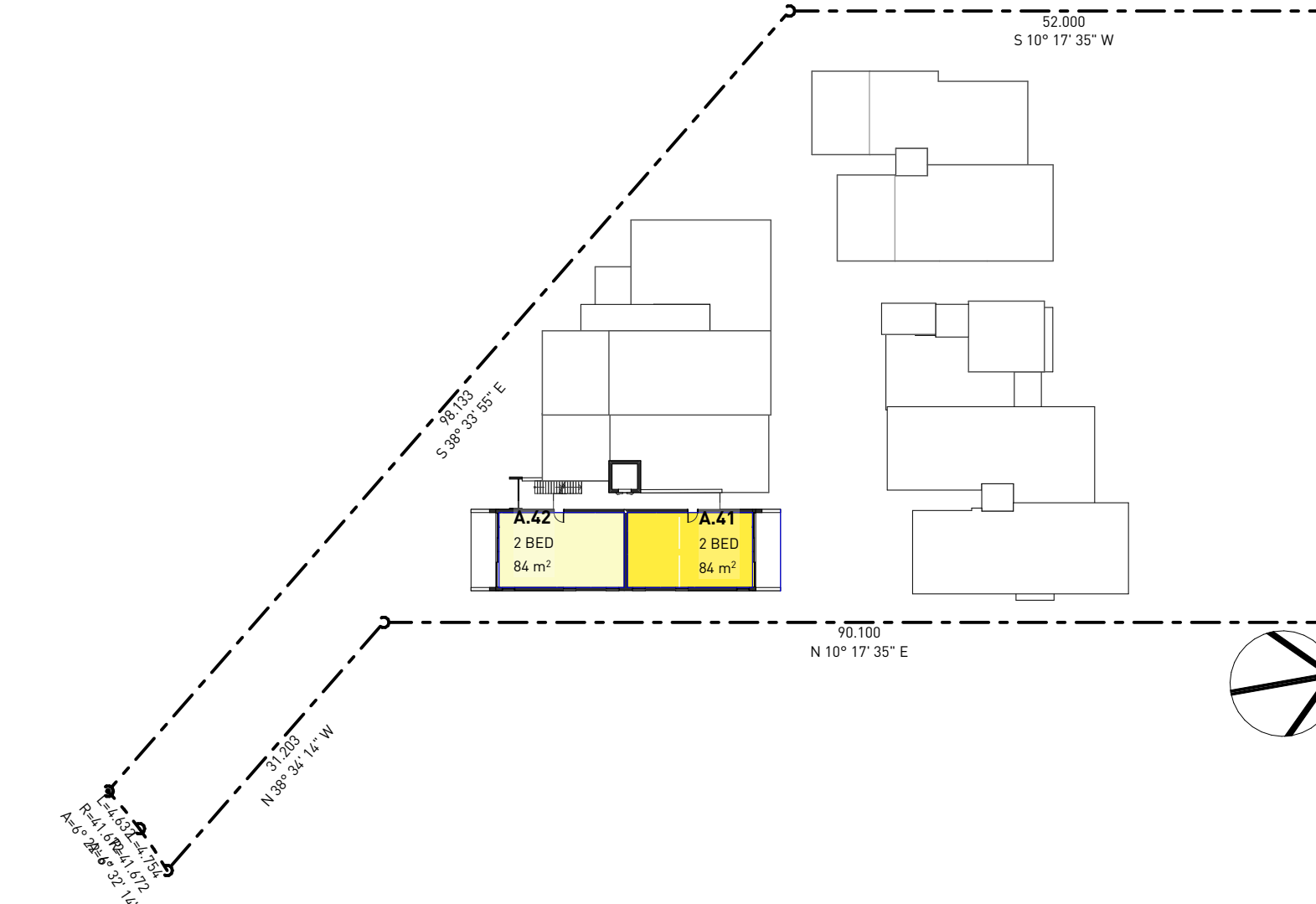
5 SOLAR ACCESS - LEVEL 4
1:600



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

VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

SOLAR ACCESS

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

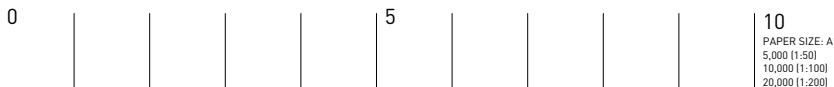
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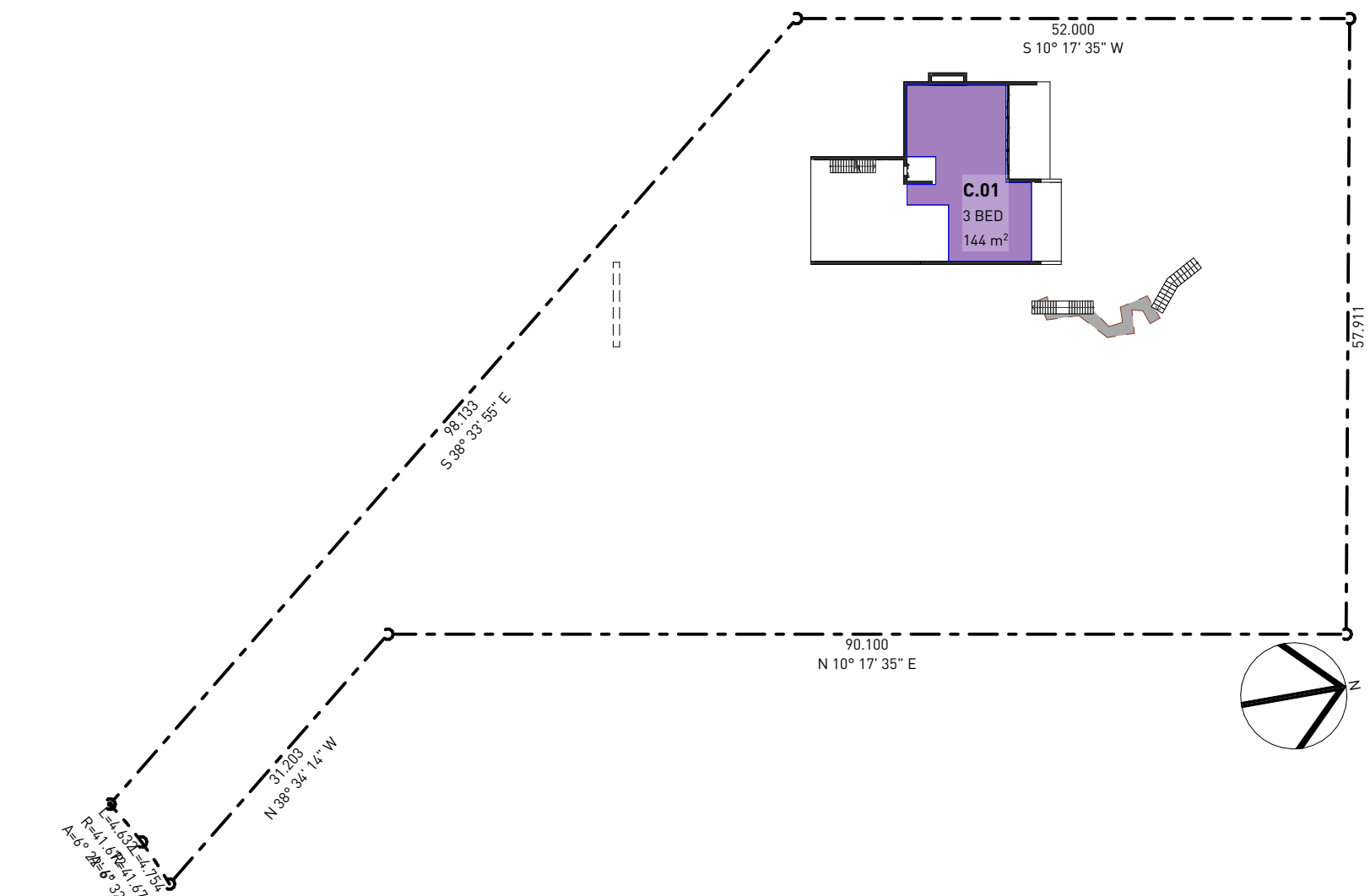
Nominated Architect: Peter Smith ARN 7024

STZ
SMITH & TZANNES

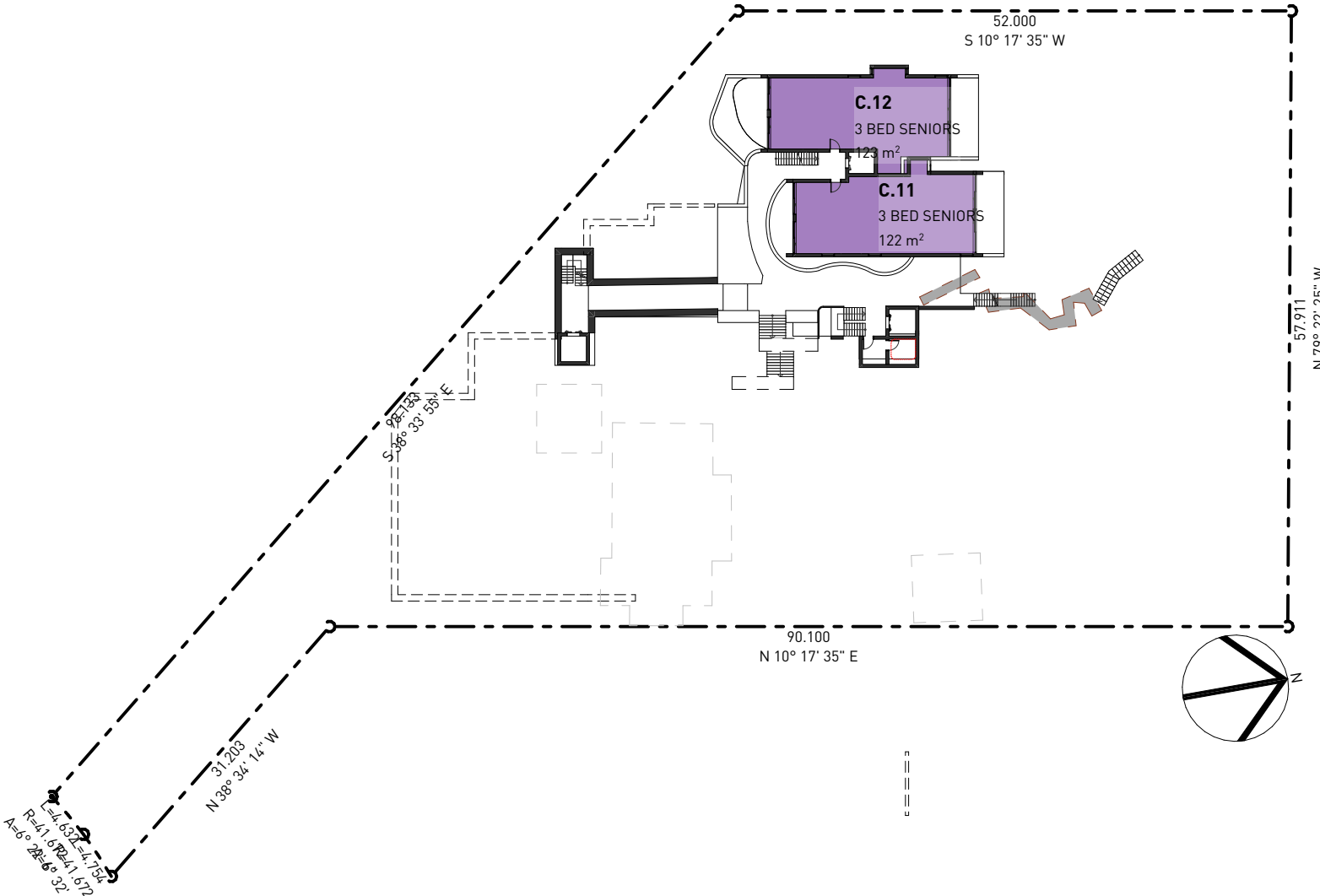
24_041 DA-A-802

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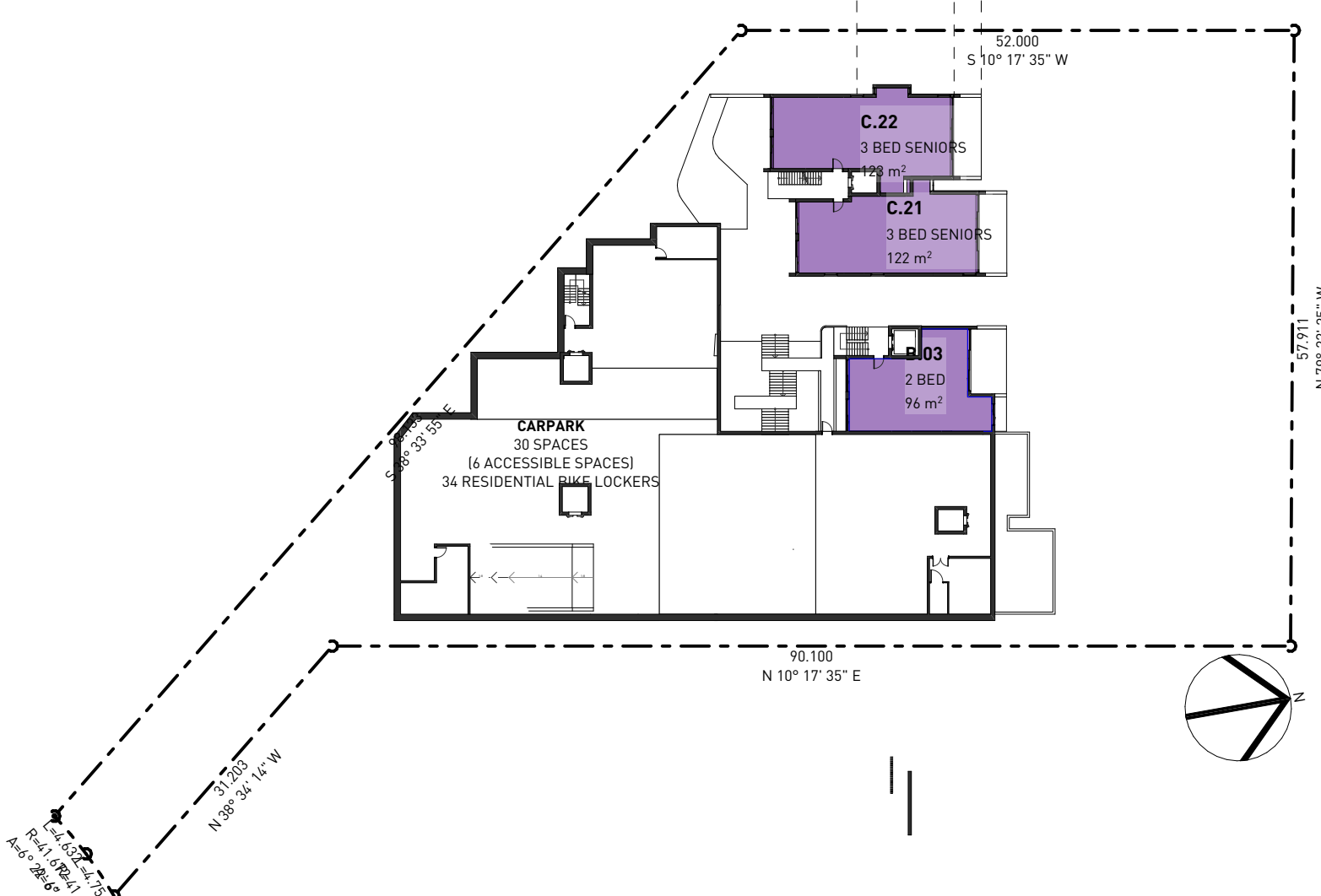




1 CROSS VENTILATION - LEVEL 0
1:600



2 CROSS VENTILATION - LEVEL 1
1:600



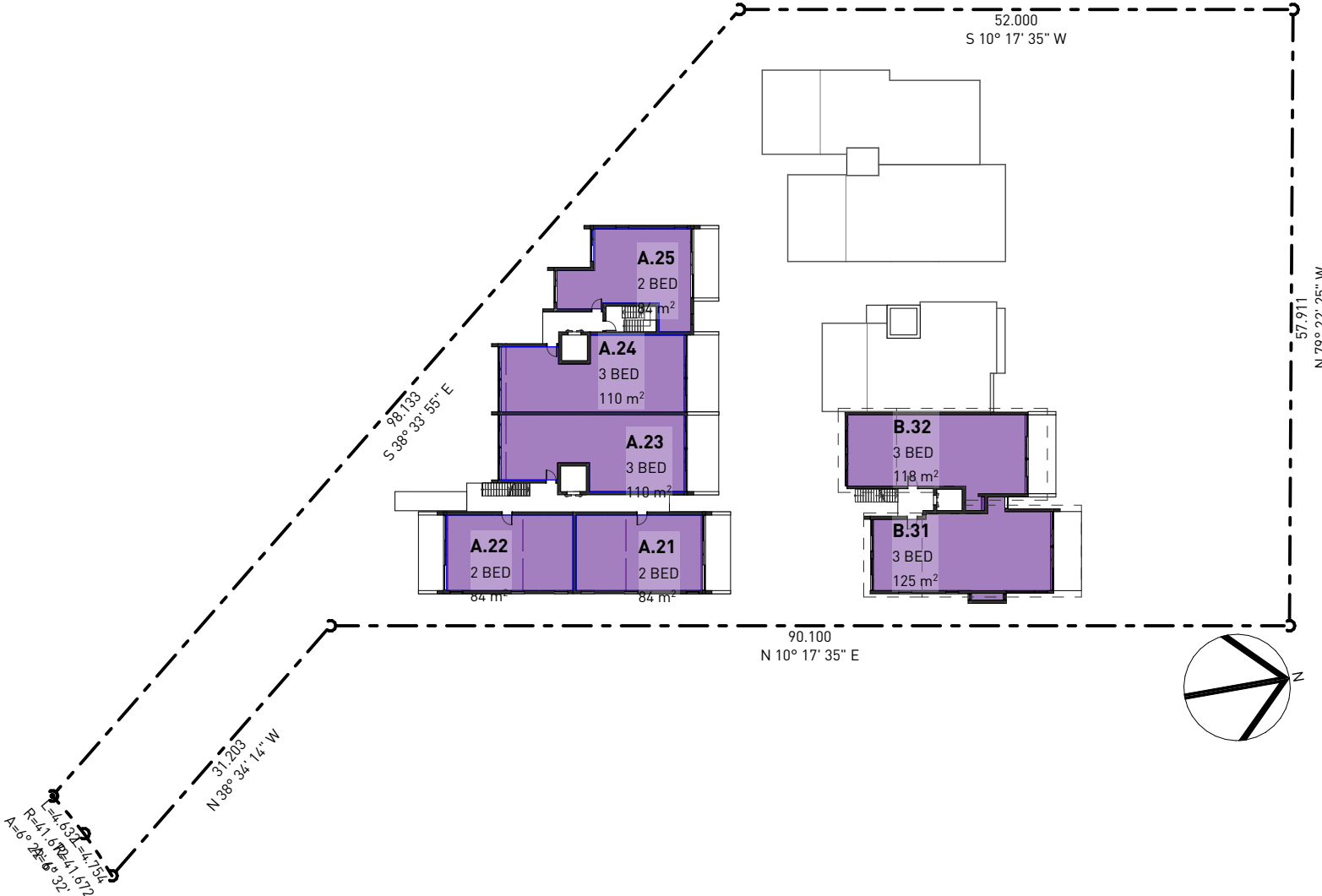
3 CROSS VENTILATION - LEVEL 2
1:600



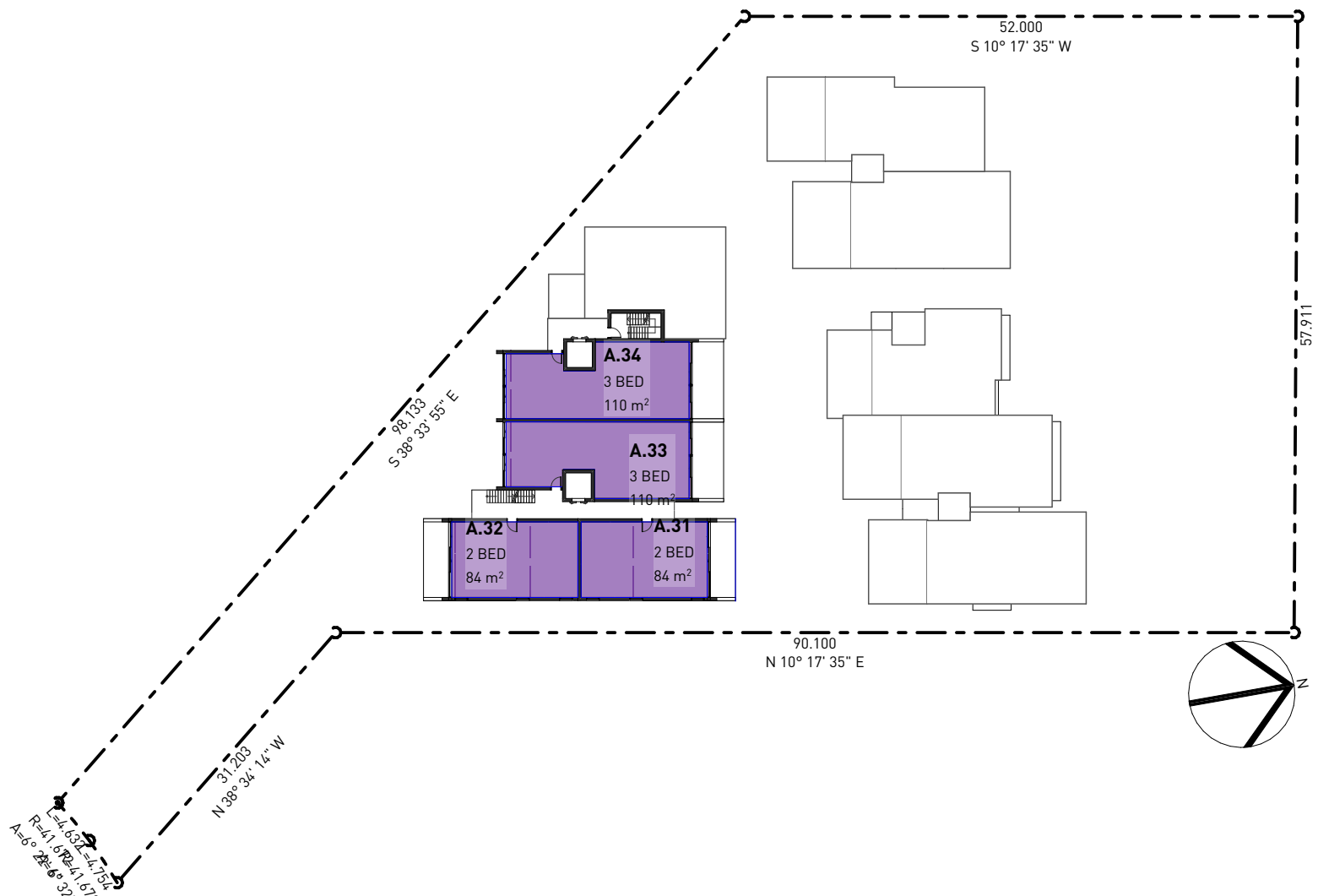
4 CROSS VENTILATION - LEVEL 3
1:600



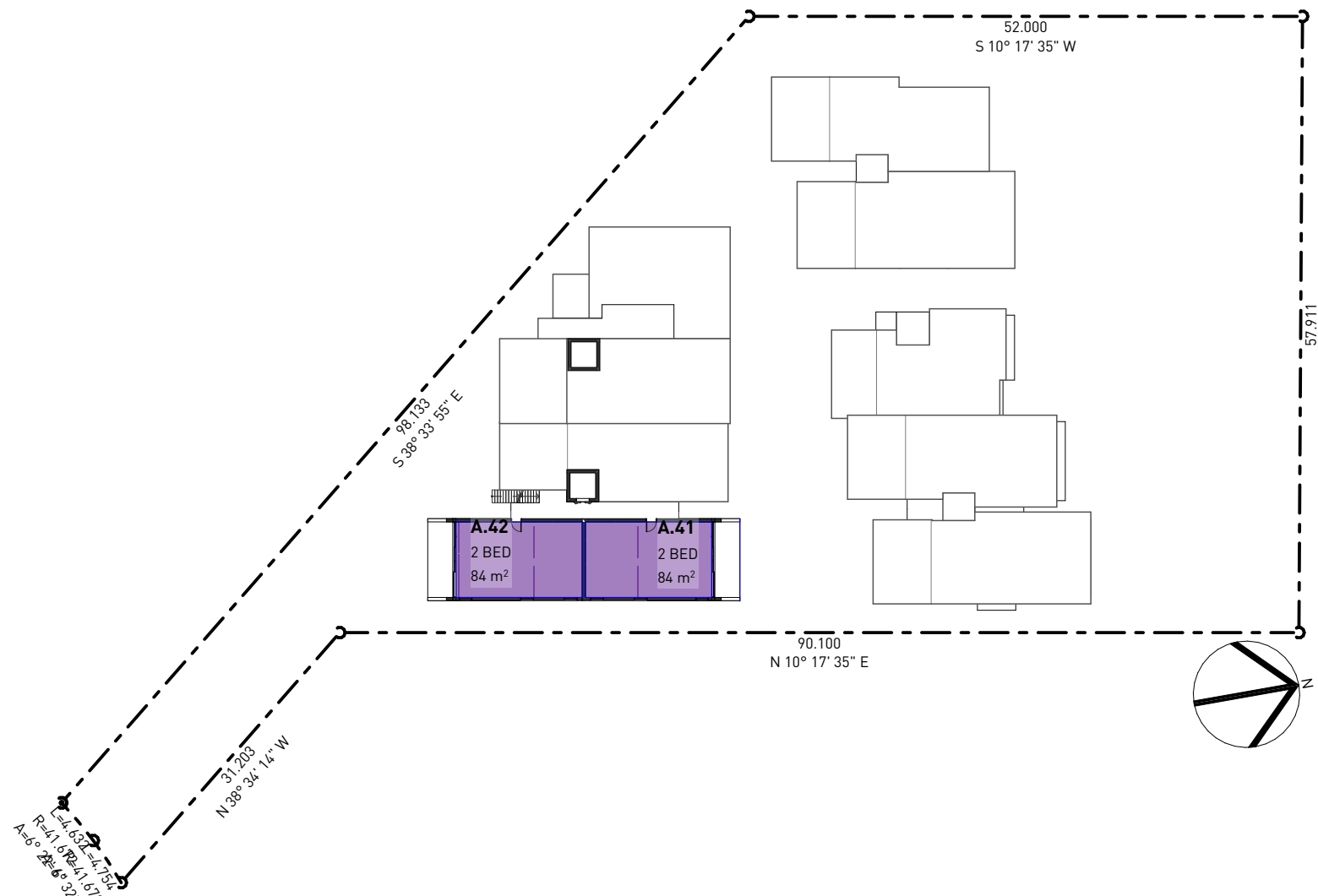
5 CROSS VENTILATION - LEVEL 4
1:600



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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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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CROSS VENTILATION

YES	31	100%
YES	1	
	32	

VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

CROSS VENTILATION

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

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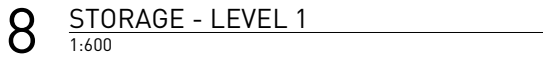
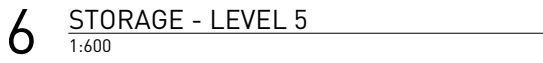
Nominated Architect: Peter Smith ARN 7024

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24_041 DA-A-803

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0 5

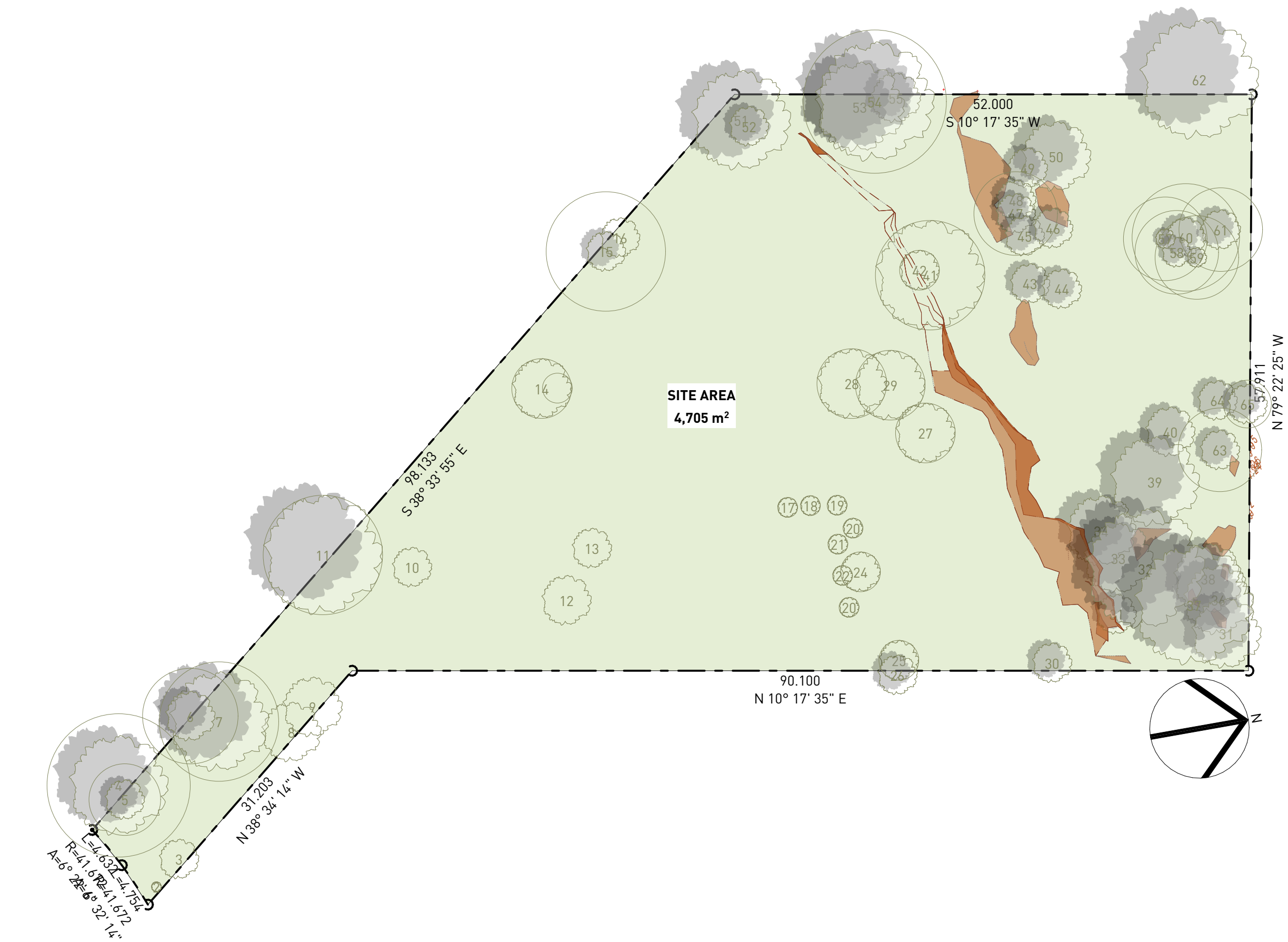


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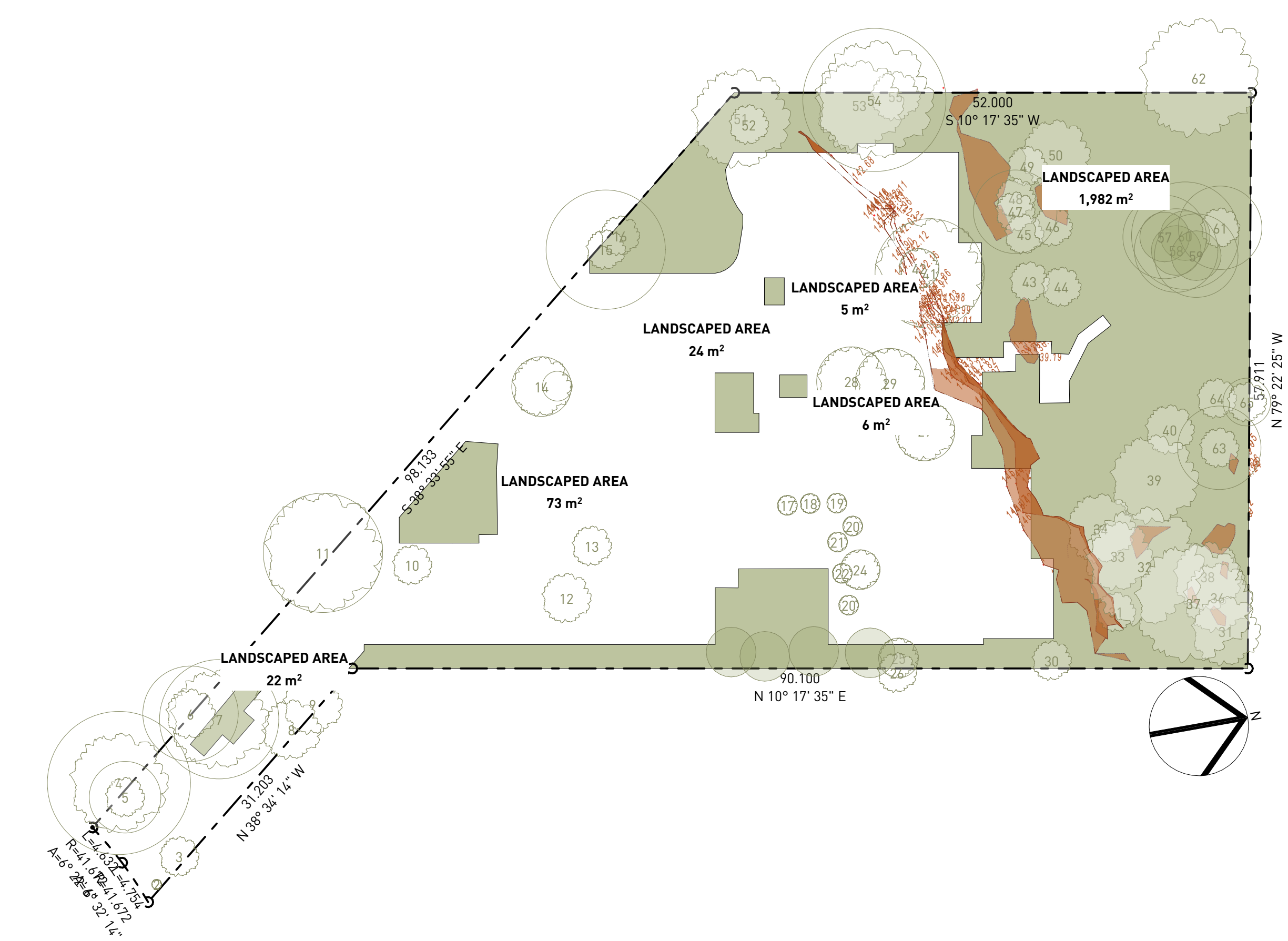
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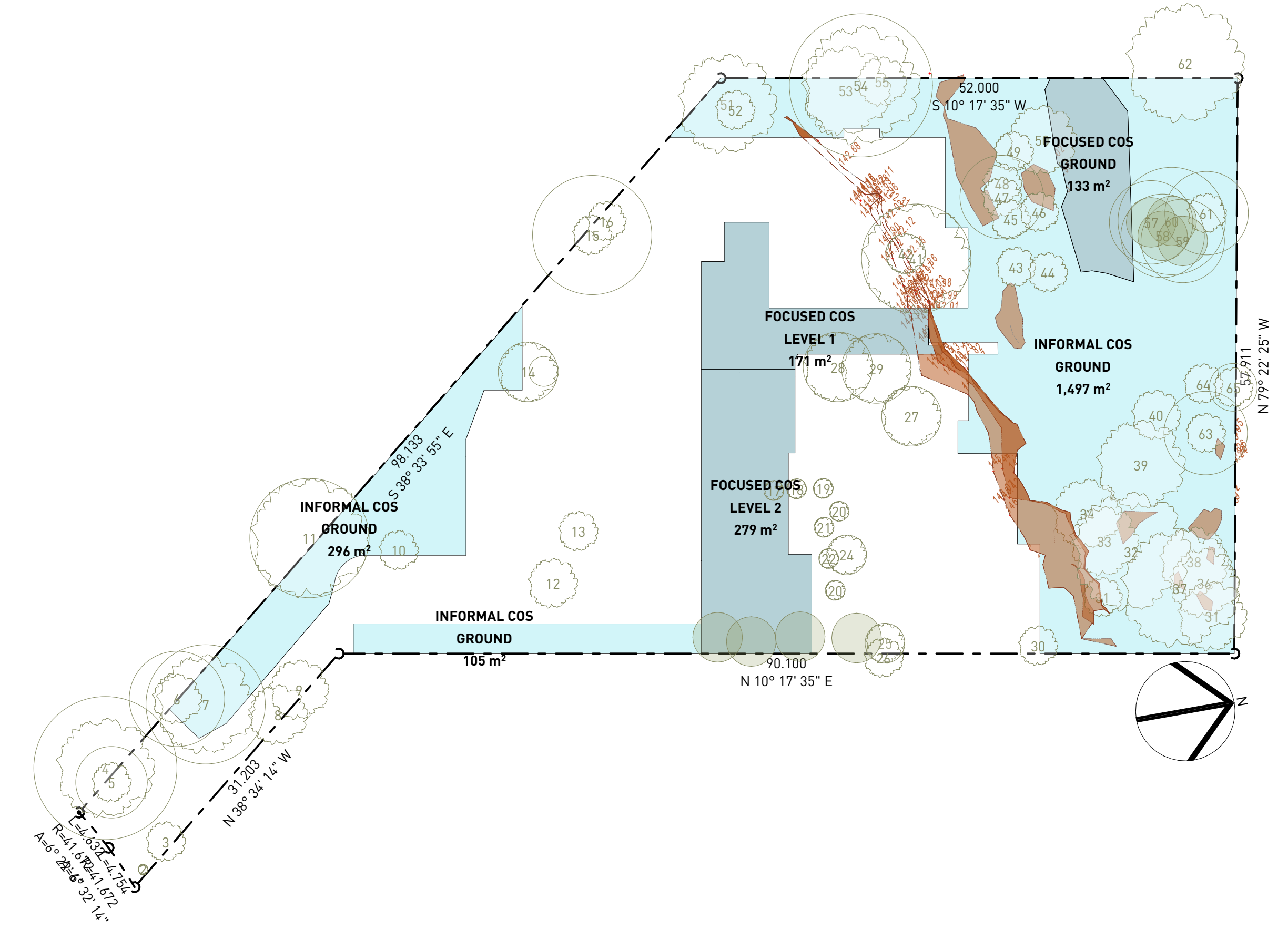
1 SITE AREA
1:400



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

MODEL 24_041 12-14 GLADYS

DOCUMENT

SITE AREAS

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP939276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015

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

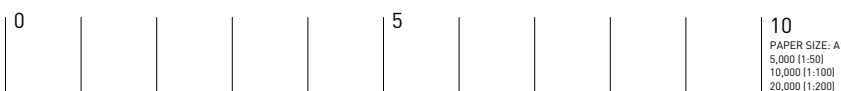
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Nominated Architect: Peter Smith ARN 7024

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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

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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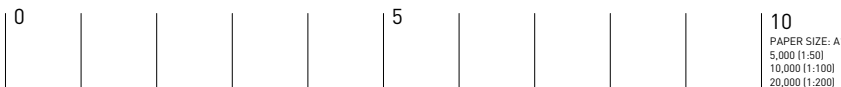
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REV A 31.07.25

DOCUMENT

MODEL 24_041 12-14 GLADYS

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



SMITH & TZANNES

24_041 DA-A-851

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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EXISTING SHADOW

NEW SHADOW

C.O.S COMMUNAL OPEN SPACE

P.O.S PRIVATE OPEN SPACE



1 EXISTING PLAN VIEW JUNE 21 1300
1:500



3 EXISTING PLAN VIEW JUNE 21 1400
1:500



2 PROPOSED SHADOWS JUNE 21 1300
1:500



4 PROPOSED SHADOWS JUNE 21 1400
1:500

VERSION
FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

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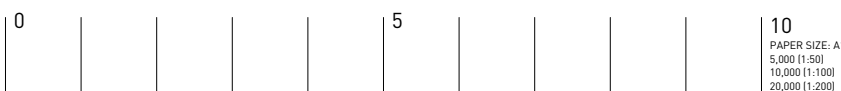
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VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

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
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Nominated Architect: Peter Smith ARN 7024



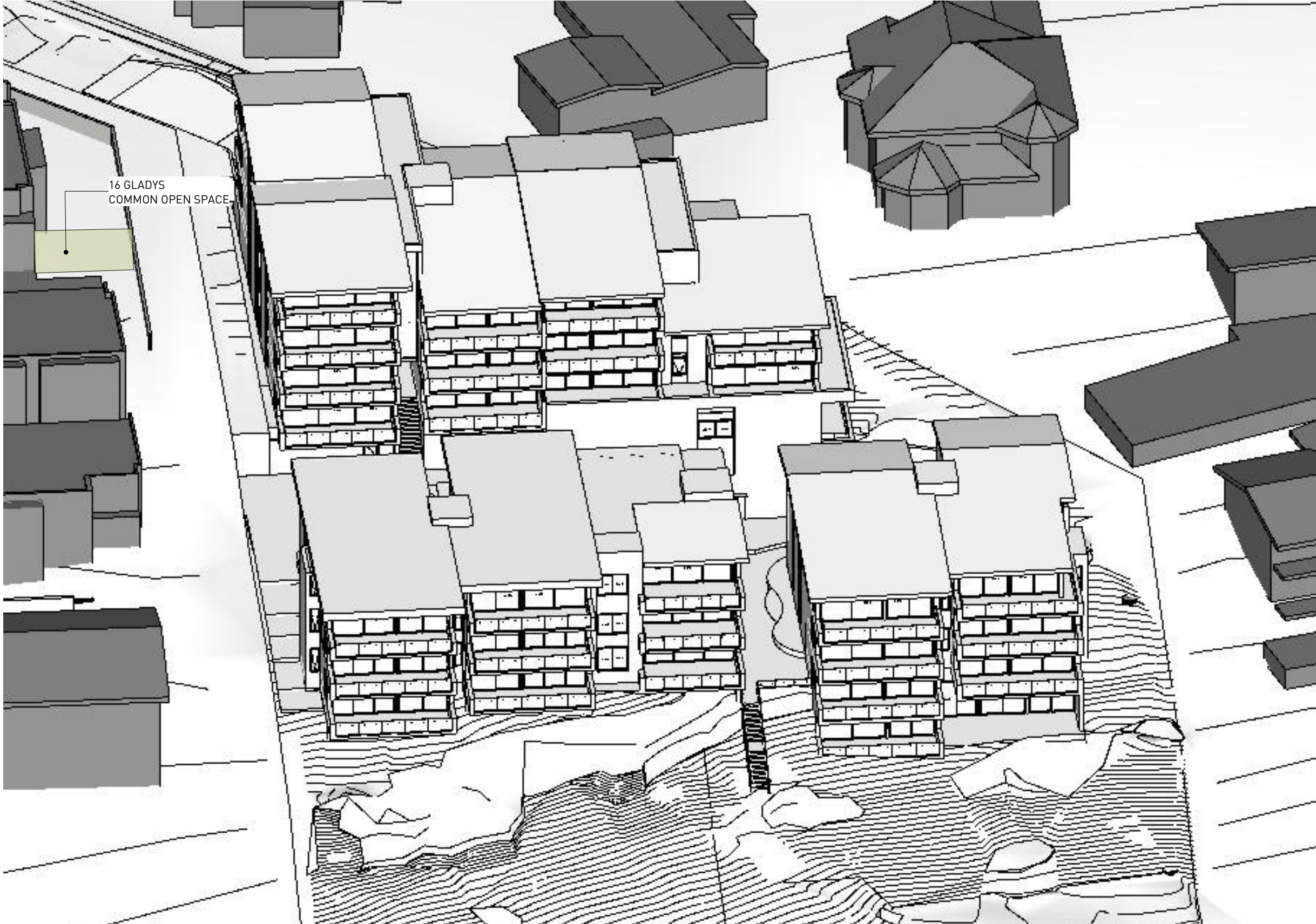
24_041 DA-A-853



1 21 JUNE 0900
1:100



2 21 JUNE 1000
1:100



3 21 JUNE 1100
1:100



4 21 JUNE 1200
1:100

NOTES

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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.

VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

SUN EYE DIAGRAMS - WINTER SOLSTICE

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

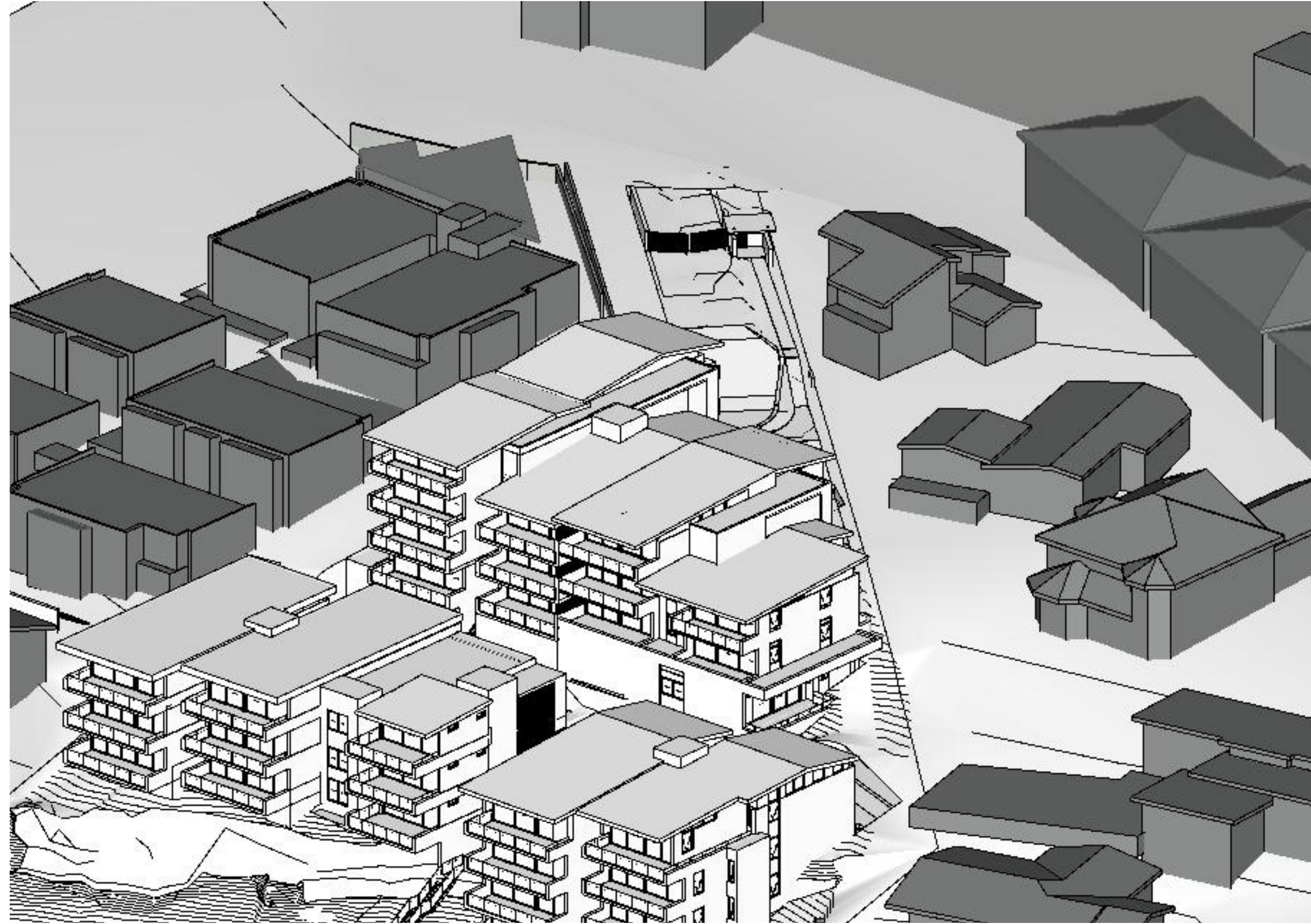
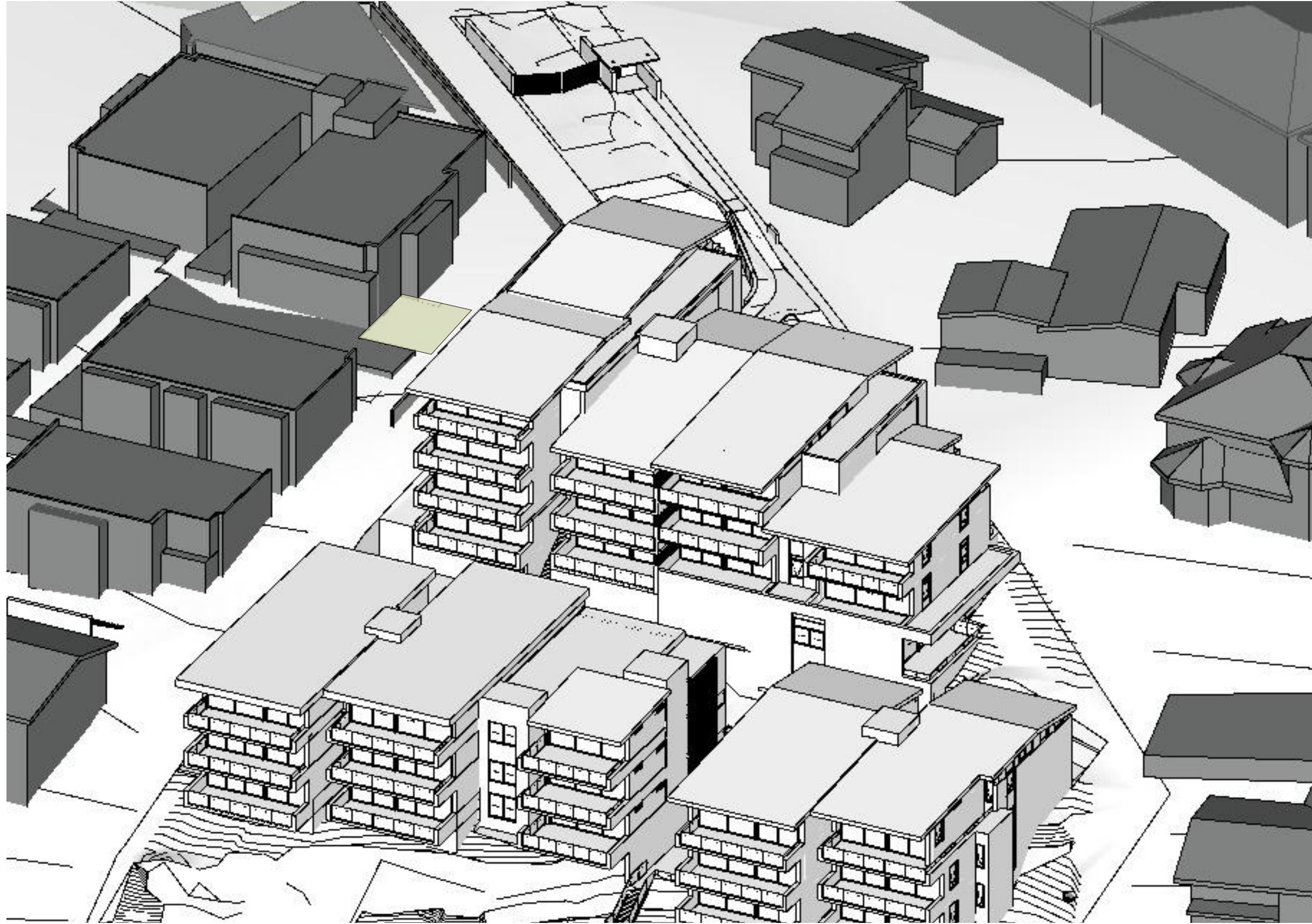
Lot A & B DP93276

88 Republic of Gladys

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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NOTES

1. NEVER scale off drawings, use figured dimensions only.
2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.
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LEGEND

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VERSION
FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

SUN EYE DIAGRAMS - 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@smithtznannes.com.au
smithtznannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-855



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VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

PHOTOMONTAGE

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-900



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 12-14 GLADYS

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

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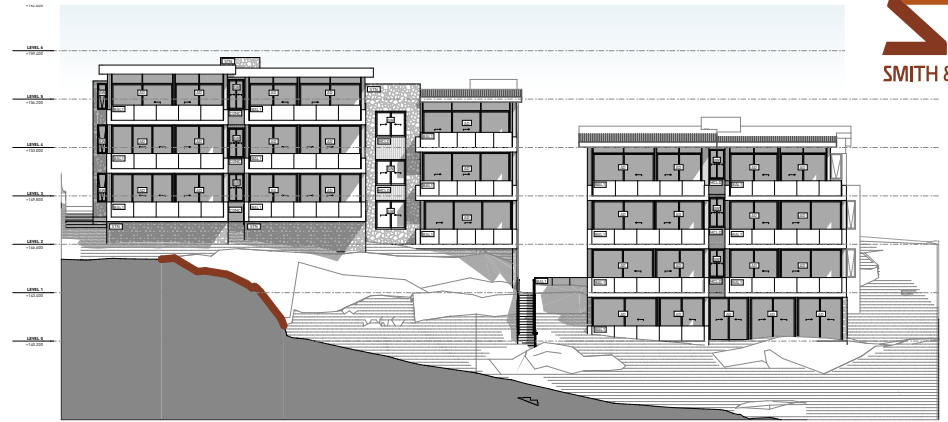
Nominated Architect: Peter Smith ARN 7024

STZ
SMITH & TZANNES

24_041 DA-A-901



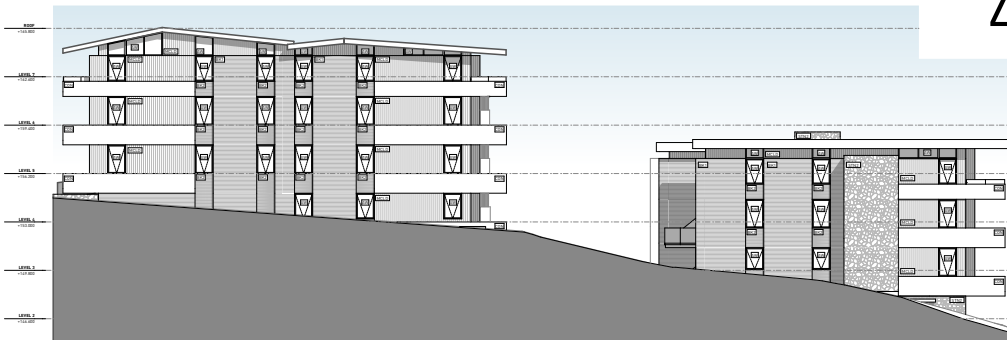
1 SITE PLAN
1:1000



PAVILION B & C NORTH
1:500



4 PAVILION A WEST
1:500



3 PAVILION A EAST
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