

DEVELOPED DESIGN

Seniors Housing

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

REV A 27.09.2024

SMITH & TZANNES

DRAWING SCHEDULE

DRAWING No.	DESCRIPTION	REV & DATE
DD-A-000	TITLE	A 27.09.2024
DD-A-001	NOTES	A 27.09.2024
DD-A-010	SURVEY PLAN	A 27.09.2024
DD-A-011	SITE LOCALITY	A 27.09.2024
DD-A-012	SITE ANALYSIS	A 27.09.2024
DD-A-013	PROPOSED SITE PLAN	A 27.09.2024
DD-A-014	DEMOLITION PLAN	A 27.09.2024
DD-A-015	EXCAVATION & FILL PLAN	A 27.09.2024
DD-A-100	ROOF	A 27.09.2024
DD-A-101	LEVEL 5	A 27.09.2024
DD-A-102	LEVEL 4	A 27.09.2024
DD-A-103	LEVEL 3	A 27.09.2024
DD-A-104	LEVEL 2	A 27.09.2024
DD-A-105	LEVEL 1	A 27.09.2024
DD-A-106	LEVEL 0	A 27.09.2024
DD-A-200	ELEVATIONS - EAST AND SOUTH	A 27.09.2024
DD-A-201	PAVILLION A - WEST	A 27.09.2024
DD-A-202	LOWER PAVILLION B & C ELEVATIONS	A 27.09.2024
DD-A-203	LOWER PAVILLION B & C ELEVATIONS	A 27.09.2024
DD-A-204	LOWER PAVILLION B & C ELEVATIONS	A 27.09.2024
DD-A-205	ENTRY DETAIL ELEVATION	A 27.09.2024
DD-A-206	SECTIONS	A 27.09.2024
DD-A-207	SECTIONS	A 27.09.2024
DD-A-800	AREA CALCULATIONS	A 27.09.2024
DD-A-801	GROSS FLOOR AREA	A 27.09.2024
DD-A-802	SOLAR ACCESS	A 27.09.2024
DD-A-803	CROSS VENTILATION	A 27.09.2024
DD-A-804	STORAGE	A 27.09.2024
DD-A-805	ACCESSIBILITY TO TRANSPORT & TOWN CENTRE	A 27.09.2024
DD-A-806	ACCESSIBILITY COMMON OPEN SPACES	A 27.09.2024
DD-A-807	ACCESSIBILITY TYPICAL FLOOR PLATES	A 27.09.2024
DD-A-808	ACCESSIBILITY TYPICAL FLOOR PLATES	A 27.09.2024
DD-A-809	MAX HEIGHT STUDY	A 27.09.2024
DD-A-810	TWO STORIES STUDY	A 27.09.2024
DD-A-850	SHADOWS - WINTER SOLSTICE	A 27.09.2024
DD-A-851	SHADOWS - WINTER SOLSTICE	A 27.09.2024
DD-A-852	SHADOWS - WINTER SOLSTICE	A 27.09.2024
DD-A-853	SHADOWS - WINTER SOLSTICE	A 27.09.2024
DD-A-854	SUN EYE DIAGRAMS - WINTER SOLSTICE	A 27.09.2024
DD-A-855	SUN EYE DIAGRAMS - WINTER SOLSTICE	A 27.09.2024
DD-A-900	PHOTOMONTAGE	A 27.09.2024
DD-A-901	BUILDING MATERIALS	A 27.09.2024
DD-A-990	NOTIFICATION PLAN	A 27.09.2024
DD-A-991	NOTIFICATION PLAN	A 27.09.2024

SITE SCHEDULE

SITE AREAS SCHEDULE			
	AREA	REQUIRED	ACHIEVED
SITE AREA	4,705		
LANDSCAPED AREA	2,199	30%	46%
DEEP SOIL AREA	1,906	15%	40%
COMMUNAL OPEN SPACE	1,415	25%	30%

BASIX COMMITMENTS

LEGEND

AC	AIR CONDITIONING	EA	EQUAL ANGLE
AL	ALUMINIUM	EDB	ELECTRICAL DISTRIBUTION BOARD
AD	ALUMINIUM FRAMED DOOR	ELECT	ELECTRICAL
ADJ	ADJUSTABLE	ESR	ELECTRICAL SERVICES RISER
AGC	ANTI GRAFFITI COATING	EJ	EXPANSION JOINT
AFFL	ABOVE FINISHED FLOOR LEVEL	EM	ENTRY MAT
ANO	ANODISED	EQ	EQUAL
ASSL	ABOVE STRUCTURAL SLAB LEVEL	EX	EXISTING
AP	ACCESS PANEL	EXA	EXHAUST AIR
AW	ALUMINIUM FRAMED WINDOW	EXH	EXHAUST GRILLE
BA	BATHSPOUT	F	FRIDGE
BAL#	BALUSTRADE TYPE #	FB#	FACE BRICK TYPE
BAL-G	GLASS BALUSTRADE	FC#	FIBRE CEMENT
BAR	BARRIER	FCL	FINISHED CEILING LEVEL
BB	BOND BREAKER	FE	FIRE EXTINGUISHER
BCT	BABY CHANGE TABLE	FEN#	FENCE TYPE
BEN	BENCH	FFL	FINISHED FLOOR LEVEL
BG	BOX GUTTER	FGB	FRAMLESS GLASS BALUSTRADE
BH	BULKHEAD	FG	FIXED GLASS
BIKE	BIKE RAIL	FH	FIRE HYDRANT
BL	BLIND	FHR	FIRE HOSE REEL
BCK	BLOCKWORK	FIP	FIRE INDICATOR PANEL
BK	BRICKWORK (COMMONS)	FL	FLASHING
BKB	BRICKWORK (BAGGED)	FLB	FLUSH BUTTON
BO	BALCONY OUTLET	FP	FIRE PLACE
BOL	BOLLARDS	FPB	FALL PREVENTION BARRIER
BP	BLOCKPLAN	FRE	PORTABLE FIRE EXTINGUISHER
BR	BUMP RAIL	FRL	FIRE RATED LEVEL
BS	HARDWOOD TIMBER BENCH SEATING	FSL	FINISHED SLAB LEVEL (FIRE STAIR LANDINGS)
BRH	BATHROBE HOOK	FT#	FLOOR TILE
BSN#	BASIN	FW#	FLOOR WASTE
BT#	BATH TUB	GAS	GAS POINT
BT	BOTTLE TRAP	GAS	GAS FLUE
CB	CONCRETE BLOCK	GD#	GRATED FLOOR DRAIN
CBG	COLOURBLACK GLASS	GL	GLAZING
CJ	CONSTRUCTION JOINT	GU	GUTTER
CHO	COAT HOOK	GR	GRAVEL
CG	CLEAR GLASS	GRB#	GRAB RAIL
CFC	COMPRESSED FIBRE CEMENT	GPO	GENERAL POWER OUTLET
CFT#	CERAMIC FLOOR TILE TYPE	HD	HANDDRYER
CK	COOKTOP	HR#	HANDRAIL TYPE #
CL	CENTRE LINE	HMR	HIGH MOISTURE RESISTANCE
CLL	CLOTHES LINE	HOB	CONCRETE HOB
CLD	CLADDING	HT	HOSE TAP
CLG#	CEILING	HWU#	HOT WATER UNIT
CO#	COOKTOP	HYD	HYDRAULIC SERVICES RISER
CONC	GENERAL CONCRETE MACHINE FLOAT FINISH	IGHW	INSTANTANEOUS GAS HOT WATER UIT
CONF	CONCRETE FOOTPATH FINISH eg. BROOM FINISH	INS#	INSULATION TYPE #
CON#	PROJECT SPECIFIC CONCRETE FINISH TYPE #	INT	AUDIO VISUAL INTERCOM DOOR STATION
COS	CHECK ON SITE	J	JOINERY
CPD	CUPBOARD	KB	KICKBOARD
CPT	CARPET	KP	KICKPLATE
CWT#	CERAMIC WALL TILE TYPE #	LAM#	LAMINATE TYPE #
D	DOOR	LB	LETTERBOX
DG	DRIP GROOVE	LDY	LAUNDRY
DL-E	DOWNLIGHT EXTERIOR	LTUB#	LAUNDRY TUB TYPE
DL-I	DOWNLIGHT INTERIOR	LVR#	LOUVRE
DL-F	(DOWNLIGHT) FLOOD LIGHT		
DRW	DRAWER		
DW#	DISHWASHER		
DP	DOWNPIPE		
DRY	DRYER		
DST	DOORSTOP		
DT	DRESSED TIMBER		

EA	EQUAL ANGLE	MB	METER BOX
EDB	ELECTRICAL DISTRIBUTION BOARD	MCLD	METAL CLADDING
ELECT	ELECTRICAL	MDC#	MEDICINE CABINET TYPE
ESR	ELECTRICAL SERVICES RISER	MDF	MEDIUM DENSITY FIBRE BOARD (LOW VOC)
EJ	EXPANSION JOINT	MDR#	METAL DECK ROOF SHEET TYPE #
EM	ENTRY MAT	MECH	MECHANICAL RISER
EQ	EQUAL	MICR	MICROWAVE
EX	EXISTING	MIR	MIRROR
EXA	EXHAUST AIR	MJ	MOVEMENT JOINT
EXH	EXHAUST GRILLE	MLV#	METAL LOUVRE TYPE #
F	FRIDGE	MLD	METAL LOUVRED DOOR
FB#	FACE BRICK TYPE	MPLY	MARINE GRADE PLYWOOD
FC#	FIBRE CEMENT	MR	MOISTURE RESISTANT
FCL	FINISHED CEILING LEVEL	MSC	MESH CAGE
FE	FIRE EXTINGUISHER	NBN	NATIONAL BROADBAND NETWORK
FEN#	FENCE TYPE	NCDM	NON CUMBSTIBLE AS DEFINED BY NCC
FFL	FINISHED FLOOR LEVEL	OF	OVERFLOW
FGB	FRAMLESS GLASS BALUSTRADE	OFC	OFF FORM CONCRETE
FG	FIXED GLASS	OV#	OVEN
FH	FIRE HYDRANT	P50	RONDO P50 SHADOWLINE CORNICE
FHR	FIRE HOSE REEL	PAV#	PAVING TYPE
FIP	FIRE INDICATOR PANEL	PB#	PLASTERBOARD
FL	FLASHING	PC	POLISHED CHROME
FLB	FLUSH BUTTON	PCNC	POLISHED CONCRETE
FP	FIRE PLACE	PDC#	POWDERCOAT TYPE
FPB	FALL PREVENTION BARRIER	PDD	PLANTER DRAIN OUTLET
FRE	PORTABLE FIRE EXTINGUISHER	PF	POOL FENCE
FRL	FIRE RATED LEVEL	PIT	STORMWATER PIT
FSL	FINISHED SLAB LEVEL (FIRE STAIR LANDINGS)	PL	PLANTER
FT#	FLOOR TILE	PLD	PANEL LIFT DOOR
FW#	FLOOR WASTE	PLY	PLYWOOD
GAS	GAS POINT	PM	PERFORATED METAL
GAS	GAS FLUE	PNT#	PAINT COLOUR
GD#	GRATED FLOOR DRAIN	PP	PUSHPLATE
GL	GLAZING	POLY	POLYURETHANE
GU	GUTTER	R	ROBE
GR	GRAVEL	REN#	RENDERED FINISH TYPE
GRB#	GRAB RAIL	RA	RETURN AIR
GPO	GENERAL POWER OUTLET	RB	ROLLER BLIND
HD	HANDDRYER	RC	REINFORCED CONCRETE
HR#	HANDRAIL TYPE #	RFID	RADIO FREQUENCY IDENTIFICATION SYSTEM
HMR	HIGH MOISTURE RESISTANCE	RH	RANGEHOOD
HOB	CONCRETE HOB	RL	RELATIVE LEVEL ITO AUSTRALIAN HEIGHT DATUM)
HT	HOSE TAP	RS	ROLLER SHUTTER TYPE
HWU#	HOT WATER UNIT	RWO	RAINWATER OUTLET
HYD	HYDRAULIC SERVICES RISER	RWT	RAINWATER TANK
IGHW	INSTANTANEOUS GAS HOT WATER UIT	S	STORAGE
INS#	INSULATION TYPE #	SA	SUPPLY AIR
INT	AUDIO VISUAL INTERCOM DOOR STATION	SAS	SERVICES ACCESS SYSTEM
J	JOINERY	SAP	SECURE ACCESS POINT (RFID)
KB	KICKBOARD	SC	STORAGE CAGE
KP	KICKPLATE	SCR	SCREEN
LAM#	LAMINATE TYPE #	SDS	SOAP DISPENSER
LB	LETTERBOX	SF#	STEEL FENCING TYPE #
LDY	LAUNDRY	SG	STEEL GATE
LTUB#	LAUNDRY TUB TYPE	SHSC#	SHOWER SCREEN
LVR#	LOUVRE	SHS	SHOWER SHELF
		SHM#	SHOWER MIXER
		SHR#	SHOWER ROSE
		SINK#	SINK

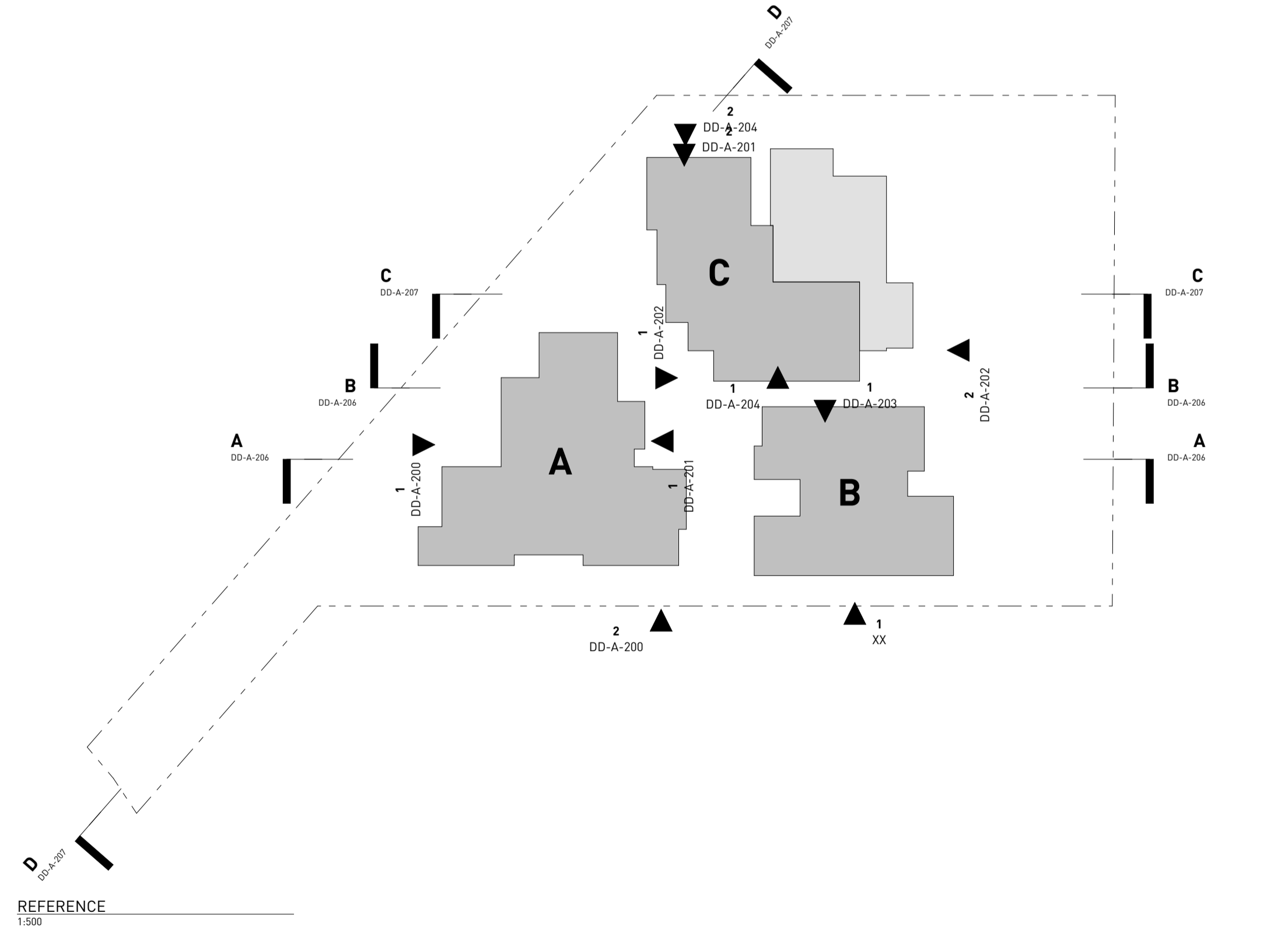
SK #	SKIRTING	SK	SKYLIGHT
SL	SKYLIGHT	SD	SURFACE OUTLET
SO	STONE PAVING	SP	STONE PAVING
SP	STONE PAVING	SPB	SPLASHBACK
SPD	SOAP DISPENSER	SS	STAINLESS STEEL
SSL	STRUCTURAL SLAB LEVEL	STL	STEEL
STL	STEEL	ST	STORAGE
STD	SLIDING TIMBER DOOR	STA	STEEL ANGLE
STB	STEEL BEAM	STC	STEEL COLUMN
STN	STONE	STW	STORMWATER
SW	STORMWATER	TAP #	TAPWARE
TAP #	TAPWARE	TBC	TO BE CONFIRMED
TBC	TO BE CONFIRMED	TC#	TOILET CISTERN TYPE
TC#	TOILET CISTERN TYPE	TD	TIMBER DECKING
TD	TIMBER DECKING	TF#	TIMBER FLOOR TYPE
TF#	TIMBER FLOOR TYPE	TFW	TIMBER FRAMED WINDOW
TFW	TIMBER FRAMED WINDOW	TG	TIMBER GATE
TG	TIMBER GATE	TGSI	TACTILE INDICATORS
TGSI	TACTILE INDICATORS	TIM	TIMBER
TIM	TIMBER	TIMV	TIMBER VENEER
TIMV	TIMBER VENEER	TOF	TOP OF FENCE
TOF	TOP OF FENCE	TOH	TOP OF HOB
TOH	TOP OF HOB	TOW	TOP OF WALL
TOW	TOP OF WALL	TPH#	TOILET PAPER ROLL HOLDER
TPH#	TOILET PAPER ROLL HOLDER	TR	TOWEL RAIL
TR	TOWEL RAIL	TRG	TRANSLUCENT GLAZING (OBSCURE)
TRG	TRANSLUCENT GLAZING (OBSCURE)	TV	TELEVISION
TV	TELEVISION	UNO	UNLESS NOTED OTHERWISE
UNO	UNLESS NOTED OTHERWISE	U/S	UNDERSIDE
U/S	UNDERSIDE	UR#	URNAL
UR#	URNAL	VAP	VAPOUR BARRIER (NCOM)
VAP	VAPOUR BARRIER (NCOM)	VDP	VOICE / DATA POINT
VDP	VOICE / DATA POINT	VJ	VERTICAL JOINT
VJ	VERTICAL JOINT	VINYL	VINYL FLOOR FINISH/SYSTEM
VINYL	VINYL FLOOR FINISH/SYSTEM	VP	VENT PIPE
VP	VENT PIPE	WC#	TOILET TYPE
WC#	TOILET TYPE	WH	WEEP HOLE
WH	WEEP HOLE	WL#	WALL LIGHT
WL#	WALL LIGHT	WM	WASHING MACHINE
WM	WASHING MACHINE	WP	WEATHERPROOF
WP	WEATHERPROOF	WPD	WASTE PAPER DISPENSER
WPD	WASTE PAPER DISPENSER	WPM	WATERPROOF MEMBRANE
WPM	WATERPROOF MEMBRANE	WS	WHEEL STOP
WS	WHEEL STOP	WT	WALL TYPE
WT	WALL TYPE	WW	WALL WRAP (NCOM)
WW	WALL WRAP (NCOM)		

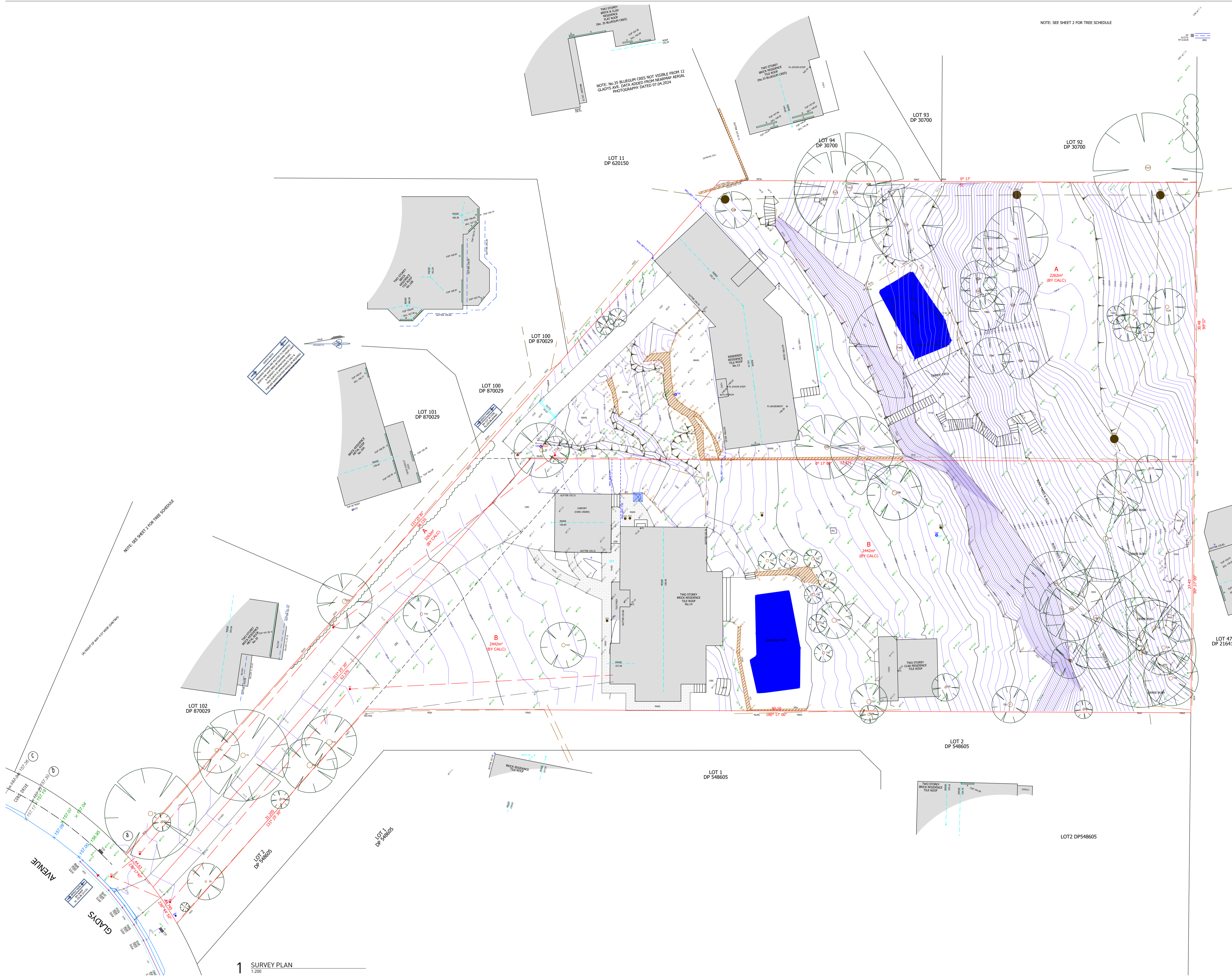
SYMBOL LEGEND

+ 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 ACCOMPANIED BY STRUCTURAL CERTIFICATION SPECIFIC TO THE PROJECT AND REFER TO SITE SPECIFIC CONDITIONS.





NOTES

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LEGEND

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

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
DEVELOPMENT APPLICATION
REV A 27.09.2024
DOCUMENT
SURVEY PLAN

STAGE
Developed Design
PROJECT
Seniors Housing
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



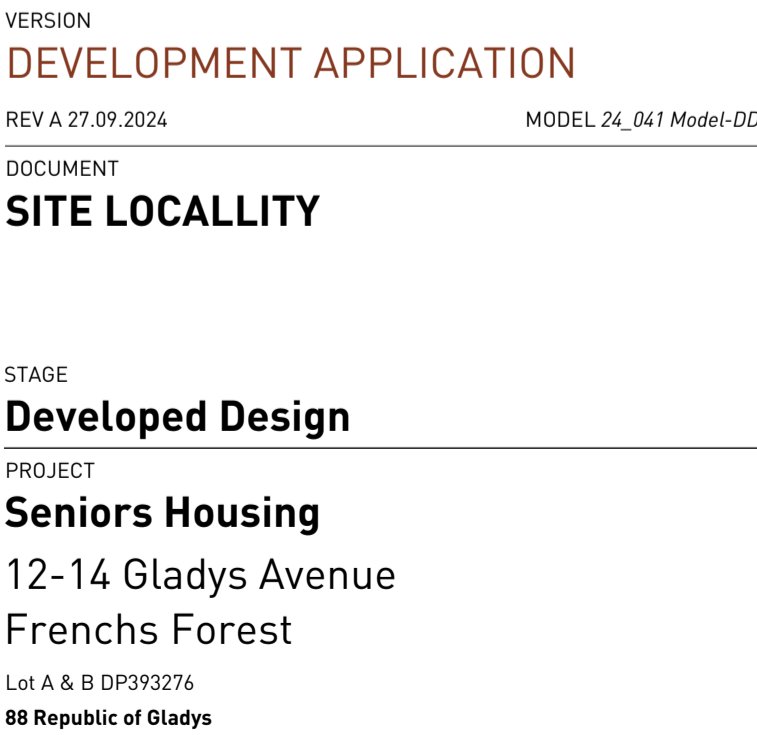
24_041 DD-A-010

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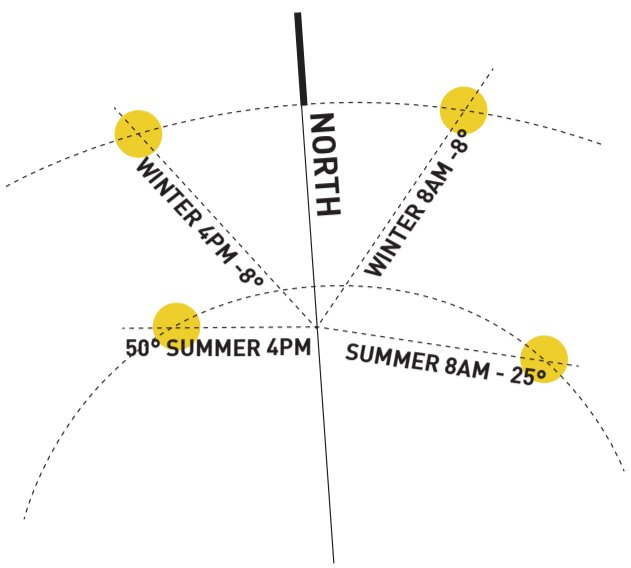
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ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 **E** email@smithtzannes.com.au
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Nominated Architect: Peter Smith ARN 7024



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

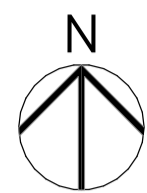
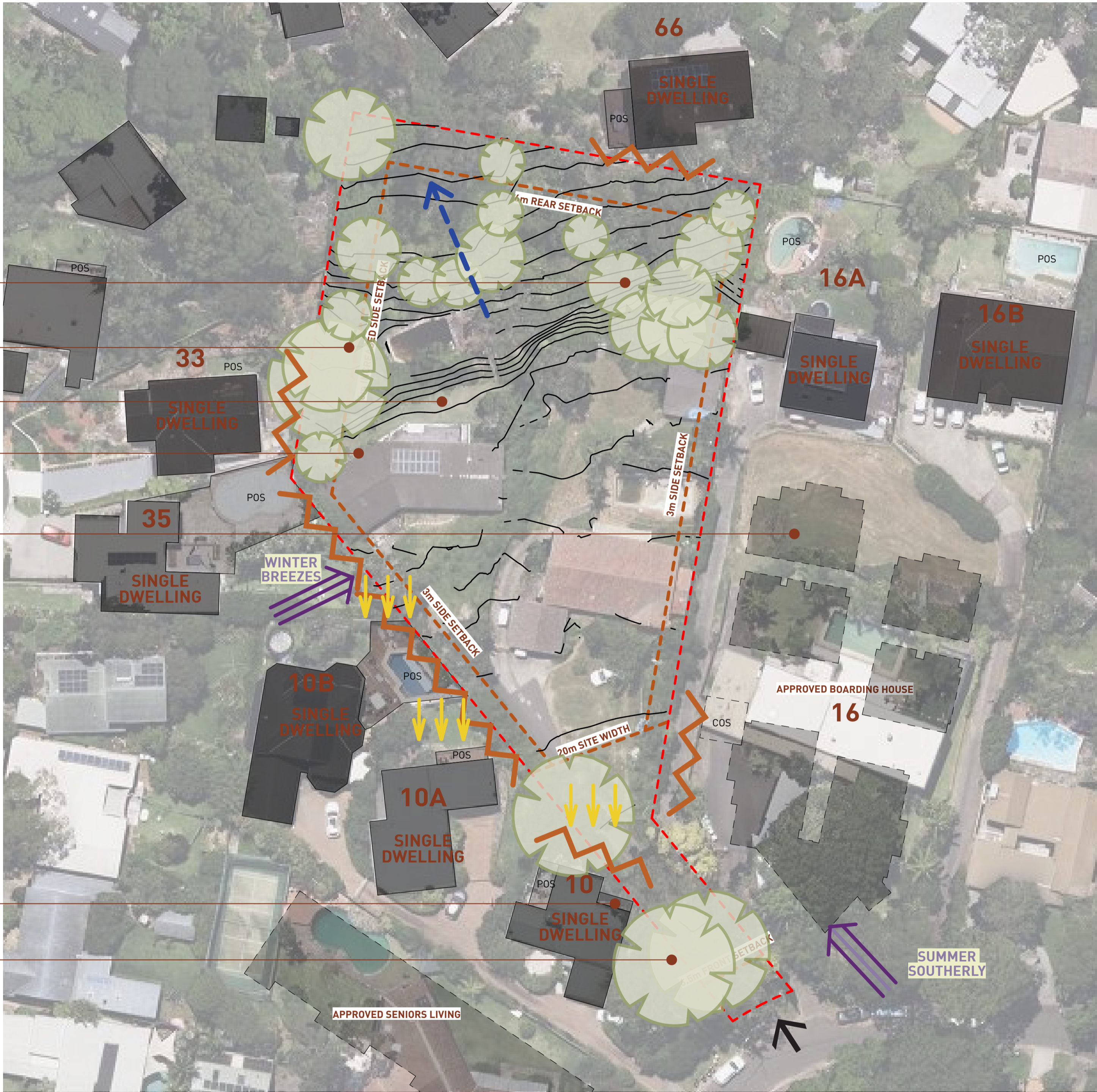
BUILDING FORM WILL BE VISIBLE FROM BLUE GUM TERRACE HERE

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



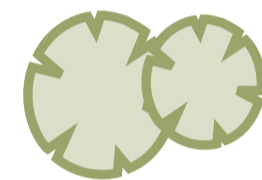
FUTURE STRUCTURES



1M CONTOURS



SITE BOUNDARY



TREES AND VEGETATION



DRAINAGE



SETBACK LINES



SITE ENTRY



PRIVACY CONCERNS



MAINTAIN SOLAR ACCESS



PREVAILING WINDS

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VERSION	DEVELOPMENT APPLICATION
REV A 27.09.2024	MODEL 24_041 Model-DD
DOCUMENT	
SITE ANALYSIS	
STAGE	Developed Design
PROJECT	Seniors Housing 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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STAGE

Developed Design

PROJECT

Seniors Housing

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP393276

88 Republic of Gladys





1 DEMOLITION PLAN
1:200

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LEGEND

- 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
x m²

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DEMOLITION PLAN

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Seniors Housing
12-14 Gladys Avenue
Frenchs Forest


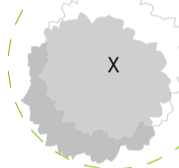

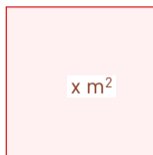
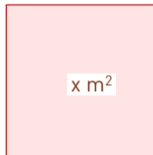
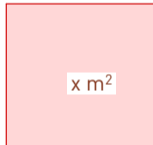
Lot A & B DP93276
88 Republic of Gladys

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 DD-A-014



	<p>EXISTING TREE TO BE RETAINED X REFERS TO TREE ID IN ARBORIST REPORT</p>
	<p>EXISTING TREE TO BE RETAINED WITH TREE PROTECTION ZONE X REFERS TO TREE ID IN ARBORIST REPORT</p>
	<p>EXISTING TREE TO BE REMOVED PENDING COUNCIL APPROVAL</p>
	<p>AREA OF BULK EXCAVATION RL DEPTH INDICATED ON PLAN</p>
	<p>AREA OF BULK EXCAVATION RL DEPTH INDICATED ON PLAN</p>
	<p>AREA OF BULK EXCAVATION RL DEPTH INDICATED ON PLAN</p>



24_041 DD-A-015

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LEGEND

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

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

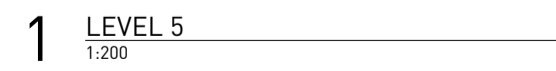


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1 LEVEL 4
1:200

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0	5	10
10/10/2022	10/10/2022	10/10/2022
10/10/2022	10/10/2022	10/10/2022
10/10/2022	10/10/2022	10/10/2022

VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024
DOCUMENT
LEVEL 4

STAGE
Developed Design

PROJECT
Seniors Housing
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 DD-A-102



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PARKING SCHEDULE

Accessible	18	64%
Resident	10	36%
	28	

VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024
DOCUMENT
LEVEL 3

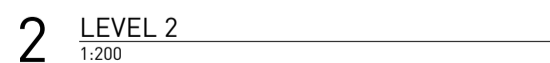
STAGE
Developed Design

PROJECT
Seniors Housing
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





0						5						10
PAPER SIZE: A												
5,000 (1:50)												
10,000 (1:100)												
20,000 (1:200)												

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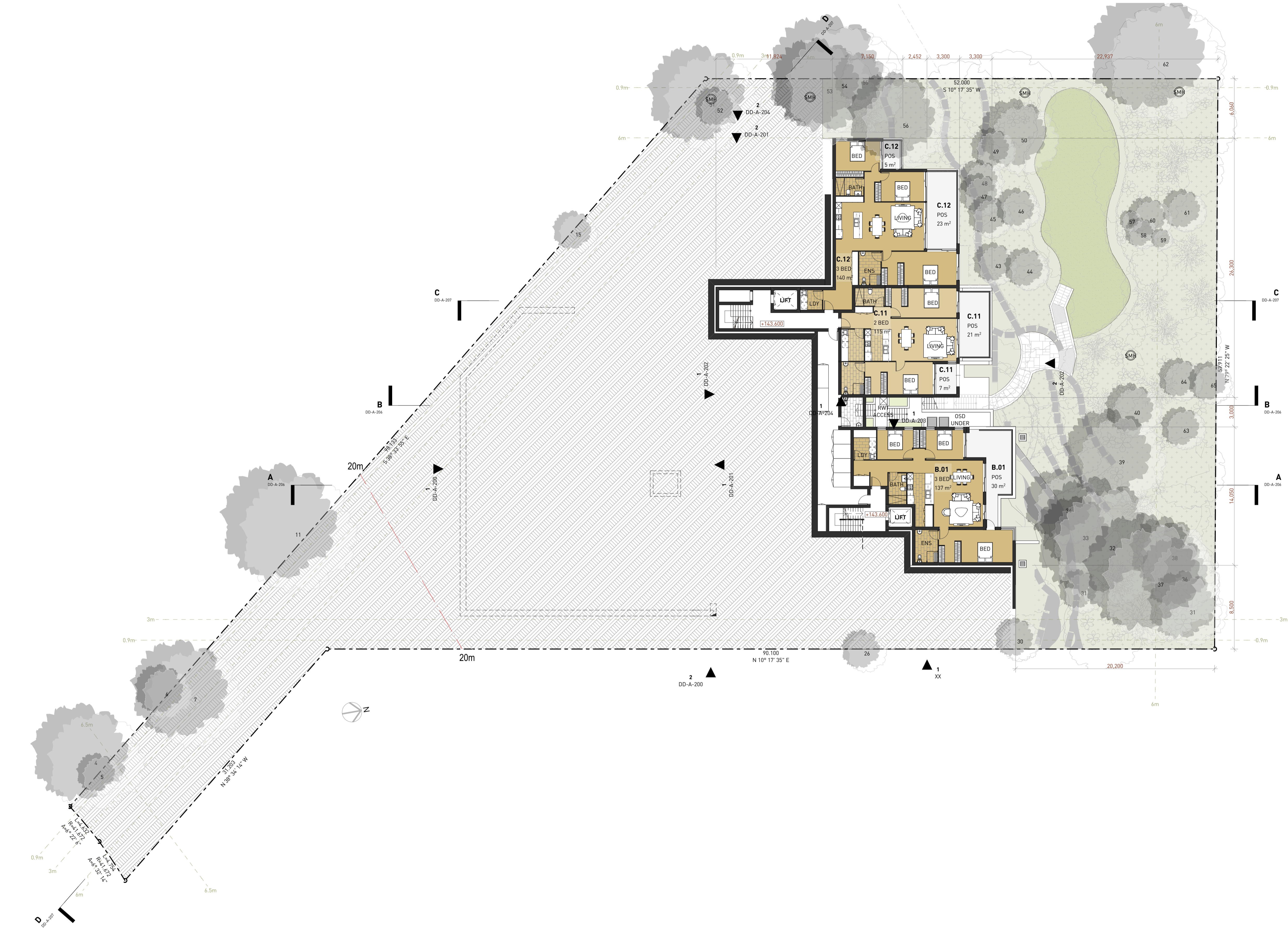
The design is not in a form suitable for use in connection with building work.

Accessible	18	64%
Resident	10	36%
	28	

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 DD-A-104



- NOTES**
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LEGEND
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS
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VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024
DOCUMENT
LEVEL 1

STAGE
Developed Design

PROJECT
Seniors Housing
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



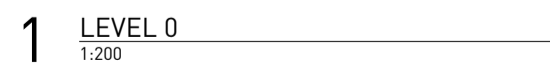
24_041 DD-A-105

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STAGE Developed Design

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88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 E email@smithtzannes.com.au
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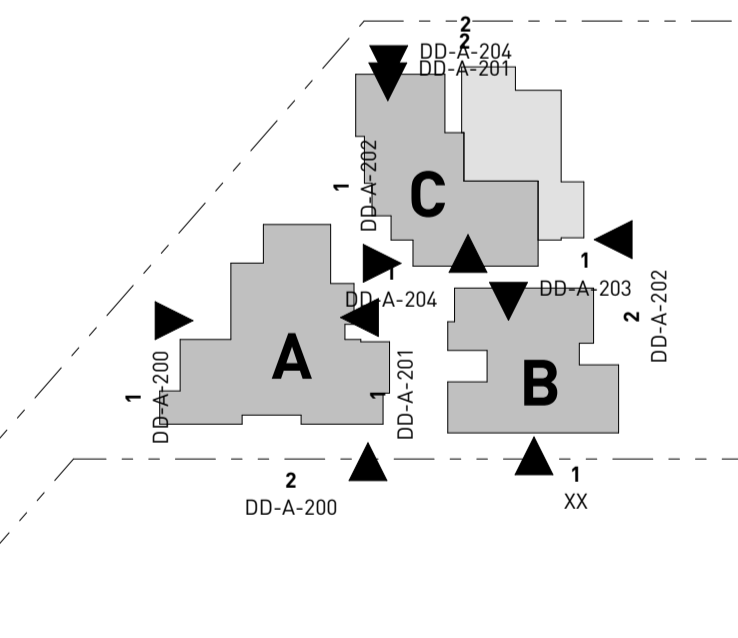
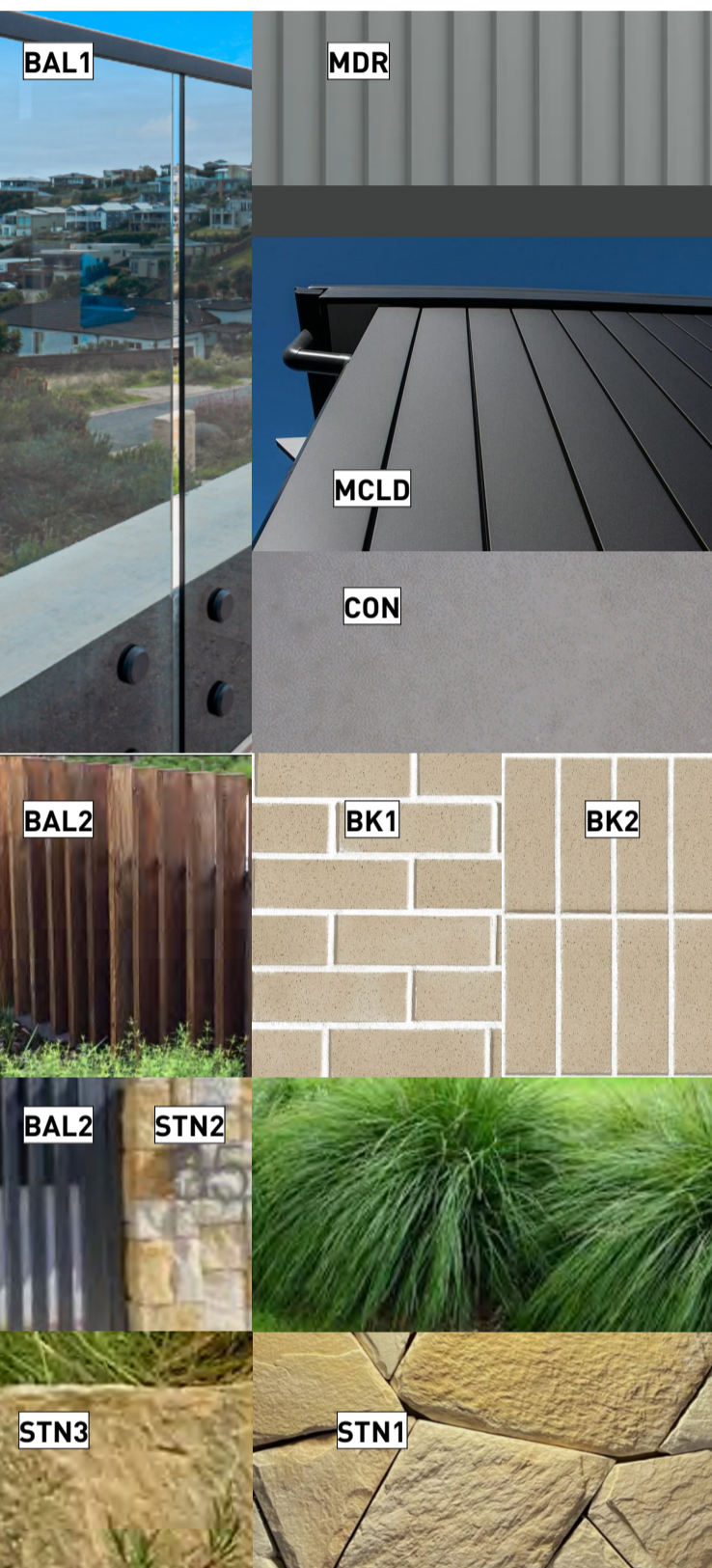
24_041 DD-A-106

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STAGE Developed Design

Lot A & B DP393276
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 DD-A-200

PAVILLION A SOUTH
1:100PAVILLION A EAST
1:100

NOTES

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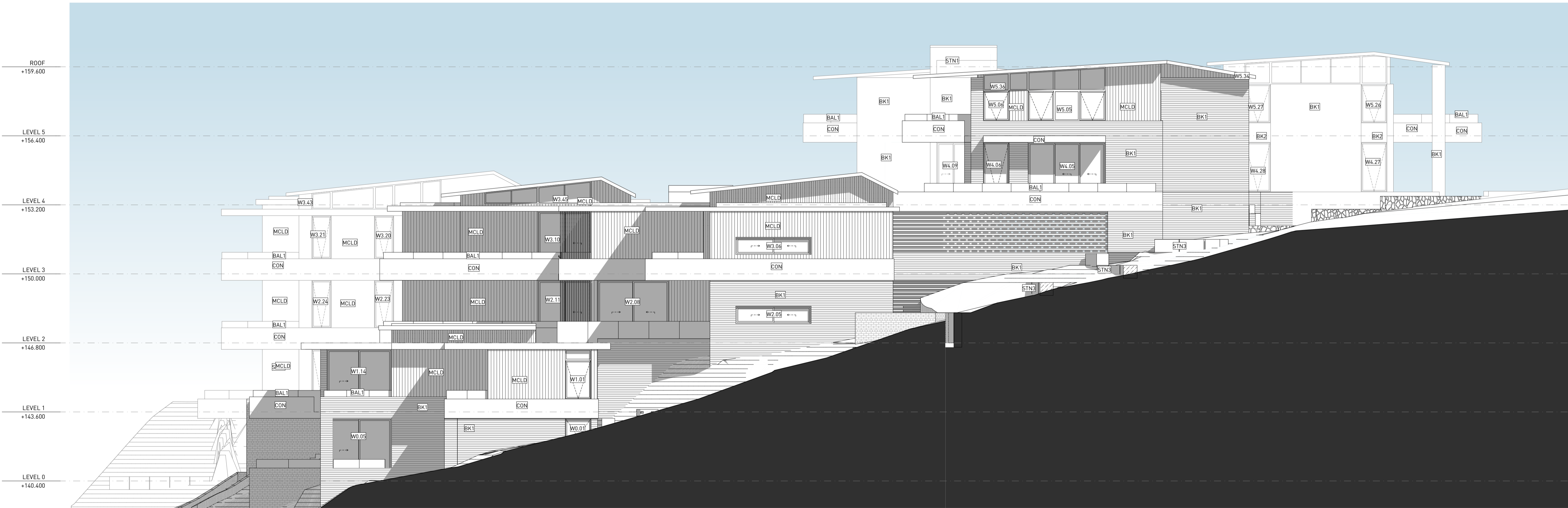
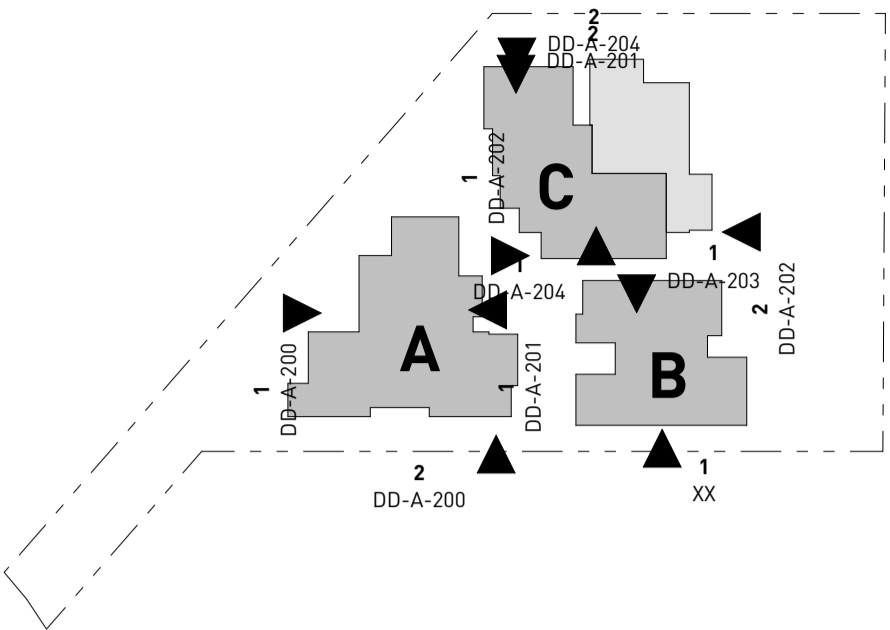
LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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2 PAVILLION A WEST
1:100

VERSION

DEVELOPMENT APPLICATION

REV A 27.09.2024

MODEL 24_041 Model-DD

DOCUMENT

PAVILLION A - WEST

STAGE

Developed Design

PROJECT

Seniors Housing

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 DD-A-201

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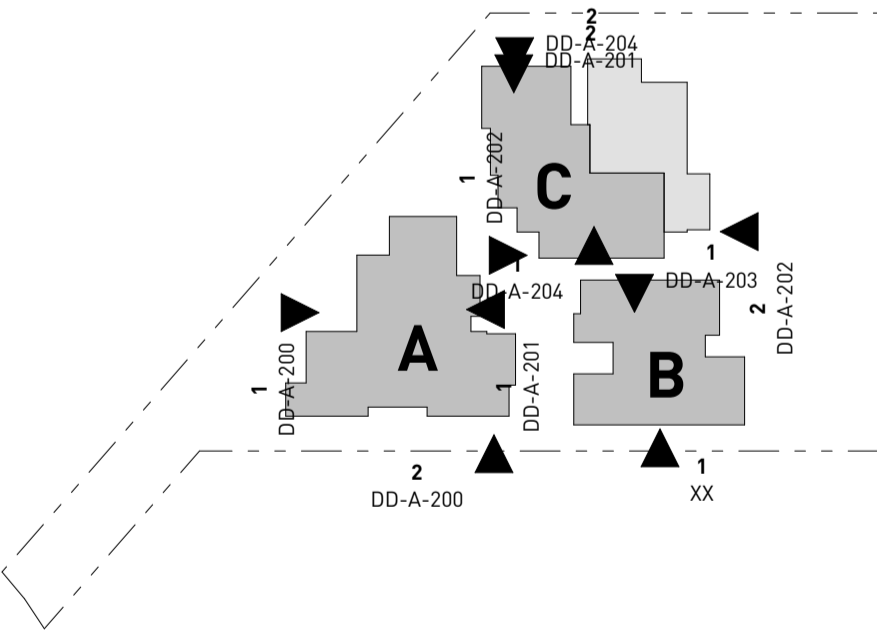
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VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024 MODEL 24_041 Model-DD
DOCUMENT
LOWER PAVILLION B & C ELEVATIONS

STAGE
Developed Design

PROJECT
Seniors Housing
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 DD-A-202



1 PAVILLION B & C SOUTH
1:100



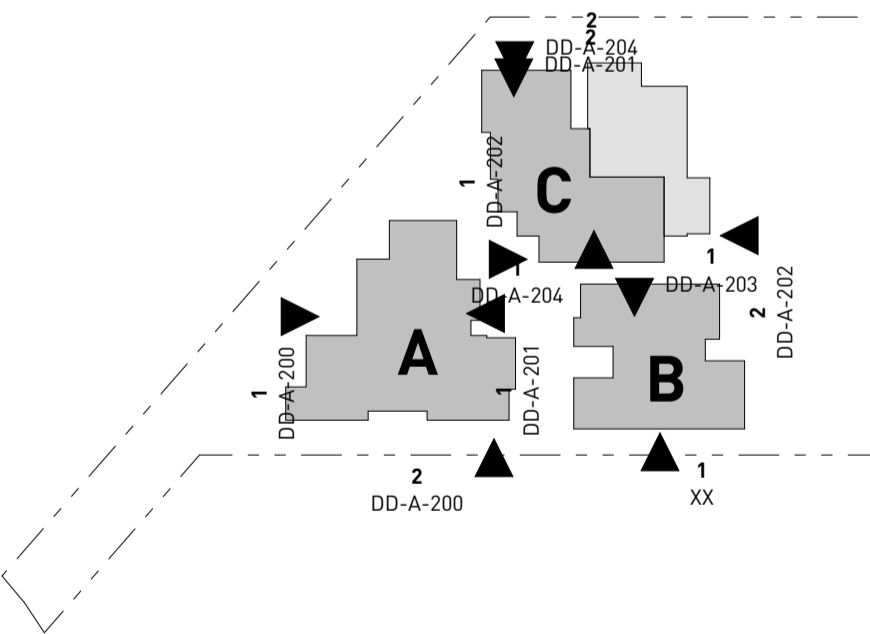
2 PAVILLION B & C NORTH
1:100

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STAGE Developed Design

Lot A & B DP393276
88 Republic of Gladys

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



24 041 DD-A-203





1 PAVILLION C EAST
1:100



2 PAVILLION C WEST
1:100

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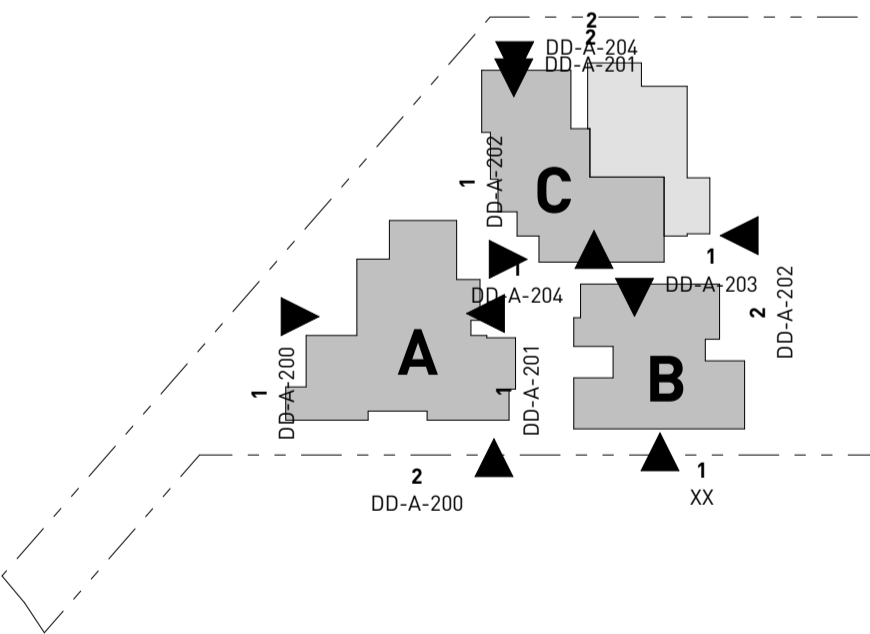
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VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024 MODEL 24_041 Model-DD
DOCUMENT
LOWER PAVILLION B & C ELEVATIONS

STAGE
Developed Design

PROJECT
Seniors Housing
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP393276
88 Republic of Gladys

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24_041 DD-A-204

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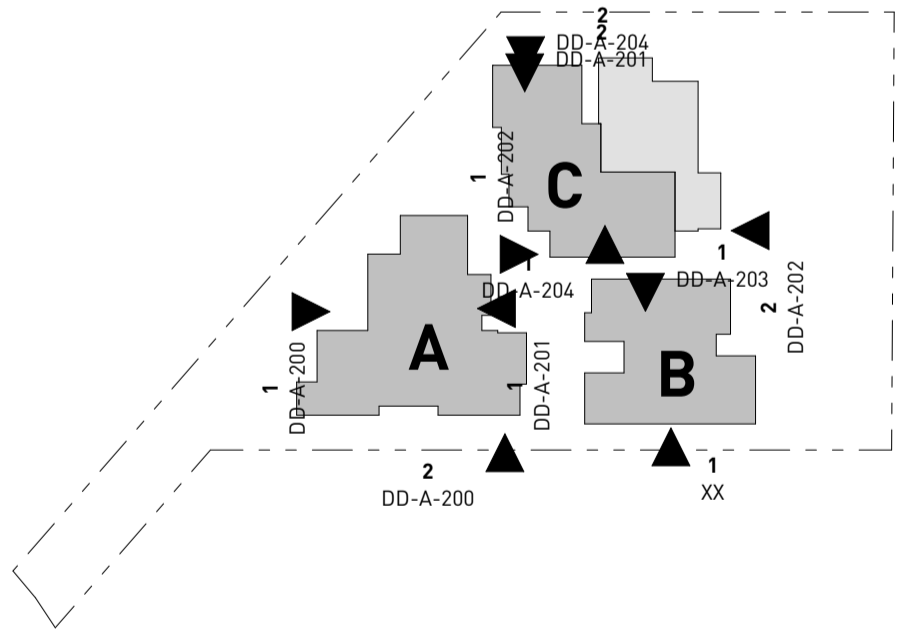
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VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024
DOCUMENT
ENTRY DETAIL ELEVATION

STAGE
Developed Design

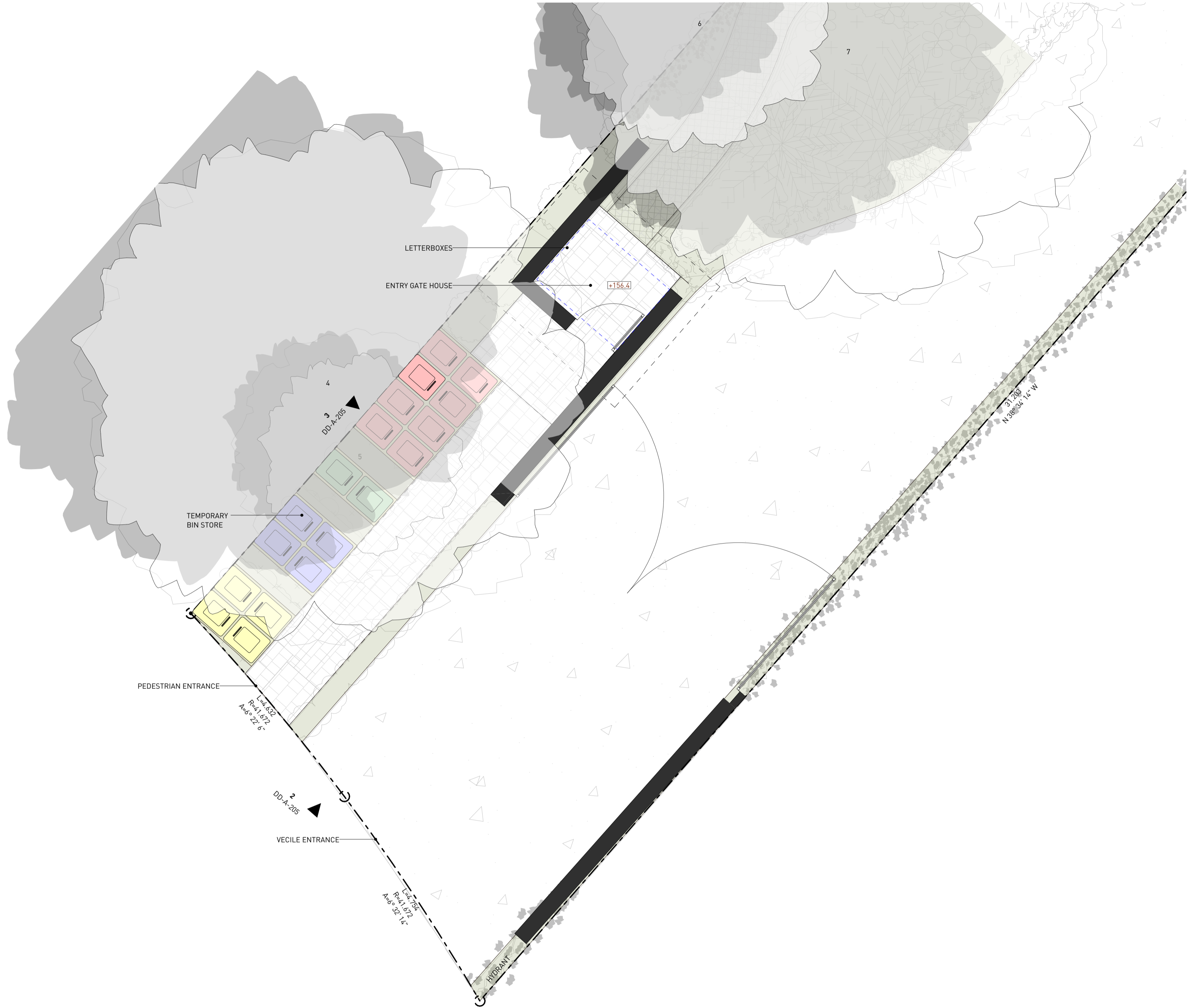
PROJECT
Seniors Housing
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP393276
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 DD-A-205



1 ENTRY DETAIL
1:50

2 STREET ELEVATION
1:50

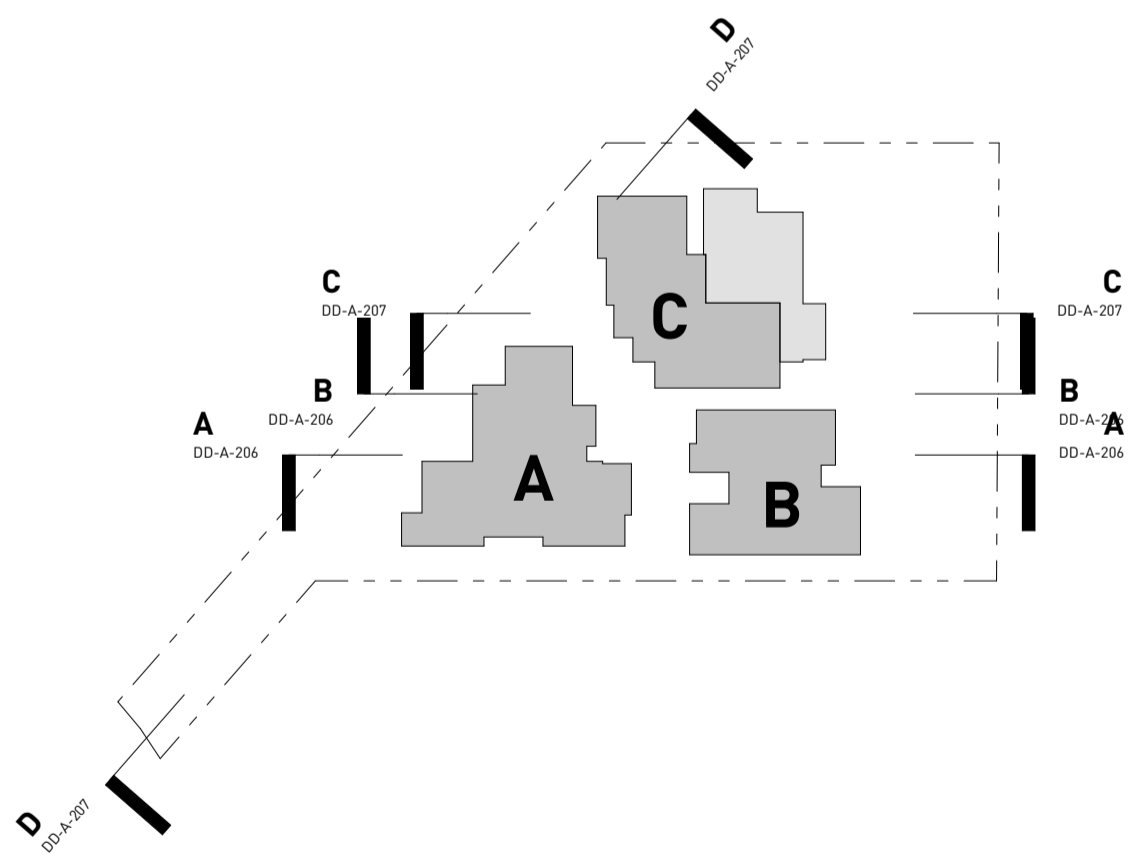
3 ENTRY PAVILLION
1:50

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STAGE Developed Design

Lot A & B DP393276
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 DD-A-206

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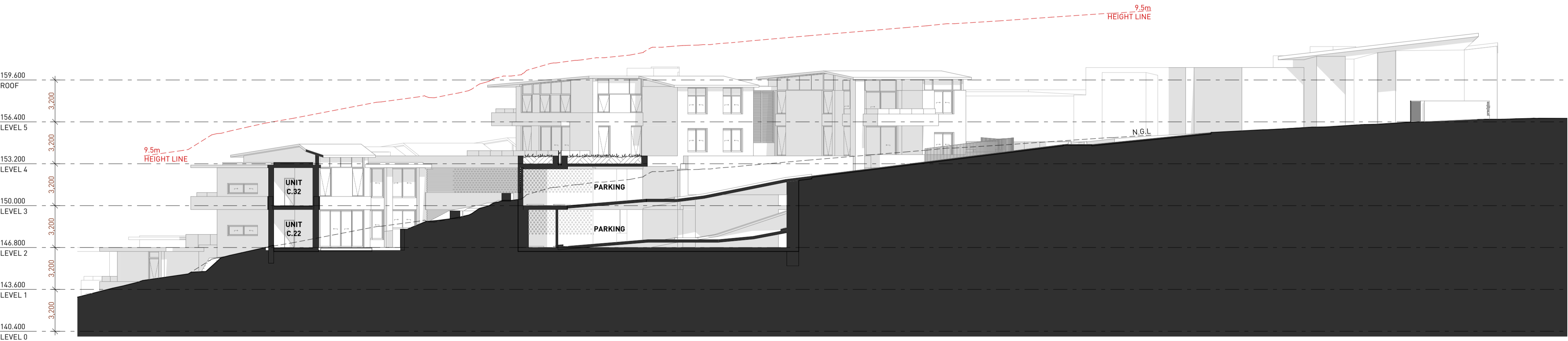
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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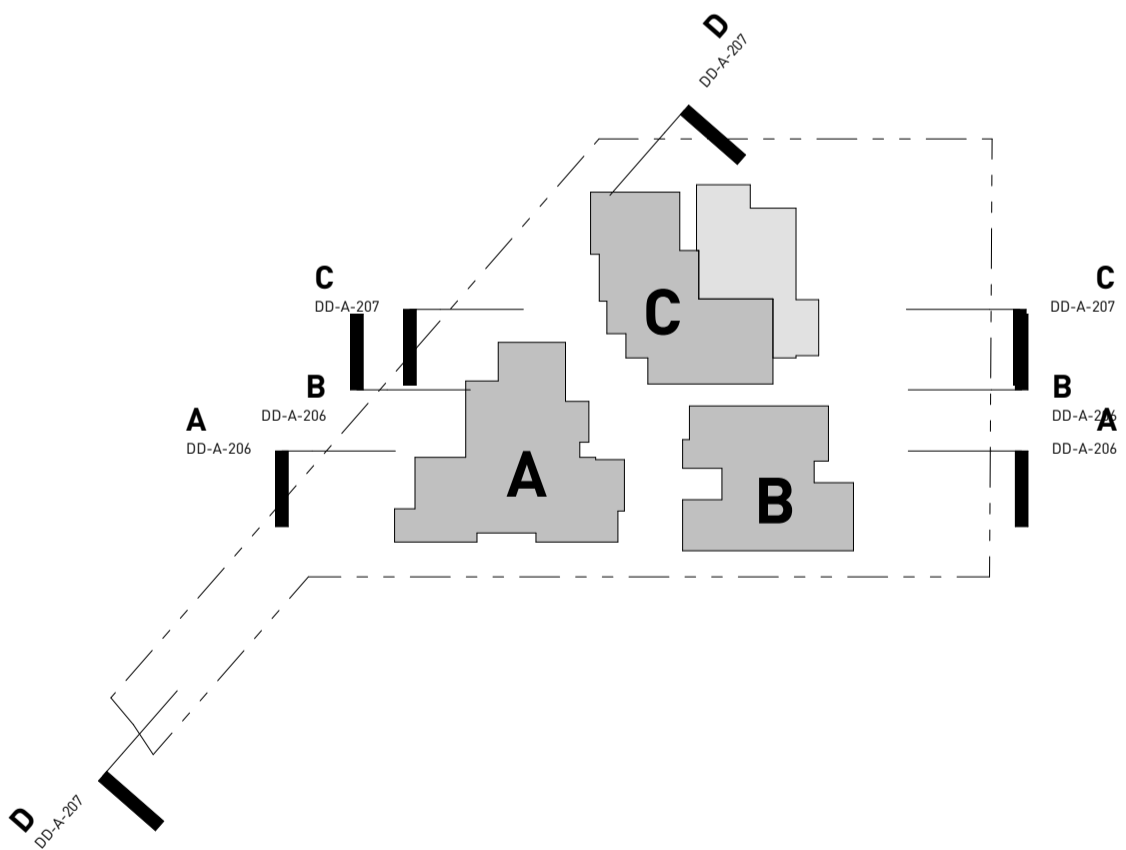
The design is not in a form suitable for use in connection with building work.



1 SECTION C
1:200



2 SECTION D
1:200



VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024 MODEL 24_041 Model-DD
DOCUMENT
SECTIONS

STAGE
Developed Design

PROJECT
Seniors Housing
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP393276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
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P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
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24_041 DD-A-207

DEVELOPMENT STATISTICS		
SITE AREA		4,704 m ²
DCP CONTROLS		
LANDSCAPE	40%	1,182 m ²
HOUSING SEPP CONTROLS		
FSR		
LANDSCAPING 30%* or 35m ² per dwelling		1,411m ² 665m ²
DEEPSOIL	15%	705 m ²

SITE AREAS SCHEDULE		
	AREA	ACHIEVED
SITE AREA	4,705	
LANDSCAPED AREA	2,199	46%
DEEP SOIL AREA	1,906	40%
COMMUNAL OPEN SPACE	1,415	30%

GFA Schedule		
TYPE	LEVEL	AREA
GROSS FLOOR AREA		
	LEVEL 0	282
	LEVEL 1	501
	LEVEL 2	518
	LEVEL 3	528
	LEVEL 4	407
	LEVEL 5	405
		2,641 m²
FSR		0.56:1

APARTMENT MIX SCHEDULE	
BEDS	QUANTITY
2 BED	2
3 BED	17
	19

CROSS VENTILATION			SOLAR ACCESS		
YES	17	90%	2 HOURS -	1	5%
NO	2	10%	2 HOURS +	18	95%
19			19		

PARKING SCHEDULE		
Accessible	18	64%
Resident	10	36%
28		

APARTMENT AREA SCHEDULE			
STOREY	UNIT	BEDS/PRIVATE OPEN SPACE	INTERNAL AREA/ EXTERNAL AREA TOTAL
LEVEL 0			
	C01	POS	23
			23 m²
	C02	POS	28
			28 m²
	C.01	2 BED	115
			115 m²
	C.02	3 BED	140
			140 m²
LEVEL 1			
	B.01	3 BED	137
	B.01	POS	30
			167 m²
	C.11	2 BED	115
	C.11	POS	28
			143 m²
	C.12	3 BED	140
	C.12	POS	28
			168 m²
LEVEL 2			
	B.11	3 BED	133
	B.11	POS	23
			156 m²
	B.12	3 BED	120
	B.12	POS	29
			149 m²
	C.21	3 BED	126
	C.21	POS	33
			159 m²
	C.22	3 BED	135
	C.22	POS	37
			172 m²
LEVEL 3			
	B.21	3 BED	133
	B.21	POS	30
			163 m²
	B.22	3 BED	120
	B.22	POS	34
			154 m²
	C.31	3 BED	126
	C.31	POS	30
			156 m²
	C.32	3 BED	135
	C.32	POS	26
			161 m²
LEVEL 4			
	A.01	3 BED	115

APARTMENT AREA SCHEDULE			
STOREY	UNIT	BEDS/PRIVATE OPEN SPACE	INTERNAL AREA/ EXTERNAL AREA TOTAL
	A.01	POS	23
			138 m ²
	A.02	3 BED	114
	A.02	POS	42
			156 m ²
	A.03	3 BED	140
	A.03	POS	50
			190 m ²
	LEVEL 5		
	A.11	3 BED	115
	A.11	POS	22
			137 m ²
	A.12	3 BED	114
	A.12	POS	23
			137 m ²
	A.13	3 BED	140
	A.13	POS	22
			162 m ²
			2,974 m ²

NOTES

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LEGEND

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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VERSION
DEVELOPMENT APPLICATION

REV A 27.09.2024 MODEL 24_041 Model-D0

DOCUMENT

AREA CALCULATIONS

STAGE

Developed Design

PROJECT

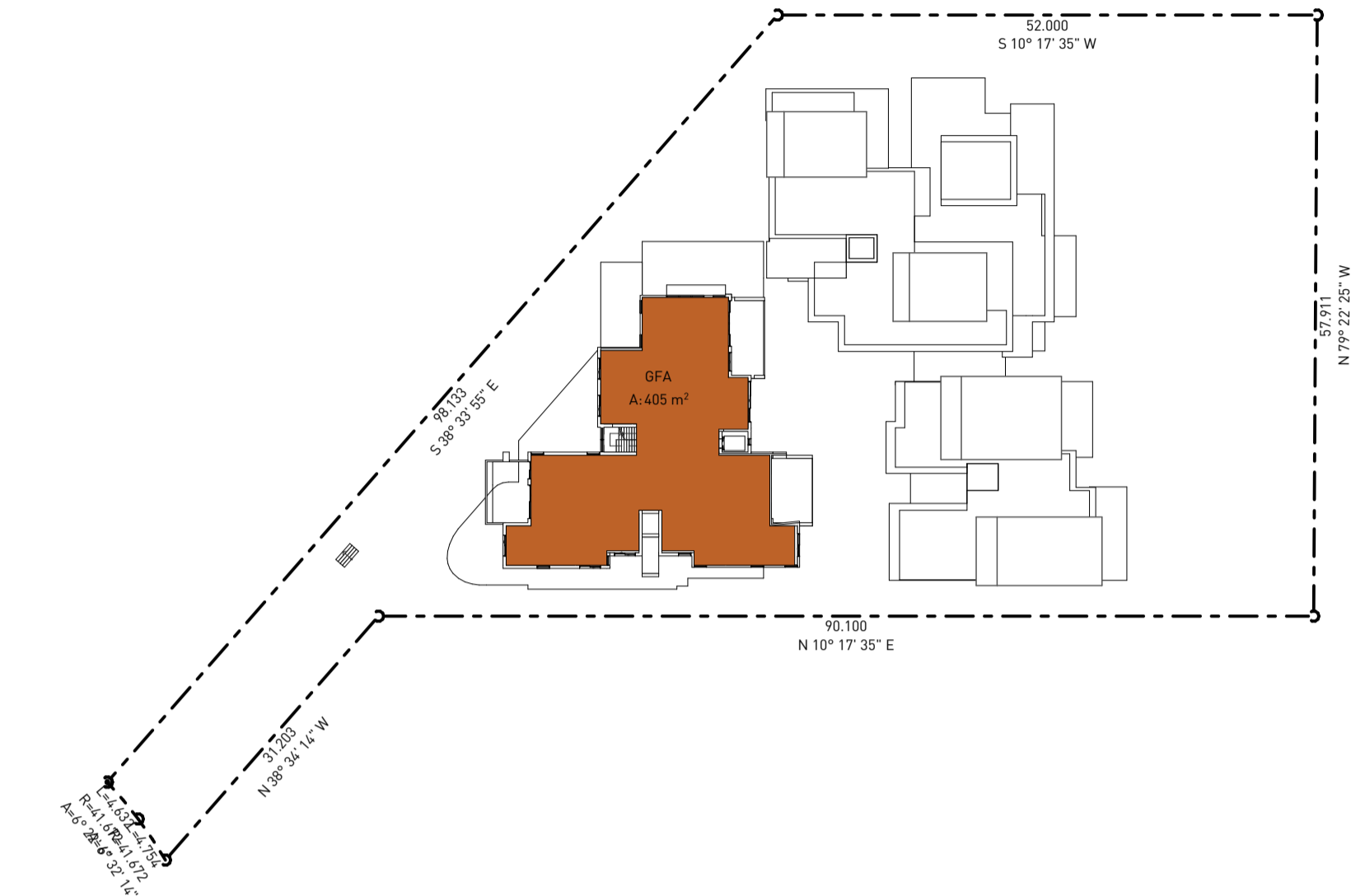
Seniors Housing

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP33276

88 Republic of Gladys



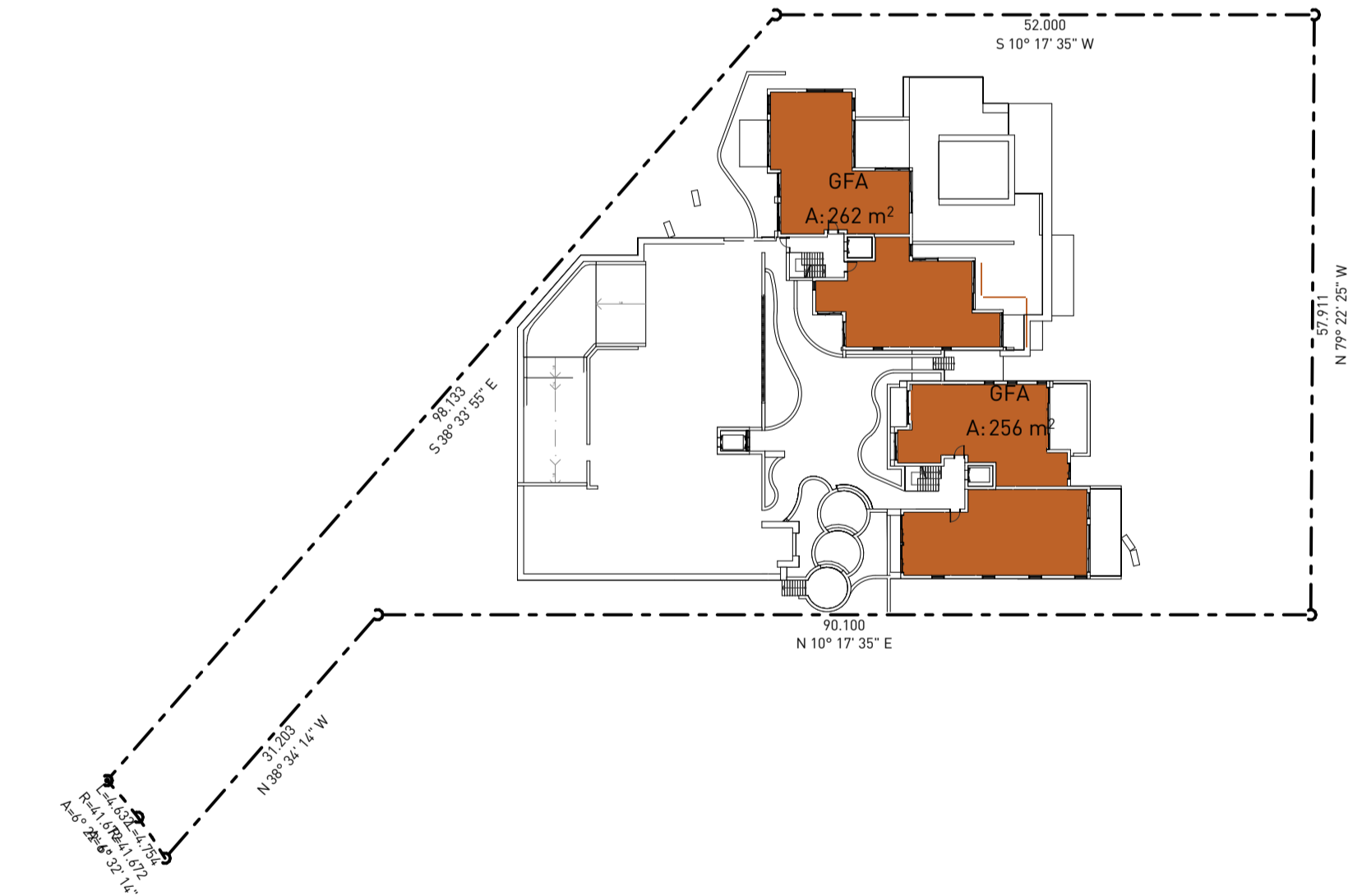
1 GROSS FLOOR AREA - LEVEL 5
1:600



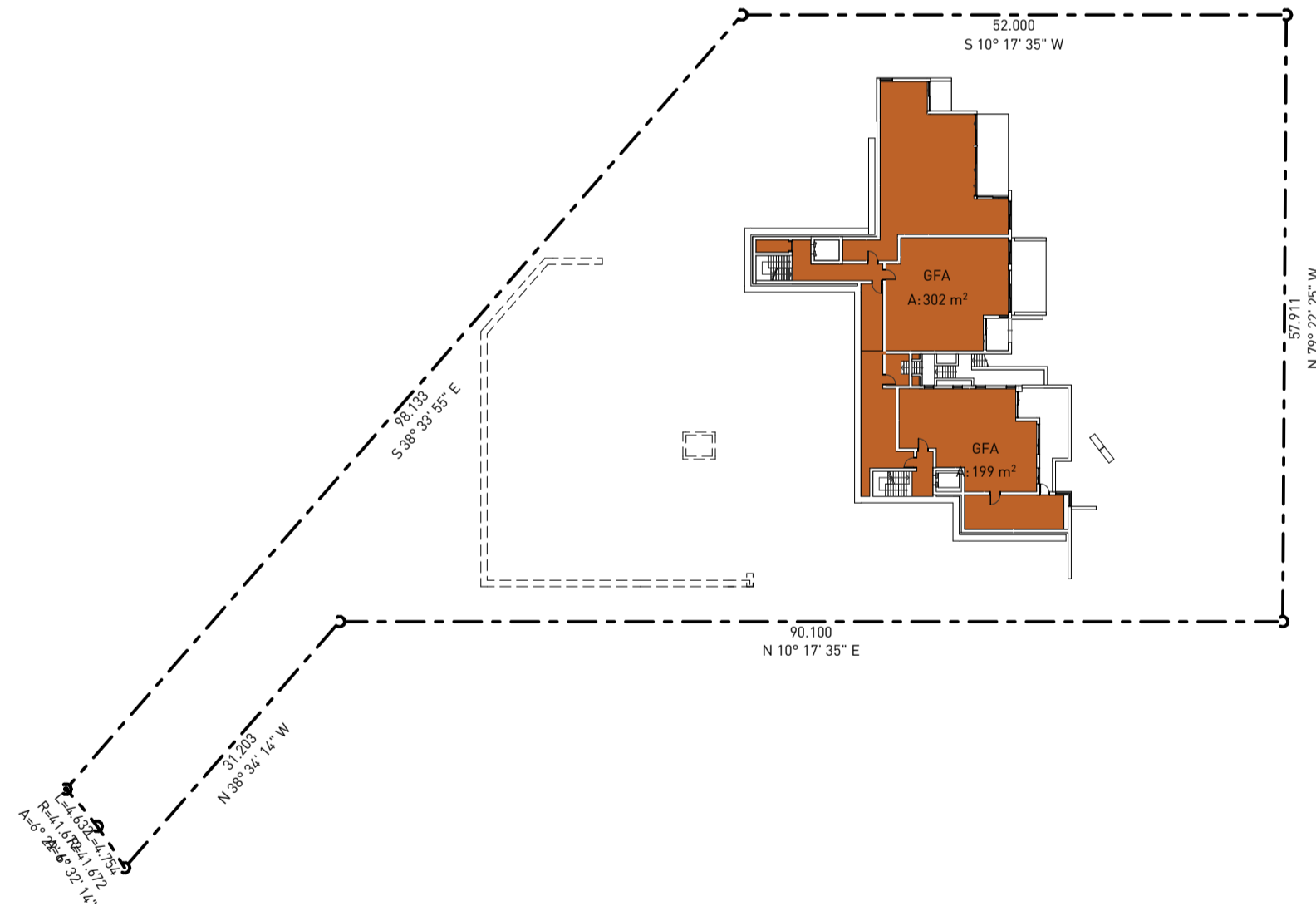
2 GROSS FLOOR AREA - LEVEL 4
1:600



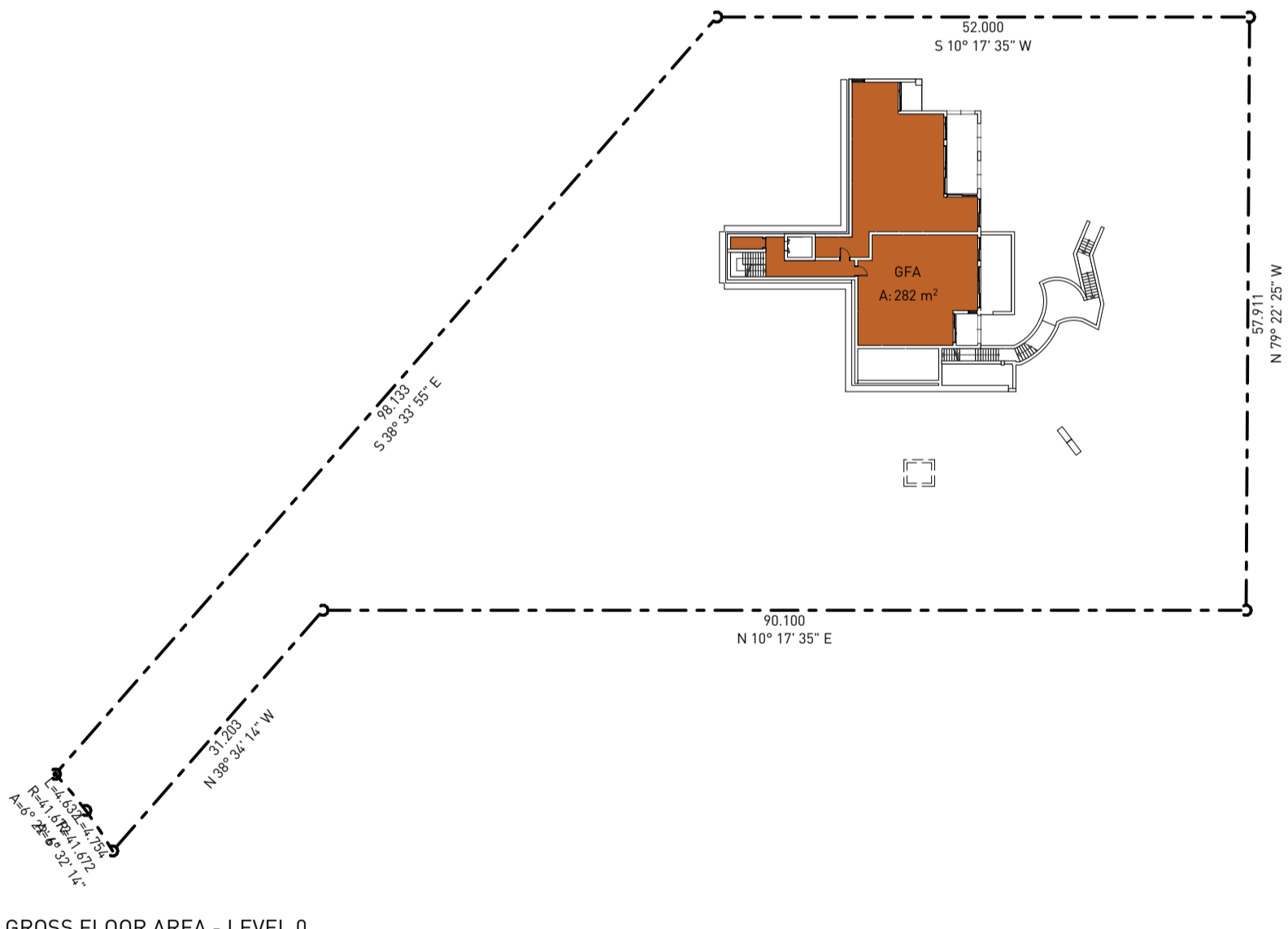
3 GROSS FLOOR AREA - LEVEL 3
1:600



4 GROSS FLOOR AREA - LEVEL 2
1:600



5 GROSS FLOOR AREA - LEVEL 1
1:600



6 GROSS FLOOR AREA - LEVEL 0
1:600

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GFA Schedule

TYPE	LEVEL	AREA
GROSS FLOOR AREA		
	LEVEL 0	282
	LEVEL 1	501
	LEVEL 2	518
	LEVEL 3	528
	LEVEL 4	407
	LEVEL 5	405
		2,641 m²
FSR		0.56:1

VERSION	DEVELOPMENT APPLICATION
REV A 27.09.2024	MODEL 24_041 Model-DD
DOCUMENT	GROSS FLOOR AREA
STAGE	Developed Design
PROJECT	Seniors Housing 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 DD-A-801

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2 HOURS -	1	5%
2 HOURS +	18	95%
	19	



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LEGEND

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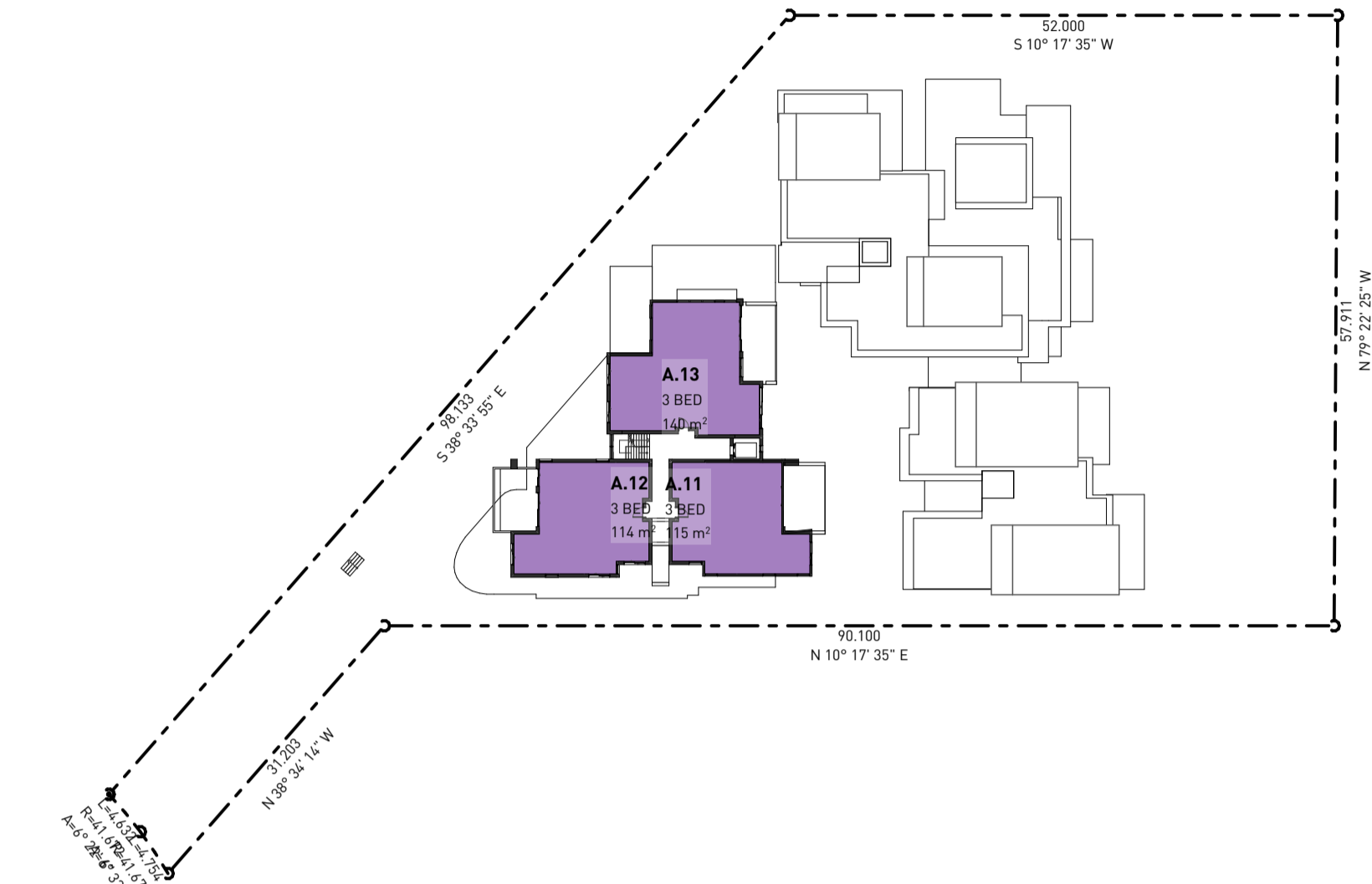
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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CROSS VENTILATION

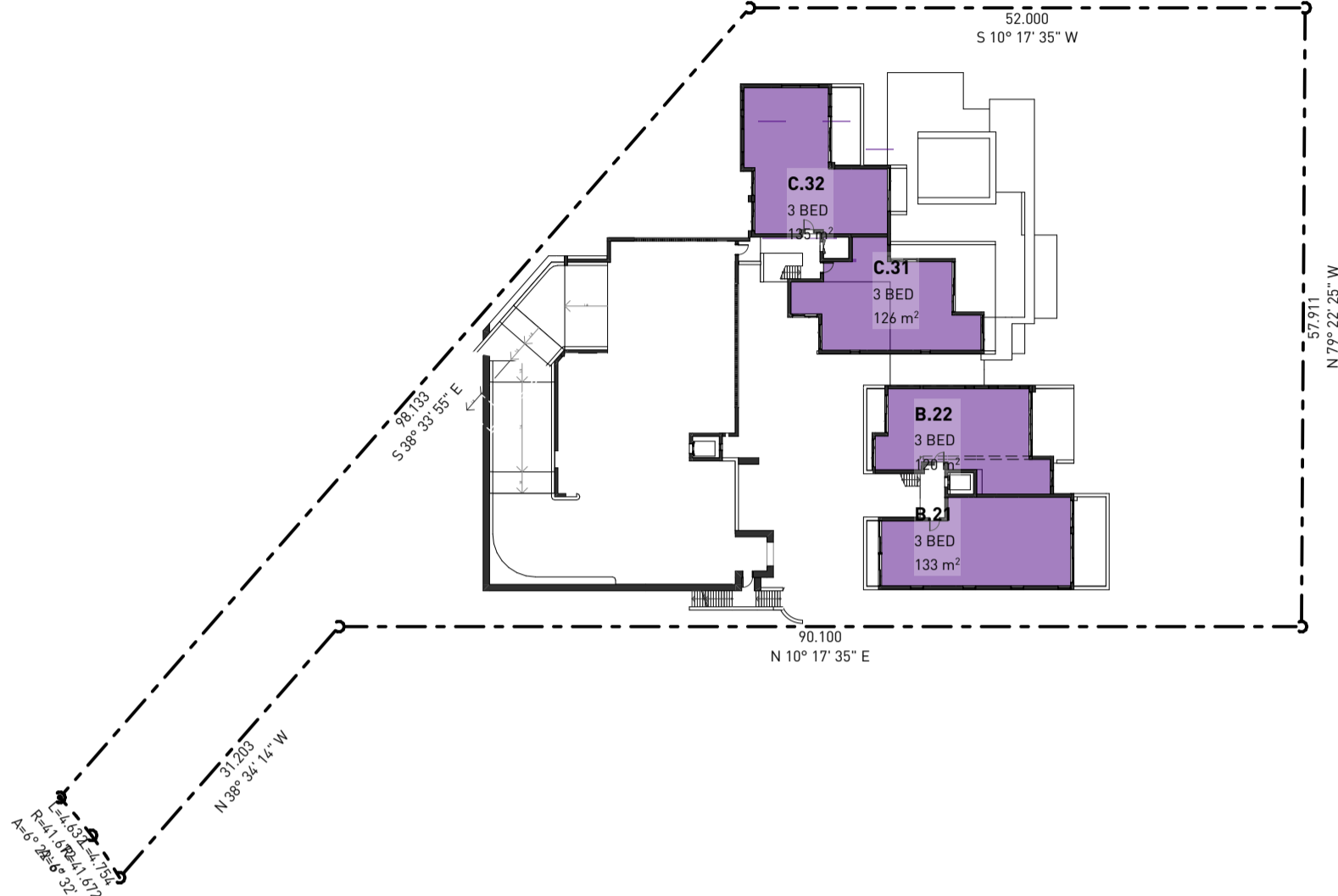
YES	17	90%
NO	2	10%
	19	



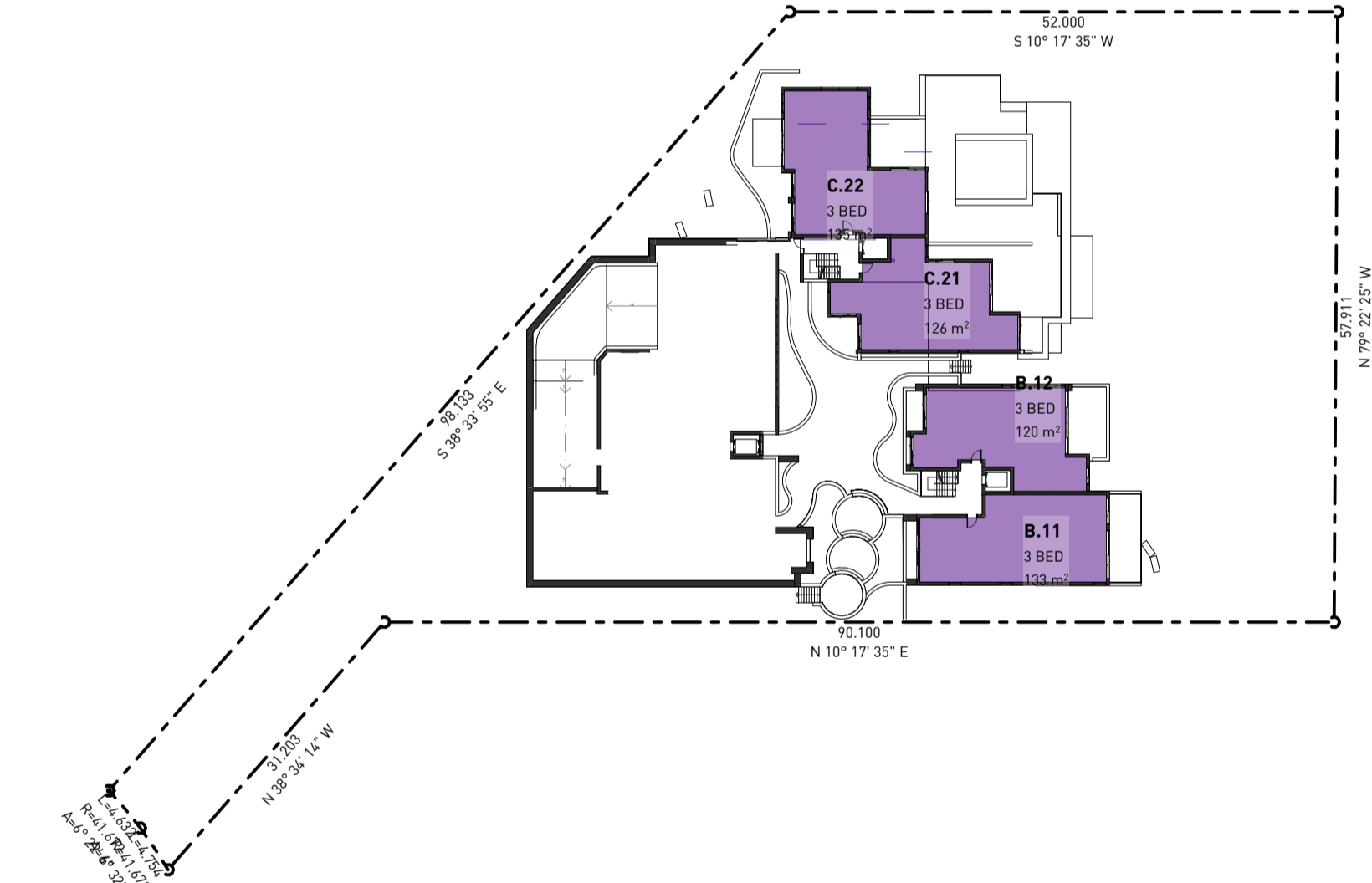
1 CROSS VENTILATION - LEVEL 5



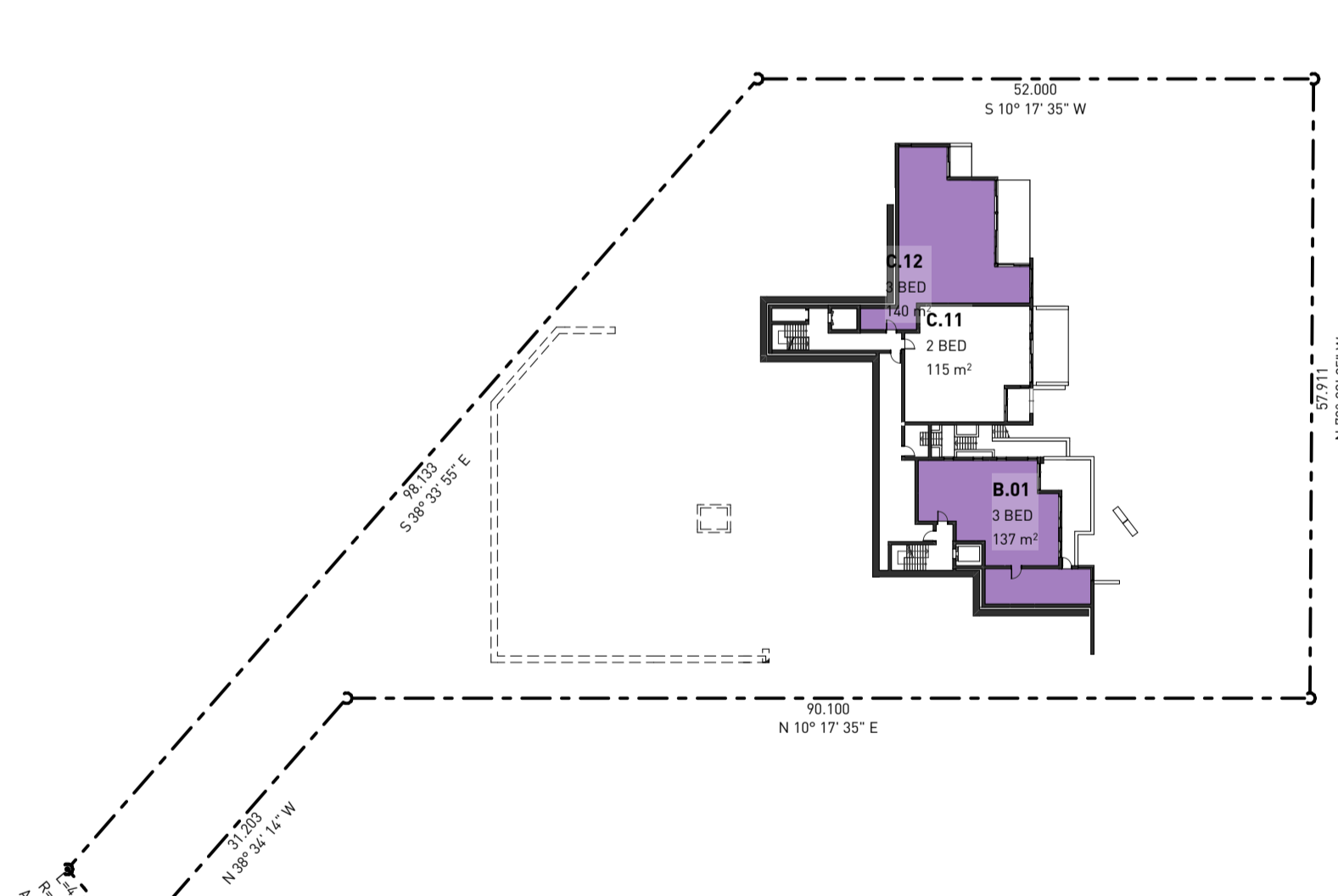
2 CROSS VENTILATION - LEVEL 4



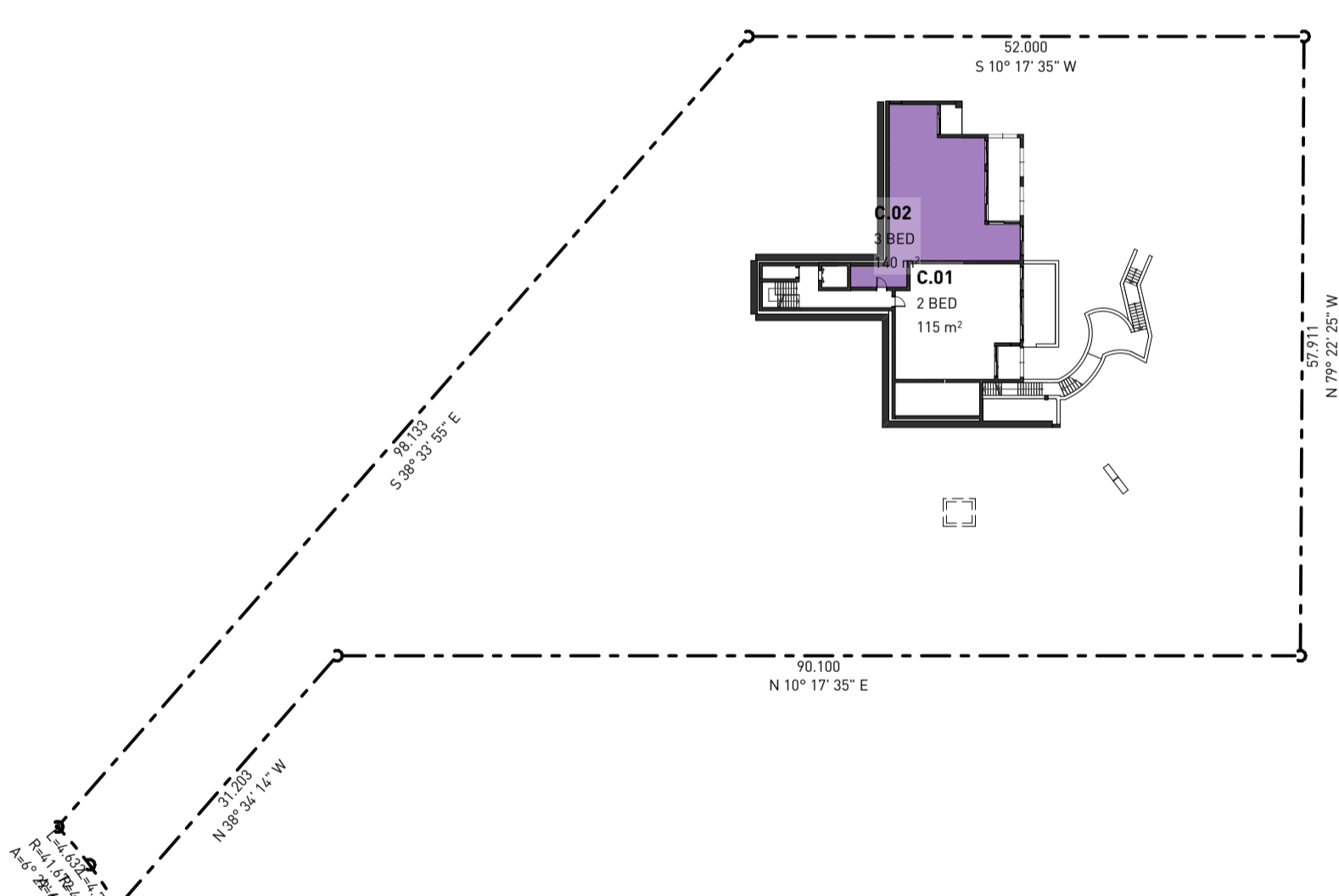
3 CROSS VENTILATION - LEVEL 3



4 CROSS VENTILATION - LEVEL 2



5 CROSS VENTILATION - LEVEL 1



6 CROSS VENTILATION - LEVEL 0

VERSION

DEVELOPMENT APPLICATION

REV A 27.09.2024

MODEL 24_041 Model-DD

DOCUMENT

CROSS VENTILATION

STAGE

Developed Design

PROJECT

Seniors Housing

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



24_041 DD-A-803

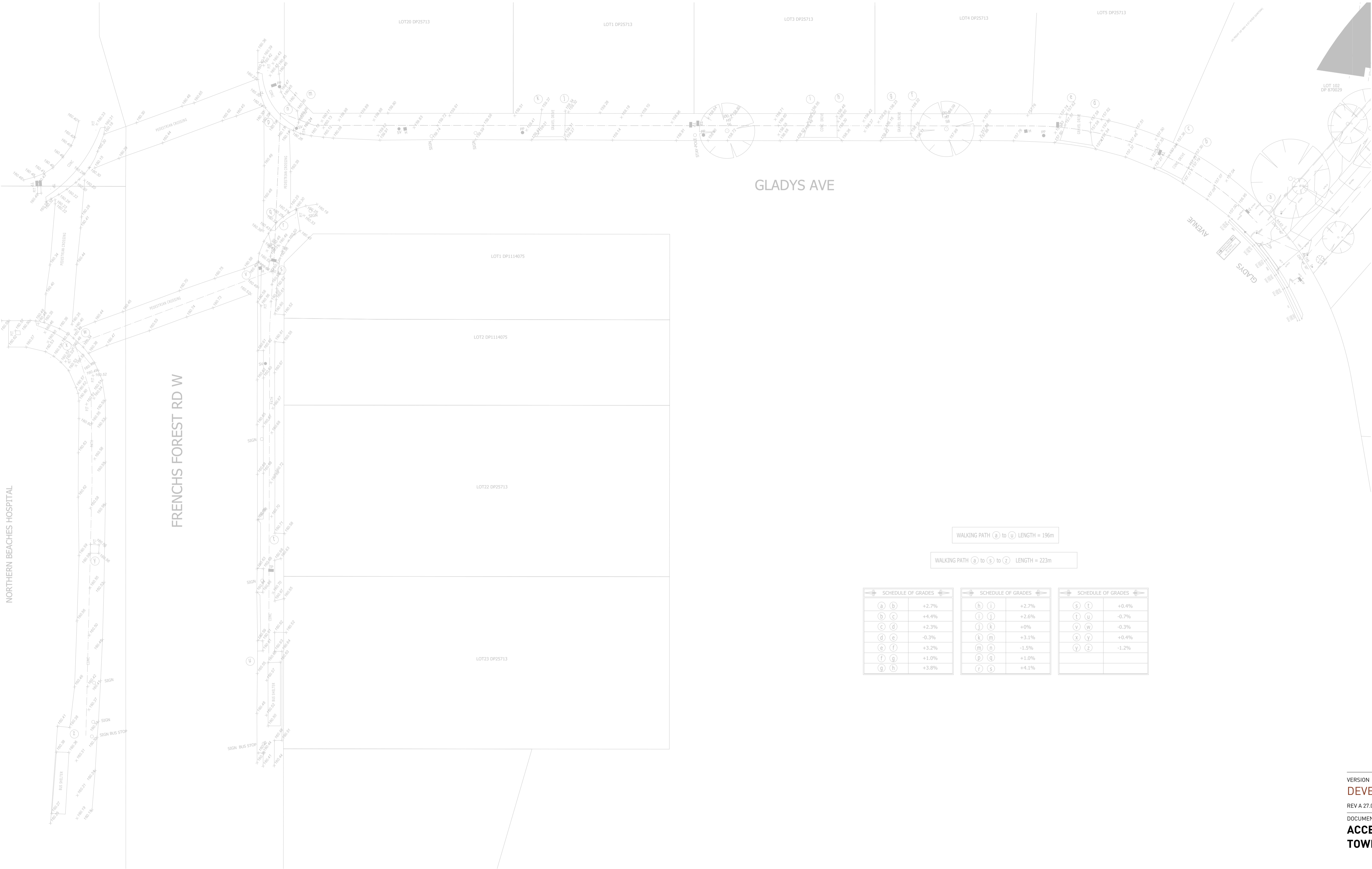
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1 SURVEY
1:250

NOTES

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WALKING PATH (a) to (u) LENGTH = 196m

WALKING PATH (a) to (s) to (z) LENGTH = 223m

SCHEDULE OF GRADES		
(a)	(b)	+2.7%
(b)	(c)	+4.4%
(c)	(d)	+2.3%
(d)	(e)	-0.3%
(e)	(f)	+3.2%
(f)	(g)	+1.0%
(g)	(h)	+3.8%

SCHEDULE OF GRADES		
(h)	(i)	+2.7%
(i)	(j)	+2.6%
(j)	(k)	+0%
(k)	(m)	+3.1%
(m)	(n)	-1.5%
(p)	(q)	+1.0%
(r)	(s)	+4.1%

SCHEDULE OF GRADES		
(s)	(t)	+0.4%
(t)	(u)	-0.7%
(v)	(w)	-0.3%
(x)	(y)	+0.4%
(y)	(z)	-1.2%

VERSION

DEVELOPMENT APPLICATION

REV A 27.09.2024

MODEL 24_041 Model-DD

DOCUMENT

ACCESSIBILITY TO TRANSPORT & TOWN CENTRE

STAGE

Developed Design

PROJECT

Seniors Housing
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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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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1 ACCESS COS SITE ENTRY
1:200



1 ACCESS COS CENTRAL COURTYARD
1:200

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DOCUMENT

ACCESSIBILITY TYPICAL FLOOR PLATES

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 DD-A-807

NOTES

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VERSION

DEVELOPMENT APPLICATION

REV A 27.09.2024

MODEL 24_041 Model-DD

DOCUMENT

ACCESSIBILITY TYPICAL FLOOR PLATES

STAGE

Developed Design

PROJECT

Seniors Housing
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

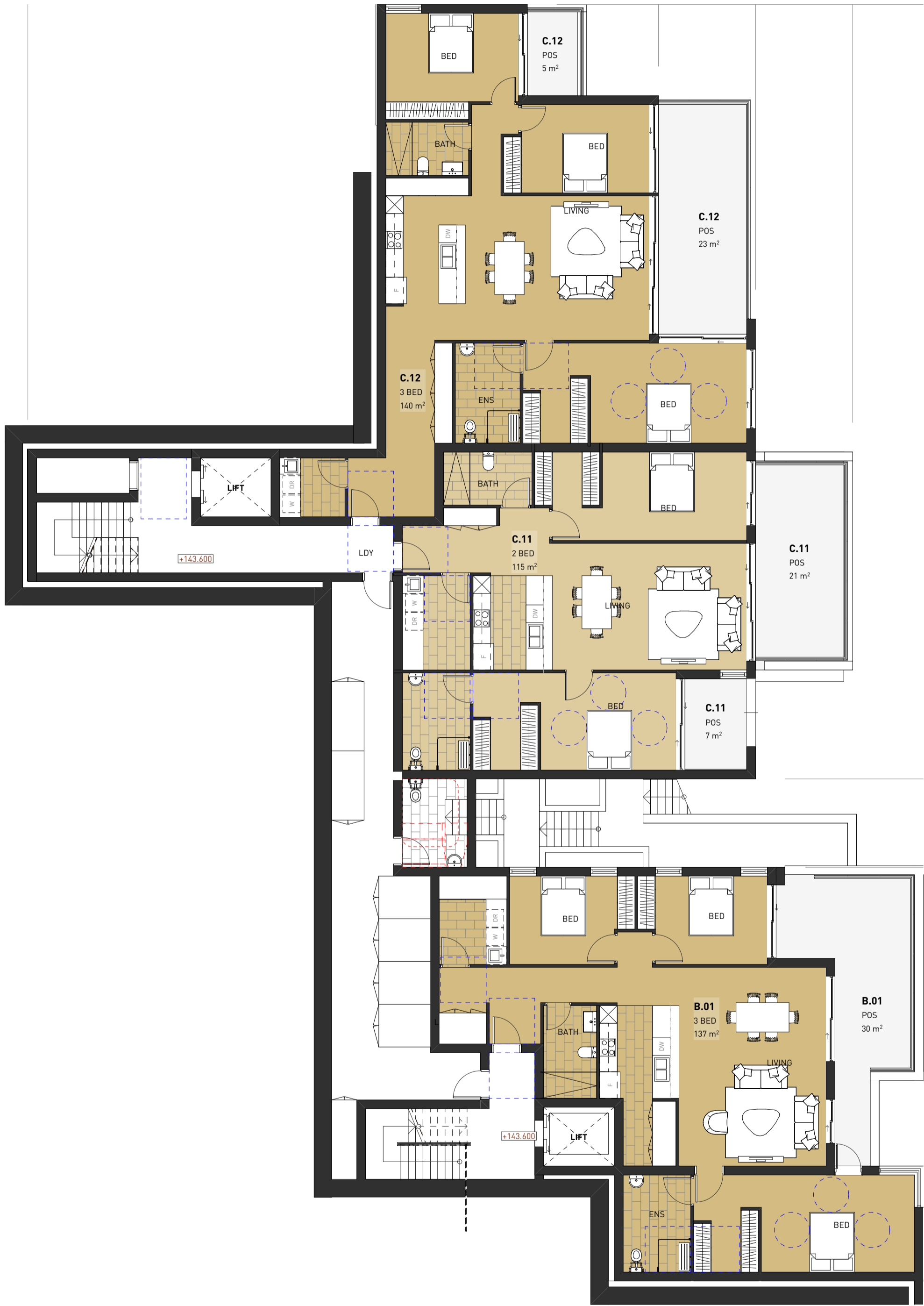
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DD-A-808



1 LEVEL 2
1:120



2 LEVEL 1
1:120

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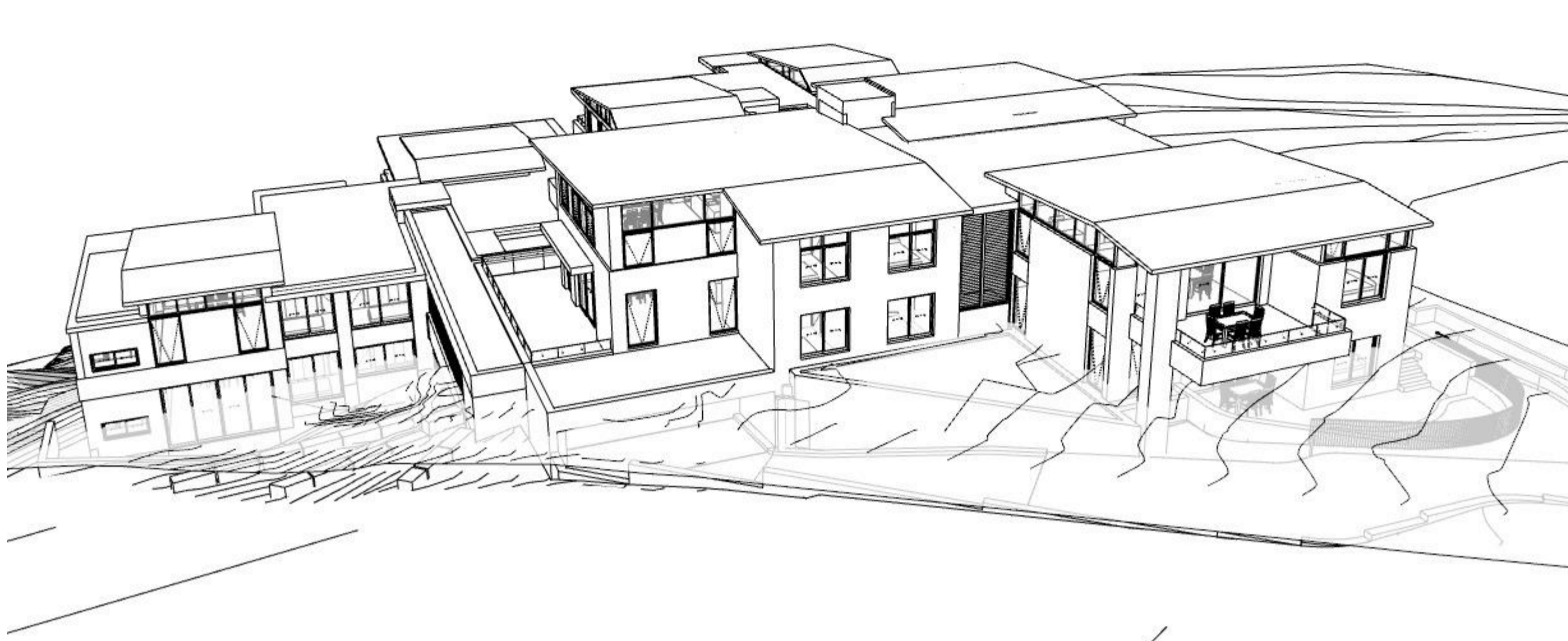
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

STRUCTURE ABOVE 9.5m HEIGHT PLANE

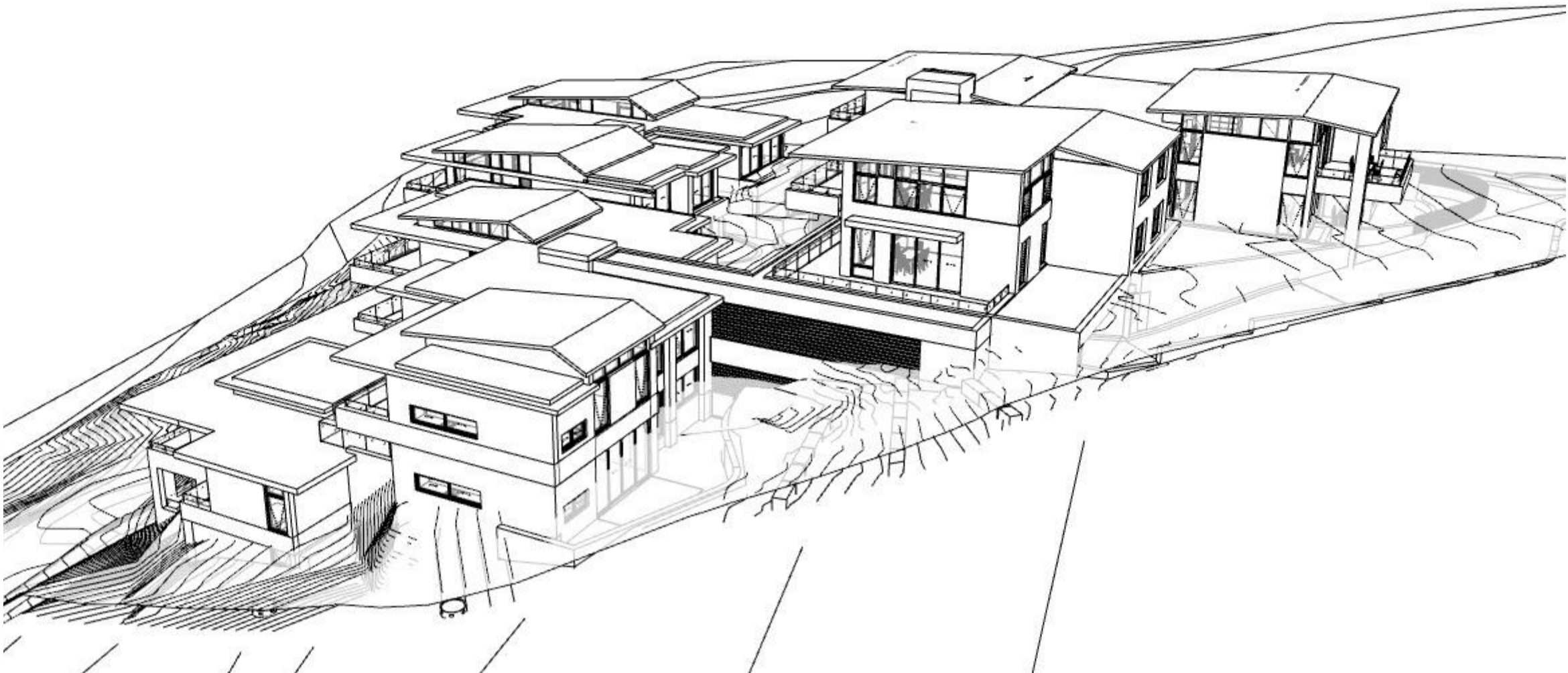
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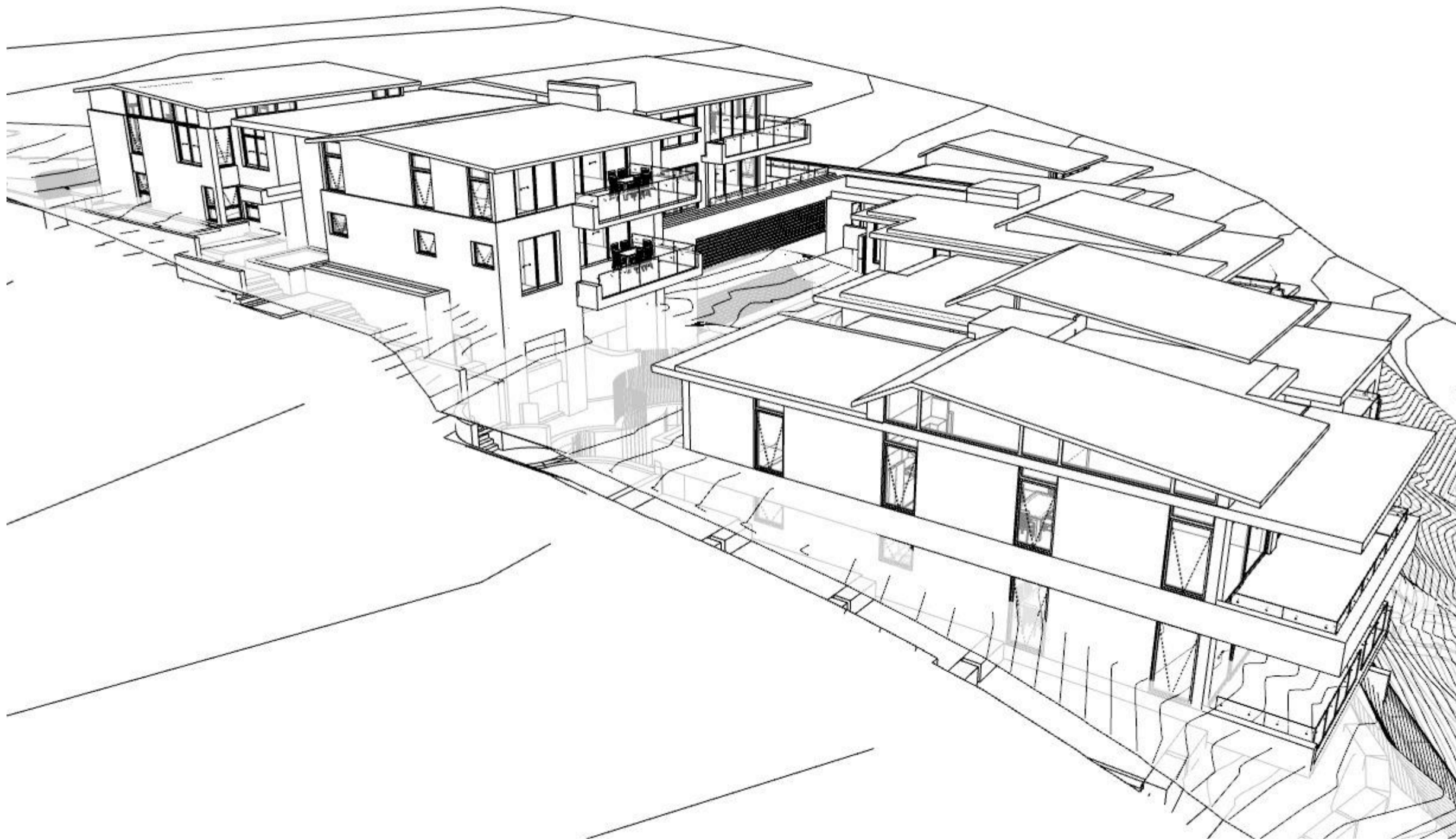
24_041 DD-A-809



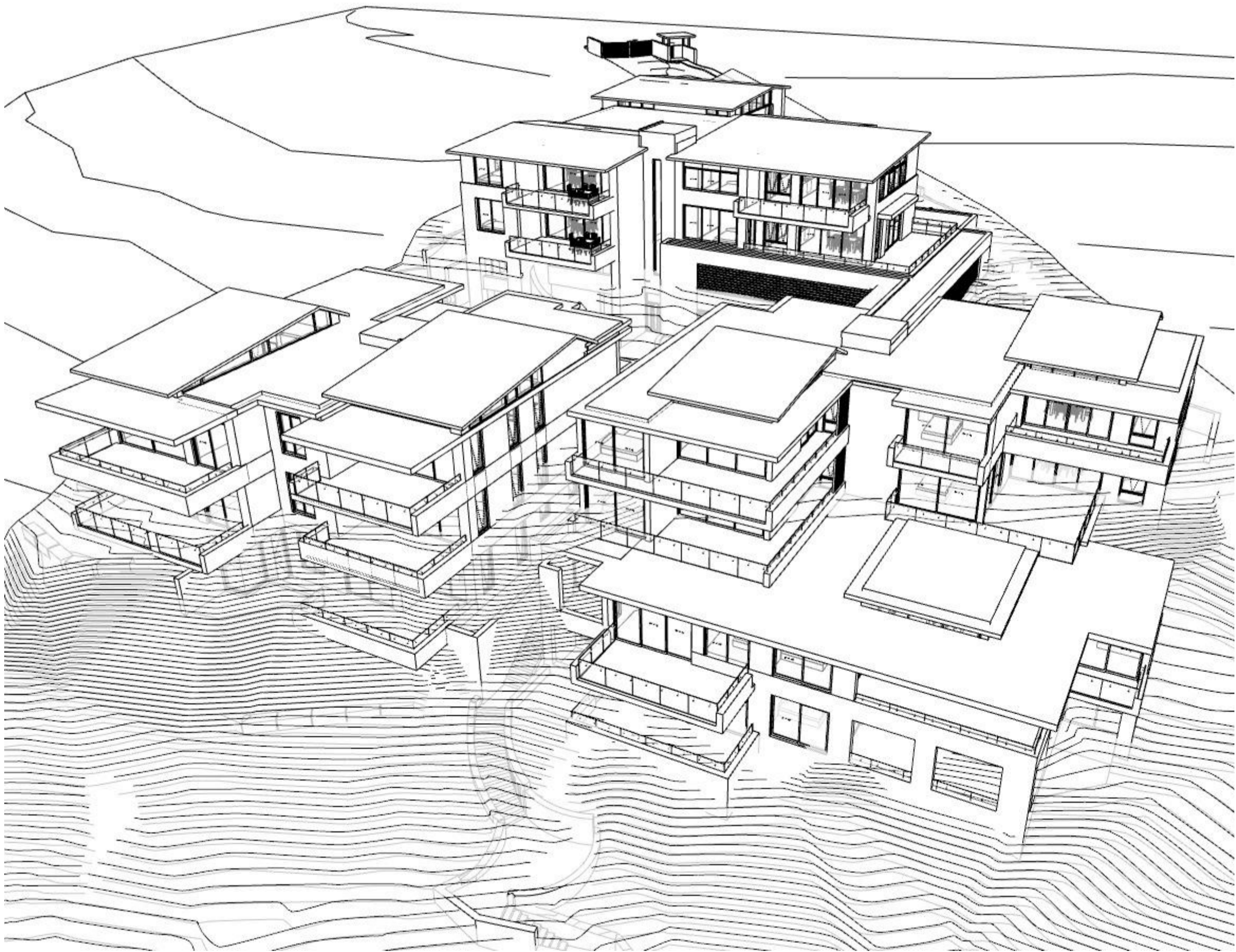
1 SOUTH VIEW OF 1m HEIGHT PLANE
1:133.33



2 SOUTH WEST VIEW OF 1m HEIGHT PLANE



3 NORTH EAST VIEW OF 1m HEIGHT PLANE



4 NORTH WEST VIEW OF 1m HEIGHT PLANE

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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024
DOCUMENT
TWO STORIES STUDY
STAGE
Developed Design
PROJECT
Seniors Housing
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 DD-A-810

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EXISTING SHADOW

NEW SHADOW

C.O.S COMMUNAL OPEN SPACE

P.O.S PRIVATE OPEN SPACE

3 EXISTING PLAN VIEW JUNE 21 1000
1:500

4 PROPOSED SHADOWS JUNE 21 1000
1:500

STAGE Developed Design

Lot A & B DP393276
88 Republic of Gladys



24_041 DD-A-850

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DOCUMENT
SHADOWS - WINTER SOLSTICE

PROJECT
Seniors Housing
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 DD-A-851

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NEW SHADOW

C.O.S COMMUNAL OPEN SPACE

P.O.S PRIVATE OPEN SPACE

1 EXIS
1:5003 EXI
1:50M

2 PRO
1:500

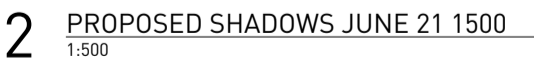
4 PR
1:50

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

VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024
MODEL 24 041 Model-DC

DOCUMENT
SHADOWS - WINTER SOLSTICE

STAGE Developed Design

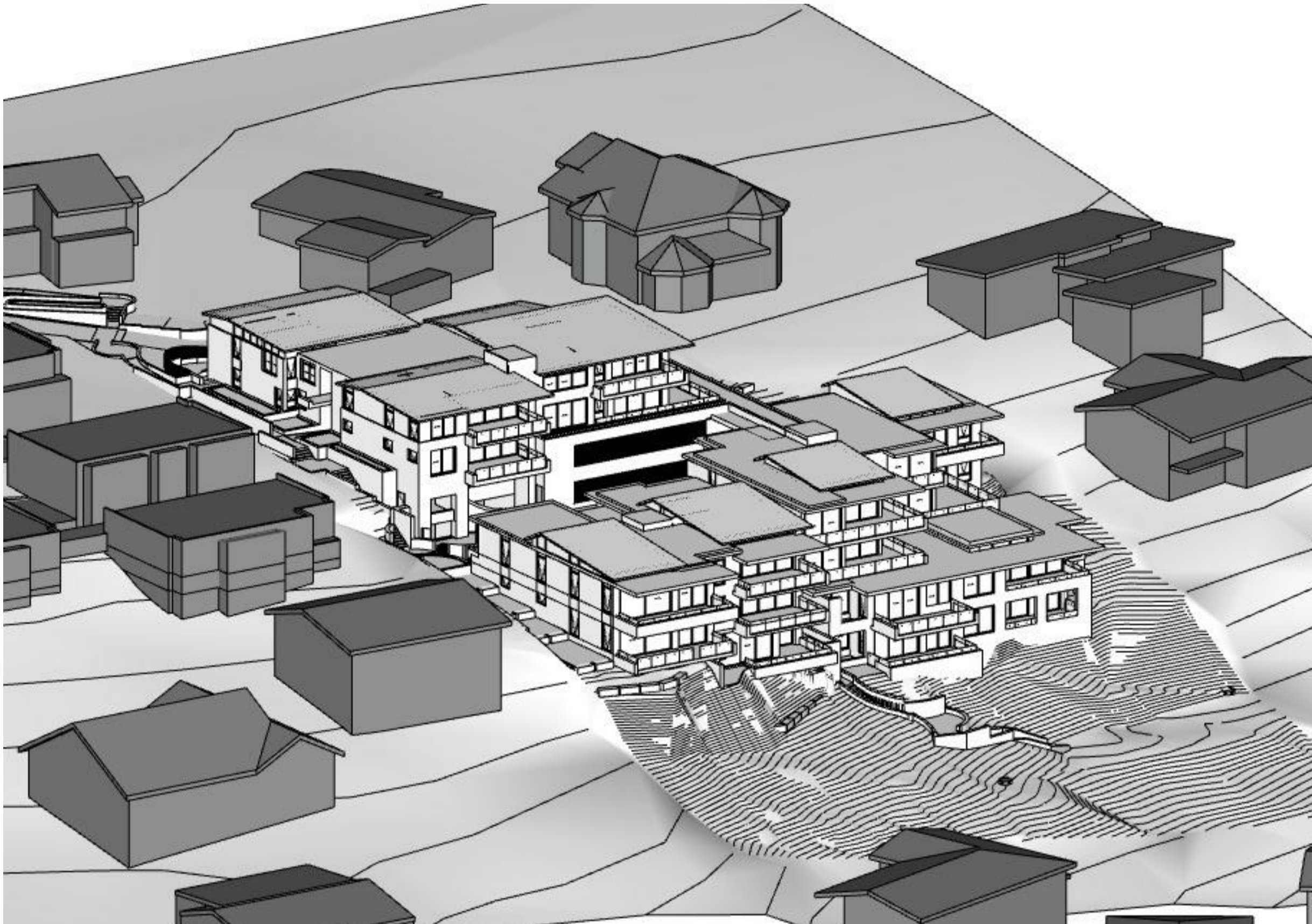
PROJECT
Seniors Housing
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP393276
88 Republic of Gladys

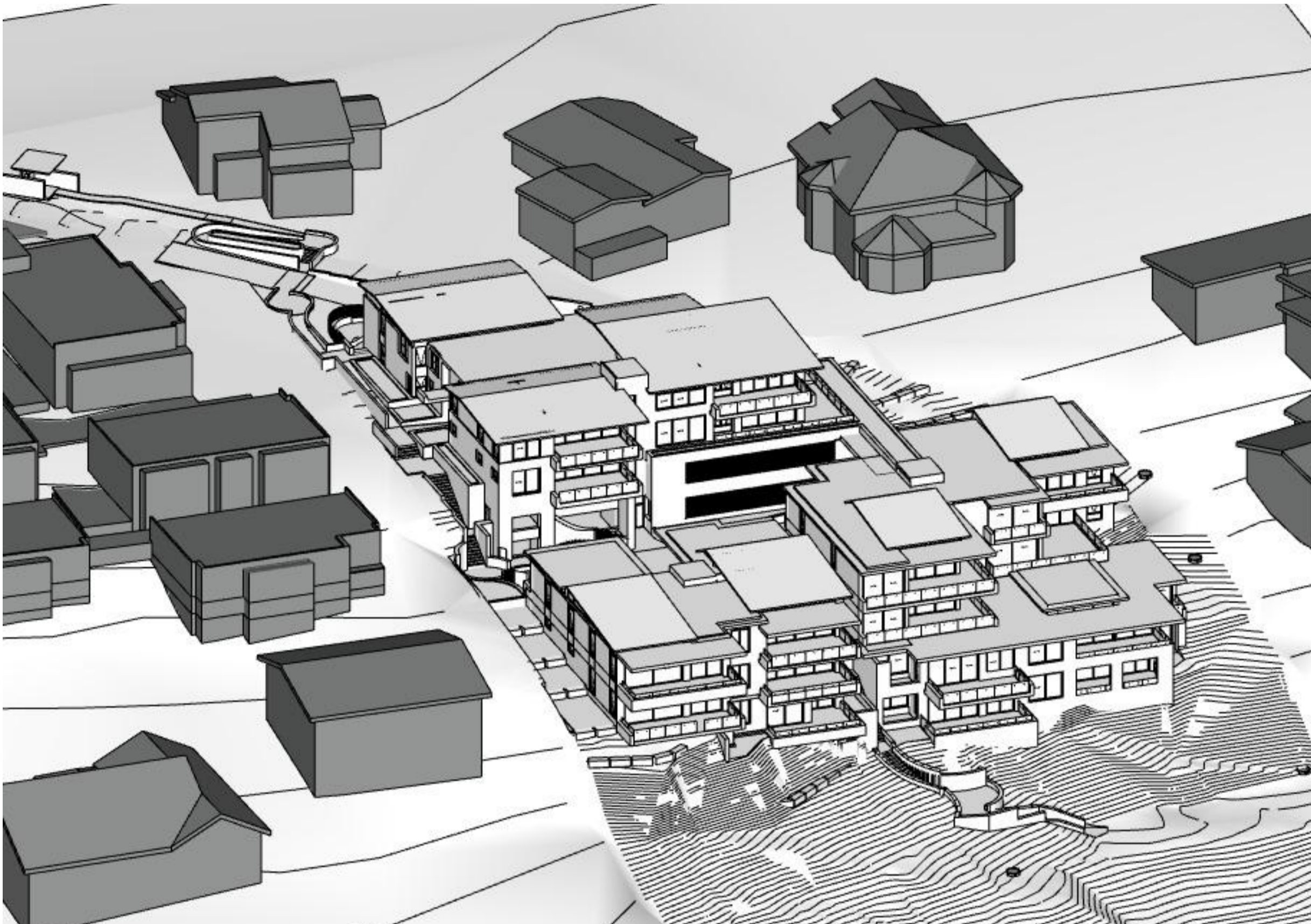
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 **E** email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



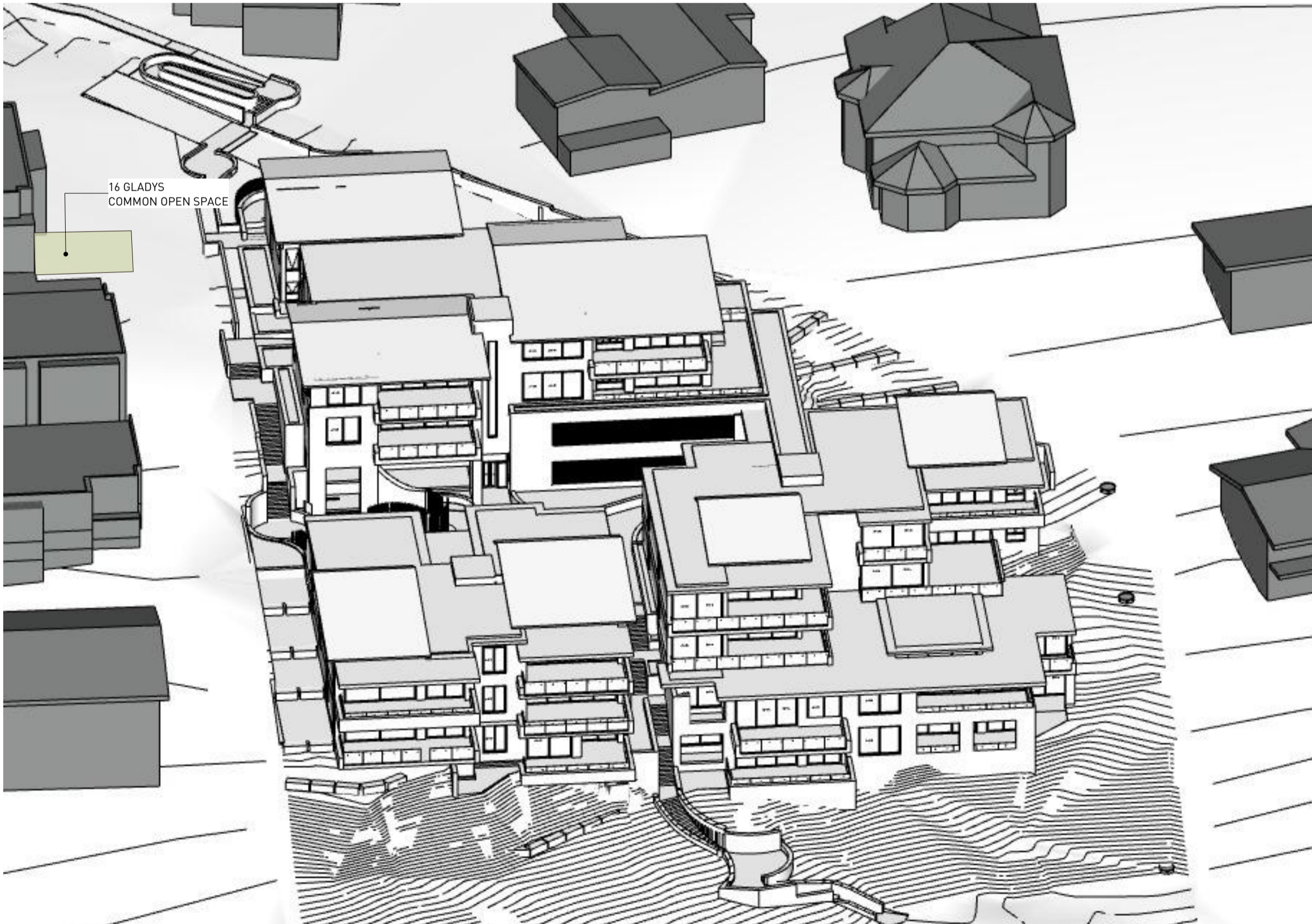
24 041 DD-A-853



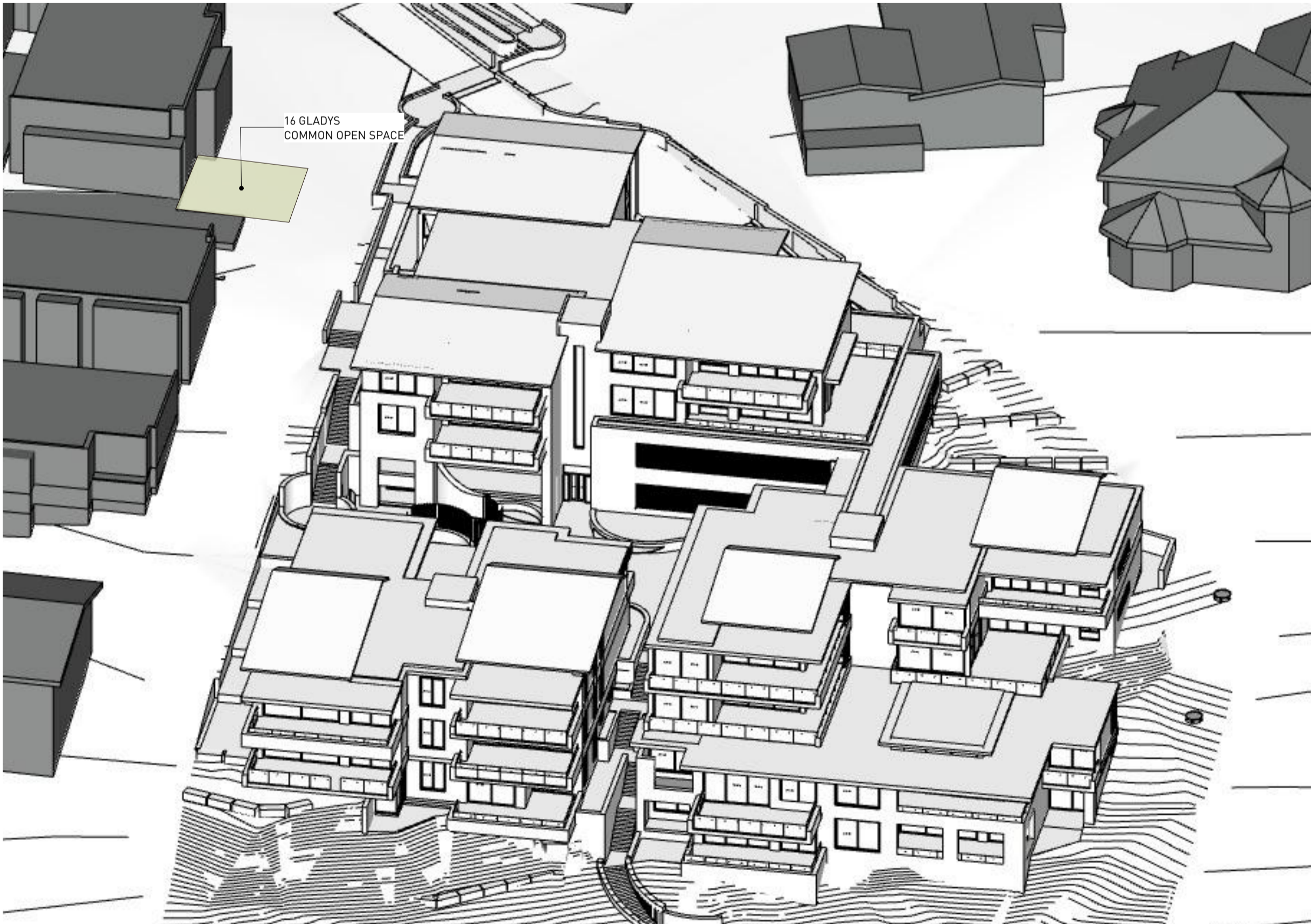
1 21 JUNE 0900
1:100



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

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VERSION
DEVELOPMENT APPLICATION
REV A 27.09.2024 MODEL 24_041 Model-DD
DOCUMENT
SUN EYE DIAGRAMS - WINTER SOLSTICE
STAGE
Developed Design
PROJECT
Seniors Housing
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

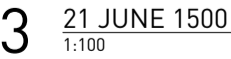


24_041 DD-A-854

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

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.



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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5. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

LEGEND

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

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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VERSION

DEVELOPMENT APPLICATION

REV A 27.09.2024

MODEL 24_041 Model-DD

DOCUMENT

PHOTOMONTAGE

STAGE

Developed Design

PROJECT

Seniors Housing

12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP393276

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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[illegible]

24_041 DD-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 SOLDIER

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
DEVELOPMENT APPLICATION
REV A 27.09.2024
DOCUMENT
BUILDING MATERIALS

STAGE
Developed Design

PROJECT
Seniors Housing
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





NOTIFICATION PLAN

1:500

Seniors Housing
12-14 Gladys Avenue

24_041

REV A 27.09.2024



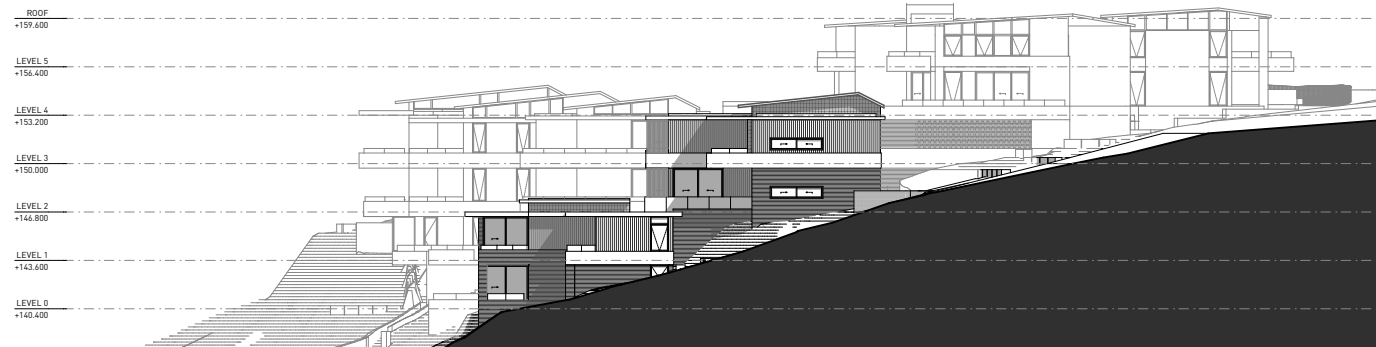
STREET ELEVATION



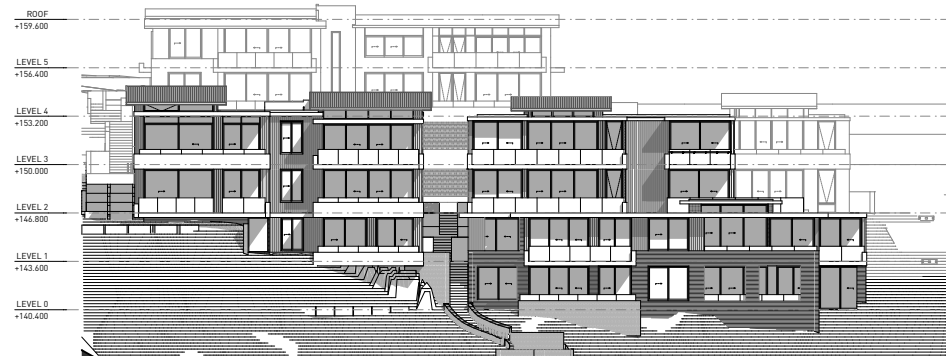
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION

NOTIFICATION PLAN

1:500

Seniors Housing
12-14 Gladys Avenue

24_041

REV A 27.09.2024