DEVELOPMENT APPLICATION

Project: PROPOSED RESIDENTIAL FLAT BUILDING
Address: 116-120 Frenchs Forest Rd West & 11 Gladys Ave, Frenchs Forest NSW 2086
Date: APRIL 2025
Revision: B

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Rev

Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
COVER SHEET & PHOTOMONTAGE

North

Scale
@A1

Date
2025

Job No.
23_6514

Drawing No.
A000

Issued for
FOR DA

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Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

PHOTOMONTAGE - BIRD'S EYE VIEW

North	Scale	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A001

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DEVELOPMENT APPLICATION

Project: PROPOSED RESIDENTIAL FLAT BUILDING
Address: 116-120 Frenchs Forest Rd West & 11 Gladys Ave, Frenchs Forest NSW 2086
Date: NOVEMBER 2024
Revision:

DA SHEET LIST

A000	COVER SHEET & PHOTOMONTAGE	A
A001	PHOTOMONTAGE - BIRD'S EYE VIEW	A
A002	DA SHEET LIST & DEVELOPMENT SUMMARY	A
A003	SITE CONTEXT PLAN	A
A004	SITE ANALYSIS	A
A005	APARTMENT SCHEDULE	A
A007	CONSTRUCTION MANAGEMENT PLAN	A
A008	DEMOLITION PLAN	A
A009	EXCAVATION PLAN	A
A101	BASEMENT 2	B
A102	BASEMENT 1	B
A103	MEZZANINE LEVEL	B
A104	GROUND FLOOR	B
A105	LEVEL 1-3	A
A106	LEVEL 4	A
A107	LEVEL 5	A
A108	LEVEL 6	A
A109	ROOF LEVEL	A
A120	BUILDING A - GROUND	A

DA SHEET LIST

A121	BUILDING A - LEVEL 1-3	A
A122	BUILDING A - LEVEL 4-6	A
A123	BUILDING A - ROOF	A
A130	BUILDING B - GROUND FLOOR	A
A131	BUILDING B - LEVEL 1-3	A
A132	BUILDING B - LEVEL 4-6	A
A133	BUILDING B - ROOF	
A140	BUILDING C - GROUND FLOOR	A
A141	BUILDING C - LEVEL 1-3	A
A142	BUILDING C - LEVEL 4	A
A143	BUILDING C - LEVEL 5	A
A144	BUILDING C - ROOF	
A201	ELEVATIONS - SHEET 1	A
A202	ELEVATIONS - SHEET 2	A
A203	ELEVATIONS - BLDG A - NORTH & SOUTH	A
A204	ELEVATIONS - BLDG A - EAST & WEST	A
A205	ELEVATIONS - BLDG B - NORTH & SOUTH	A
A206	ELEVATIONS - BLDG B - EAST & WEST	A
A207	ELEVATIONS - BLDG C - NORTH & SOUTH	A
A208	ELEVATIONS - BLDG C - EAST & WEST	A

DA SHEET LIST

A301	SECTIONS - SHEET 1	A
A302	SECTIONS - SHEET 2	A
A401	3D MASSING / HEIGHT PLANE DIAGRAM 1	A
A402	3D MASSING / HEIGHT PLANE DIAGRAM 2	A
A403	3D MASSING / HEIGHT PLANE DIAGRAM 3	A
A411	SHADOW DIAGRAM - 21 JUNE @ 9AM	A
A412	SHADOW DIAGRAM - 21 JUNE @ 12PM	A
A413	SHADOW DIAGRAM - 21 JUNE @ 3PM	A
A501	GFA CALCULATIONS	A
A502	CROSS VENTILATION - SHEET 1	A
A503	CROSS VENTILATION - SHEET 2	A
A504	SOLAR ACCESS - SHEET 1	A
A505	SOLAR ACCESS - SHEET 2	A
A511	SOLAR EYE VIEW_21 JUNE 9AM	A
A512	SOLAR EYE VIEW_21 JUNE 10AM	A
A513	SOLAR EYE VIEW_21 JUNE 11AM	A
A514	SOLAR EYE VIEW_21 JUNE 12PM	A
A515	SOLAR EYE VIEW_21 JUNE 1PM	A
A516	SOLAR EYE VIEW_21 JUNE 2PM	A

DA SHEET LIST

A517	SOLAR EYE VIEW_21 JUNE 3PM	A
A531	ADAPTABLE LAYOUT - TYPE 1	A
A532	ADAPTABLE LAYOUT - TYPE 2	A
A540	COMMUNAL OPEN SPACE	A
A541	COMMUNAL OPEN SPACE - SOLAR 9AM - 12PM	A
A542	COMMUNAL OPEN SPACE - SOLAR 1PM - 3PM	A
A545	DEEP SOIL DIAGRAM	A
A601	MOOD BOARD & MATERIALS	A
A602	AFFORDABLE HOUSING	A

DEVELOPMENT DATA

TOTAL SITE AREA - 5740.4 m²

116-120 Frenchs Forest Road West (Building A & B) - 4,166.7m²
11 Gladys Avenue (Building C) - 1,573.7 m²

PROPOSED UNITS - 124 UNITS
9 - 1 BED
56 - 2 BED
21 - 2 BED + S
17 - 3 BED
21 - 3 BED + S

	ALLOWABLE:	YIELD:
BUILDING A & B (4,166.7m²)		
FSR	2.6 : 1	2.6 : 1
FSA	10,833.4 m²	10,833.4 m²
BUILDING HEIGHT	7 STOREY	7 STOREY
BUILDING C (1,573.7 m²)		
FSR	1.3 : 1	1.3 :1
FSA	2,045.8 m²	2,045.8 m²
BUILDING HEIGHT	6 STOREY	6 STOREY

UNIT SCHEDULE

	1 Bed (PER FLOORPLATE)	2 Bed (PER FLOORPLATE)	2 Bed + S (PER FLOORPLATE)	3 Bed (PER FLOORPLATE)	3 Bed + S (PER FLOORPLATE)	Total
Ground Floor	3	9		5	4	21
Level 1	2	10	6	2	2	22
Level 2	2	10	6	2	2	22
Level 3	2	10	6	2	2	22
Level 4		5	1	2	5	13
Level 5		7	1	2	3	13
Level 6		5	1	2	3	11
Total	9	56	21	17	21	124
Percentage	7.50%	45%	17%	13.5%	17%	100%

PARKING REQUIREMENTS

	Rate (per unit)	Units	Required	Proposed
Residential	*Maximum Rate*			
1 Bed	0.6	9	5.4	6
2 Bed	1	77	77	77
3 Bed	1.5	38	57	57
Accessible (Included)	10% of all dwellings (Included)	124	12.4	(13 Included)
		Total	139.4	**140**
Visitor	0.1 spaces per dwelling	124	12.4	**13**
Car Wash Space	1 car wash bay per 50 units	124	2.4	**3**
	Minimum Rate			
Car share space	*2 spaces per 15 units*	124	16.5	**17**
Electric Vehicle Charging Space	2% of dwellings or 2 per development (whichever is greater)	124	2.5	**3**
TOTAL CAR SPACE PROPOSED FOR DEVELOPMENT				**176**
Motorcycle Parking	0.5 spaces per dwelling	124	62	**62**
Bicycle Parking				
Residential Bicycle	2 spaces per dwelling	124	248	**248**
Visitor Bicycle	0.25 spaces per dwelling	124	31	**31**

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Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: DA SHEET LIST & DEVELOPMENT SUMMARY

North

Scale: 1 : 1@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A002

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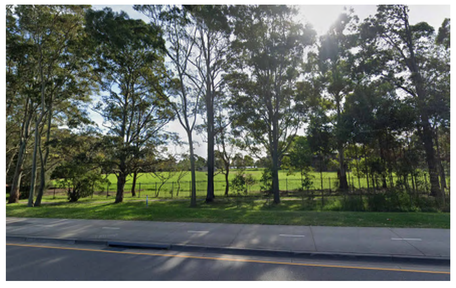
1. 105 Frenchs Forest Rd W

2. 105 Frenchs Forest Rd W

3. 135 Frenchs Forest Rd W



4. Frenchs Forest NSW 2086

5. 137 Frenchs Forest Rd W

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116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

SITE CONTEXT PLAN

North

Scale

@A1

Date

2024

Job No.

23_6514

Drawing No.

A003

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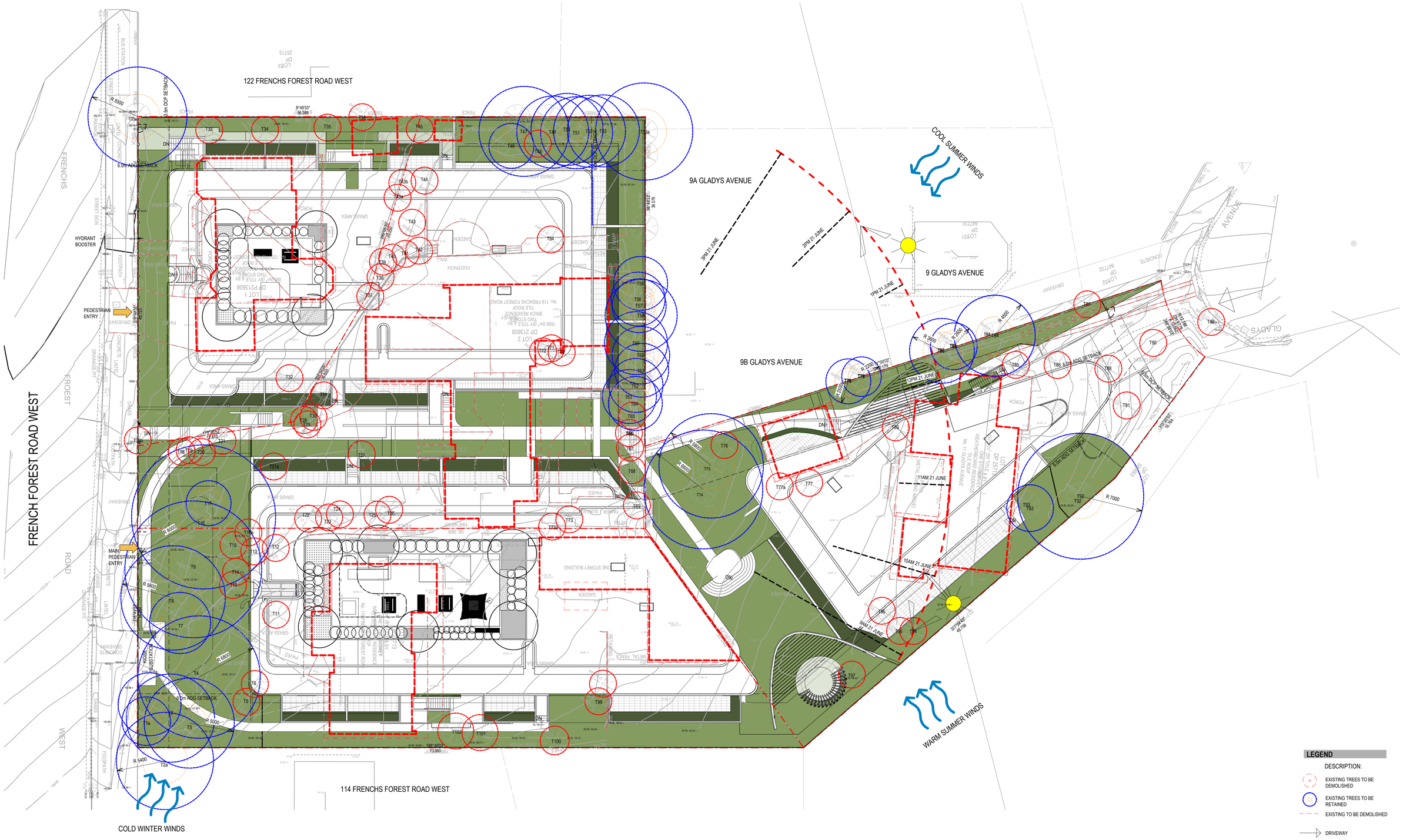

LEGEND

DESCRIPTION:

- EXISTING TREES TO BE DEMOLISHED
- EXISTING TREES TO BE RETAINED
- EXISTING TO BE DEMOLISHED
- DRIVEWAY
- SUN PATH LINE
- WIND PATH

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SITE ANALYSIS

North

Scale	Date	Job No.	Drawing No.
1 : 200@A1	2024	23_6514	A004

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APARTMENT SCHEDULE

APARTMENT NUMBER	TYPE	AREA	STORAGE COMPLIANCE	CROSS VENTILATED	SOLAR ACCESS >2HRS
BUILDING A					
AG01	3 Bed	102 m²	Yes	Yes	Yes
AG02	2 Bed	99 m²	Yes	No	Yes
AG03	2 Bed	80 m²	Yes	No	Yes
AG04	3 Bed	107 m²	Yes	Yes	Yes
AG05	2 Bed	97 m²	Yes	No	Yes
AG06	3 Bed	102 m²	Yes	Yes	Yes
AG07	2 Bed	77 m²	Yes	No	No
AG08	1 Bed	55 m²	Yes	No	No
AG09	3 Bed + St	109 m²	Yes	Yes	No
GROUND FLOOR A: 9					
A101	2 Bed + St	92 m²	Yes	Yes	Yes
A102	2 Bed	92 m²	Yes	No	Yes
A103	2 Bed	77 m²	Yes	No	Yes
A104	2 Bed + St	93 m²	Yes	Yes	Yes
A105	2 Bed	92 m²	Yes	No	Yes
A106	2 Bed + St	88 m²	Yes	Yes	Yes
A107	2 Bed	82 m²	Yes	No	No
A108	1 Bed	69 m²	Yes	No	No
A109	3 Bed	101 m²	Yes	Yes	No
LEVEL 1A: 9					
A201	2 Bed + St	92 m²	Yes	Yes	Yes
A202	2 Bed	92 m²	Yes	No	Yes
A203	2 Bed	77 m²	Yes	No	Yes
A204	2 Bed	93 m²	Yes	Yes	Yes
A205	2 Bed	92 m²	Yes	No	Yes
A206	2 Bed	88 m²	Yes	Yes	Yes
A207	2 Bed	82 m²	Yes	No	No
A208	1 Bed	69 m²	Yes	No	No
A209	2 Bed + St	101 m²	Yes	Yes	No
LEVEL 2-3: 9					
A301	2 Bed + St	92 m²	Yes	Yes	Yes
A302	2 Bed	92 m²	Yes	No	Yes
A303	2 Bed	77 m²	Yes	No	Yes
A304	2 Bed	93 m²	Yes	Yes	Yes
A305	2 Bed	92 m²	Yes	No	Yes
A306	2 Bed	88 m²	Yes	Yes	Yes
A307	2 Bed	82 m²	Yes	No	No
A308	1 Bed	69 m²	Yes	No	No
A309	2 Bed + St	101 m²	Yes	Yes	No
LEVEL 3A: 9					
A401	2 Bed	75 m²	Yes	Yes	Yes
A402	2 Bed	75 m²	Yes	No	Yes
A403	3 Bed	101 m²	Yes	Yes	Yes
A404	3 Bed + St	117 m²	Yes	Yes	Yes
A405	3 Bed + St	116 m²	Yes	Yes	No
LEVEL 4A: 5					
A501	2 Bed	75 m²	Yes	Yes	Yes
A502	2 Bed	75 m²	Yes	No	Yes
A503	3 Bed	101 m²	Yes	Yes	Yes
A504	3 Bed + St	117 m²	Yes	Yes	Yes
A505	3 Bed + St	116 m²	Yes	Yes	No
LEVEL 5A: 5					
A601	2 Bed	75 m²	Yes	Yes	Yes
A602	2 Bed	75 m²	Yes	No	Yes
A603	3 Bed	101 m²	Yes	Yes	Yes
A604	3 Bed + St	117 m²	Yes	Yes	Yes
A605	3 Bed + St	116 m²	Yes	Yes	Yes
LEVEL 6A: 5					
BUILDING B					
BG01	3 Bed	104 m²	Yes	Yes	No
BG02	1 Bed	69 m²	Yes	No	No
BG03	1 Bed	61 m²	Yes	No	Yes
BG04	2 Bed	91 m²	Yes	Yes	Yes
BG05	2 Bed	92 m²	Yes	No	Yes
BG06	3 Bed + St	126 m²	Yes	Yes	Yes
BG07	2 Bed	99 m²	Yes	No	No
BG08	2 Bed	99 m²	Yes	No	No
BG09	3 Bed	108 m²	Yes	Yes	No
GROUND FLOOR B: 9					
B101	2 Bed + St	88 m²	Yes	Yes	No
B102	1 Bed	64 m²	Yes	No	No
B103	2 Bed	77 m²	Yes	No	Yes
B104	2 Bed + St	91 m²	Yes	Yes	Yes
B105	2 Bed	88 m²	Yes	No	Yes
B106	3 Bed + St	122 m²	Yes	Yes	Yes
B107	2 Bed	87 m²	Yes	No	No
B108	2 Bed	90 m²	Yes	No	No
B109	2 Bed + St	91 m²	Yes	Yes	No

APARTMENT SCHEDULE

APARTMENT NUMBER	TYPE	AREA	STORAGE COMPLIANCE	CROSS VENTILATED	SOLAR ACCESS >2HRS
LEVEL 1A: 9					
B201	2 Bed	88 m²	Yes	Yes	No
B202	1 Bed	64 m²	Yes	No	No
B203	2 Bed	77 m²	Yes	No	Yes
B204	2 Bed	91 m²	Yes	Yes	Yes
B205	2 Bed + St	88 m²	Yes	No	Yes
B206	3 Bed + St	122 m²	Yes	Yes	Yes
B207	2 Bed	87 m²	Yes	No	No
B208	2 Bed	90 m²	Yes	No	No
B209	2 Bed	91 m²	Yes	Yes	No
LEVEL 2B: 9					
B301	2 Bed	88 m²	Yes	Yes	No
B302	1 Bed	64 m²	Yes	No	Yes
B303	2 Bed	77 m²	Yes	No	Yes
B304	2 Bed	91 m²	Yes	Yes	Yes
B305	2 Bed	88 m²	Yes	No	Yes
B306	3 Bed + St	122 m²	Yes	Yes	Yes
B307	2 Bed + St	87 m²	Yes	No	No
B308	2 Bed + St	90 m²	Yes	No	No
B309	2 Bed	91 m²	Yes	Yes	No
LEVEL 3A: 9					
B401	2 Bed	80 m²	Yes	Yes	Yes
B402	2 Bed	79 m²	Yes	No	Yes
B403	3 Bed	95 m²	Yes	Yes	Yes
B404	3 Bed + St	113 m²	Yes	Yes	Yes
B405	2 Bed	80 m²	Yes	Yes	No
B406	2 Bed + St	93 m²	Yes	Yes	No
LEVEL 4A: 6					
B501	3 Bed	80 m²	Yes	Yes	Yes
B502	3 Bed	79 m²	Yes	No	Yes
B503	3 Bed	95 m²	Yes	Yes	Yes
B504	3 Bed	113 m²	Yes	Yes	Yes
B505	2 Bed	80 m²	Yes	Yes	No
B506	2 Bed	93 m²	Yes	Yes	No
LEVEL 5B: 6					
B601	3 Bed	80 m²	Yes	Yes	Yes
B602	3 Bed	79 m²	Yes	No	Yes
B603	3 Bed + St	95 m²	Yes	Yes	Yes
B604	3 Bed + St	113 m²	Yes	Yes	Yes
B605	2 Bed	80 m²	Yes	Yes	Yes
B606	2 Bed	93 m²	Yes	Yes	Yes
LEVEL 6B: 6					
BUILDING C					
CG01	3 Bed	100 m²	Yes	Yes	Yes
CG02	2 Bed	84 m²	Yes	Yes	Yes
CG03	2 Bed	87 m²	Yes	Yes	Yes
GROUND FLOOR C: 3					
C101	3 Bed	100 m²	Yes	Yes	Yes
C102	2 Bed	83 m²	Yes	Yes	Yes
C103	2 Bed	75 m²	Yes	No	Yes
C104	3 Bed + St	110 m²	Yes	Yes	Yes
LEVEL 1C: 4					
C201	3 Bed	100 m²	Yes	Yes	Yes
C202	2 Bed	83 m²	Yes	Yes	Yes
C203	2 Bed	75 m²	Yes	No	Yes
C204	2 Bed	110 m²	Yes	Yes	Yes
LEVEL 2C: 4					
C301	3 Bed	100 m²	Yes	Yes	Yes
C302	2 Bed	83 m²	Yes	Yes	Yes
C303	2 Bed	75 m²	Yes	No	Yes
C304	3 Bed	110 m²	Yes	Yes	Yes
LEVEL 3C: 4					
C401	3 Bed + St	118 m²	Yes	Yes	Yes
C402	3 Bed + St	114 m²	Yes	Yes	Yes
LEVEL 4C: 2					
C501	2 Bed	79 m²	Yes	Yes	Yes
C502	2 Bed	79 m²	Yes	Yes	Yes
LEVEL 5C: 2					
Grand total: 124					

ADG CROSS VENTILATION

CROSS VENTILATION	NO. OF APARTMENTS
No	49
Yes	75
Grand total	124

ADG SOLAR ACCESS

SOLAR ACCESS	NO. OF APARTMENTS
No	37
Yes	87
Grand total	124

ADAPTABLE

ADAPTABLE	NO. OF APARTMENTS	PERCENTAGE
	21	0%
No	90	94%
Yes	13	6%
Grand total	124	100%

LIVABLE HOUSING

SILVER LIVABLE	NO. OF APARTMENTS	PERCENTAGE
No	111	94%
Yes	13	6%
Grand total	124	100%

AFFORDABLE HOUSING

AFFORDABLE HOUSING	NO. OF APARTMENTS	PERCENTAGE
No	111	84%
Yes	13	16%
Grand total	124	100%

AFFORDABLE HOUSING BONUS 30%

Affordable Housing Bonus 30%	NO. OF APARTMENTS	PERCENTAGE
No	107	80%
Yes	17	20%
Grand total	124	100%

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Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: APARTMENT SCHEDULE

North

Scale: @A1

Date: 2025

Job No.: 23_6514

Drawing No.: A005

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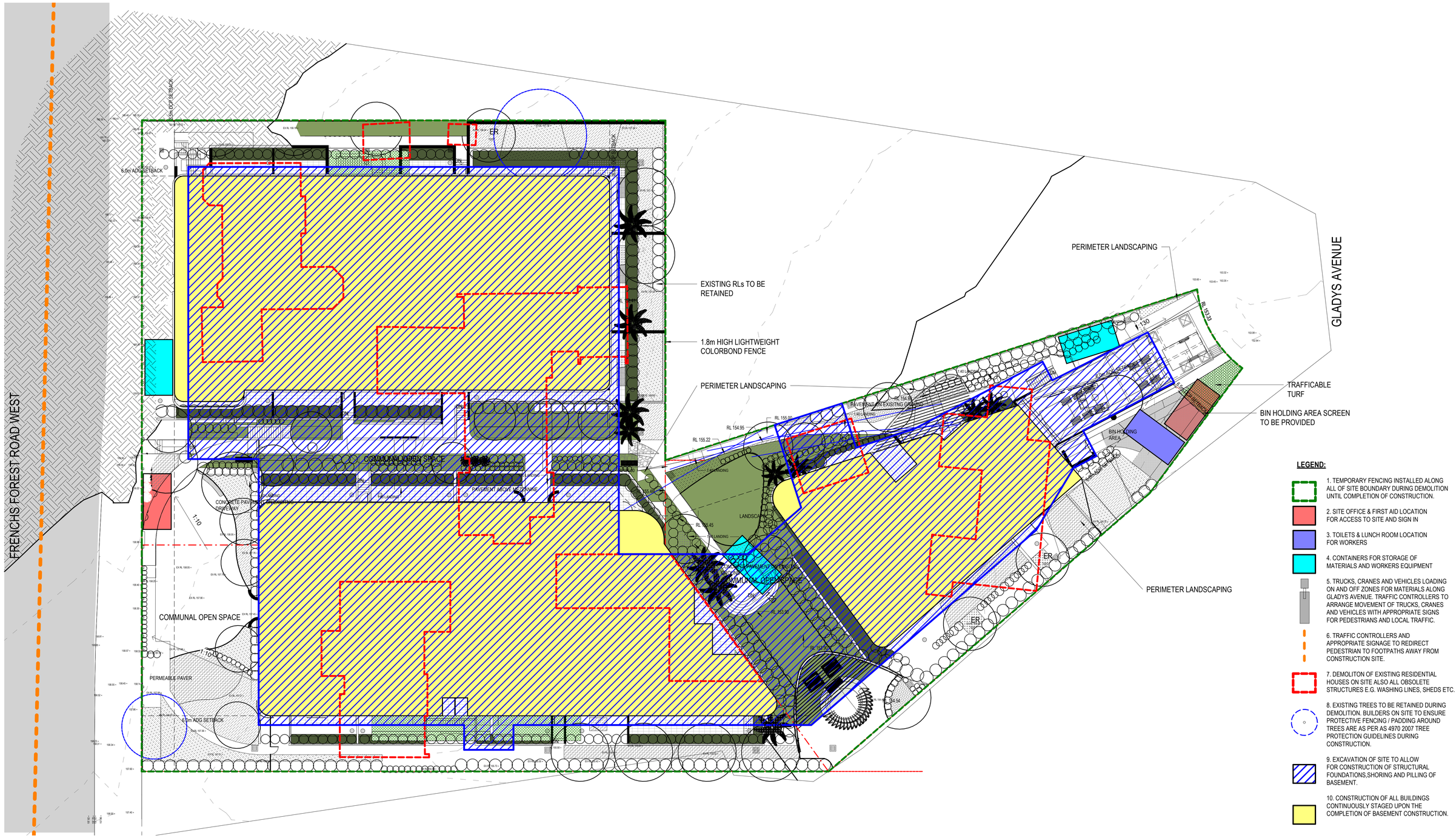

LEGEND:

1. TEMPORARY FENCING INSTALLED ALONG ALL OF SITE BOUNDARY DURING DEMOLITION UNTIL COMPLETION OF CONSTRUCTION.
2. SITE OFFICE & FIRST AID LOCATION FOR ACCESS TO SITE AND SIGN IN
3. TOILETS & LUNCH ROOM LOCATION FOR WORKERS
4. CONTAINERS FOR STORAGE OF MATERIALS AND WORKERS EQUIPMENT
5. TRUCKS, CRANES AND VEHICLES LOADING ON AND OFF ZONES FOR MATERIALS ALONG GLADYS AVENUE. TRAFFIC CONTROLLERS TO ARRANGE MOVEMENT OF TRUCKS, CRANES AND VEHICLES WITH APPROPRIATE SIGNS FOR PEDESTRIANS AND LOCAL TRAFFIC.
6. TRAFFIC CONTROLLERS AND APPROPRIATE SIGNAGE TO REDIRECT PEDESTRIAN TO FOOTPATHS AWAY FROM CONSTRUCTION SITE.
7. DEMOLITON OF EXISTING RESIDENTIAL HOUSES ON SITE ALSO ALL OBSOLETE STRUCTURES E.G. WASHING LINES, SHEDS ETC.
8. EXISTING TREES TO BE RETAINED DURING DEMOLITION. BUILDERS ON SITE TO ENSURE PROTECTIVE FENCING / PADDING AROUND TREES ARE AS PER AS 4970 2007 TREE PROTECTION GUIDELINES DURING CONSTRUCTION.
9. EXCAVATION OF SITE TO ALLOW FOR CONSTRUCTION OF STRUCTURAL FOUNDATIONS,SHORING AND PILLING OF BASEMENT.
10. CONSTRUCTION OF ALL BUILDINGS CONTINUOUSLY STAGED UPON THE COMPLETION OF BASEMENT CONSTRUCTION.

LEGEND:

STOCKPILING OF STRIPPED TOPSOIL AND EXCAVATED MATERIAL TO BE ADEQUATELY PROTECTED WITH GEOTEXTILE MATERIAL. SILT FENCES SHOULD BE PROVIDED IF ASSISTANCE IS NEEDED IN CONTAINING AND SEPARATING STOCKPILES.

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Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: CONSTRUCTION MANAGEMENT PLAN

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A007

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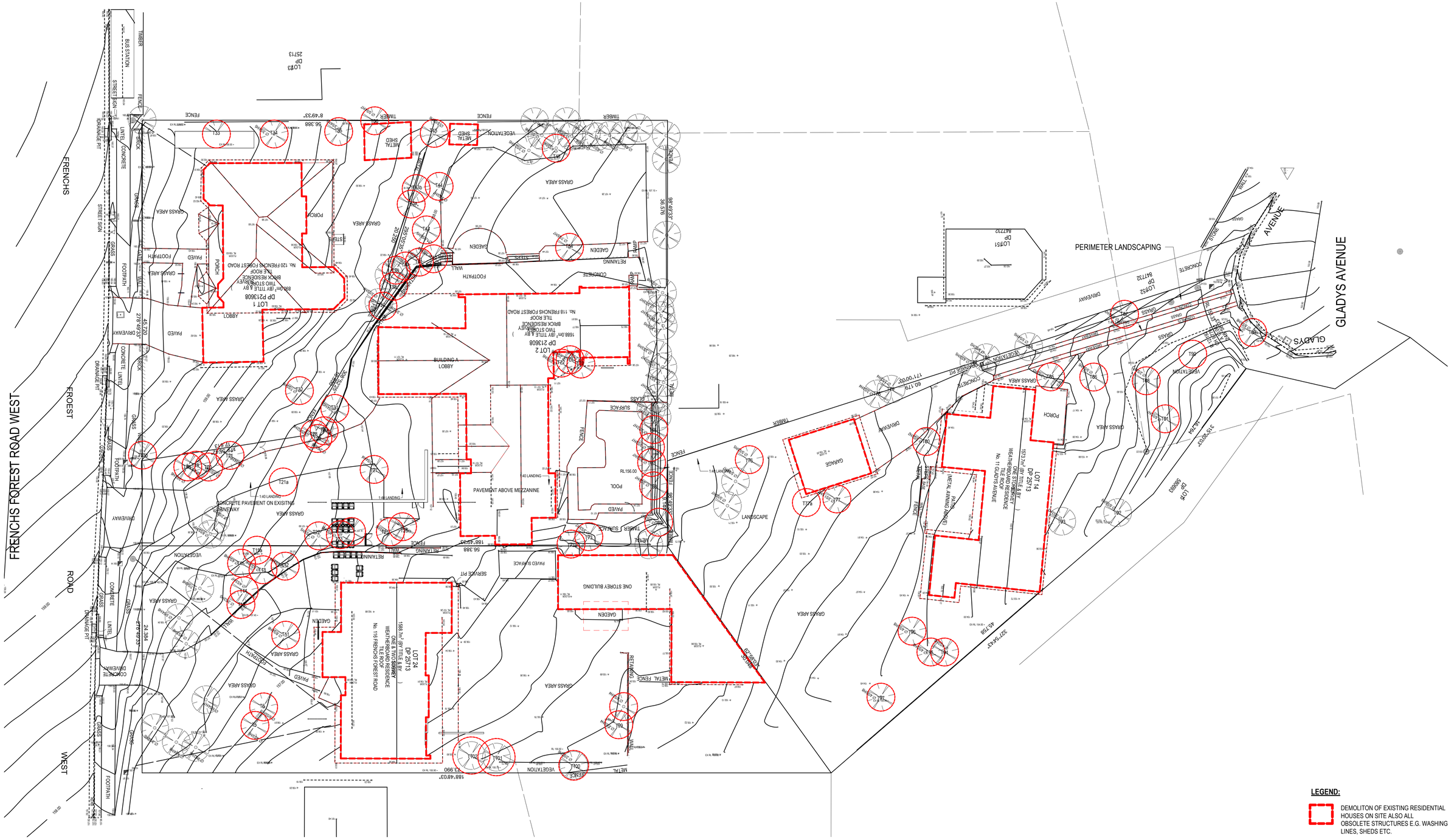
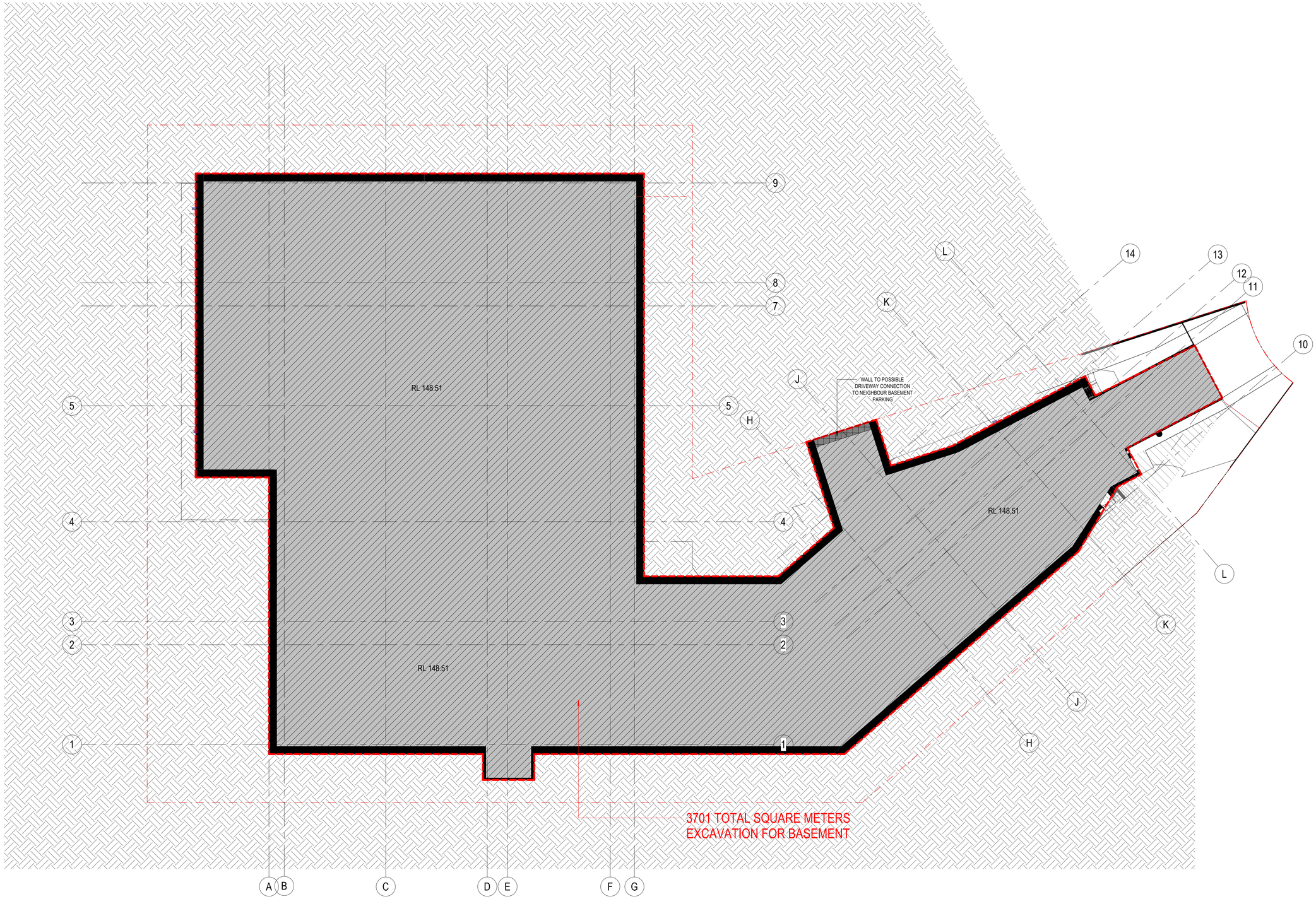

FRENCHS FOREST ROAD WEST
FROEST ROAD WEST
GLADYS AVENUE
PERIMETER LANDSCAPING
No. 120 FRENCHS FOREST ROAD
LOT 1 DP 213608
No. 118 FRENCHS FOREST ROAD
LOT 2 DP 213608
No. 116 FRENCHS FOREST ROAD
LOT 24 DP 25713
WEATHERBOARD RESIDENCE TILE ROOF
No. 11 GLADYS AVENUE
LOT 14 DP 25713
BUILDING A LOBBY
ONE STOREY BUILDING
PAVEMENT ABOVE MEZZANINE
CONCRETE PAVEMENT ON EXISITING DRIVEWAY
LANDSCAPE
GARAGE
POOL
RL156.00
BUS STATION
STREET SIGN
DRAINAGE PIT
FENCE
TIMBER
METAL SHED
VEGETATION
GRASS AREA
PORCH
FOOTPATH
PAVED
DRIVEWAY
RETAINING WALL
GARDEN
RAMP
STEPS
LOBBY
CONCRETE
BRICK
LINTEL
GRASS
METAL
SURFACE
SERVICE PIT
PAVED SURFACE
ONE STOREY BUILDING
METAL AWNING (BELOW)
METAL FENCE
STORE
WALL
GABLE
TILE ROOF
BRICK RESIDENCE
TWO STOREY
LOT 1 DP 213608
LOT 2 DP 213608
LOT 24 DP 25713
LOT 14 DP 25713
LOT 3 DP 25713
LOT 51 DP 847732
LOT 52 DP 847732
LOT 5 DP 580983
1988.1m² (BY TITLE & BY WEATHERBOARD RESIDENCE TILE ROOF
1688.0m² (BY TITLE & BY TWO STOREY BRICK RESIDENCE TILE ROOF
1537.1m² (BY TITLE & BY WEATHERBOARD RESIDENCE TILE ROOF
365.576
168.452
56.388
8.493
24.384
60.179
17.679
12.990
188.480
327.945
45.759
31.928
3.19
1.40 LANDING
1.60 LANDING
1.60 LANDING
1.60



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Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

EXCAVATION PLAN

North

Scale

1 : 200@A1

Date

2025

Job No.

23_6514

Drawing No.

A009

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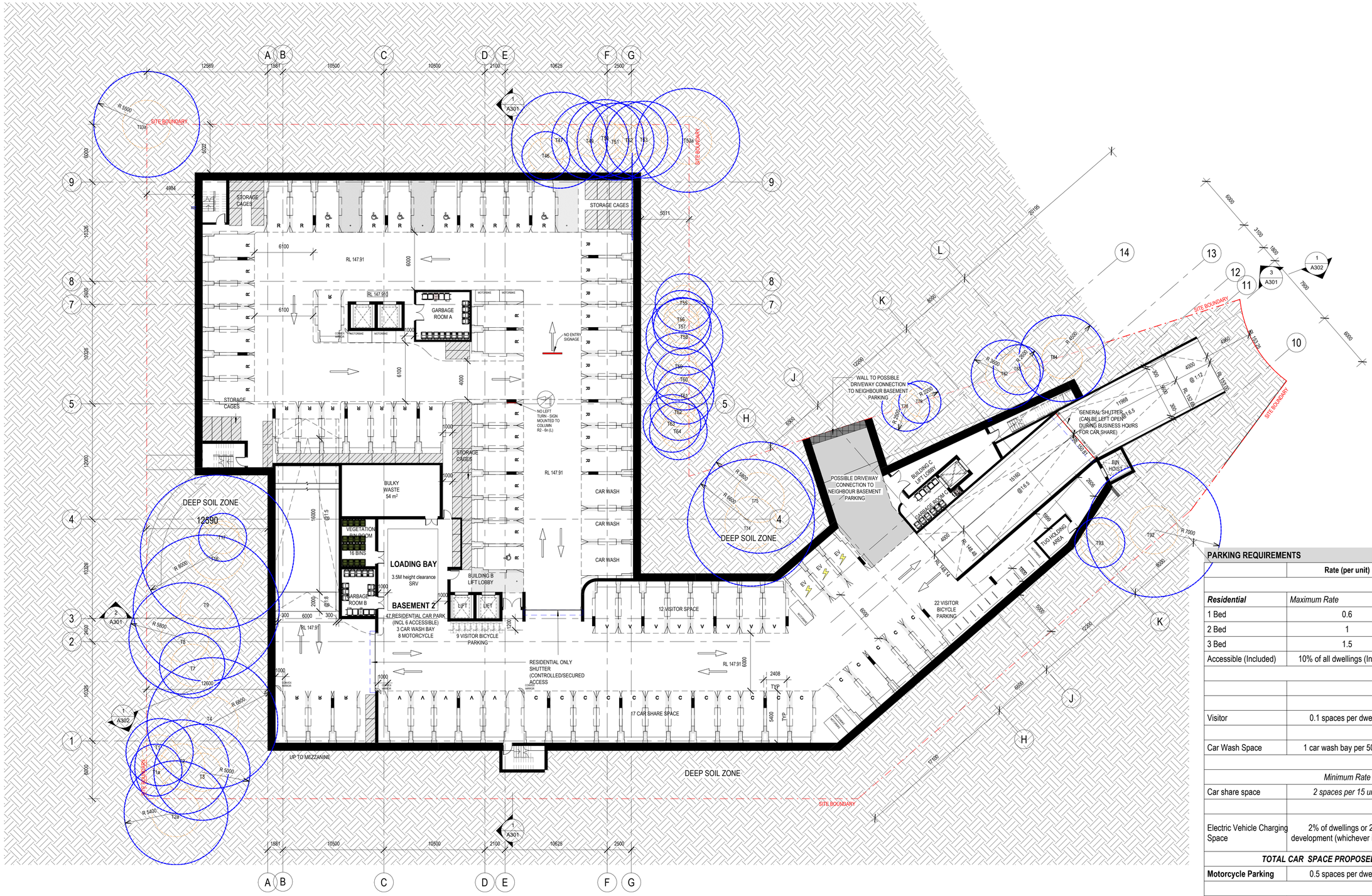

1 GA - BASEMENT 2
SCALE 1 : 200 MM

CAR PARK LEGEND

- ELECTRIC VEHICLE
- V VISITOR
- C CAR SHARE
- R RESIDENTS
- ACCESSIBLE
- STORAGE CAGES

LEGEND

- PERMIABLE PAVERS
- C.O.S

EXISTING TREE TO BE RETAINED

LEGEND

DESCRIPTION:

- SRZ
- TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

PARKING REQUIREMENTS

	Rate (per unit)	Units	Required	Proposed
Residential	*Maximum Rate*			
1 Bed	0.6	9	5.4	6
2 Bed	1	77	77	77
3 Bed	1.5	38	57	57
Accessible (Included)	10% of all dwellings (Included)	124	12.4	(13 Included)
		Total	139.4	**140**
Visitor	0.1 spaces per dwelling	124	12.4	**13**
Car Wash Space	1 car wash bay per 50 units	124	2.4	**3**
	Minimum Rate			
Car share space	*2 spaces per 15 units*	124	16.5	**17**
Electric Vehicle Charging Space	2% of dwellings or 2 per development (whichever is greater)	124	2.5	**3**
TOTAL CAR SPACE PROPOSED FOR DEVELOPMENT				**176**
Motorcycle Parking	0.5 spaces per dwelling	124	62	**62**
Bicycle Parking				
Residential Bicycle	2 spaces per dwelling	124	248	**248**
Visitor Bicycle	0.25 spaces per dwelling	124	31	**31**

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A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BASEMENT 2

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A101

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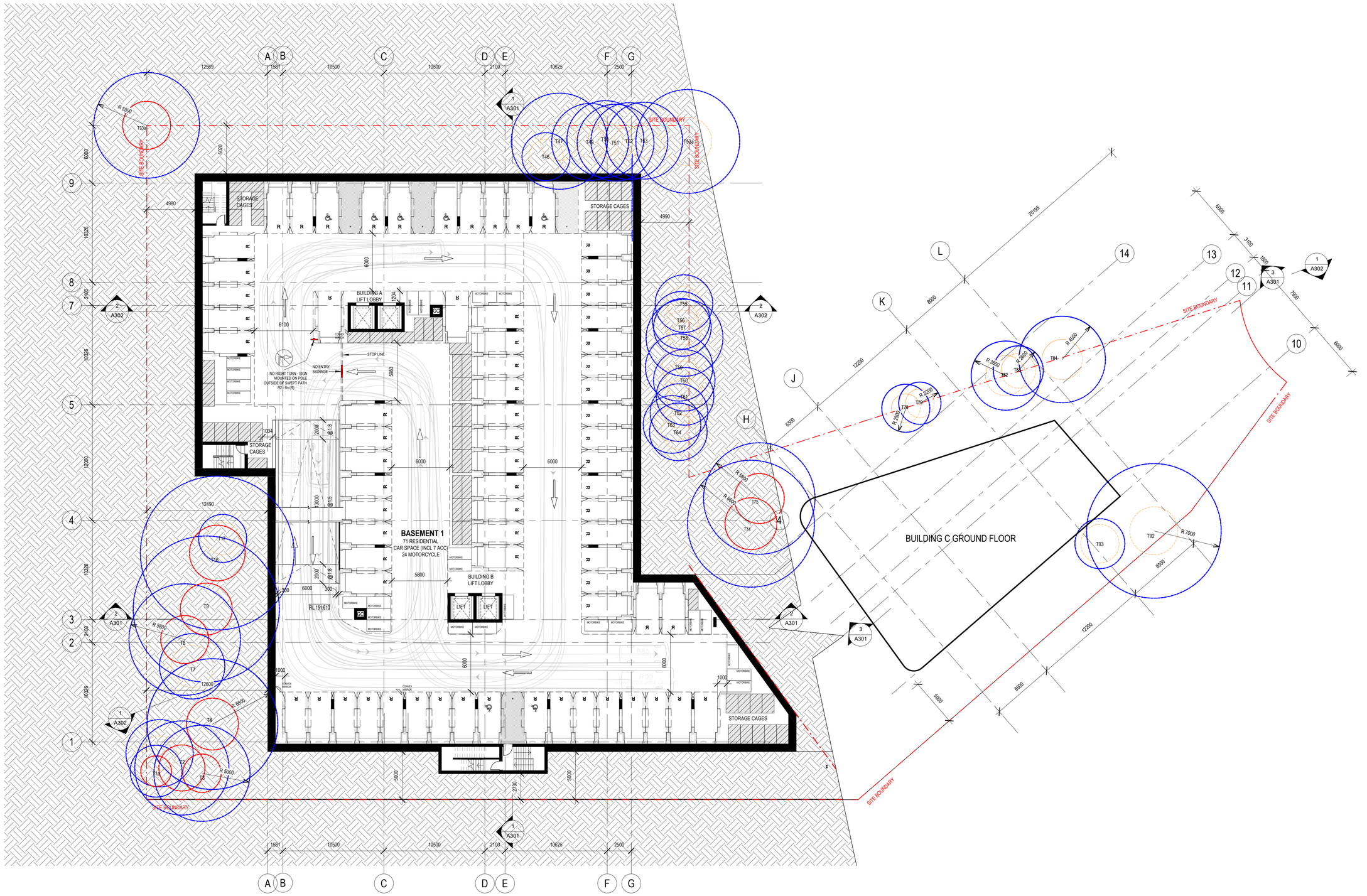

CAR PARK LEGEND

- ELECTRIC VEHICLE
- VISITOR
- CAR SHARE
- RESIDENTS
- ACCESSIBLE
- STORAGE CAGES

LEGEND

- PERMIABLE PAVERS
- C.O.S

EXISTING TREE TO BE RETAINED LEGEND

DESCRIPTION:

- SRZ
- TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

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A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BASEMENT 1

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A102

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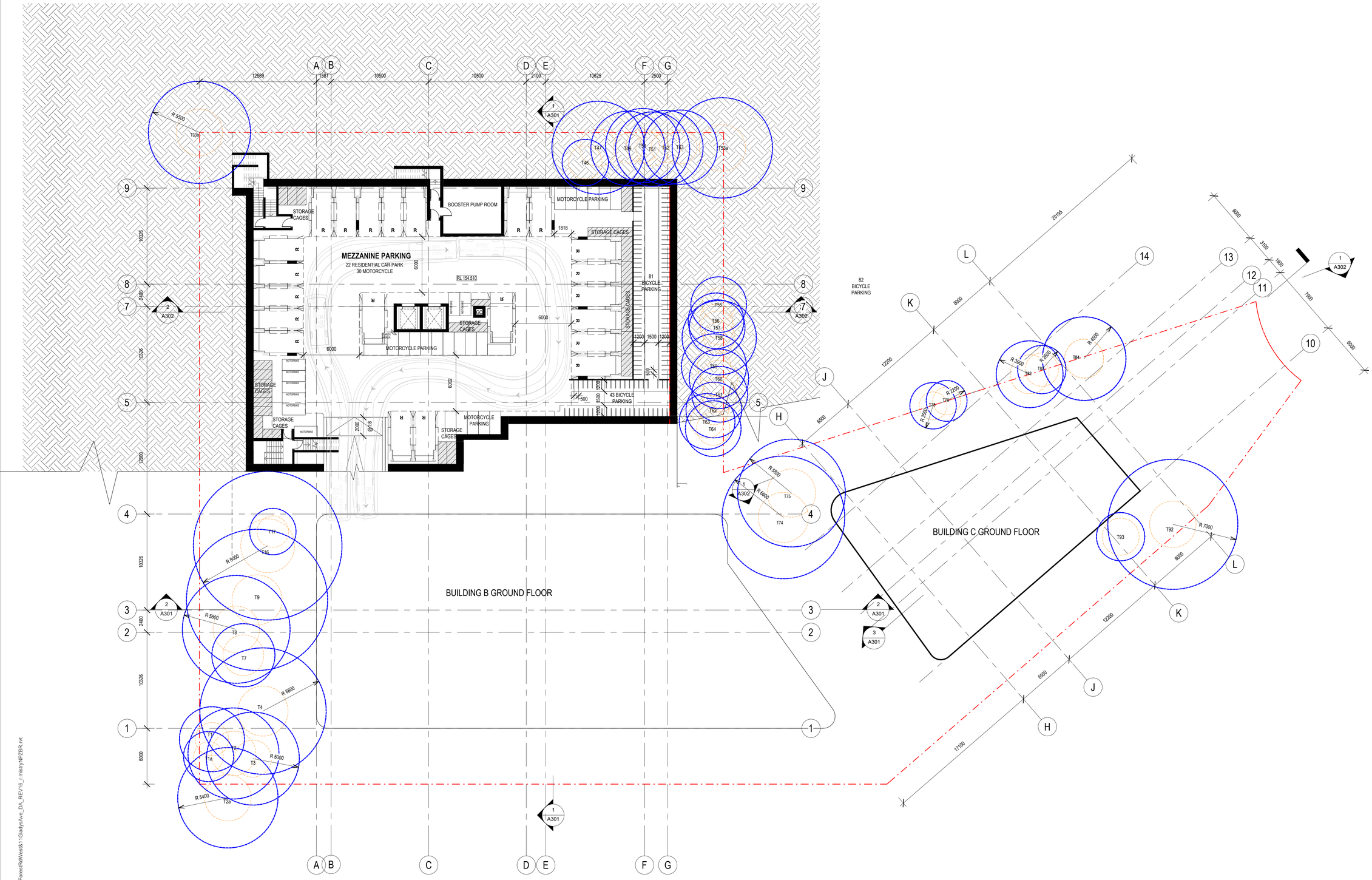

CAR PARK LEGEND

- ELECTRIC VEHICLE
- V VISITOR
- C CAR SHARE
- R RESIDENTS
- ACCESSIBLE

LEGEND

- PERMIABLE PAVERS
- C.O.S

EXISTING TREE TO BE RETAINED

LEGEND

DESCRIPTION:

- SRZ
- TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: MEZZANINE LEVEL

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A103

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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
GROUND FLOOR

North

Scale
1 : 200@A1

Date
2025

Job No.
23_6514

Drawing No.
A104

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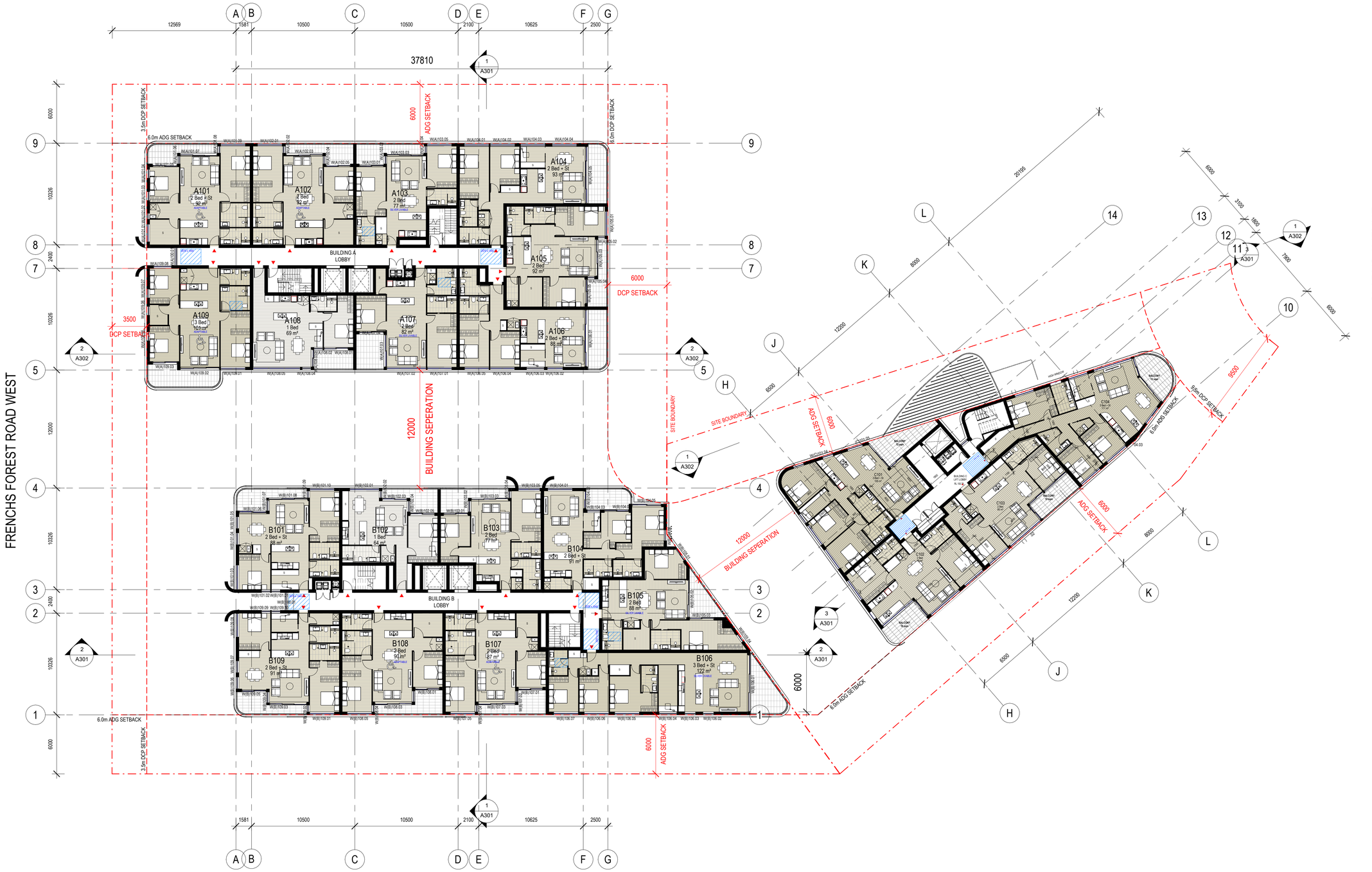

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Rev			Consultants	Client	Project	Drawing	North	Scale	Date	Job No.	Drawing No.
Issue	Date	Description		Young Assets Holding Pty Ltd	116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest	LEVEL 1-3		1 : 200@A1	2025	23_6514	A105
A	11.11.2024	DA REVISION									
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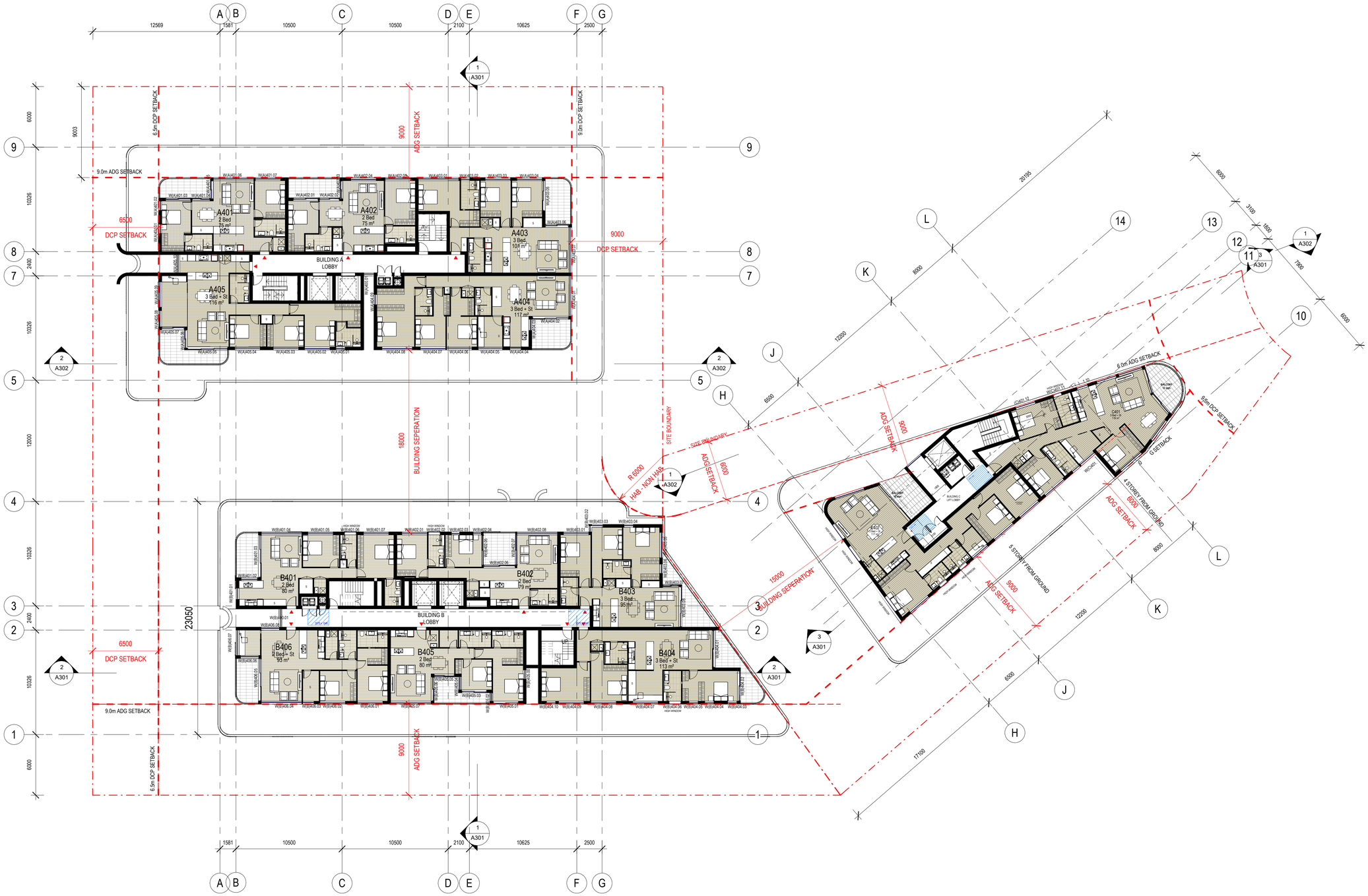

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Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

LEVEL 4

North	Scale	Date	Job No.	Drawing No.
	1 : 200@A1	2025	23_6514	A106

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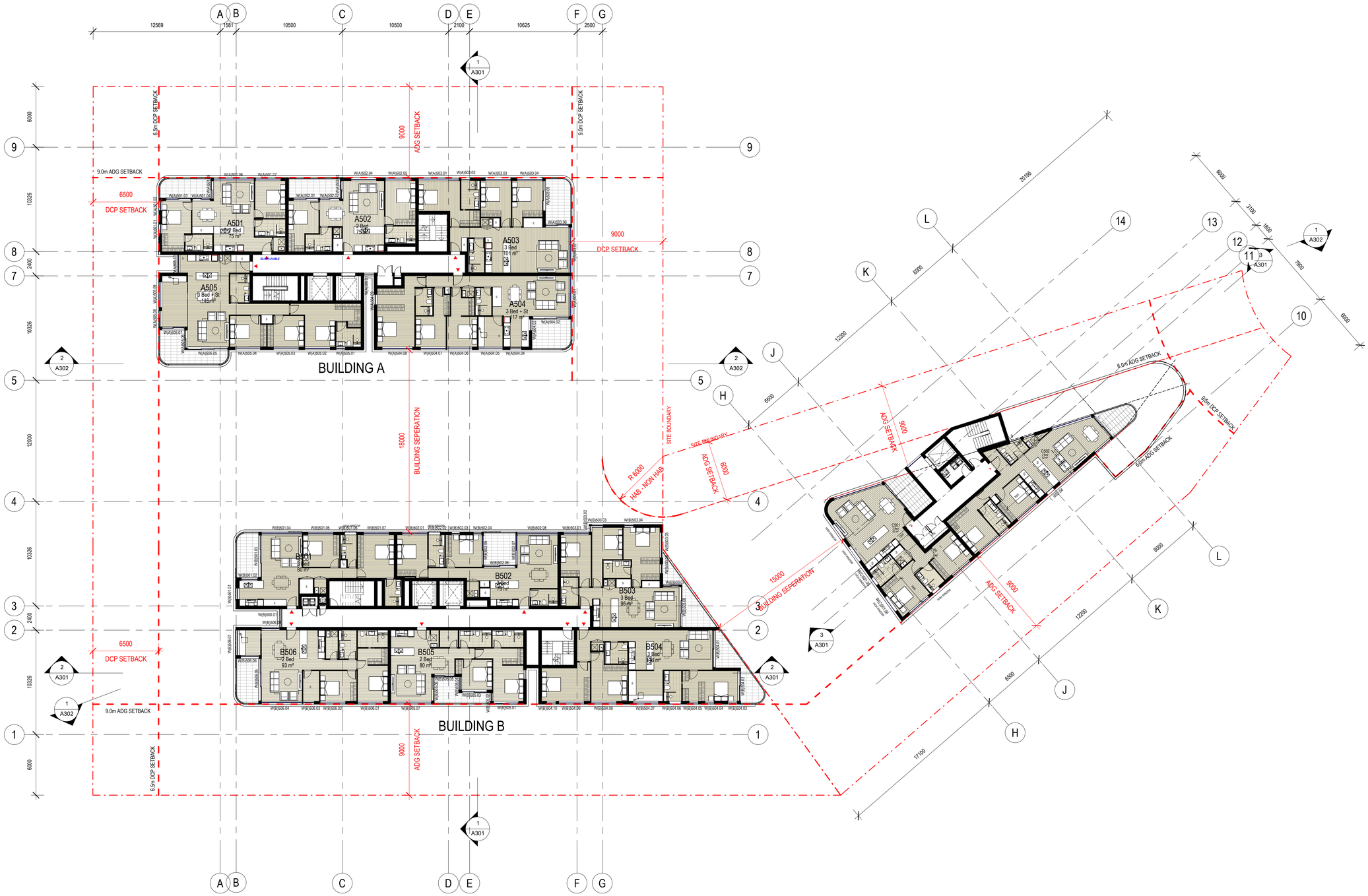

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Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: LEVEL 5

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A107

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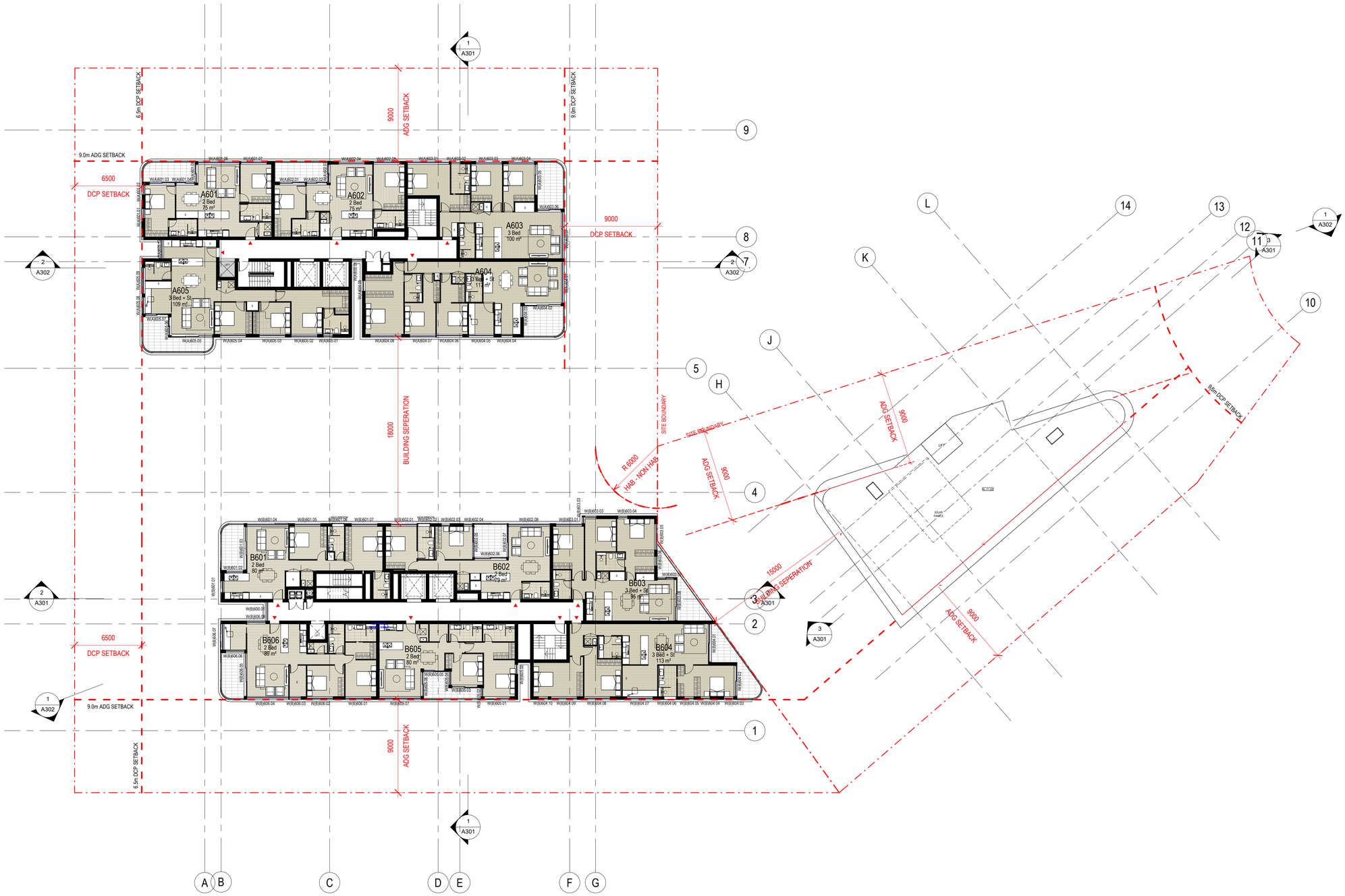

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: LEVEL 6

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A108

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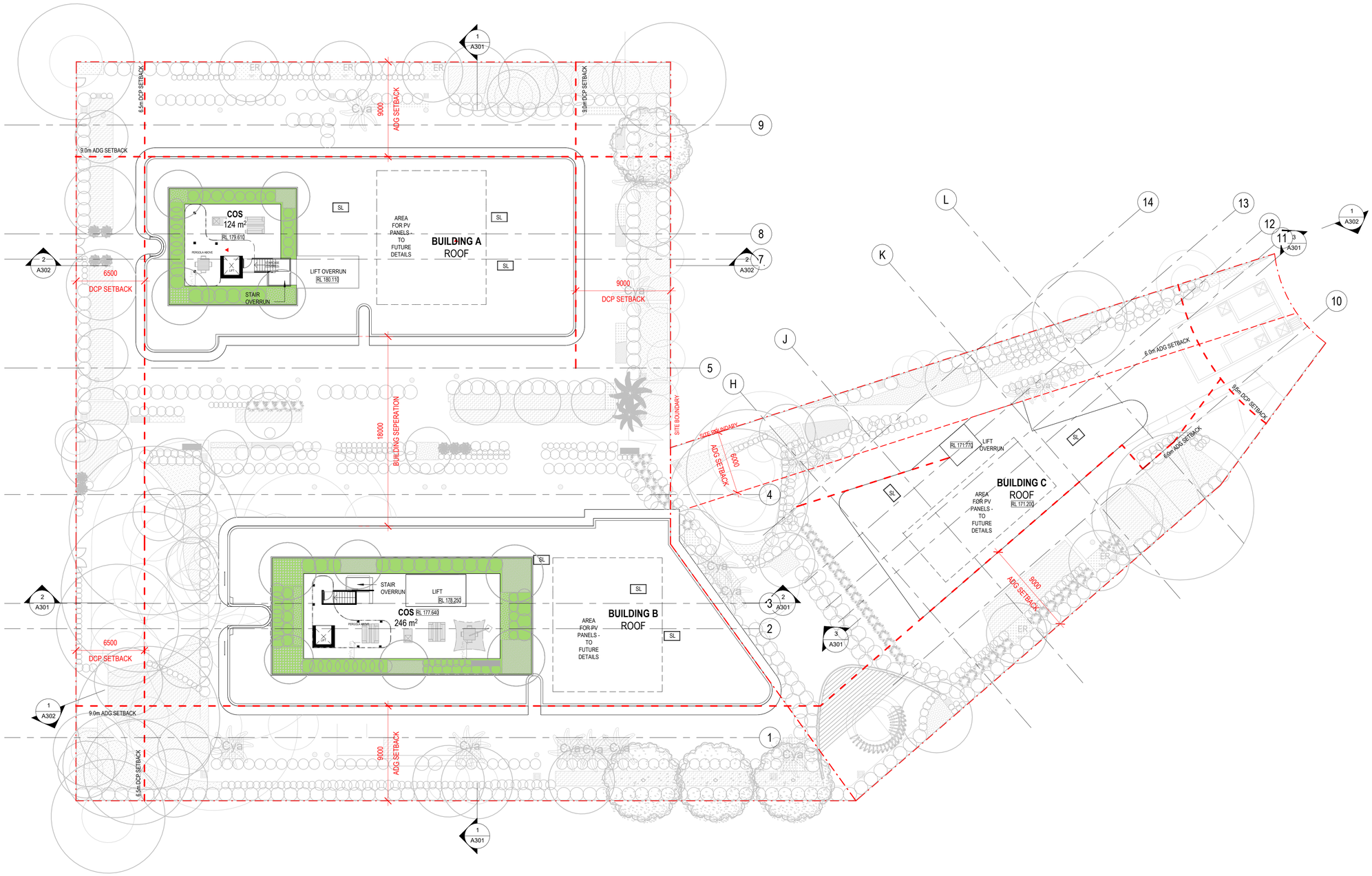

1 GA - ROOF (A)
SCALE 1 : 200

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Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ROOF LEVEL

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A109

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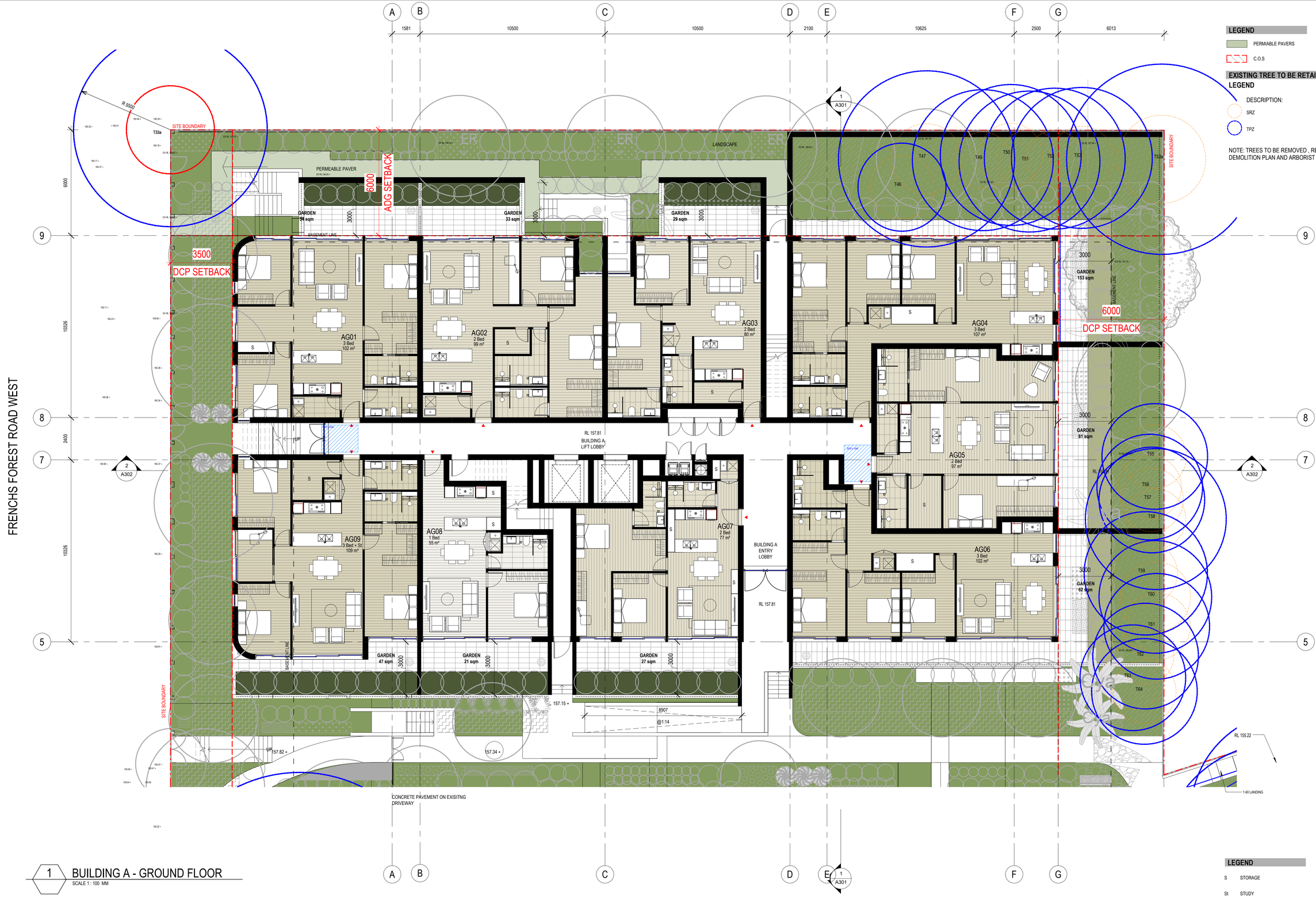

1 BUILDING A - GROUND FLOOR
SCALE 1 : 100 MM

LEGEND

PERMIABLE PAVERS

C.O.S

EXISTING TREE TO BE RETAINED

LEGEND

DESCRIPTION:

SRZ

TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

LEGEND

S STORAGE

St STUDY

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Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING A - GROUND

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A120

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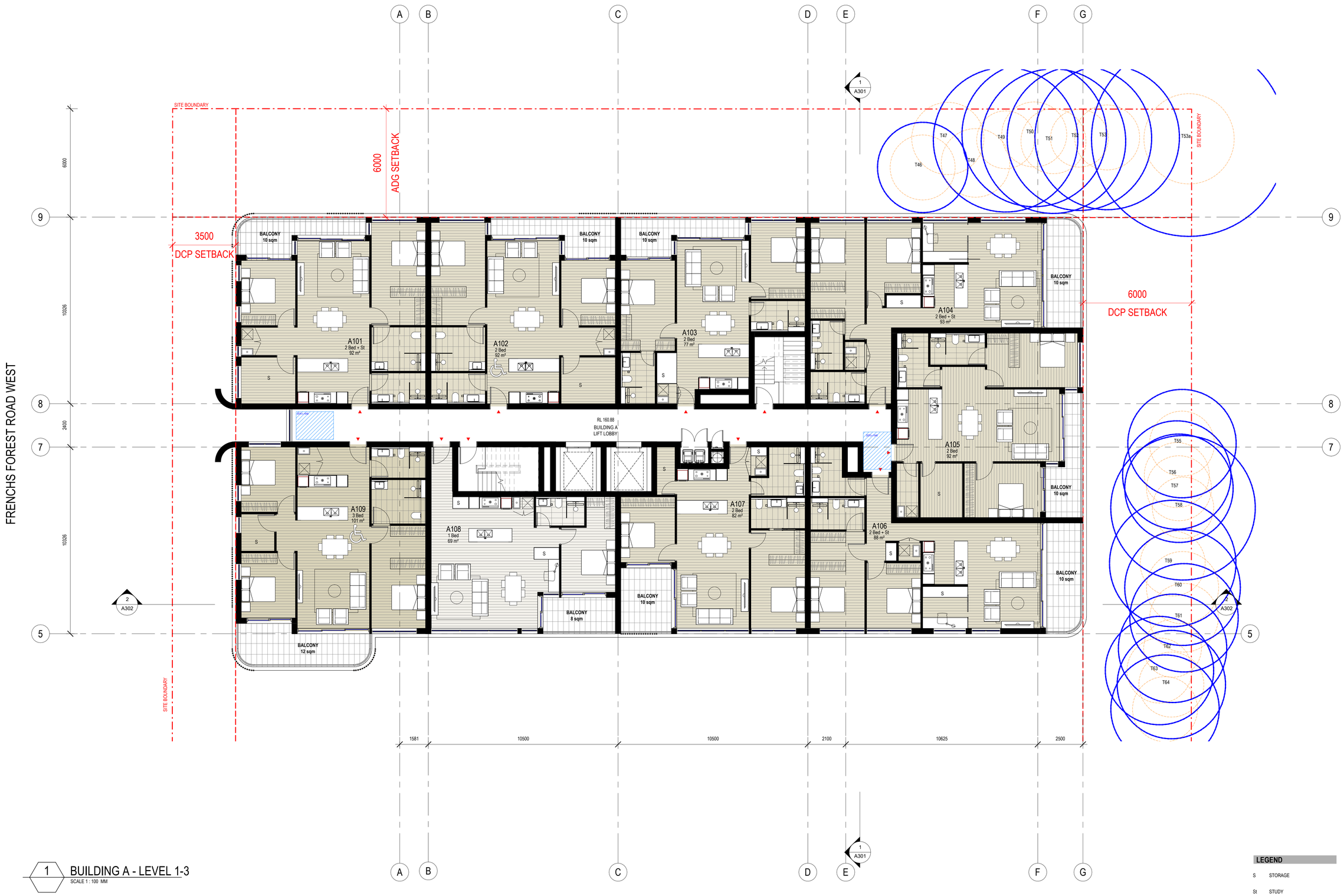

1 BUILDING A - LEVEL 1-3

SCALE 1 : 100 MM

LEGEND

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B	24.04.2025	DA REVISION

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING A - LEVEL 1-3

North | Scale: As indicated@A1 | Date: 2025 | Job No.: 23_6514 | Drawing No.: A121

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1 BUILDING A - LEVEL 4-6
SCALE 1 : 100 MM

LEGEND

S STORAGE

St STUDY

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Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING A - LEVEL 4-6

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A122

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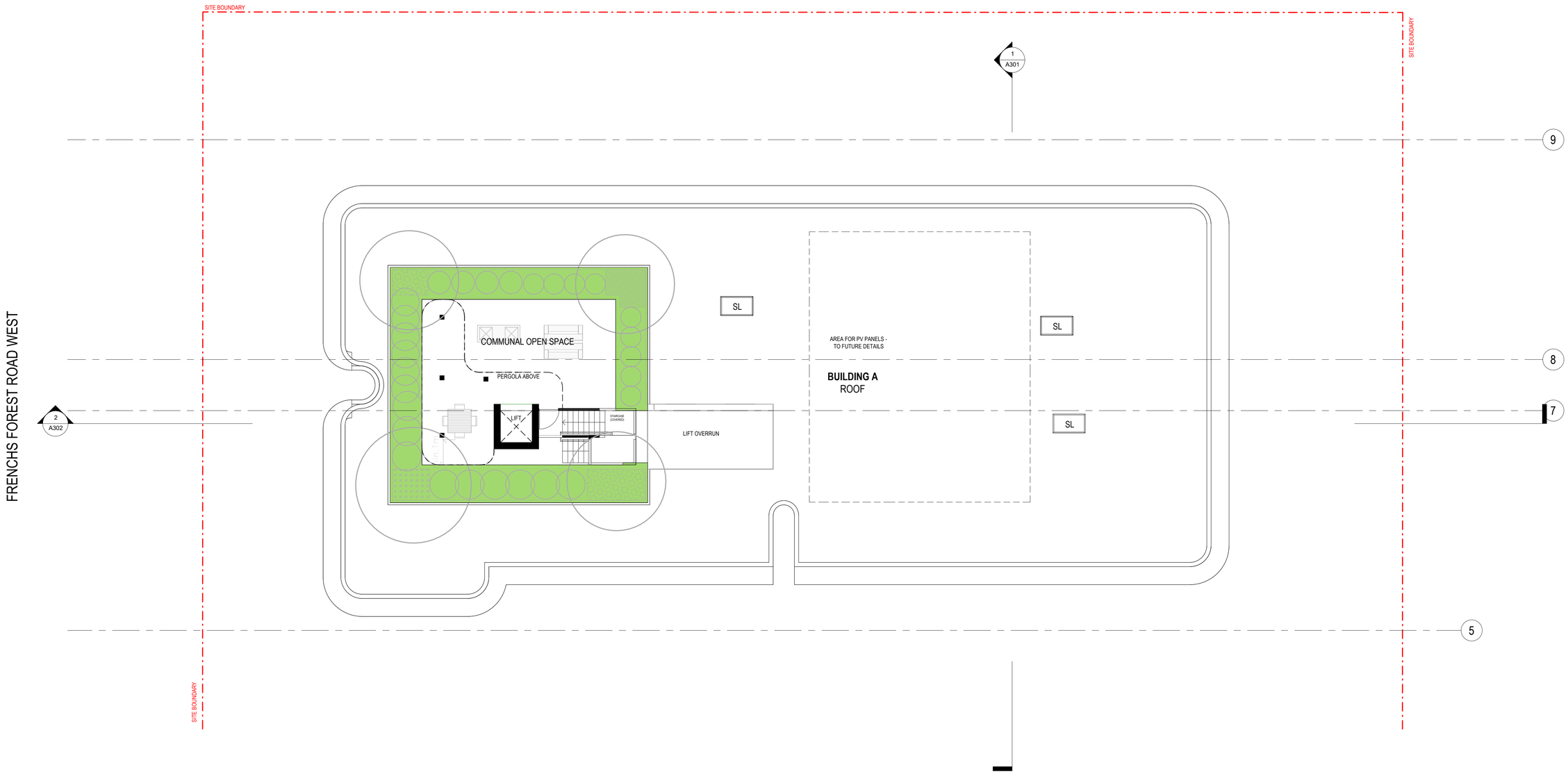

1 BUILDING A - ROOF
SCALE 1 : 100 MM

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Consultants

Client
Young Assets
Holding Pty Ltd

Project
116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing
BUILDING A - ROOF

North

Scale
1 : 100@A1

Date
2025

Job No.
23_6514

Drawing No.
A123

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1 BUILDING B - GROUND
SCALE 1 : 100 MM

LEGEND

PERMIABLE PAVERS

C.O.S

EXISTING TREE TO BE RETAINED

LEGEND

DESCRIPTION:

SRZ

TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

LEGEND

S STORAGE

St STUDY

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A	11.11.2024	DA REVISION
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Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING B - GROUND FLOOR

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A130

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1 BUILDING B - LEVEL 1-3

SCALE 1 : 100 MM

LEGEND

S STORAGE

St STUDY

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Rev

Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING B - LEVEL 1-3

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A131

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1 BUILDING B - LEVEL 4-6

SCALE 1 : 100 MM

LEGEND

S STORAGE

St STUDY

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Rev

Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING B - LEVEL 4-6

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A132

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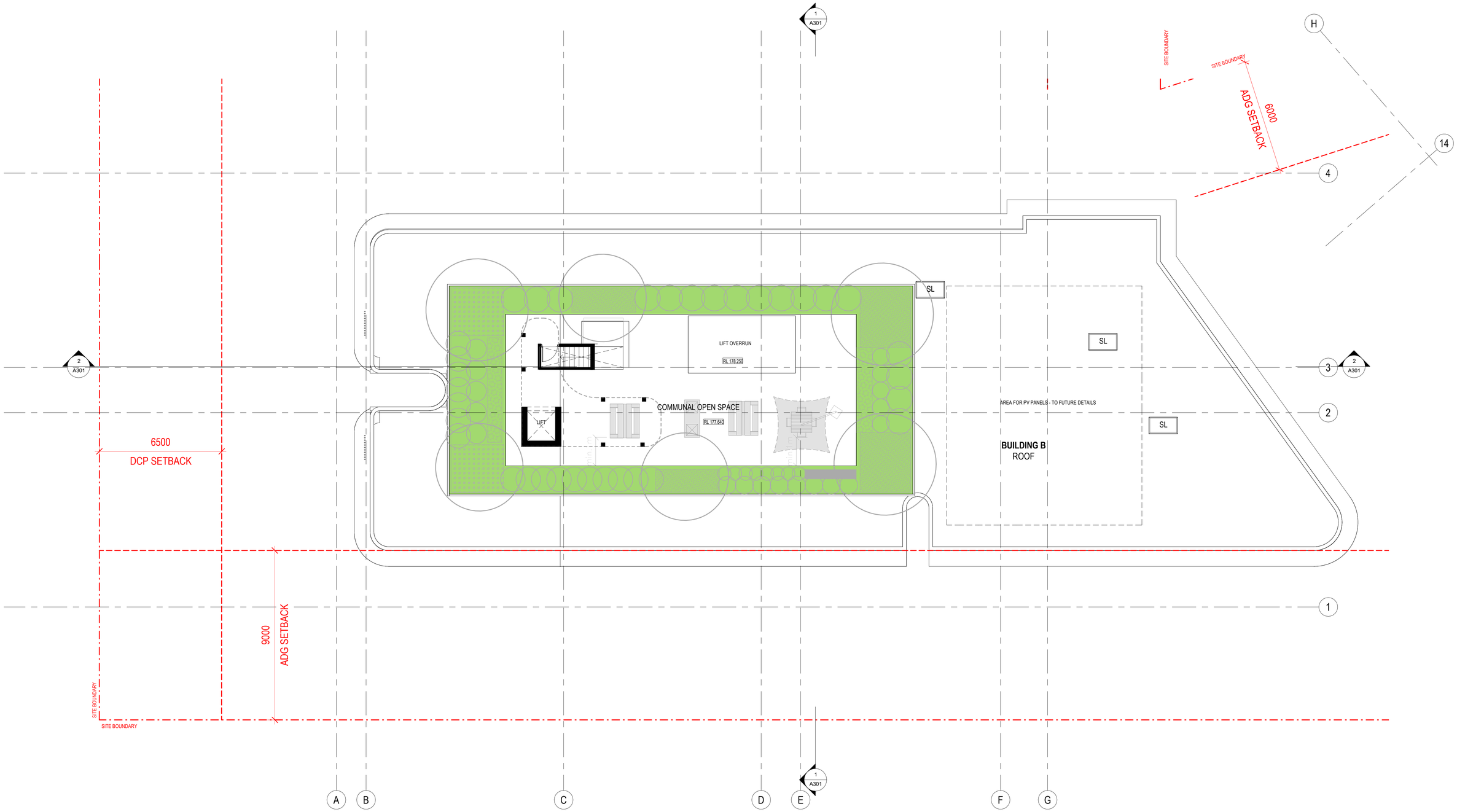

1 BUILDING B - ROOF
SCALE 1 : 100 MM

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Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client
Young Assets
Holding Pty Ltd

Project
116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing
BUILDING B - ROOF

North

Scale
1 : 100@A1

Date
2025

Job No.
23_6514

Drawing No.
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1 BUILDING C - GROUND FLOOR
SCALE 1 : 100 MM

LEGEND

PERMIABLE PAVERS

C.O.S

EXISTING TREE TO BE RETAINED

LEGEND

	DESCRIPTION:
	SRZ
	TPZ

NOTE: TREES TO BE REMOVED , REFER TO DEMOLITION PLAN AND ARBORIST REPORT.

LEGEND

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St	STUDY

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A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING C - GROUND FLOOR

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A140

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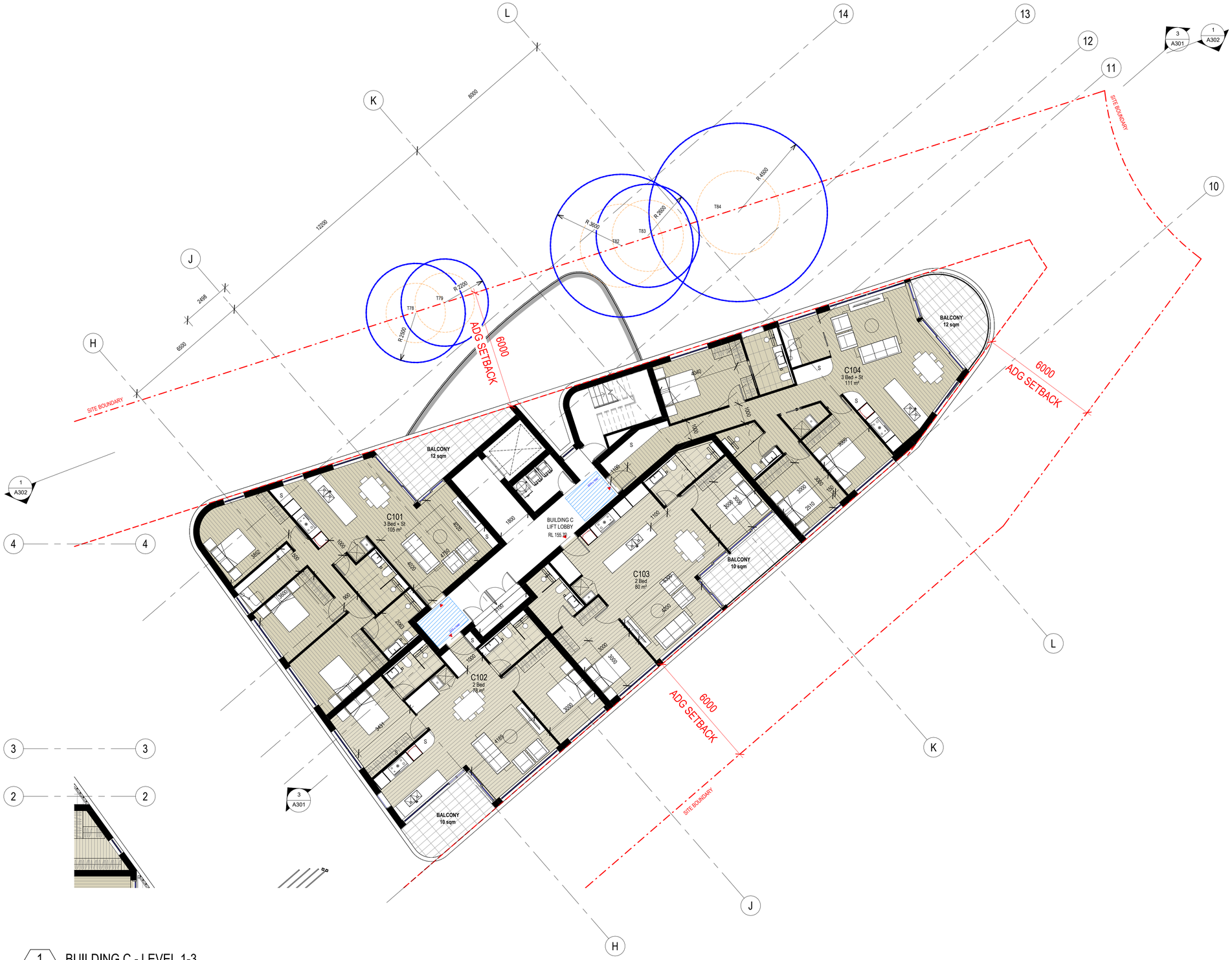

1 BUILDING C - LEVEL 1-3
SCALE 1 : 100 MM

LEGEND

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St STUDY

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A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING C - LEVEL 1-3

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A141

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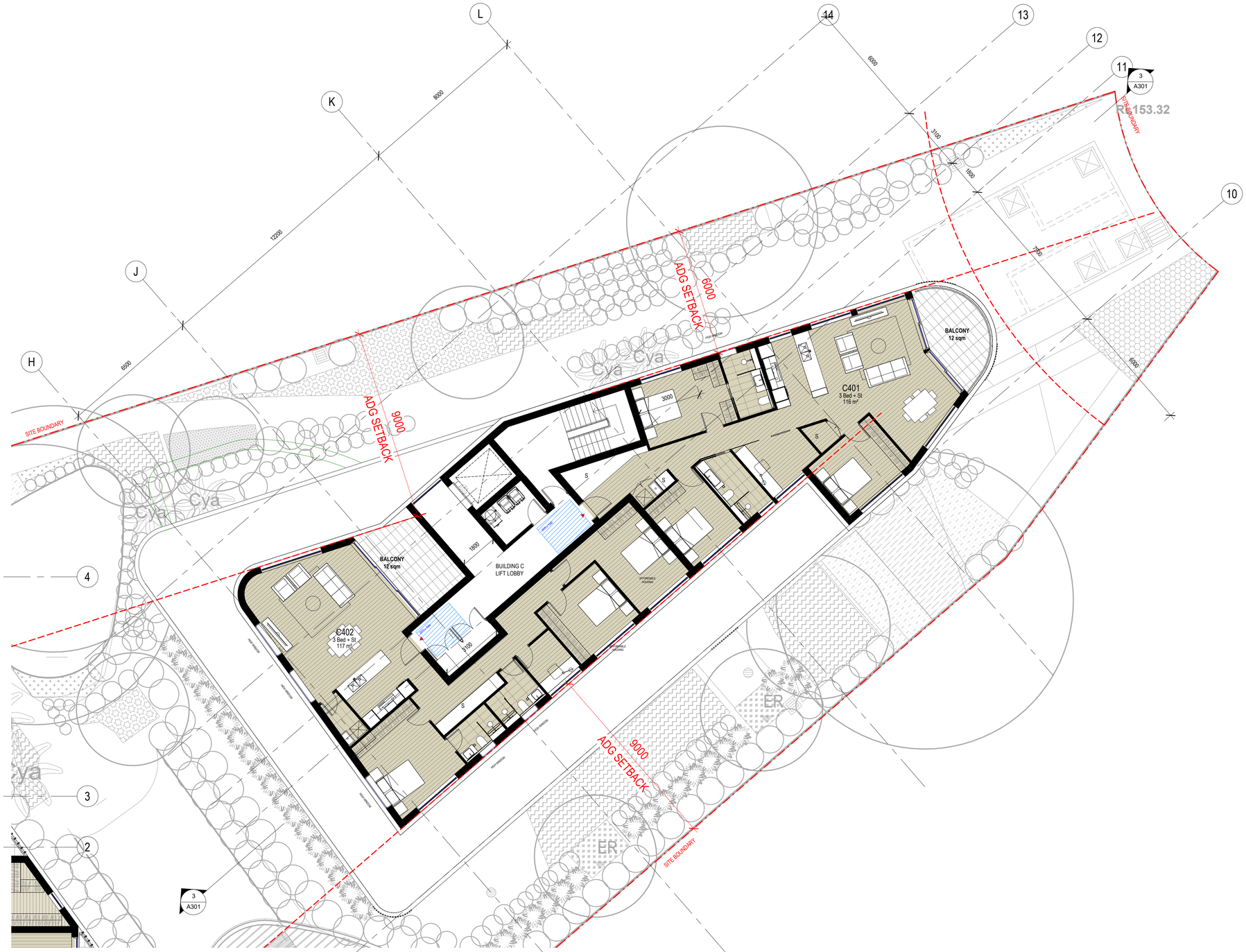

1 BUILDING C - LEVEL 4

SCALE 1 : 100 MM

LEGEND

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St STUDY

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A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING C - LEVEL 4

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A142

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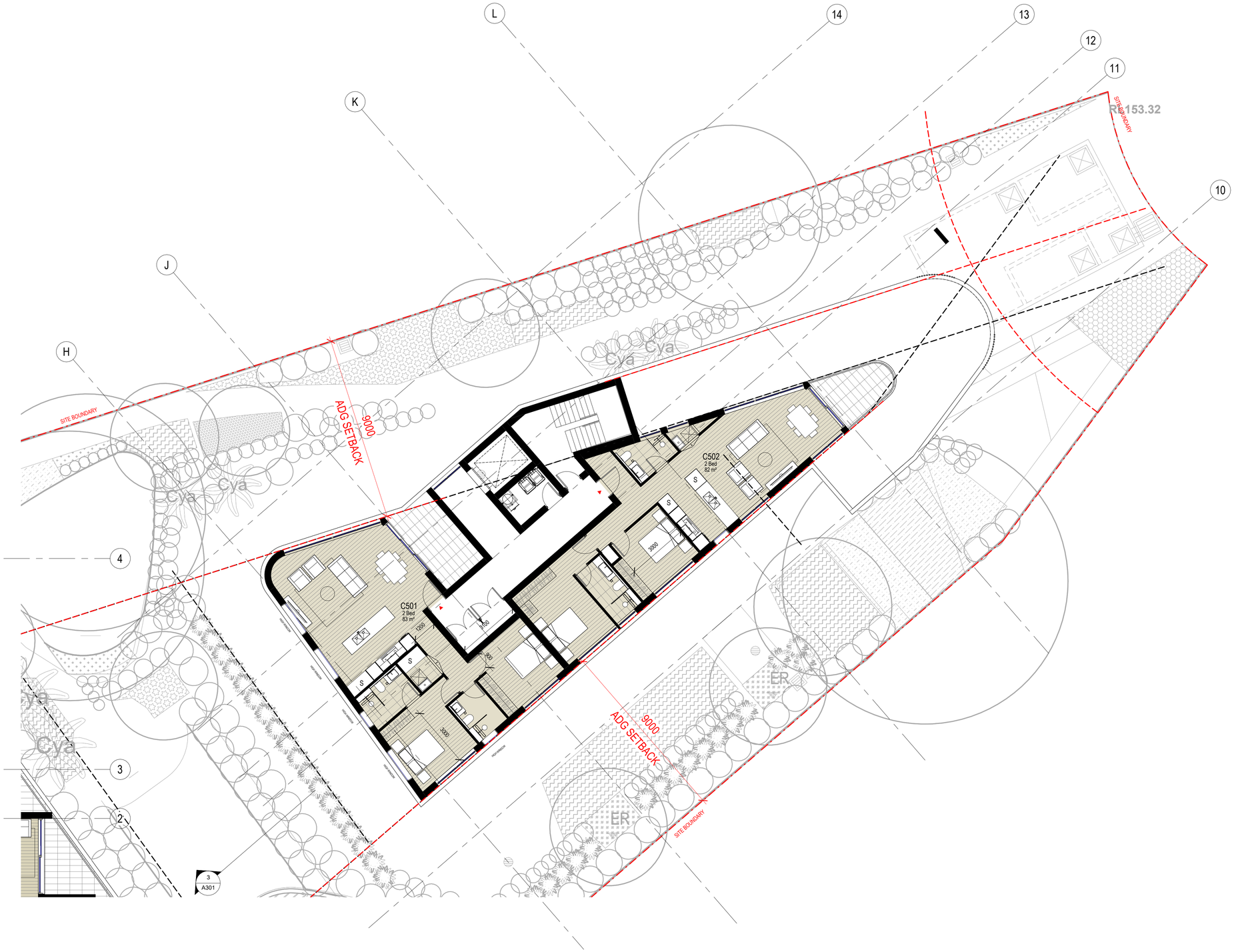

1 BUILDING C - LEVEL 5
SCALE 1 : 100 MM

LEGEND

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: BUILDING C - LEVEL 5

North | Scale: As indicated@A1 | Date: 2025 | Job No.: 23_6514 | Drawing No.: A143

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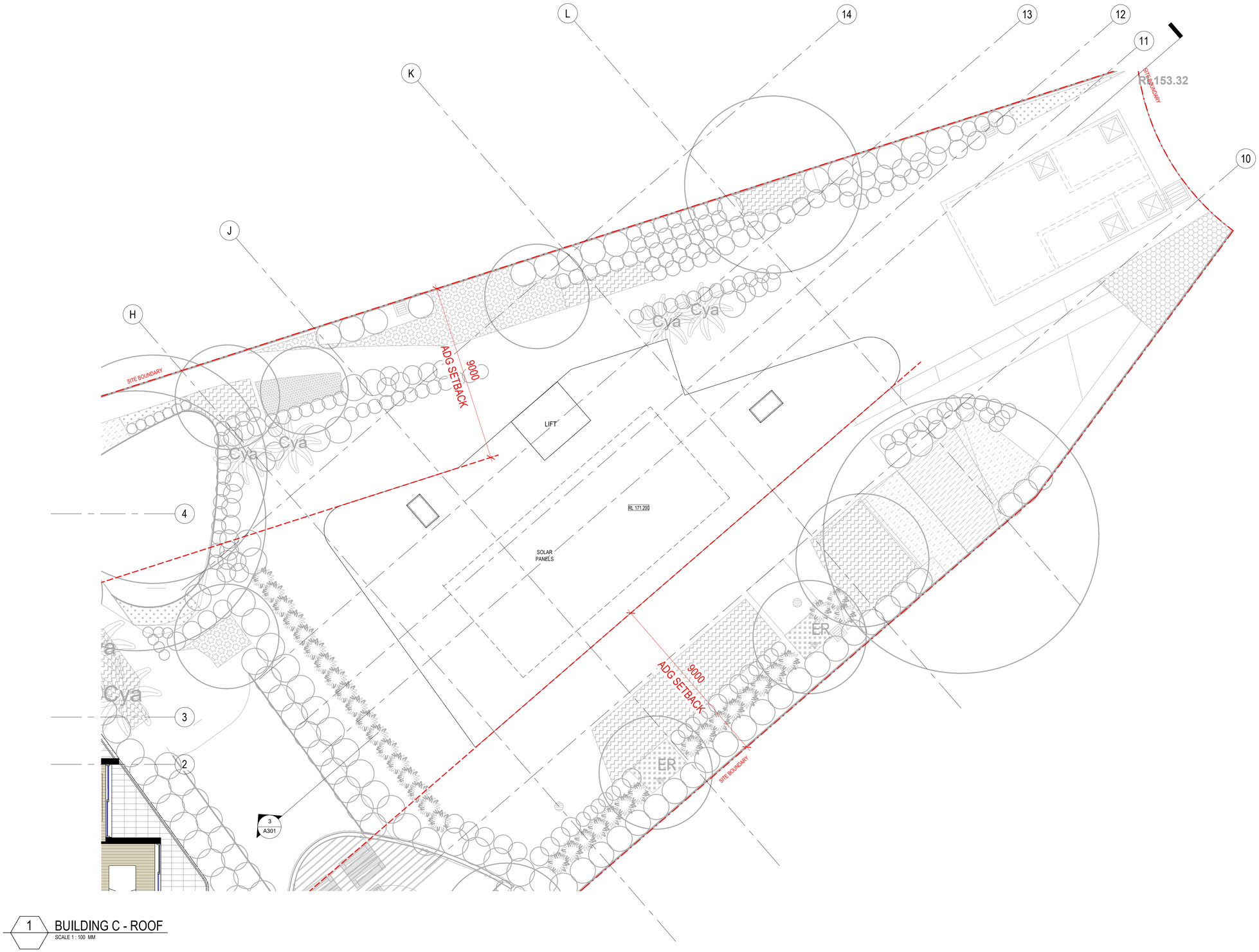

1 BUILDING C - ROOF
SCALE 1 : 100 MM

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A	11.11.2024	DA REVISION
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Consultants

Client
Young Assets
Holding Pty Ltd

Project
116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing
BUILDING C - ROOF

North

Scale
1 : 100@A1

Date
2025

Job No.
23_6514

Drawing No.
A144

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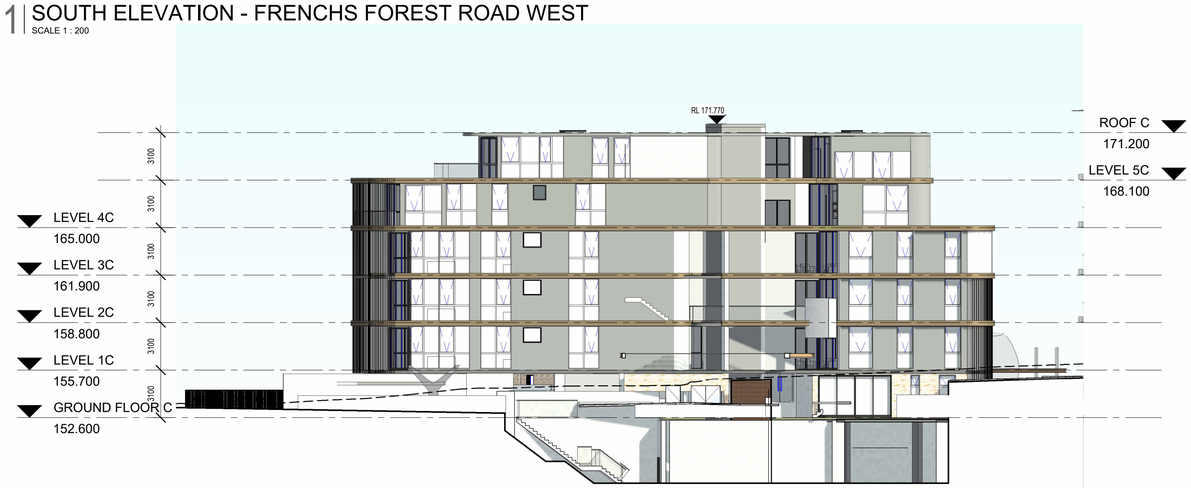
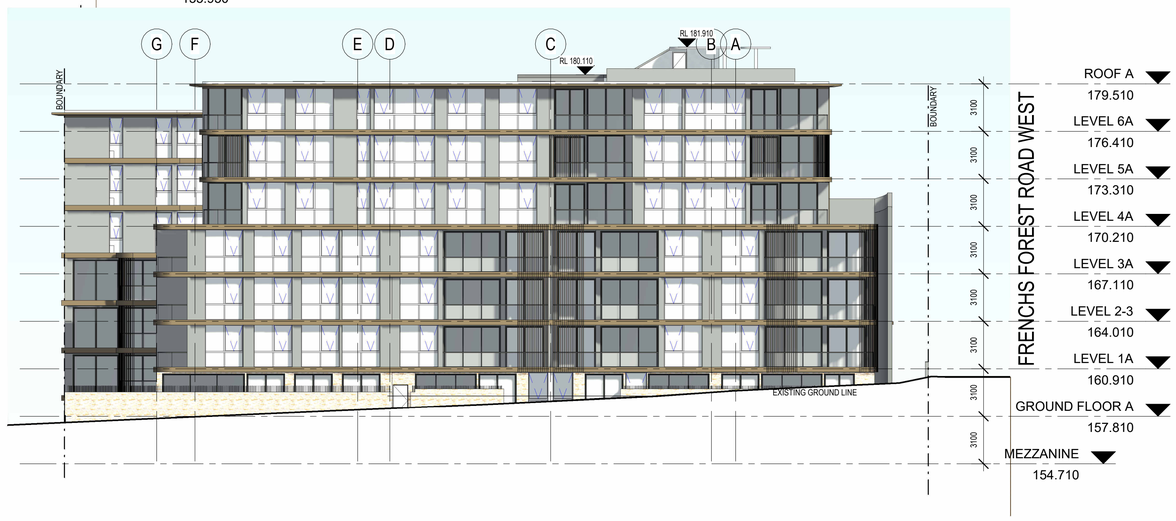
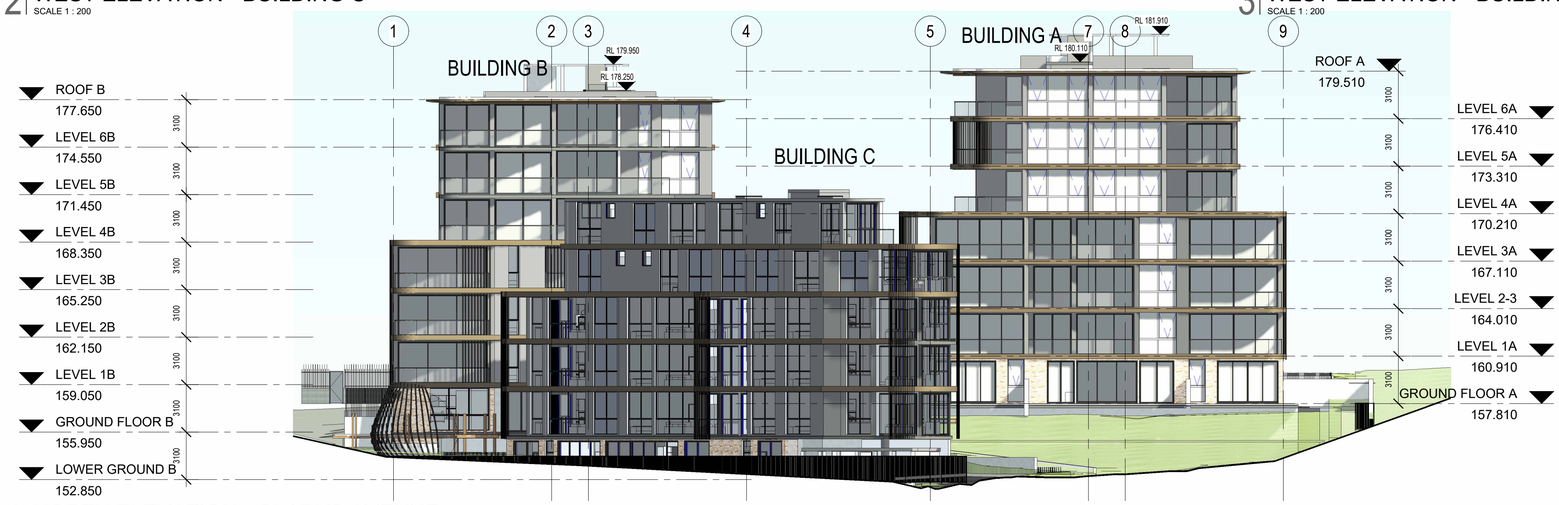
1 | SOUTH ELEVATION - FRENCHS FOREST ROAD WEST
SCALE 1 : 200





2 | WEST ELEVATION - BUILDING C
SCALE 1 : 200



3 | WEST ELEVATION - BUILDING A
SCALE 1 : 200

4 | NORTH ELEVATION - GLADYS AVENUE
SCALE 1 : 200

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Consultants

Client
Young Assets
Holding Pty Ltd

Project
116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing
ELEVATIONS - SHEET 1

North

Scale
1 : 200@A1

Date
2025

Job No.
23_6514

Drawing No.
A201

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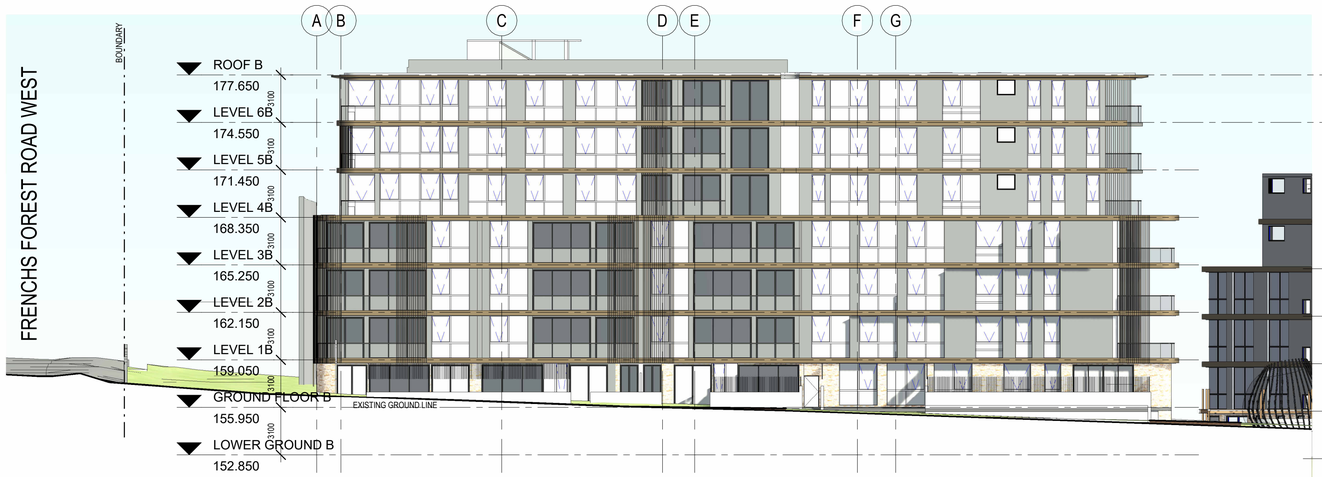
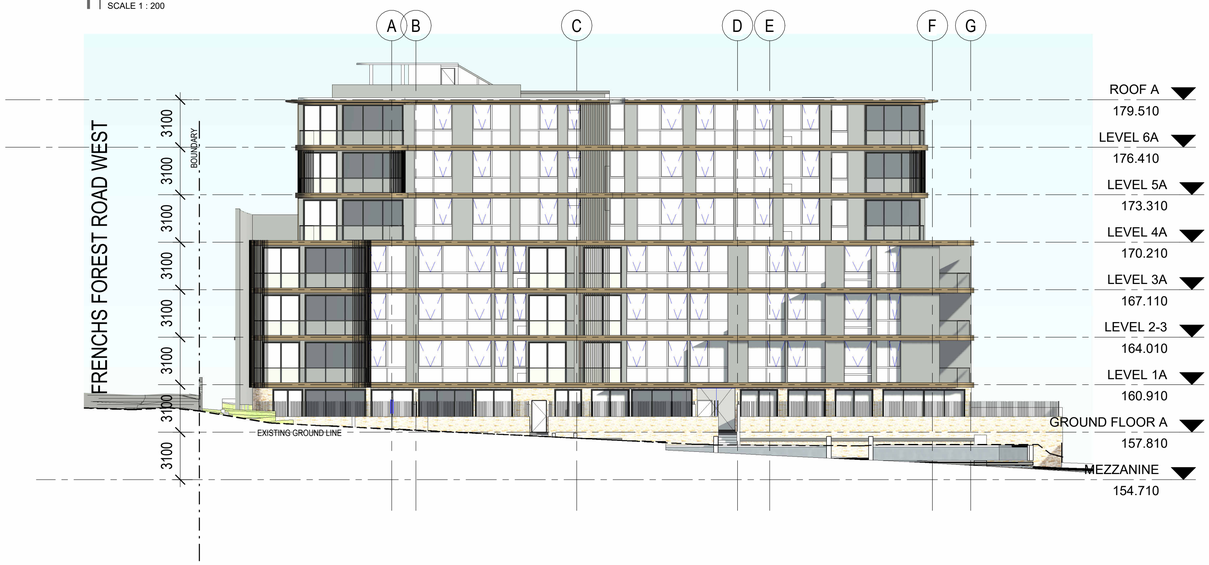


1 | EAST ELEVATION - BUILDING B
SCALE 1 : 200

2 | EAST ELEVATION -BUILDING C
SCALE 1 : 200



3 | EAST ELEVATION - BUILDING A
SCALE 1 : 200

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A	11.11.2024	DA REVISION
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Consultants

Client
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Holding Pty Ltd

Project
116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing
ELEVATIONS - SHEET 2

North

Scale
1 : 200@A1

Date
2025

Job No.
23_6514

Drawing No.
A202

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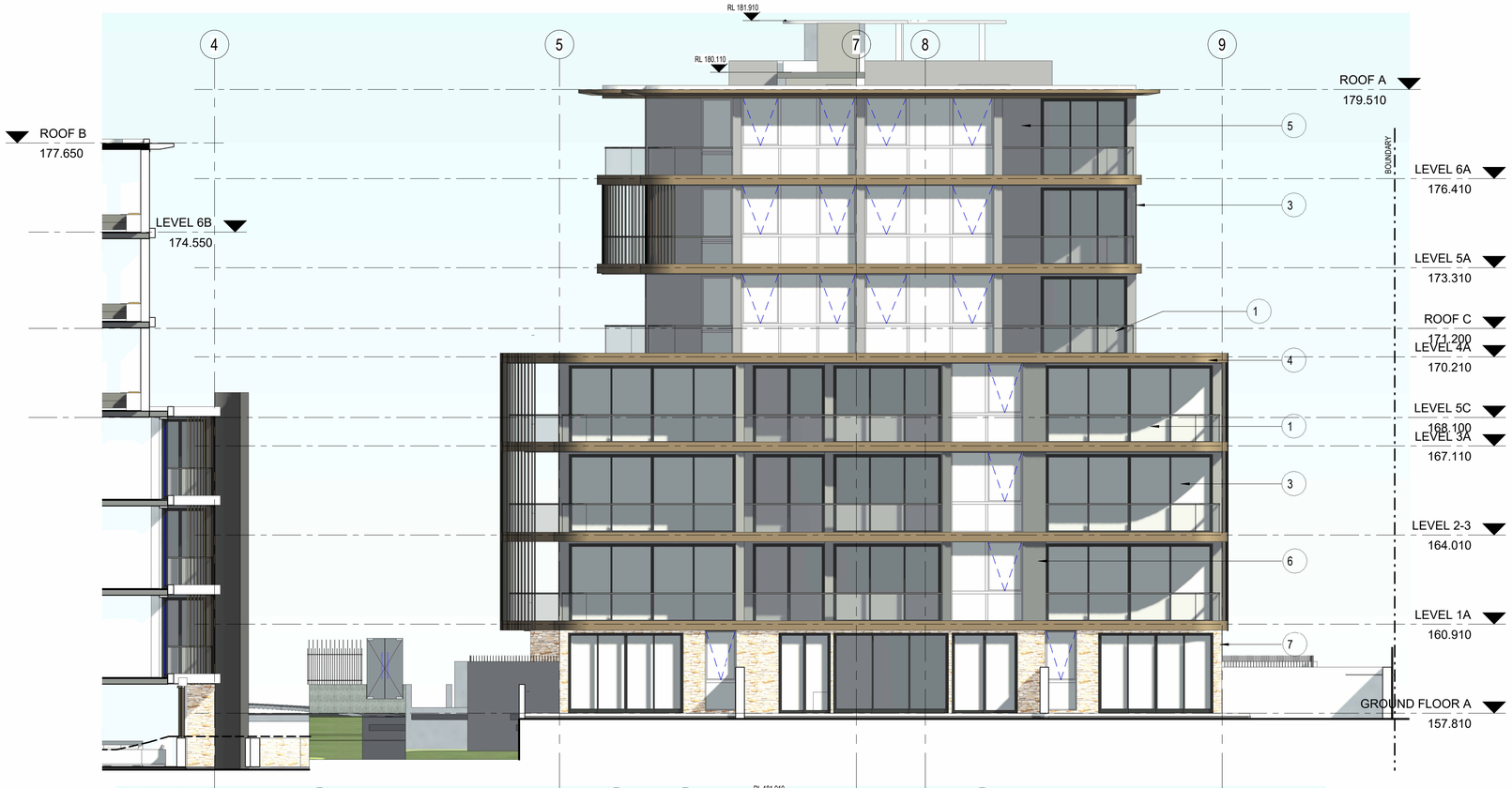

1 | NORTH ELEVATION - BUILDING A
SCALE 1 : 100

2 | SOUTH ELEVATION - BUILDING A
SCALE 1 : 100

LEGEND:

1. GLAZING AND BALUSTRADE
2. FACADE ARTICULATION
3. ALUMINIUM SCREENS
4. CLADDING - JASPER
5. LIGHT TEXTURED RENDER FINISH
6. TEXTURED RENDER FINISH
7. STONE LOOK FINISHES
8. SOLID AND METAL FENCES

* MATERIALS REFER TO MOOD BOARD AND MATERIALS (DRAWING NO. A601)

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A	11.11.2024	DA REVISION
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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
ELEVATIONS - BLDG A - NORTH & SOUTH

North

Scale
1 : 100@A1

Date
2025

Job No.
23_6514

Drawing No.
A203

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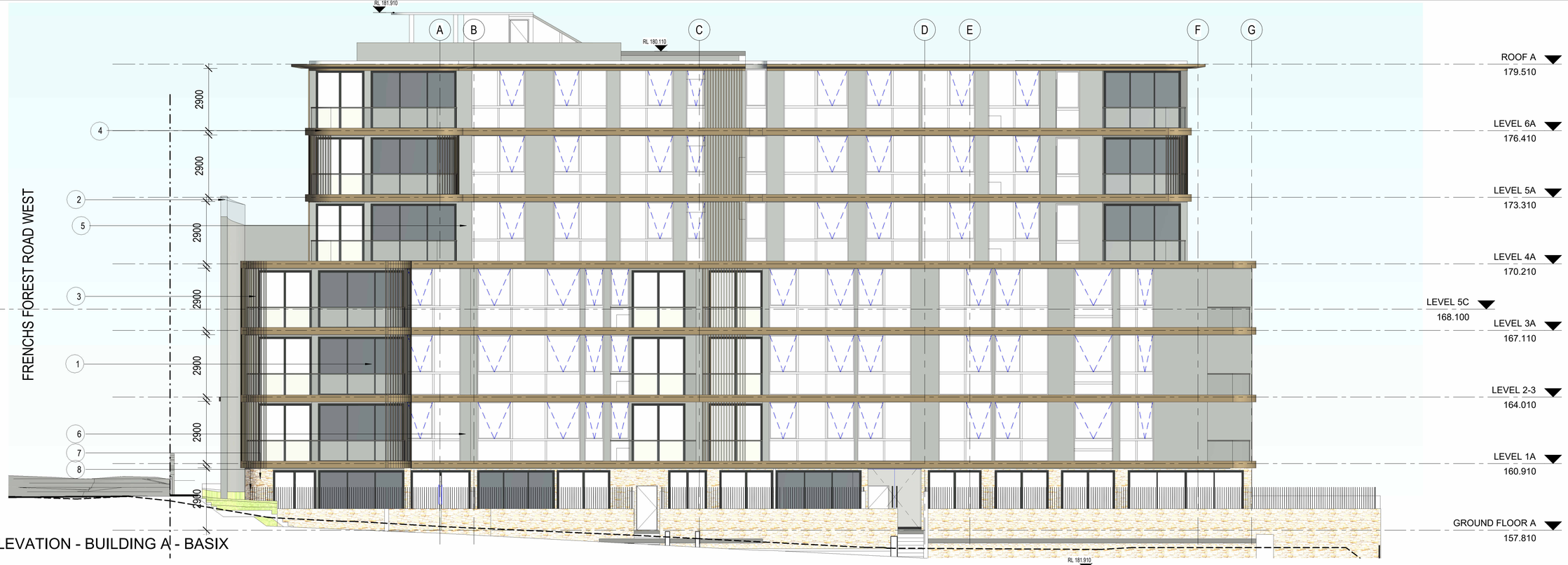
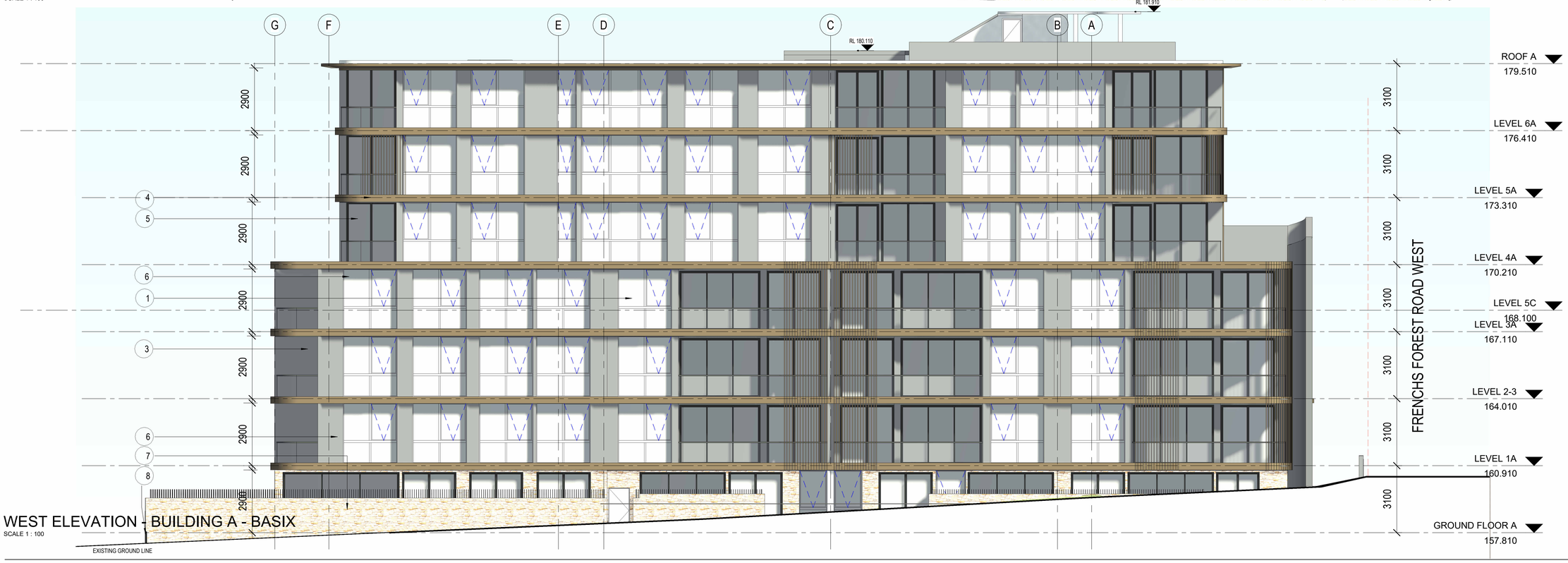


1 EAST ELEVATION - BUILDING A - BASIX
SCALE 1 : 100



2 WEST ELEVATION - BUILDING A - BASIX
SCALE 1 : 100

LEGEND:

1. GLAZING AND BALUSTRADE
2. FACADE ARTICULATION
3. ALUMINIUM SCREENS
4. CLADDING - JASPER
5. LIGHT TEXTURED RENDER FINISH
6. TEXTURED RENDER FINISH
7. STONE LOOK FINISHES
8. SOLID AND METAL FENCES

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A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ELEVATIONS - BLDG A - EAST & WEST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A204

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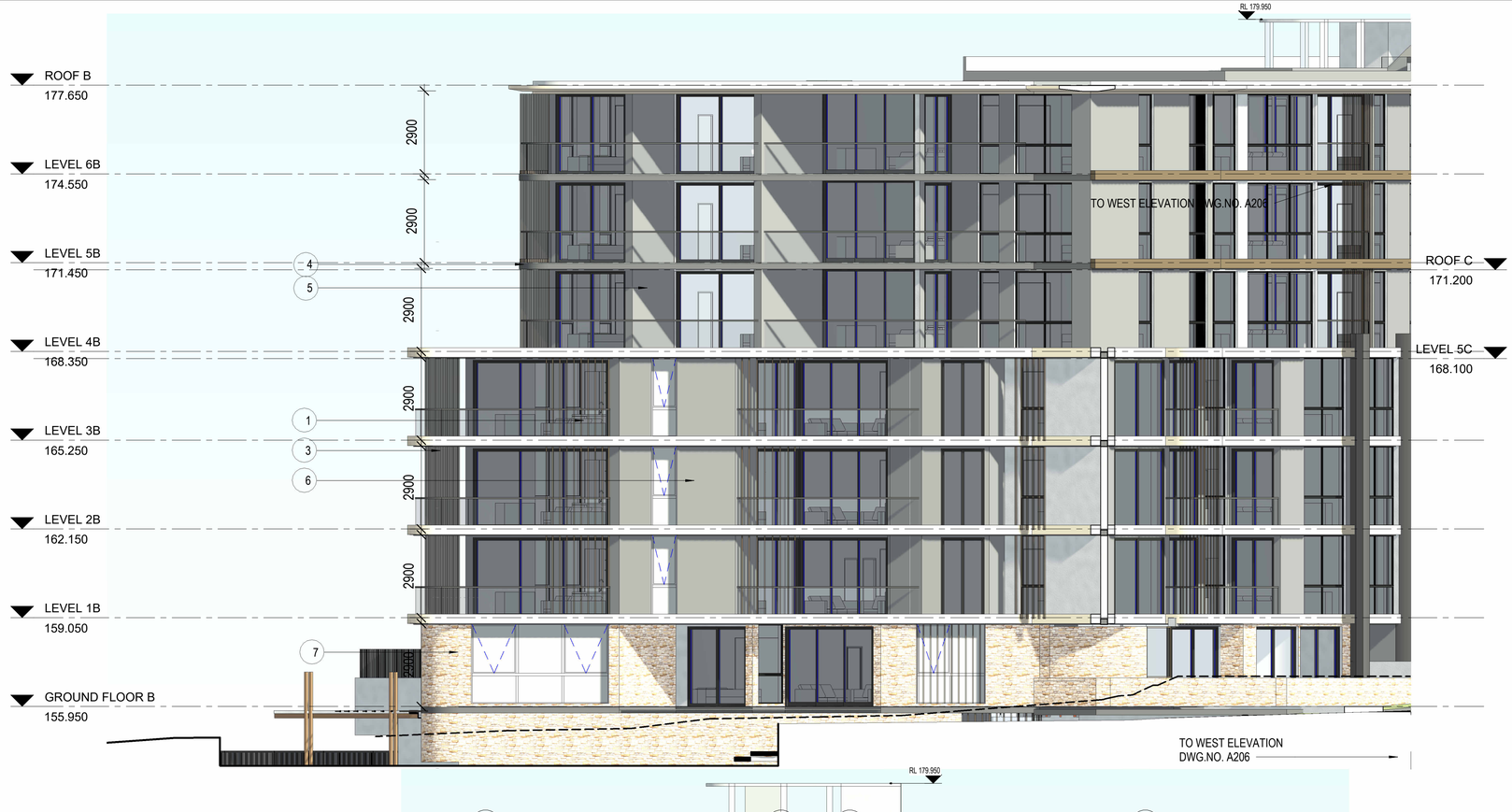

2 | SOUTH ELEVATION - BUILDING B - BASIX
SCALE 1 : 100

LEGEND:

1. GLAZING AND BALUSTRADE
2. FACADE ARTICULATION
3. ALUMINIUM SCREENS
4. CLADDING - JASPER
5. LIGHT TEXTURED RENDER FINISH
6. TEXTURED RENDER FINISH
7. STONE LOOK FINISHES
8. SOLID AND METAL FENCES

* MATERIALS REFER TO MOOD BOARD AND MATERIALS (DRAWING NO. A601)

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Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants | Client | Project

L G

Drawing: ELE N

North: LDG

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A205

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1 EAST ELEVATION - BUILDING B - BASIX
SCALE 1 : 100

2 WEST ELEVATION - BUILDING B - BASIX
SCALE 1 : 100

LEGEND:

1. GLAZING AND BALUSTRADE
2. FACADE ARTICULATION
3. ALUMINIUM SCREENS
4. CLADDING - JASPER
5. LIGHT TEXTURED RENDER FINISH
6. TEXTURED RENDER FINISH
7. STONE LOOK FINISHES
8. SOLID AND METAL FENCES

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ELEVATIONS - BLDG B - EAST & WEST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A206

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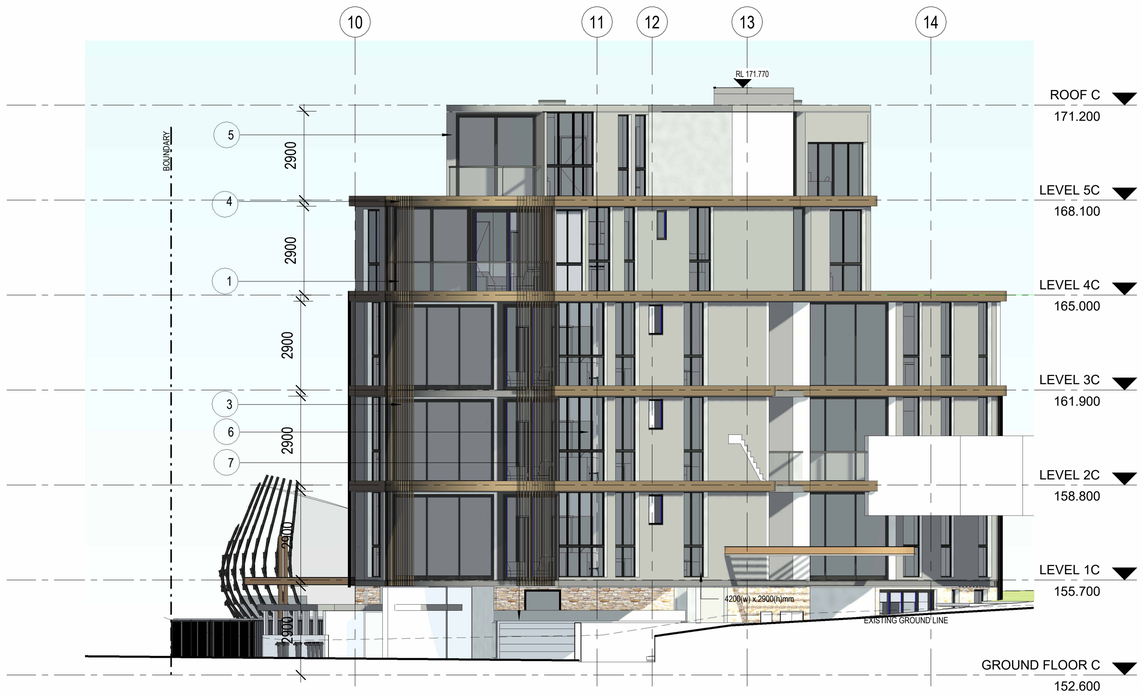

1 | NORTH ELEVATION - BUILDING C - BASIX
SCALE 1 : 100

2 | SOUTH ELEVATION - BUILDING C - BASIX
SCALE 1 : 100

LEGEND:

1. GLAZING AND BALUSTRADE
2. FACADE ARTICULATION
3. ALUMINIUM SCREENS
4. CLADDING - JASPER
5. LIGHT TEXTURED RENDER FINISH
6. TEXTURED RENDER FINISH
7. STONE LOOK FINISHES
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Rev			Consultants	Client	Project	Drawing	North	Scale	Date	Job No.	Drawing No.
Issue	Date	Description		Young Assets Holding Pty Ltd	116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest	ELEVATIONS - BLDG C - NORTH & SOUTH		1 : 100@A1	2025	23_6514	A207
A	11.11.2024	DA REVISION									
B	24.04.2025	DA REVISION								Issued for	
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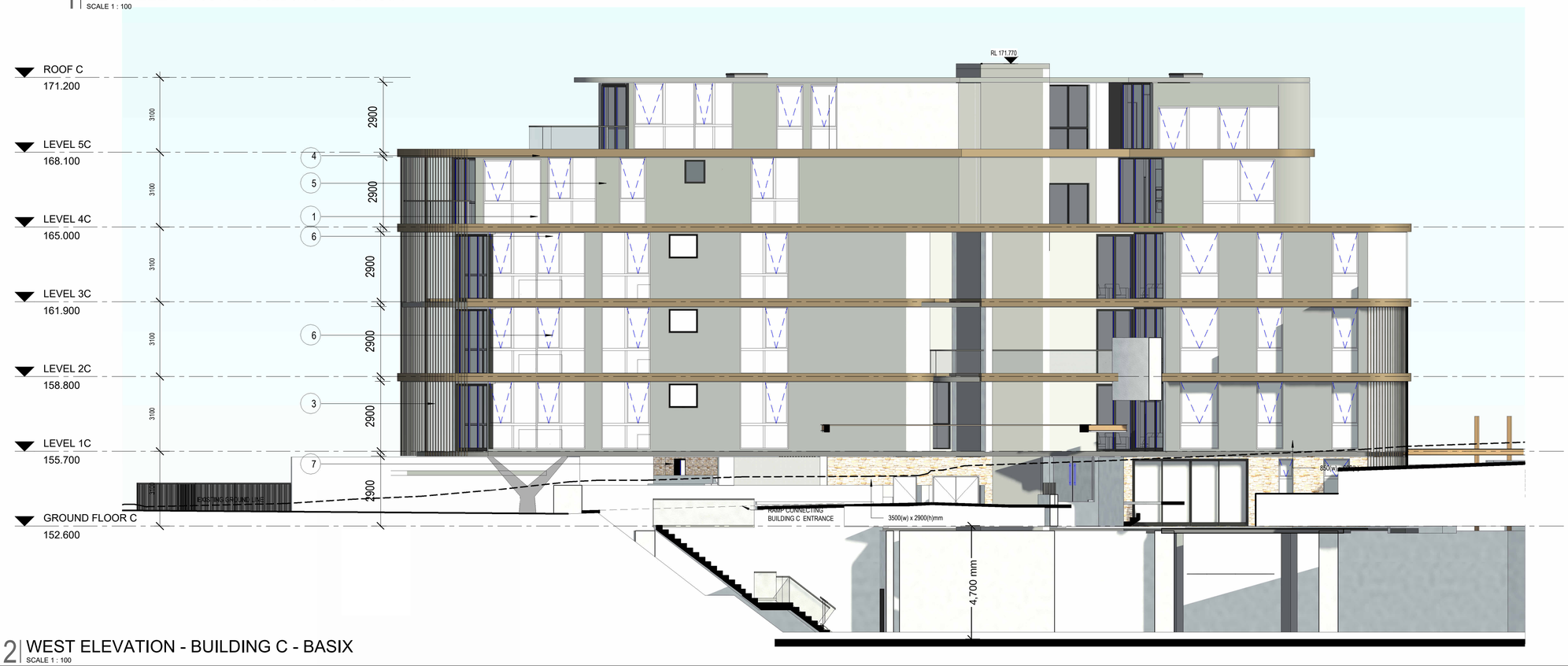
1 | EAST ELEVATION -BUILDING C - BASIX
SCALE 1 : 100



2 | WEST ELEVATION - BUILDING C - BASIX
SCALE 1 : 100

LEGEND:

1. GLAZING AND BALUSTRADE
2. FACADE ARTICULATION
3. ALUMINIUM SCREENS
4. CLADDING - JASPER
5. LIGHT TEXTURED RENDER FINISH
6. TEXTURED RENDER FINISH
7. STONE LOOK FINISHES
8. SOLID AND METAL FENCES

* MATERIALS REFER TO MOOD BOARD AND MATERIALS (DRAWING NO. A601)

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Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ELEVATIONS - BLDG C - EAST & WEST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A208

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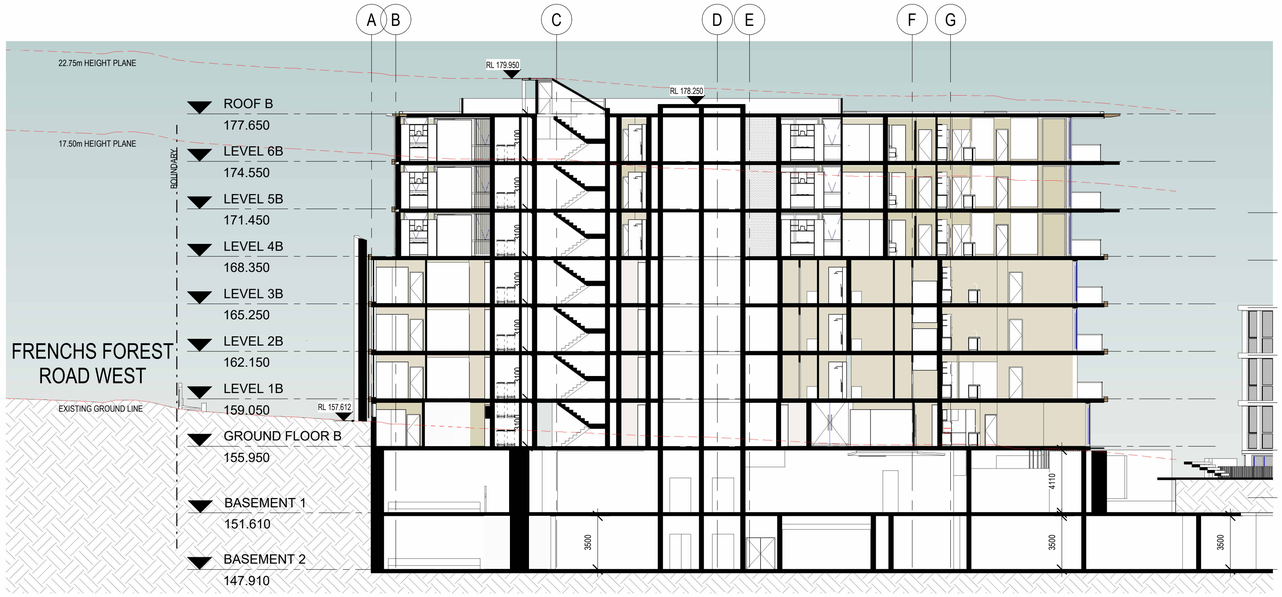
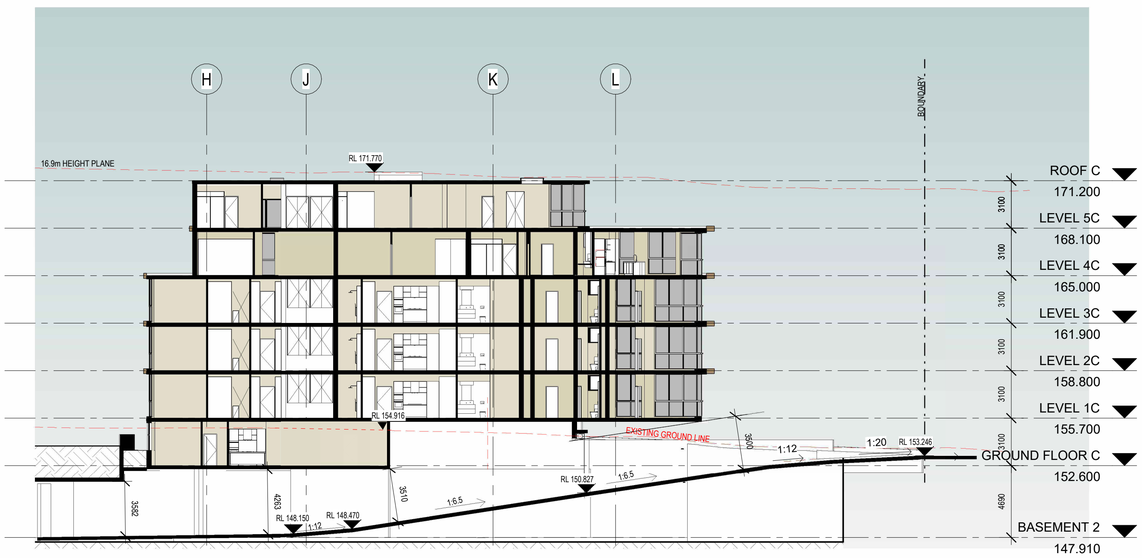
1 | SECTION - BUILDING A & B
SCALE 1 : 200



2 | SECTION - BUILDING B
SCALE 1 : 200



3 | SECTION - BUILDING C
SCALE 1 : 200

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A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SECTIONS - SHEET 1

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A301

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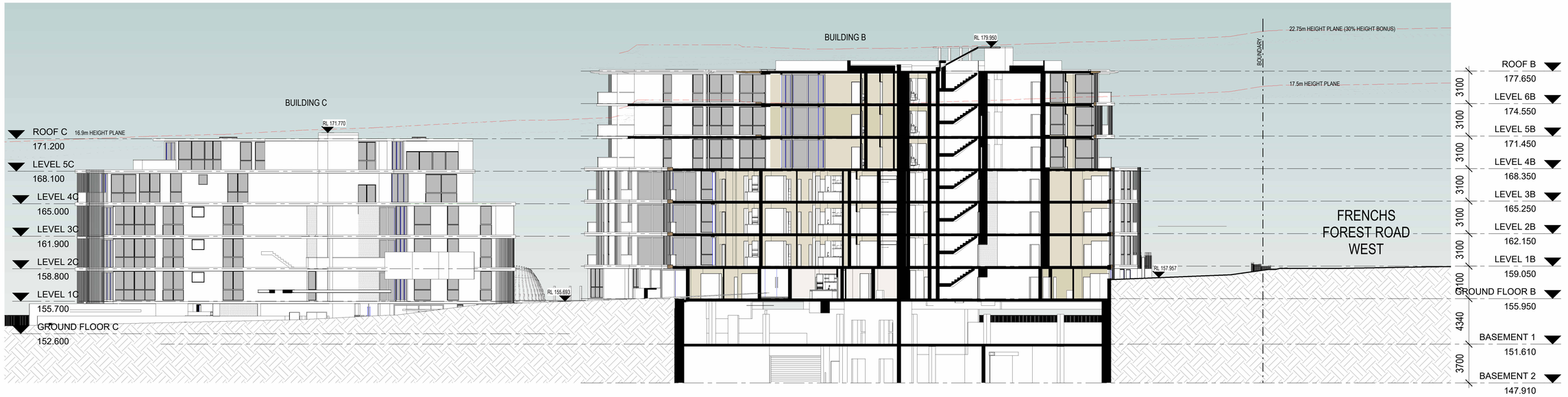

1 | Section 2
SCALE 1 : 200

2 | SECTION - BUILDING A
SCALE 1 : 200

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Issue	Date	Description
A	11.11.2024	DA REVISION
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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
SECTIONS - SHEET 2

North

Scale
1 : 200@A1

Date
2025

Job No.
23_6514

Drawing No.
A302

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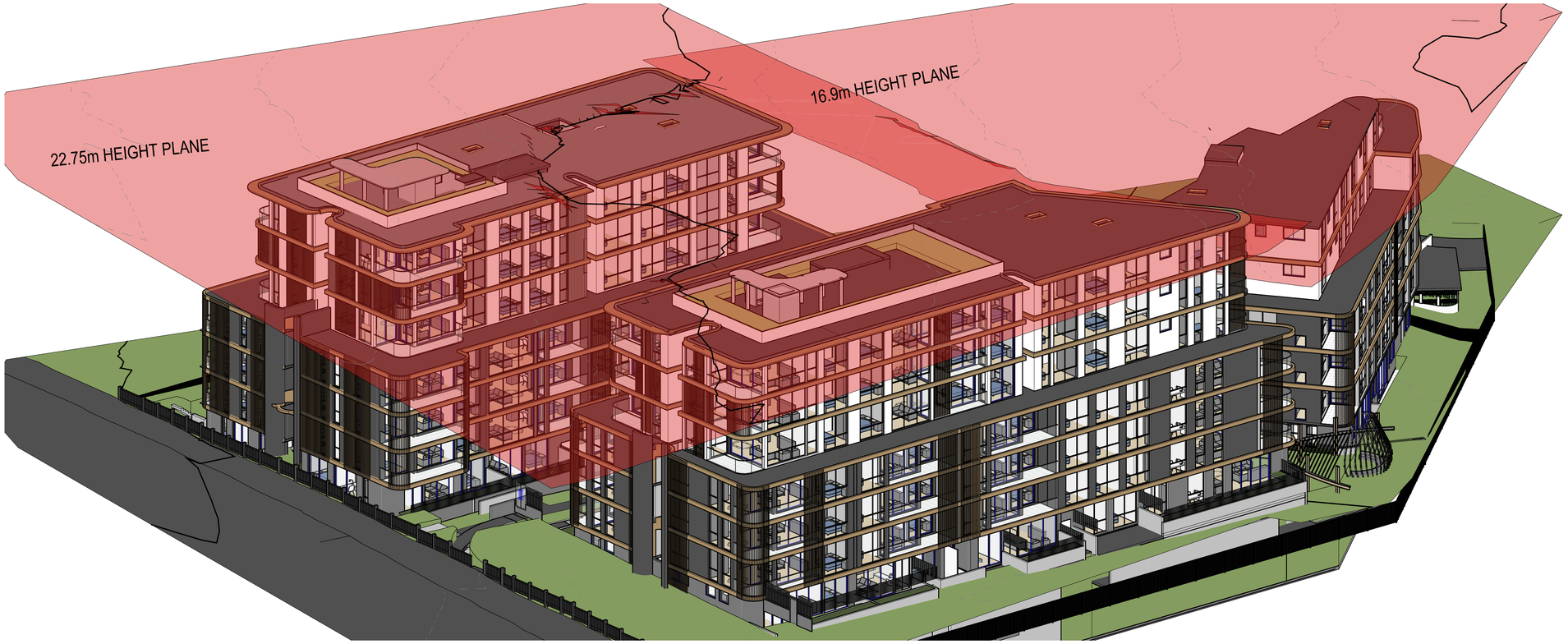

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A	11.11.2024	DA REVISION
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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
3D MASSING / HEIGHT PLANE DIAGRAM 1

North

Scale
@A1

Date
2025

Job No.
23_6514

Drawing No.
A401

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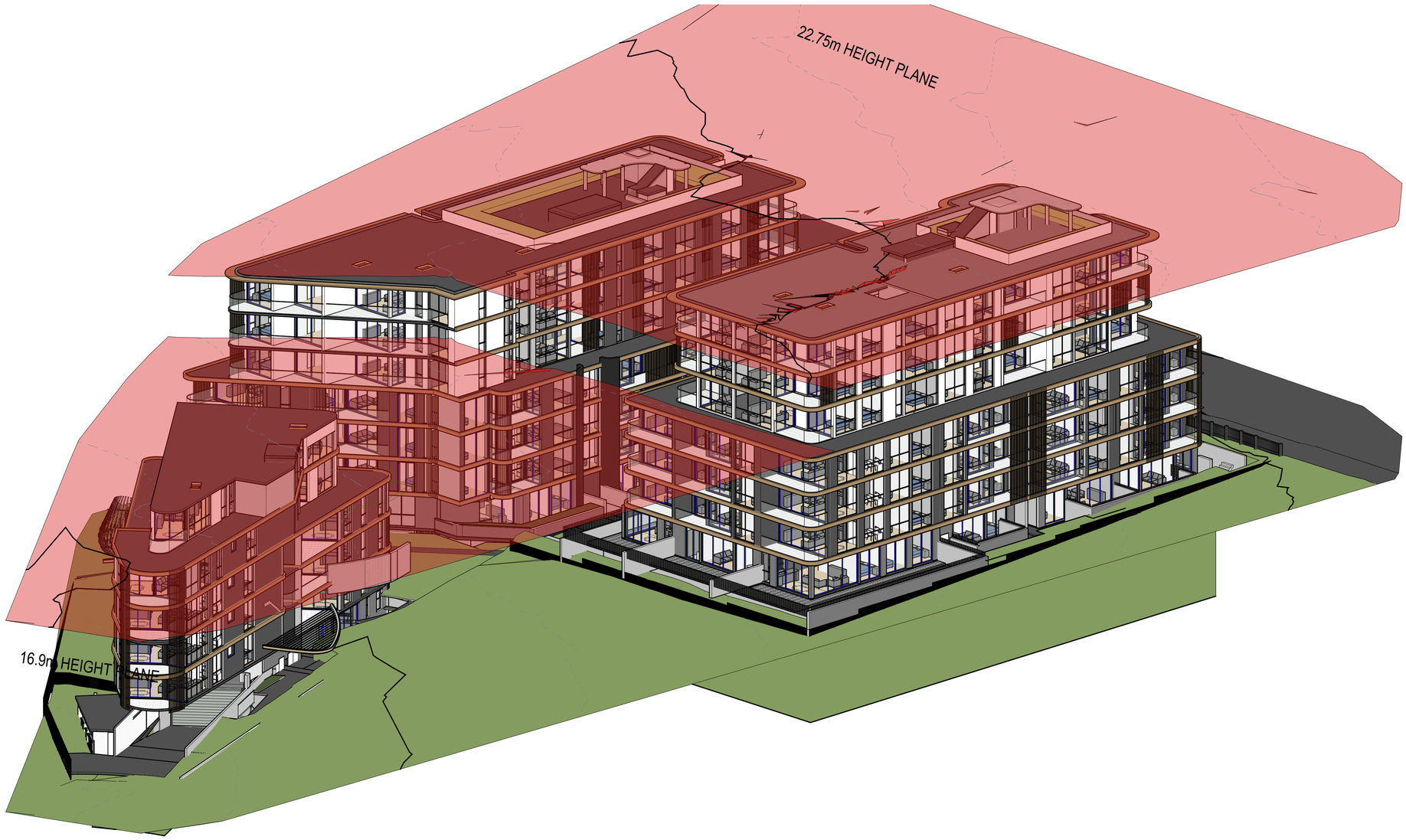

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A	11.11.2024	DA REVISION
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Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

3D MASSING / HEIGHT
PLANE DIAGRAM 2

North	Scale	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A402

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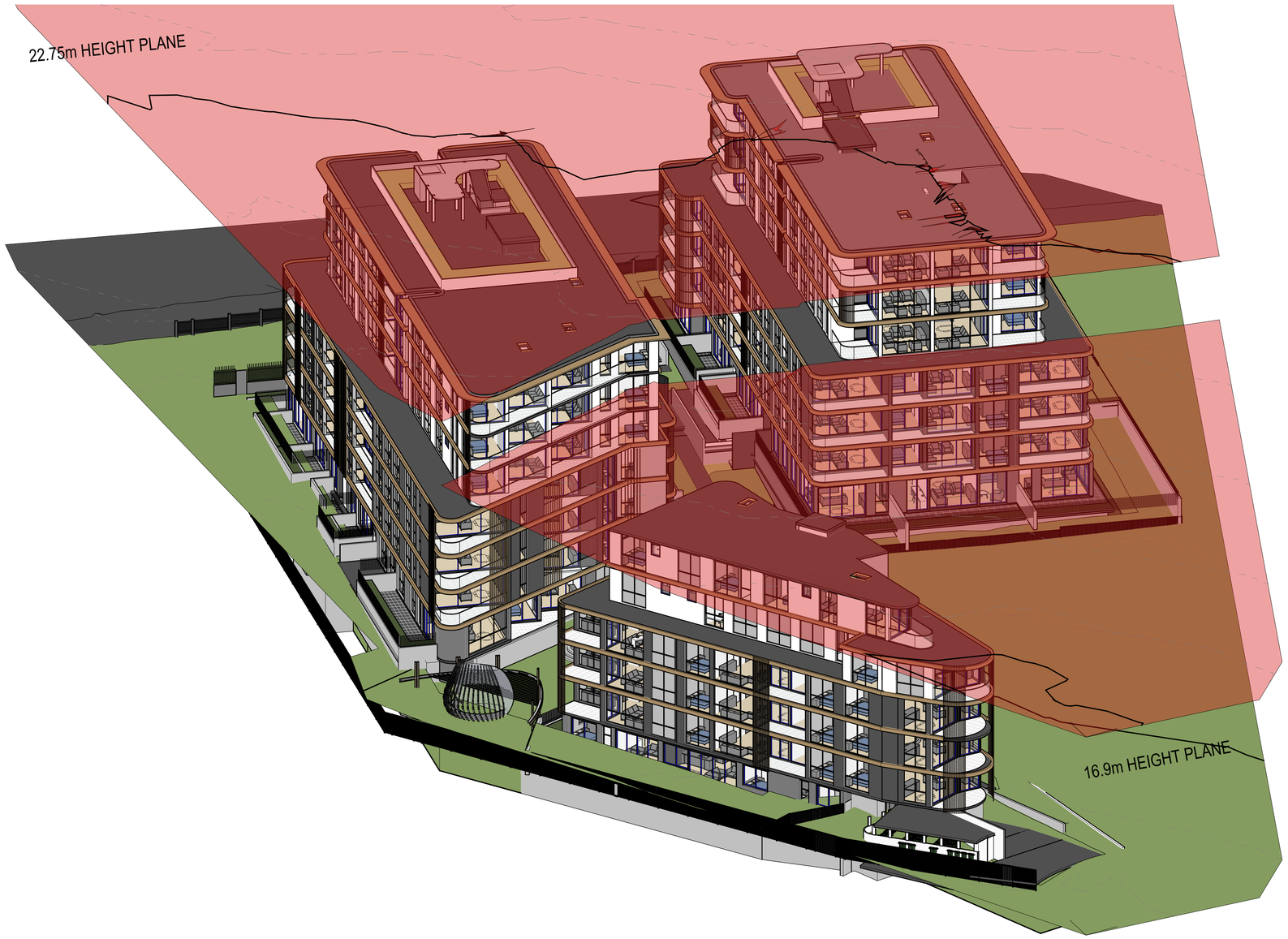

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Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

3D MASSING / HEIGHT
PLANE DIAGRAM 3

North

Scale

@A1

Date

2025

Job No.

23_6514

Drawing No.

A403

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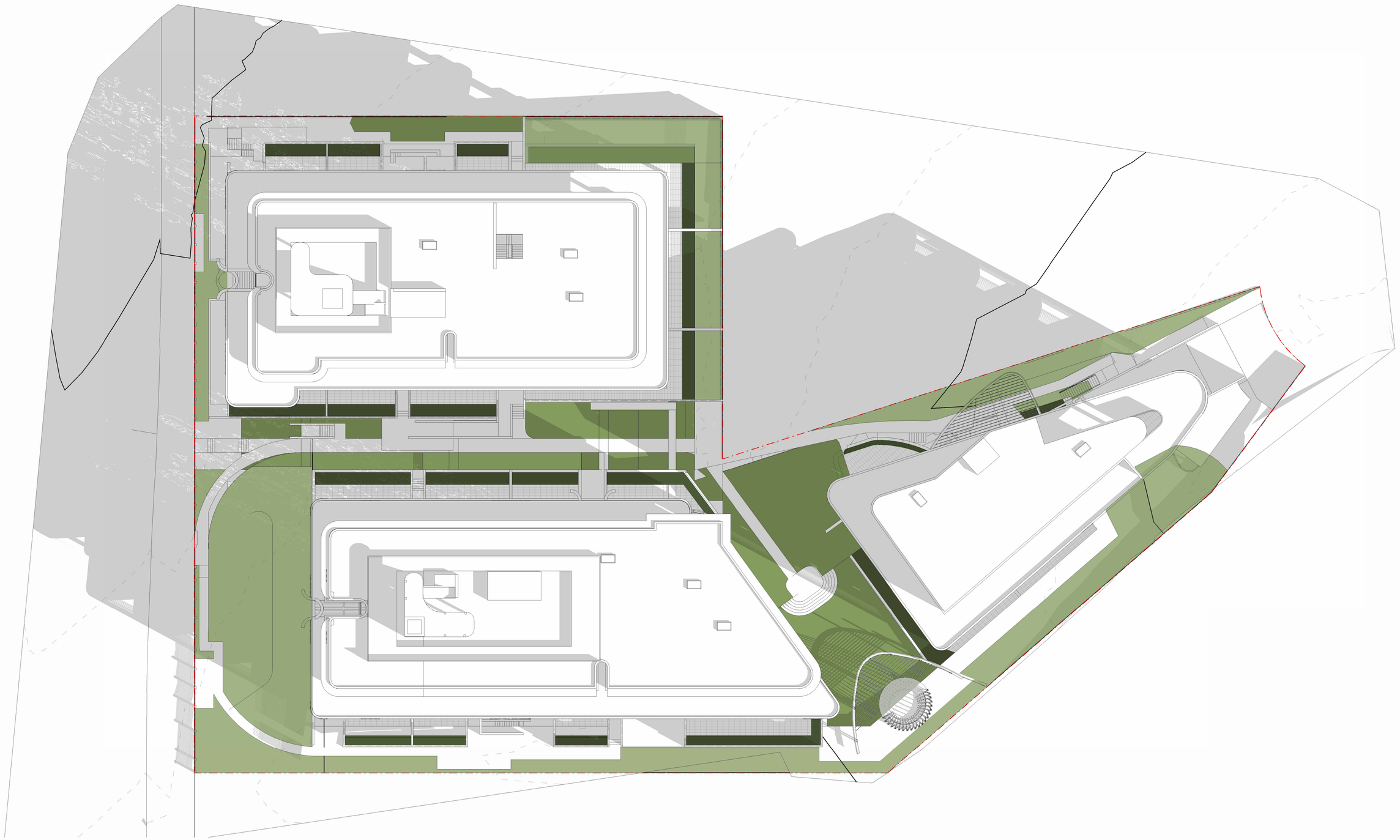

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A	11.11.2024	DA REVISION
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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SHADOW DIAGRAM - 21 JUNE @ 9AM

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A411

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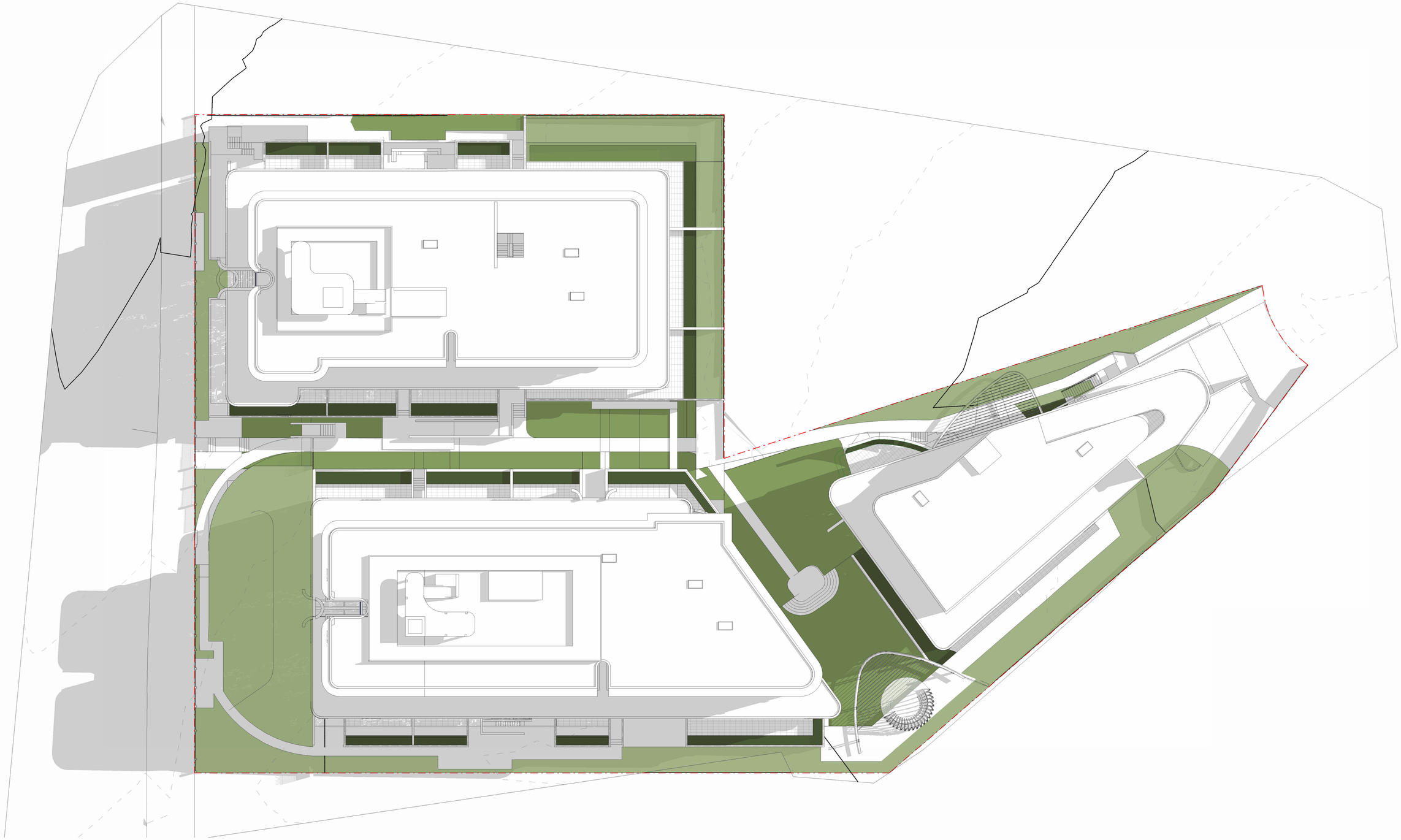

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Issue	Date	Description
A	11.11.2024	DA REVISION
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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
SHADOW DIAGRAM - 21 JUNE @ 12PM

North

Scale
1 : 200@A1

Date
2025

Job No.
23_6514

Drawing No.
A412

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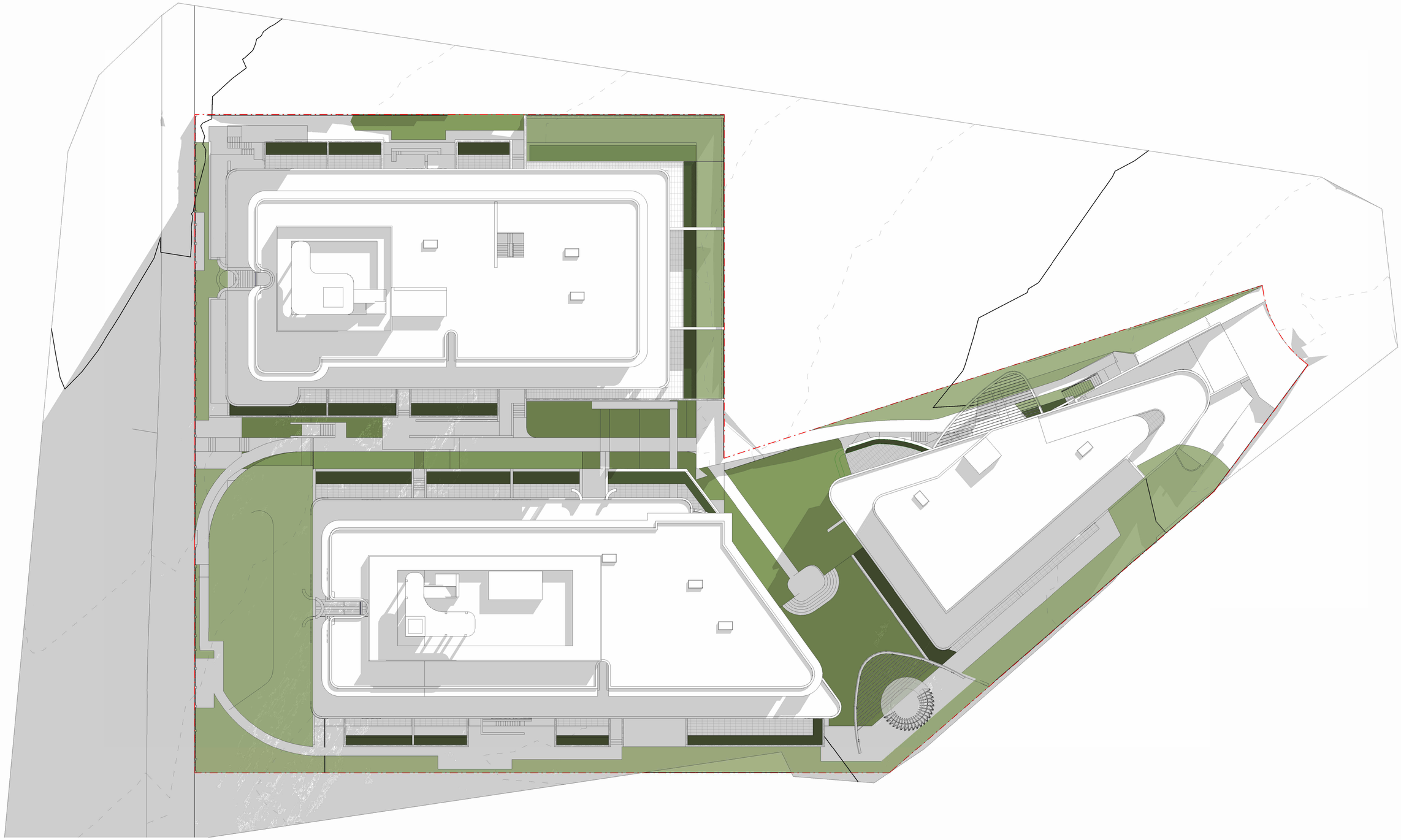

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Issue	Date	Description
A	11.11.2024	DA REVISION
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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SHADOW DIAGRAM - 21 JUNE @ 3PM

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A413

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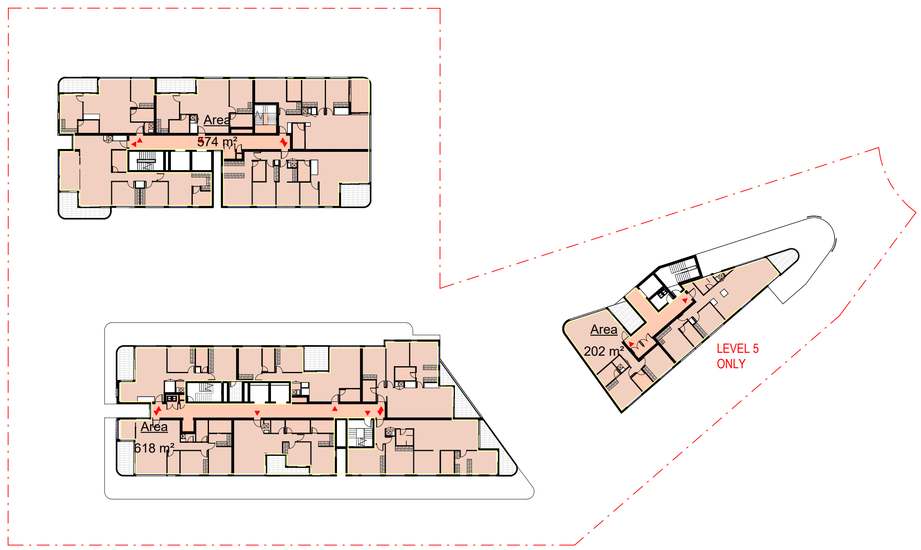
2 | GROUND FLOOR
SCALE1 : 400

3 | TYPICAL LEVEL 1-3
SCALE1 : 400

Building A & B G-L3	(7158) 7389 m²
Building A & B L4-L6	3444 m²
Building C	2045.8 m²
TOTAL GROSS FLOOR AREA	12879.2 m²

4 | LEVEL 4-6
SCALE1 : 400



1 | LEVEL 5
SCALE1 : 400

116-120 Frenchs Forest Road (2.6:1)	10833.4 m²
11 Gladys Avenue (1.3:1)	2045.8 m²
TOTAL GROSS FLOOR AREA	12879.2 m²

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A	11.11.2024	DA REVISION
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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
GFA CALCULATIONS

North

Scale
1 : 400@A1

Date
2025

Job No.
23_6514

Drawing No.
A501

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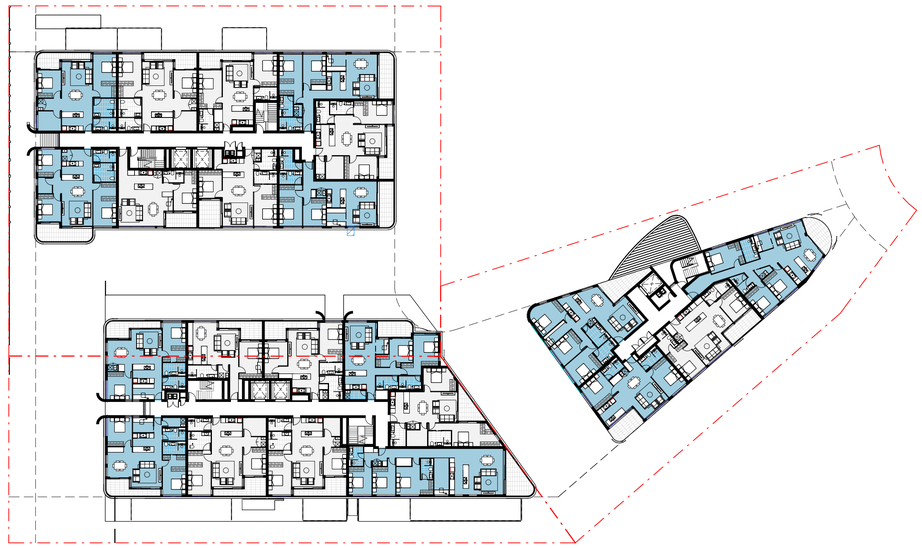
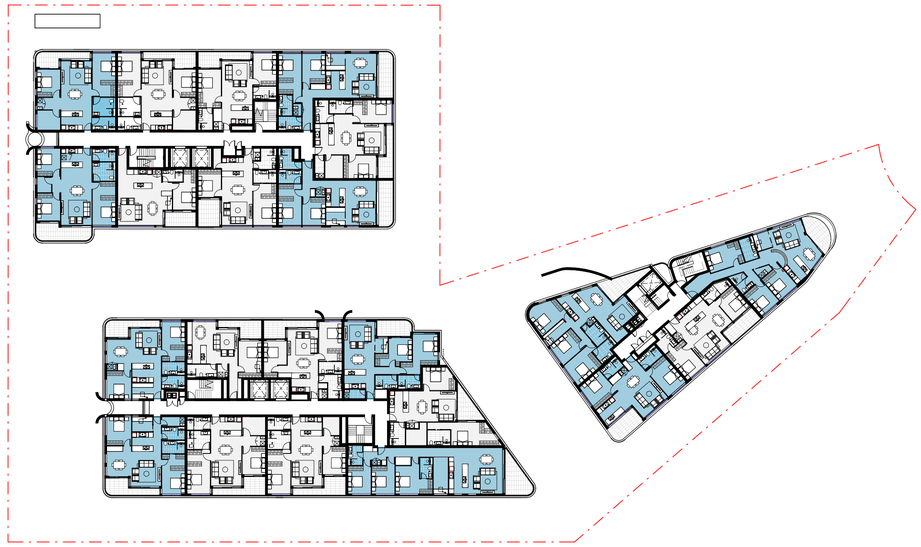
1 | GROUND FLOOR_Cross Ventilation
SCALE1 : 400



2 | LEVEL 1_Cross Ventilation
SCALE1 : 400



3 | LEVEL 2-3_Cross Ventilation
SCALE1 : 400

ADG CROSS VENTILATION

CROSS VENTILATION	NO. OF APARTMENTS
No	49
Yes	75
Grand total	124

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A	11.11.2024	DA REVISION
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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
CROSS VENTILATION - SHEET 1

North

Scale
1 : 400@A1

Date
2025

Job No.
23_6514

Drawing No.
A502

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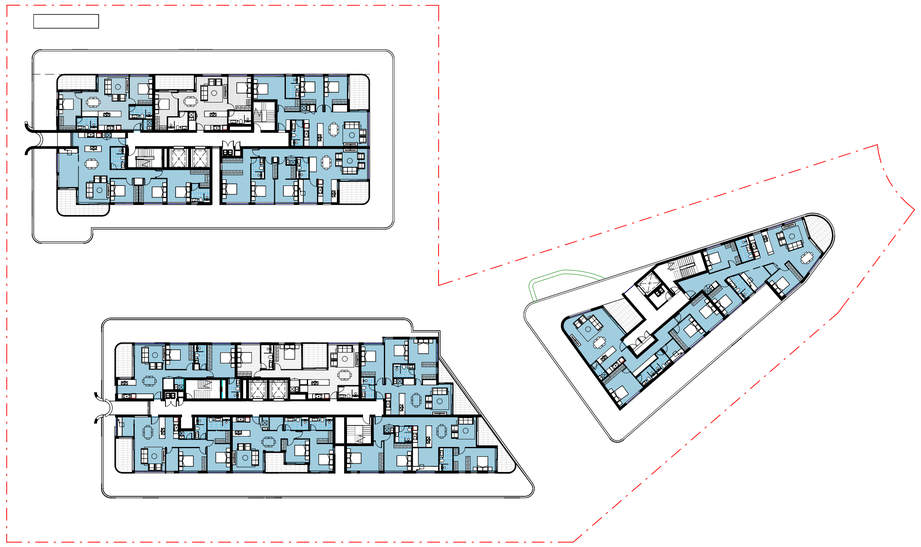
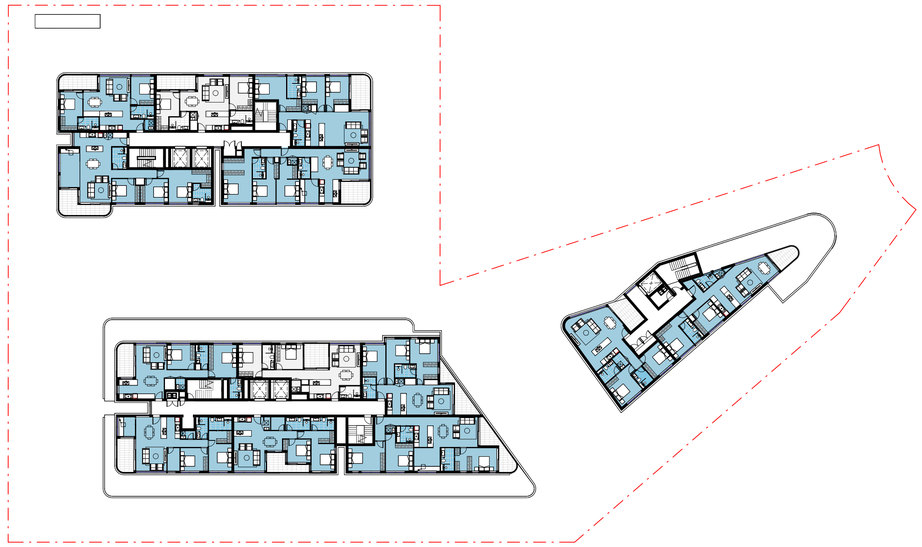
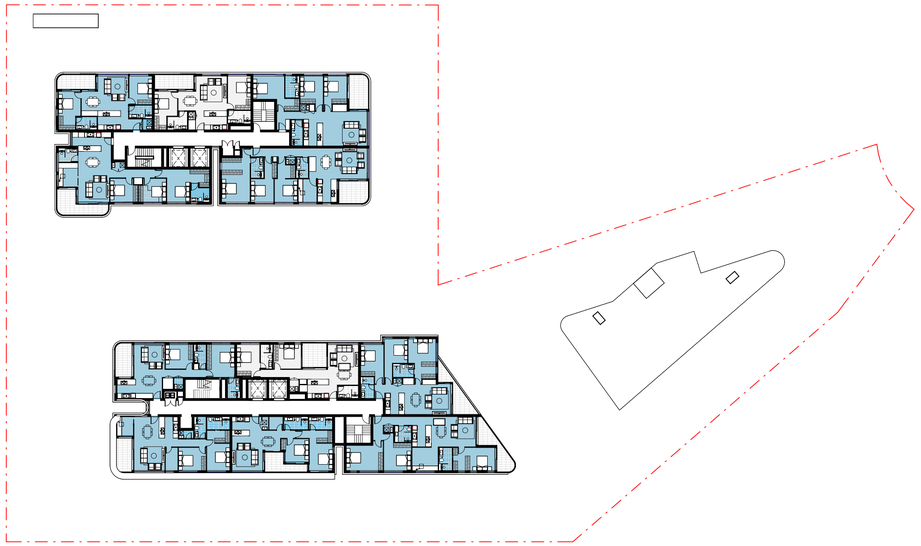


1 | LEVEL 4_Cross Ventilation
SCALE1 : 400



2 | LEVEL 5_Cross Ventilation
SCALE1 : 400



3 | LEVEL 6_Cross Ventilation
SCALE1 : 400

ADG CROSS VENTILATION

CROSS VENTILATION	NO. OF APARTMENTS
No	49
Yes	75 (60%)
Grand total	124

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A	11.11.2024	DA REVISION
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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: CROSS VENTILATION - SHEET 2

North

Scale: 1 : 400@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A503

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1 | GROUND FLOOR_Solar Access
SCALE1 : 400

2 | LEVEL 1_Solar Access
SCALE1 : 400

3 | LEVEL 2_Solar Access
SCALE1 : 400

4 | LEVEL 3_Solar Access
SCALE1 : 400

ADG SOLAR ACCESS

SOLAR ACCESS	NO. OF APARTMENTS
No	37
Yes	87 (70%)
Grand total	124

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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
SOLAR ACCESS - SHEET 1

North

Scale
1 : 400@A1

Date
2025

Job No.
23_6514

Drawing No.
A504

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1 | LEVEL 4_Solar Access
SCALE1 : 400

2 | LEVEL 5_Solar Access
SCALE1 : 400

3 | LEVEL 6_Solar Access
SCALE1 : 400

ADG SOLAR ACCESS

SOLAR ACCESS	NO. OF APARTMENTS
No	37
Yes	87
Grand total	124

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Issue	Date	Description
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Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
SOLAR ACCESS - SHEET 2

North

Scale
1 : 400@A1

Date
2025

Job No.
23_6514

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A505

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A	11.11.2024	DA REVISION
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Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

SOLAR EYE VIEW_21 JUNE
9AM

North	Scale	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A511

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Project Management

ABN 46676126882
601/66 Hunter Street,
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Rev	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SOLAR EYE VIEW_21 JUNE 10AM

North

Scale: @A1

Date: 2025

Job No.: 23_6514

Drawing No.: A512

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Rev	Date	Description
A	11.11.2024	DA REVISION
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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SOLAR EYE VIEW_21 JUNE 11AM

North

Scale: @A1

Date: 2025

Job No.: 23_6514

Drawing No.: A513

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Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

SOLAR EYE VIEW_21 JUNE
12PM

North	Scale	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A514

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Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

SOLAR EYE VIEW_21 JUNE
1PM

North	Scale	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A515

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SOLAR EYE VIEW_21 JUNE 2PM

North	Scale	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A516

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: SOLAR EYE VIEW_21 JUNE 3PM

North

Scale: @A1

Date: 2025

Job No.: 23_6514

Drawing No.: A517

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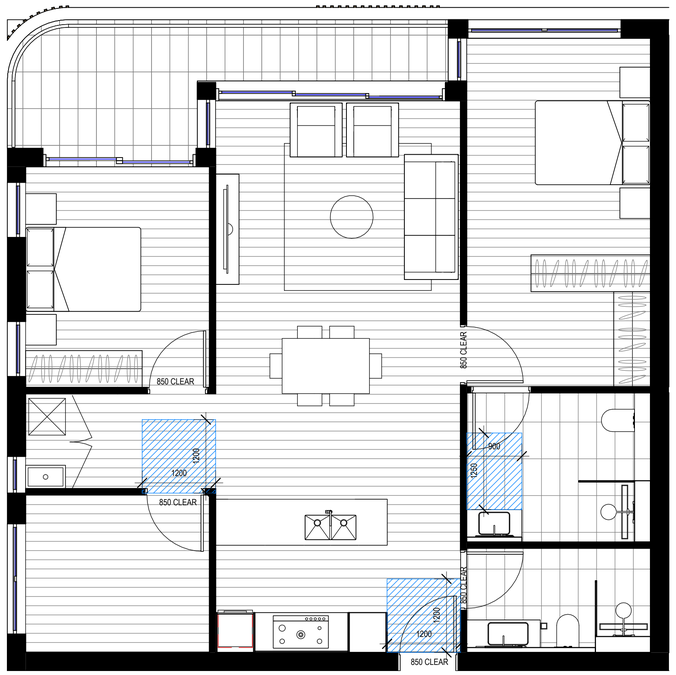

3 | UNIT A101, A201, A301, A102, A202, A302, B107, B207, B307, B108, B208, B308 PRE-ADAPTABLE/SILVER LIVABLE
SCALE 1 : 50

4 | UNIT A101, A201, A301, A102, A202, A302, B107, B207, B307, B108, B208, B308 POST-ADAPTABLE
SCALE 1 : 50

NOTES:

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 850mm, except where otherwise described.
- Lift off hinges to be provided to all doors.

4.3.4 Door handles and hardware Door lever and handles and hardware to AS 1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900mm nor more than 1100mm above the plane of the finished floor and shall be in accordance with AS 1428.1.

All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

4.3.7 Internal Corridors

Internal corridors shall have a minimum width of 1000mm.
After adaptation, circulation spaces at doorways shall comply with AS 1428.1

4.4 Bathroom

- All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.
- provide slip resistant floor surface
- Shower Recess - no hob. Minimum size 1160 x 1100 to comply with AS 1428.1
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall - strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS 1428.1
- Waterproofing in accordance with AS 3740

4.5 Kitchen Area

Replace existing kitchen with new kitchen in accordance with Clause 4.5
- minimum width 2.7m (1550mm clear between benches)
- benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable
- Refrigerator adjacent to work surface
- Kitchen sink bowl max. 150mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300mm of front of sink
- Cooktops to include either front or side controls with raised cross bars
- Cooktops to include isolating switch
- Work surface min. 800mm length adjacent to cooktop at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.
- Provide slip-resistant floor surface
- Waterproofing in accordance with AS 3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

- provide Double GPO
- provide slip-resistant floor surface
- waterproofing in accordance with AS 3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux.

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Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client
Young Assets Holding Pty Ltd

Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
ADAPTABLE LAYOUT - TYPE 1

North

Scale
As indicated@A1

Date
2025

Job No.
23_6514

Drawing No.
A531

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1 | UNIT A109 PRE-ADAPTABLE/SILVER LIVABLE
SCALE 1 : 50

2 | UNIT A109 POST-ADAPTABLE
SCALE 1 : 50

NOTES:

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 850mm, except where otherwise described.
- Lift off hinges to be provided to all doors.

4.3.4 Door handles and hardware Door lever and handles and hardware to AS 1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900mm nor more than 1100mm above the plane of the finished floor and shall be in accordance with AS 1428.1.

All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

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- Shower area waterproofed to AS 3740 with floor to fall to waste
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook (plumbing and wall - strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS 1428.1
- Waterproofing in accordance with AS 3740

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- benches planned to include at least one worksurface of 800mm length, adjustable in height from 750mm to 850mm or replaceable
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- Kitchen sink bowl max. 150mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300mm of front of sink
- Cooktops to include either front or side controls with raised cross bars
- Cooktops to include isolating switch
- Work surface min. 800mm length adjacent to cooktop at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300mm of front of work surface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.
- Provide slip-resistant floor surface
- Waterproofing in accordance with AS 3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

- provide Double GPO
- provide slip-resistant floor surface
- waterproofing in accordance with AS 3740

4.10 Lighting

Provide provision for potential min. illumination level 300 lux.

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A	11.11.2024	DA REVISION
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Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: ADAPTABLE LAYOUT - TYPE 2

North | Scale: As indicated@A1 | Date: 2025 | Job No.: 23_6514 | Drawing No.: A532

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COMMUNAL OPEN SPACE

ADG REQUIREMENT

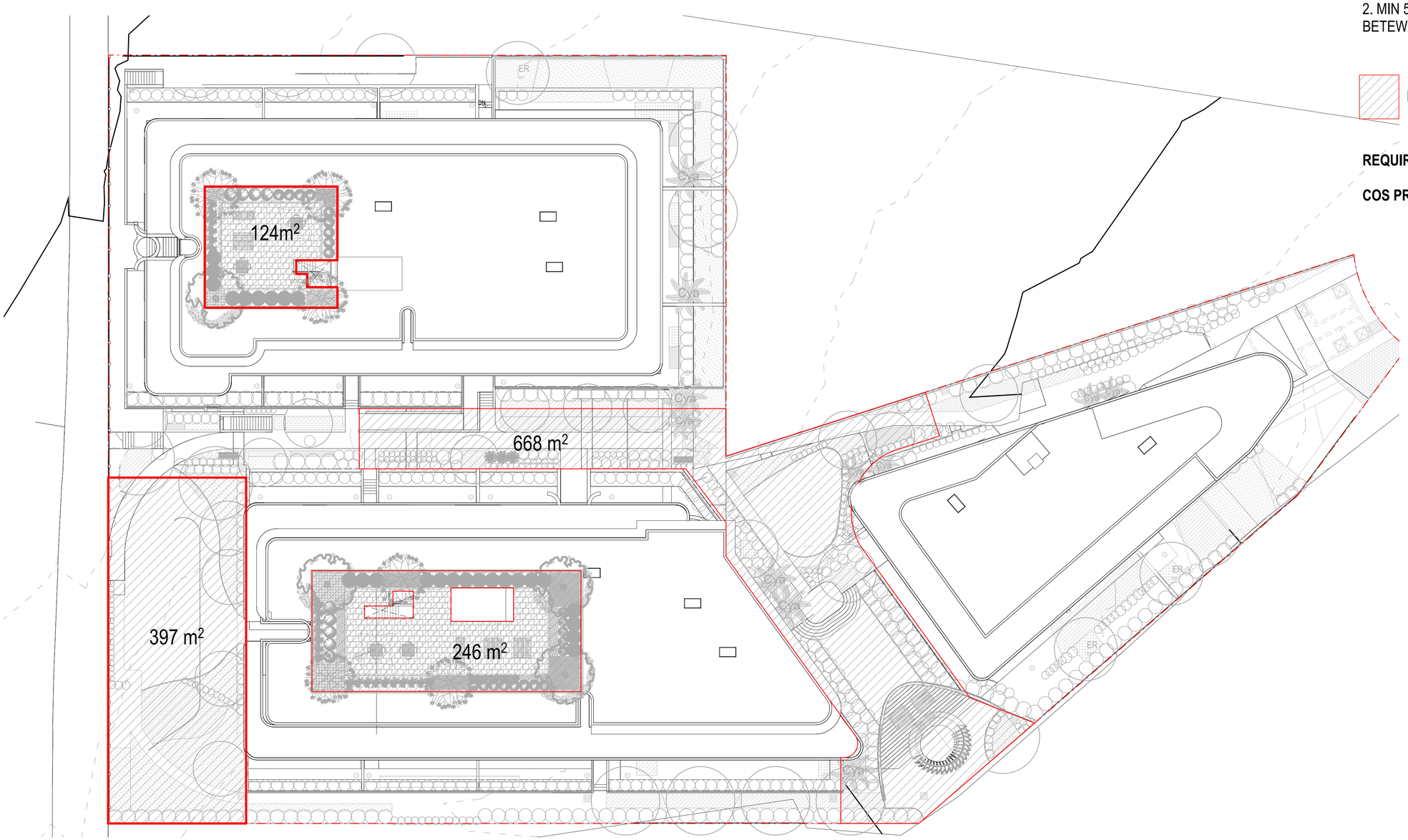
1. 25% OF THE SITE AREA

2. MIN 50% DIRECT SUNLIGHT TO THE COS FOR MIN 2 HOURS BETEWEEN 9AM TO 3PM ON MID WINTER

PROPOSED COS AREA

REQUIRED MIN COS AREA : 25% OF 5740 m^2 = 1435 m^2

COS PROVIDED : 1435 m^2 (25% OF THE SITE AREA)



1 | COS DIAGRAM
SCALE 1 : 200

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A	11.11.2024	DA REVISION
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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: COMMUNAL OPEN SPACE

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A540

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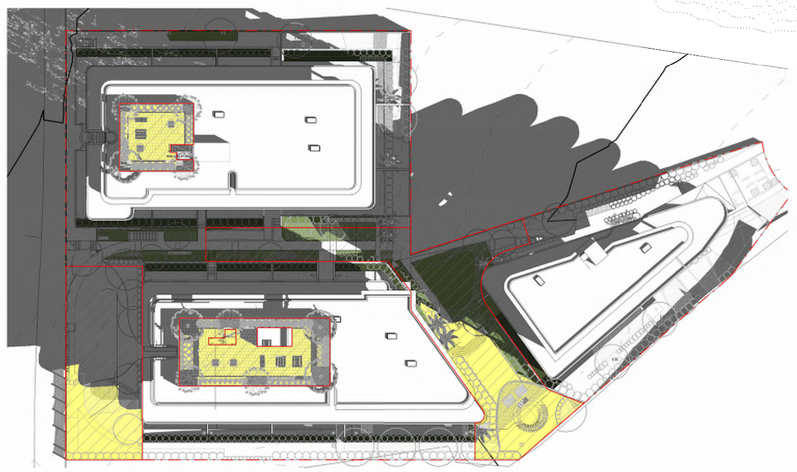
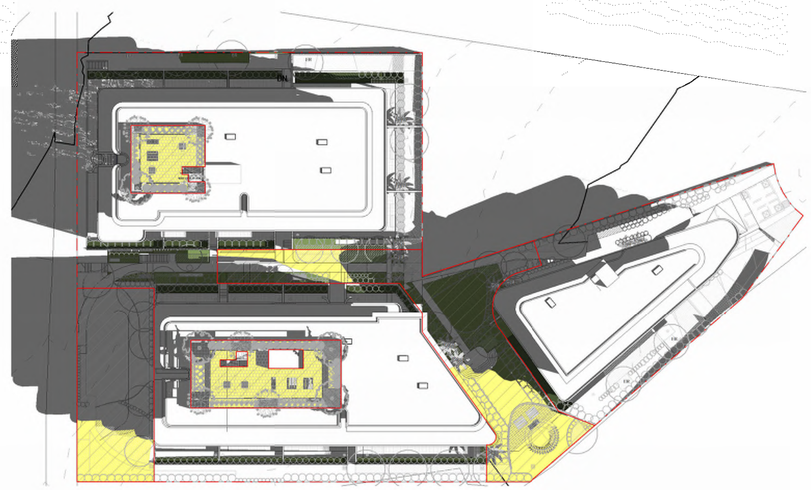
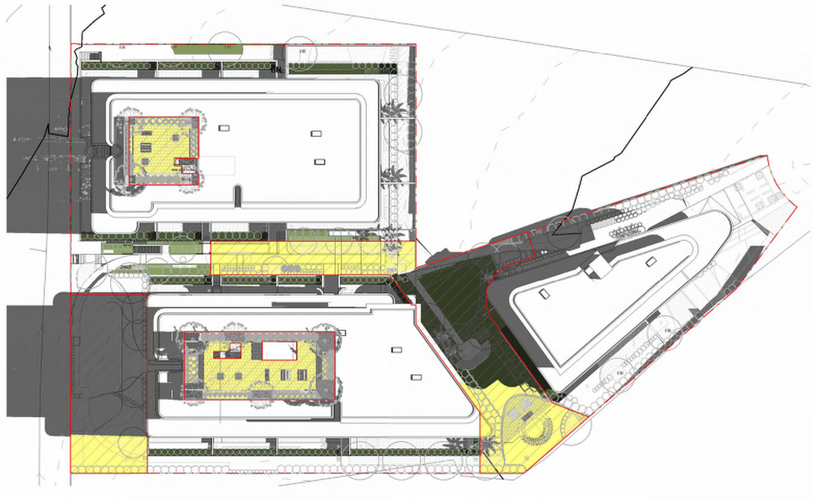
19/11/2024 11:39:58 AM



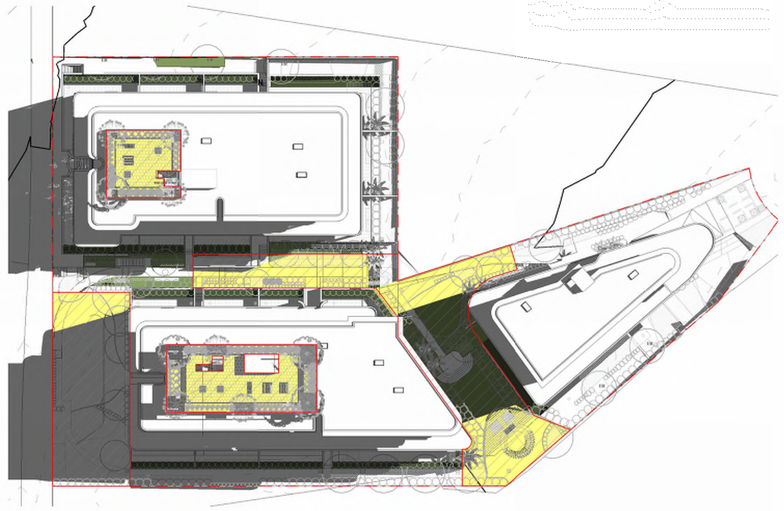
1 | 1.COS Solar - 9am
SCALE 1 : 500



2 | 2.COS Solar - 10am
SCALE 1 : 500



3 | 3.COS Solar - 11am
SCALE 1 : 500



4 | 4.COS Solar - 12pm
SCALE 1 : 500

COMMUNAL OPEN SPACE

ADG REQUIREMENT

1. 25% OF THE SITE AREA

2. MIN 50% DIRECT SUNLIGHT TO THE COS FOR MIN 2 HOURS BETEWEEN 9AM TO 3PM ON MID WINTER

PROPOSED COS AREA

AREA RECIEVING DIRECT SUN

AREA RECIEVING DIRECT SUN FOR 2 HOURS ON MID WINTER

REQUIRED MIN COS AREA : 25% OF 5740 m^2 = 1435 m^2

COS PROVIDED : 1435 m^2 (25% OF THE SITE AREA)

AREA RECIEVING 2 HOURS DIRECT SUN : 737 m^2 (51% OF COS)

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: COMMUNAL OPEN SPACE - SOLAR 9AM - 12PM

North

Scale: 1 : 500@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A541

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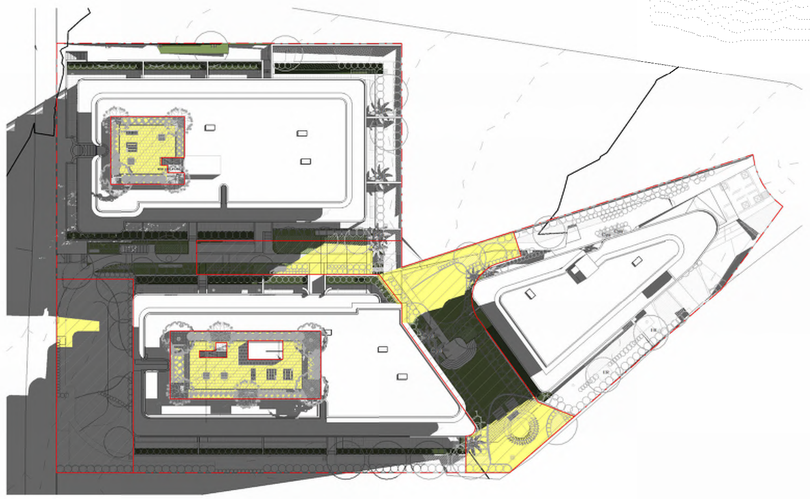
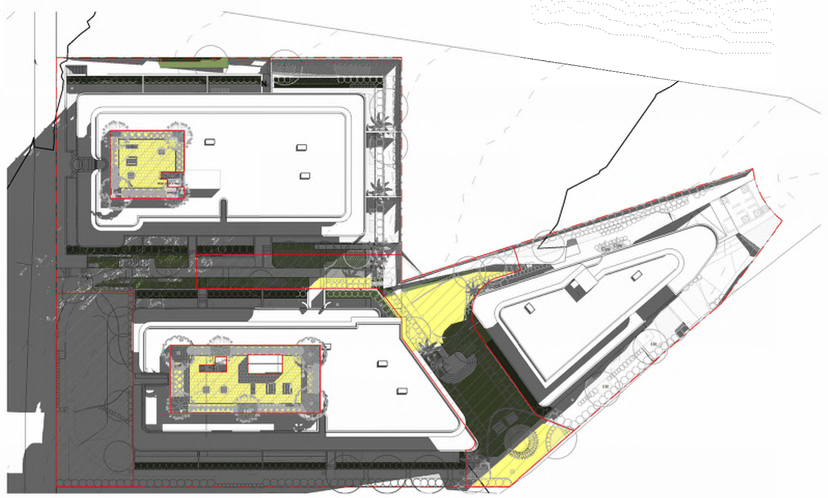


1 | 5.COS Solar - 1pm
SCALE 1 : 500



2 | 6COS Solar - 2pm
SCALE 1 : 500

COMMUNAL OPEN SPACE

ADG REQUIREMENT

1. 25% OF THE SITE AREA

2. MIN 50% DIRECT SUNLIGHT TO THE COS FOR MIN 2 HOURS BETEWEEN 9AM TO 3PM ON MID WINTER

PROPOSED COS AREA

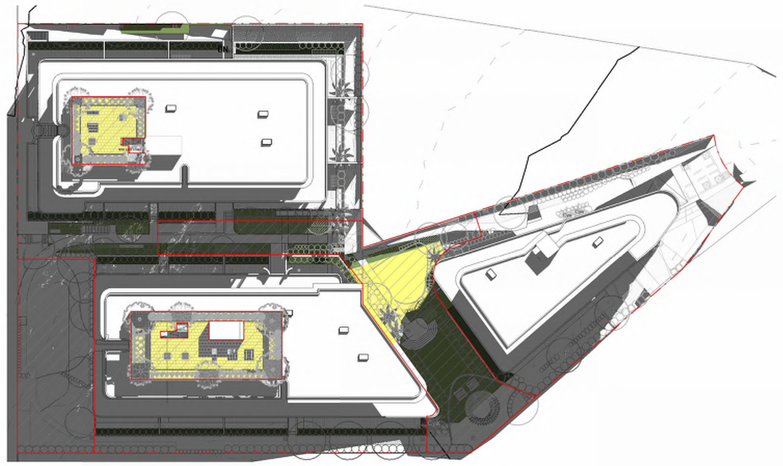
AREA RECIEVING DIRECT SUN

AREA RECIEVING DIRECT SUN FOR 2 HOURS ON MID WINTER

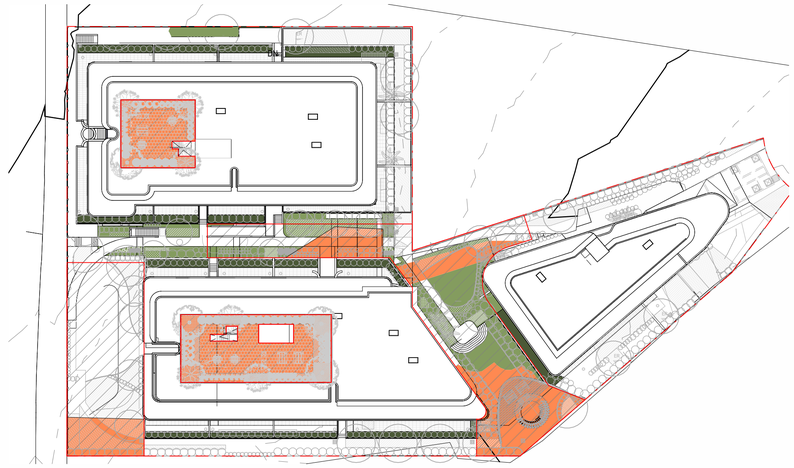
REQUIRED MIN COS AREA : 25% OF 5740 m^2 = 1435 m^2

COS PROVIDED : 1435 m^2 (25% OF THE SITE AREA)

AREA RECIEVING 2 HOURS DIRECT SUN : 737 m^2 (51% OF COS)



3 | 7.COS Solar - 3pm
SCALE 1 : 500



4 | 8.COS Solar - 2hours
SCALE 1 : 500

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: COMMUNAL OPEN SPACE - SOLAR 1PM - 3PM

North

Scale: 1 : 500@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A542

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19/11/2024 11:58:03 AM

DEEP SOIL CALCULATION

ADG REQUIREMENT

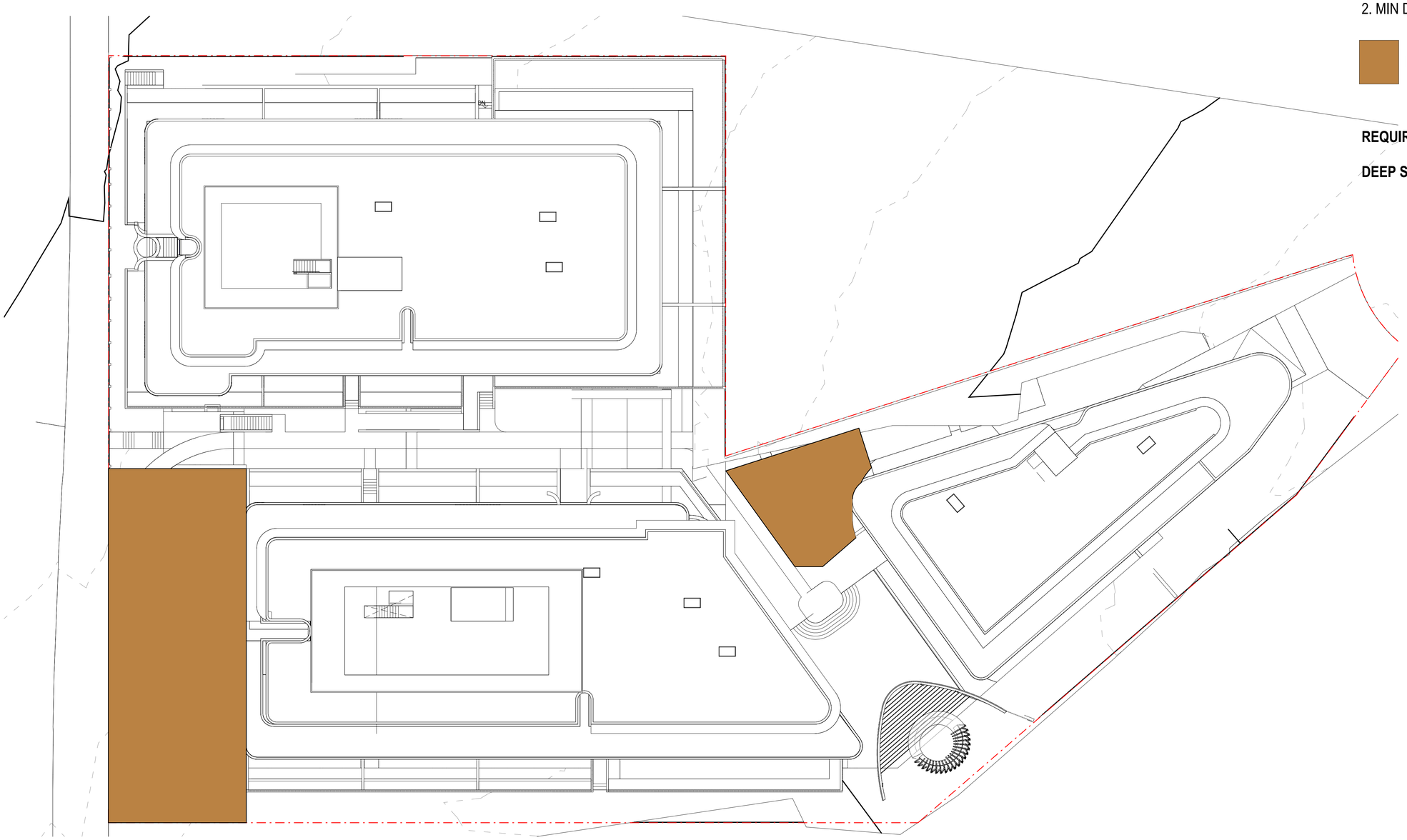
1. 7% OF THE SITE AREA

2. MIN DIMENSION 6m WIDE

PROPOSED DEEP SOIL

REQUIRED MIN DEEP SOIL AREA : 7% OF 5,740 m^2 = 401 m^2

DEEP SOIL PROVIDED : 506 m^2 (8.81% OF THE SITE AREA)



1 | Deep Soil Diagram
SCALE 1 : 200

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Consultants

Client: Young Assets Holding Pty Ltd

Project: 116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing: DEEP SOIL DIAGRAM

North

Scale: As indicated@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A545

Issued for: FOR DA

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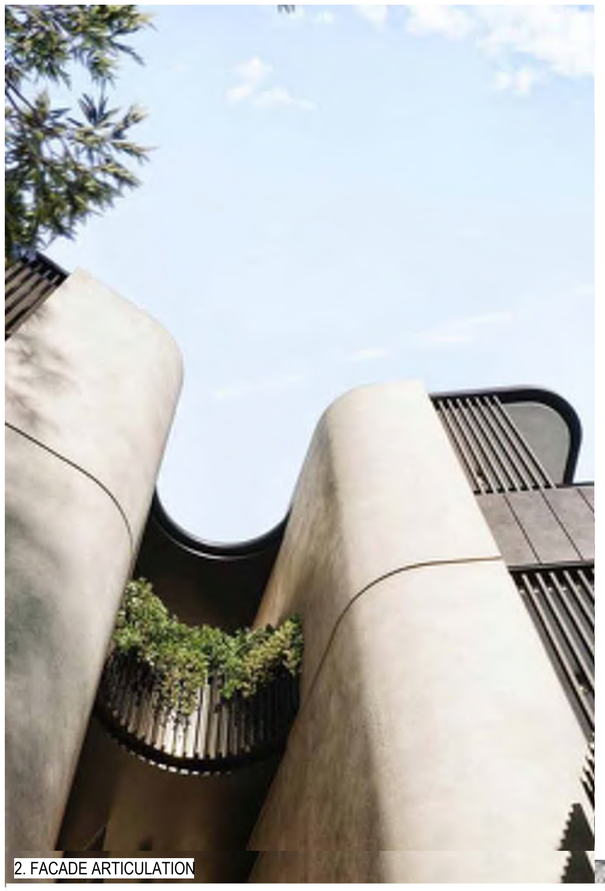
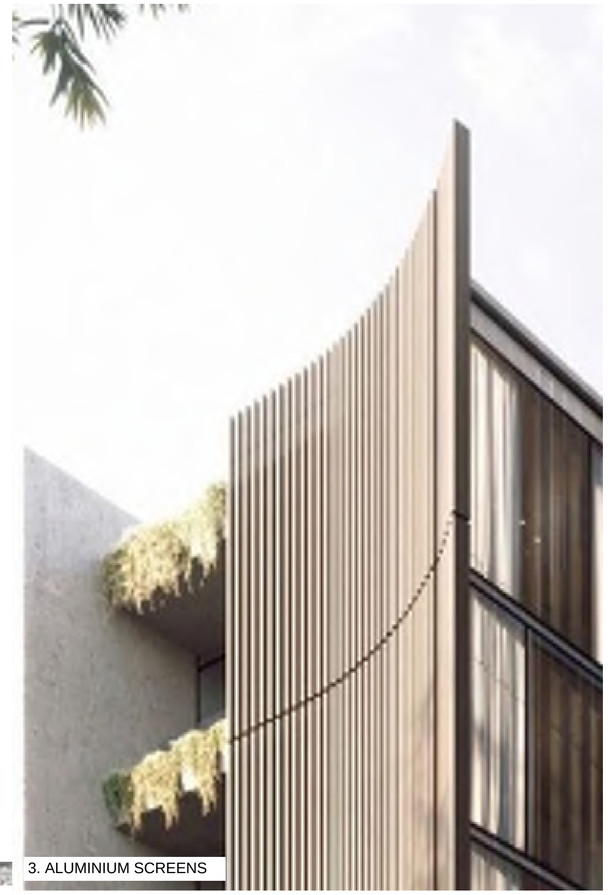
1. GLAZING AND BALUSTRADE

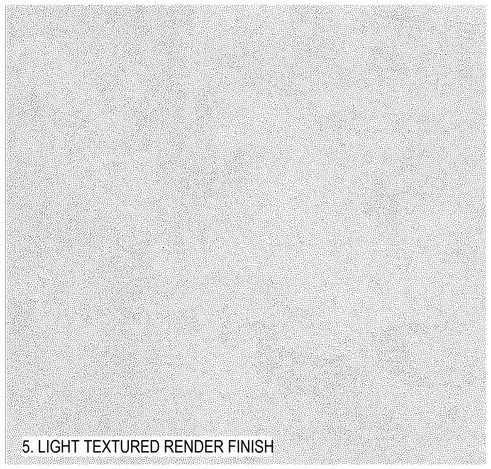


2. FACADE ARTICULATION



3. ALUMINIUM SCREENS

4. CLADDING - JASPER



5. LIGHT TEXTURED RENDER FINISH

6. TEXTURED RENDER FINISH

7. STONE LOOK FINISH

8. SOLID AND METAL FENCES

BMHP

Architecture
Interiors
Urban Design
Project Management

ABN 46676126882
601/66 Hunter Street,
Sydney NSW 2000
Australia

+612 9060 0260
bmhpgroup.com.au

Rev

Issue	Date	Description
A	11.11.2024	DA REVISION
B	24.04.2025	DA REVISION

Consultants

Client

Young Assets
Holding Pty Ltd

Project

116-120 Frenchs Forest Rd
West &11 Gladys Ave
Frenchs Forest

Drawing

MOOD BOARD &
MATERIALS

North

Scale

1 : 1@A1

Date

2025

Job No.

23_6514

Drawing No.

A601

Issued for

FOR DA

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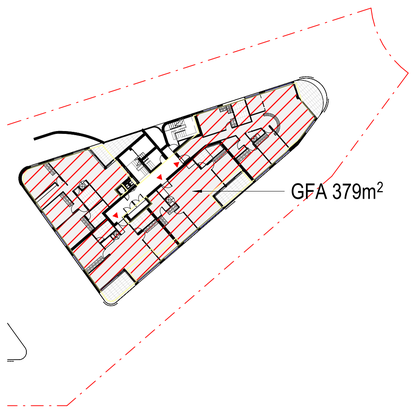
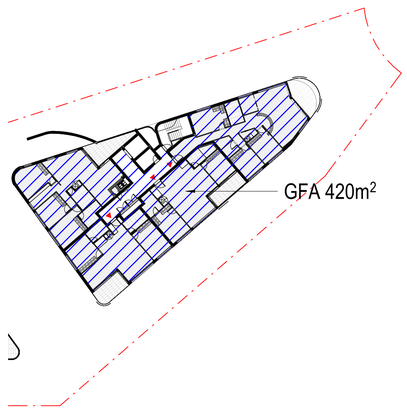
19/11/2024 6:48:26 PM

2 | AFFORDABLE HOUSING GROUND
SCALE1 : 400

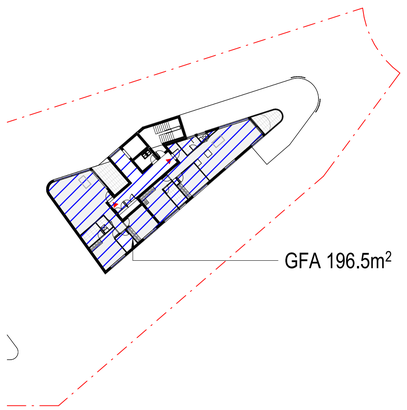


3 | LEVEL 1-2
SCALE1 : 400



4 | LEVEL 3
SCALE1 : 400

1 | LEVEL 4
SCALE1 : 400



5 | LEVEL 5
SCALE1 : 400

Council Dedication

UNIT	GFA affordable housing scheme
CG01	282
CG02	
CG03	
C101	379
C102	
C103	
C104	
C201	379
C202	
C203	
C204	
BG03	
BG04	248.37
BG05	
Total	1288.37
Target	1287.92

In-fill AH Provision

UNIT	GFA affordable housing scheme
C301	420
C302	
C303	
C304	
C401	266.7
C402	
C501	196.5
C502	
AG01	355
AG02	
AG03	
BG01	707
BG02	
BG06	
BG07	
BG08	
BG09	
Total	1945.20
Target	1931.88

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Client
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Project
116-120 Frenchs Forest Rd West &11 Gladys Ave Frenchs Forest

Drawing
AFFORDABLE HOUSING

North | Scale | Date | Job No. | Drawing No.
As indicated@A1 | 2025 | 23_6514 | A602

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