

DEVELOPMENT APPLICATION

LMR APARTMENTS

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

REVA 31.07.25

SMITH & TZANNES



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

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



1 SURVEY PLAN
1:200

© SMITH & TZANNES PTY LTD
 0 5 10
 METRES
 10 METRES
 1:200
 20/08/2022

VERSION
FOR DA
 REV A 31.07.25 MODEL 24_041 12-14 GLADYS
 DOCUMENT
SURVEY PLAN

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

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



24_041 DA-A-010

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

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



VERSION
FOR DA
 REV A 31.07.25 MODEL 24_041 12-14 GLADYS

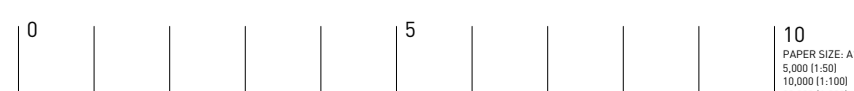
DOCUMENT
SITE LOCALITY

STAGE
DEVELOPMENT APPLICATION

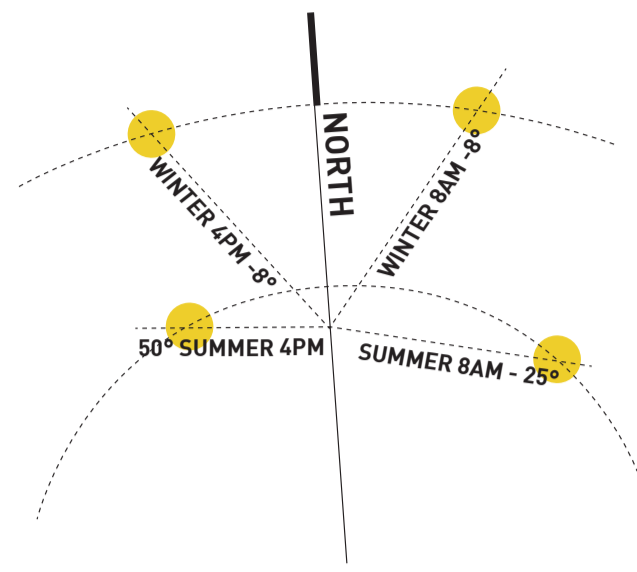
PROJECT
LMR APARTMENTS
 12-14 Gladys Avenue
 Frenchs Forest

Lot A & B DP93276
88 Republic of Gladys

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



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

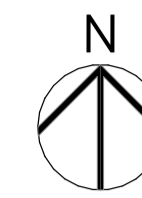
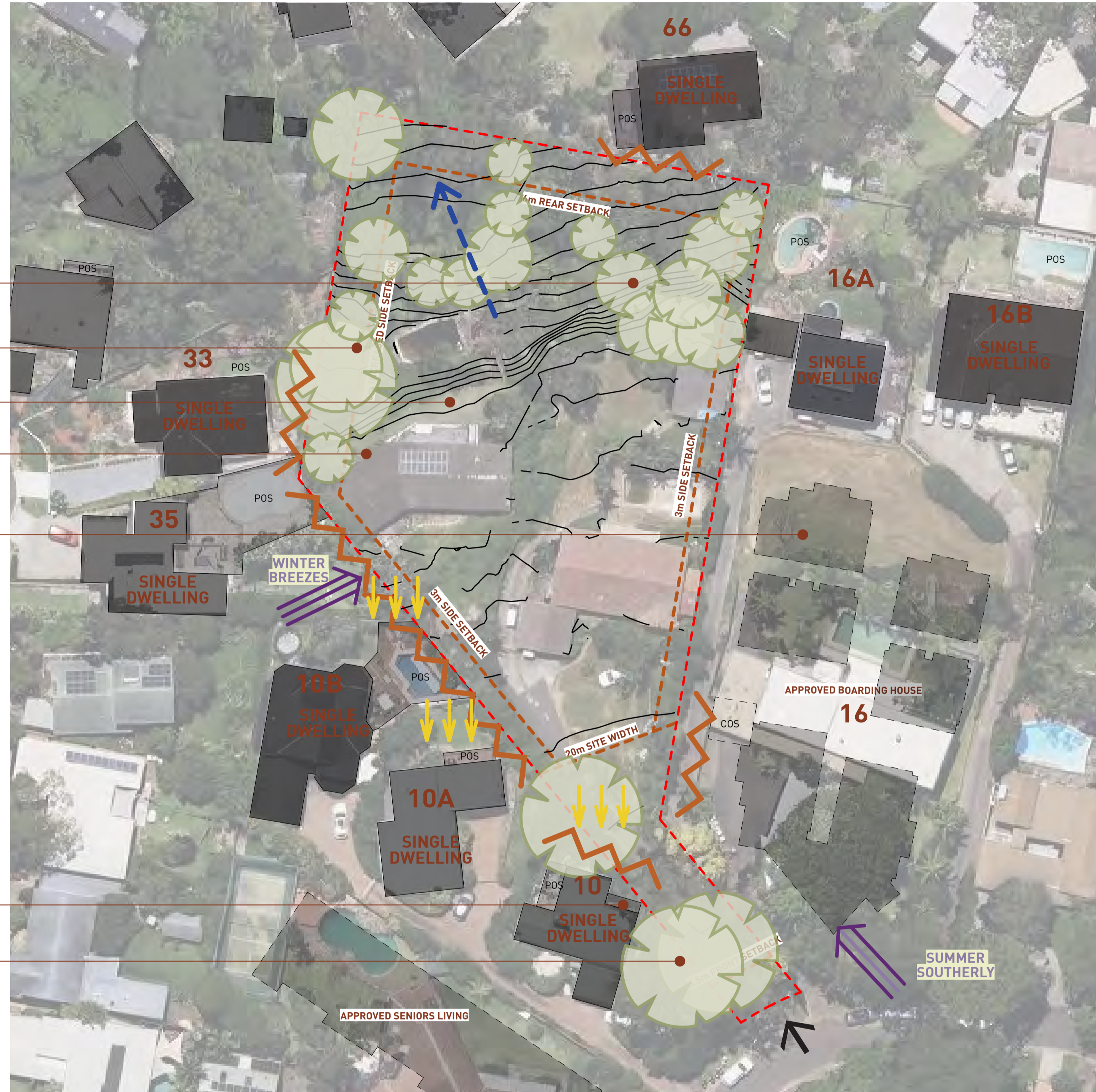
BUILDING FORM WILL BE VISIBLE FROM BLUE GUM TERRACE HERE

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

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- 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.
- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- 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

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

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

VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
PROPOSED SITE PLAN

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

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



24_041 DA-A-013



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

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

LEGEND

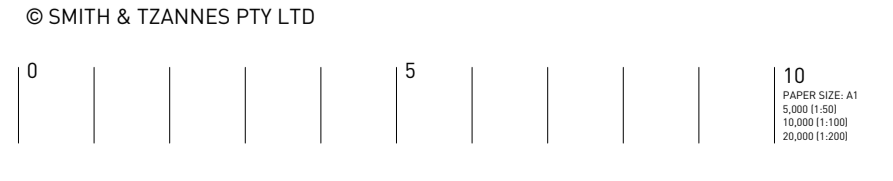
- EXISTING TREE TO BE RETAINED
X REFERRES TO TREE ID IN ARBORIST REPORT
- EXISTING TREE TO BE REMOVED
PENDING COUNCIL APPROVAL
- EXISTING STRUCTURE TO BE DEMOLISHED

1 DEMOLITION PLAN
1:200

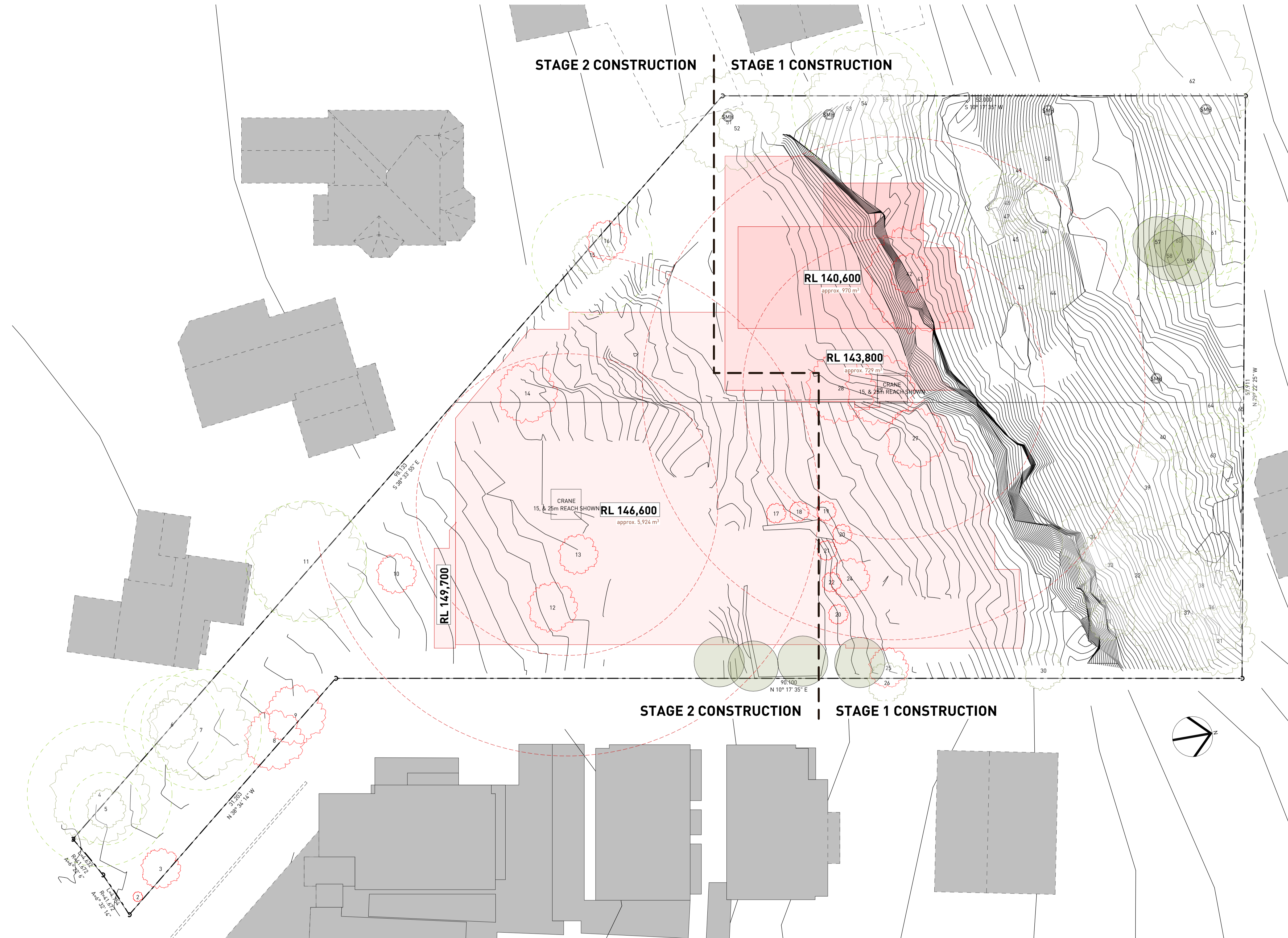
VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
DEMOLITION PLAN

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

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



24_041 DA-A-014



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

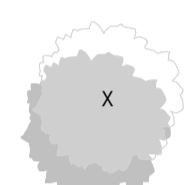
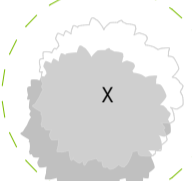
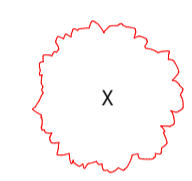
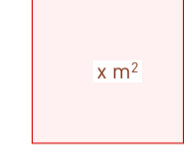
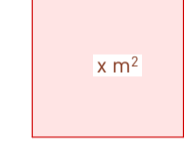

Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

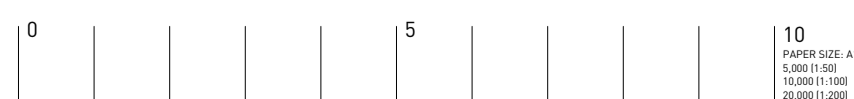
Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

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

LEGEND

-  EXISTING TREE TO BE RETAINED
X REFERS TO TREE ID IN ARBORIST REPORT
-  EXISTING TREE TO BE RETAINED WITH TREE PROTECTION ZONE
X REFERS TO TREE ID IN ARBORIST REPORT
-  EXISTING TREE TO BE REMOVED
PENDING COUNCIL APPROVAL
-  x m² AREA OF BULK EXCAVATION
RL DEPTH INDICATED ON PLAN
-  x m² AREA OF BULK EXCAVATION
RL DEPTH INDICATED ON PLAN
-  x m² AREA OF BULK EXCAVATION
RL DEPTH INDICATED ON PLAN

1 BULK EXCAVATION PLAN
1:200



VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
EXCAVATION & FILL PLAN

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

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



24_041 DA-A-015

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

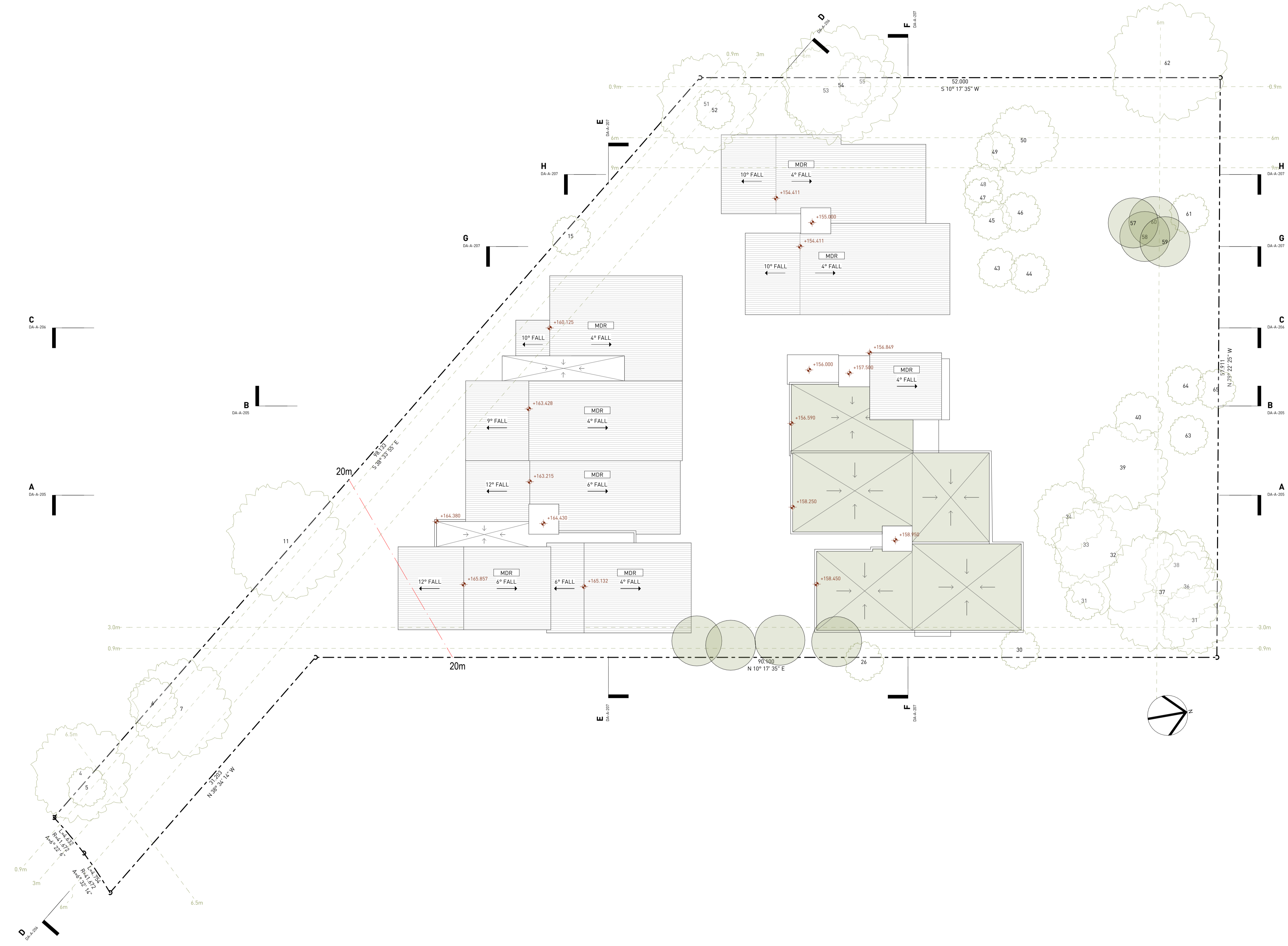
LEGEND

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

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

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



1 ROOF
1:200

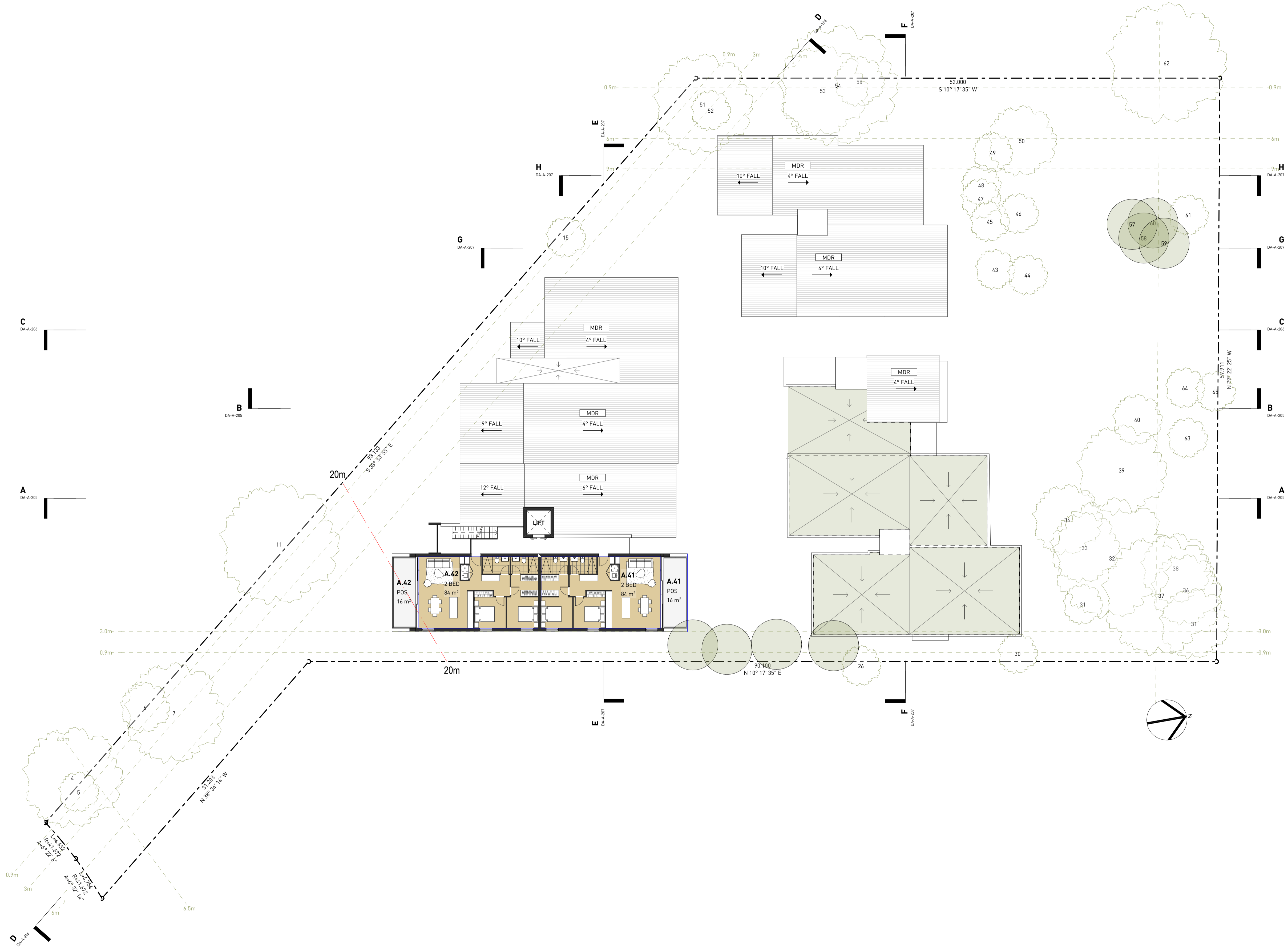
VERSION
FOR DA
 REV A 31.07.25 MODEL 24_041 12-14 GLADYS
 DOCUMENT
ROOF

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

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



24_041 DA-A-100



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

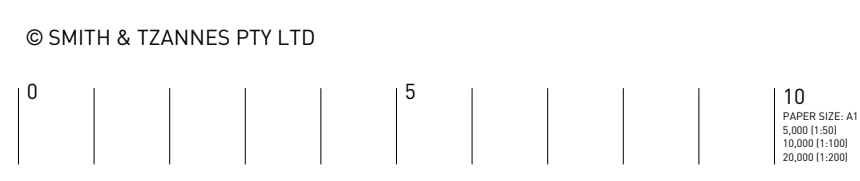
LEGEND
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

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

1 LEVEL 7
1:200



VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
LEVEL 7

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

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



24_041 DA-A-101

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

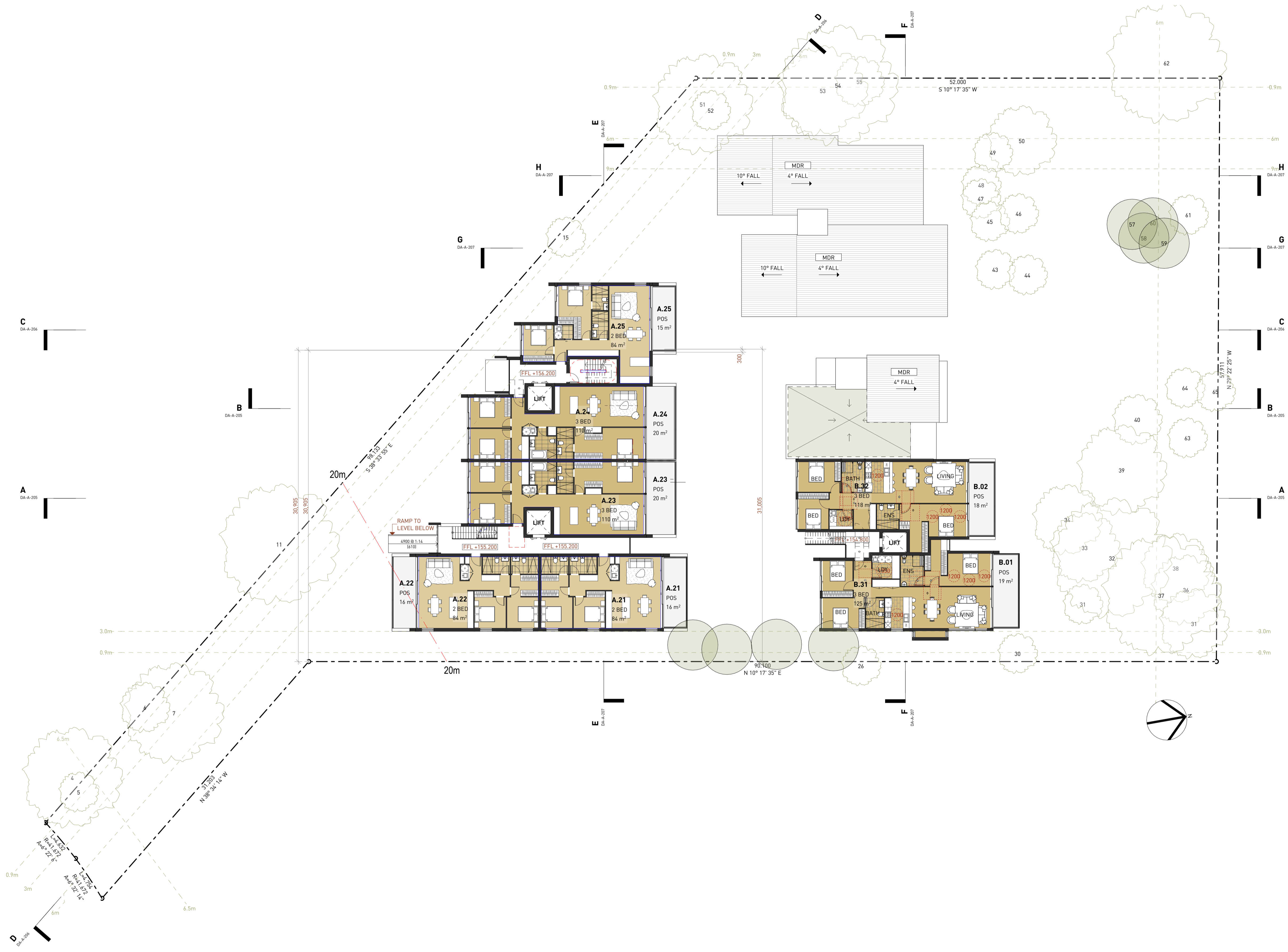
LEGEND

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

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

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



1 LEVEL 5
1:200

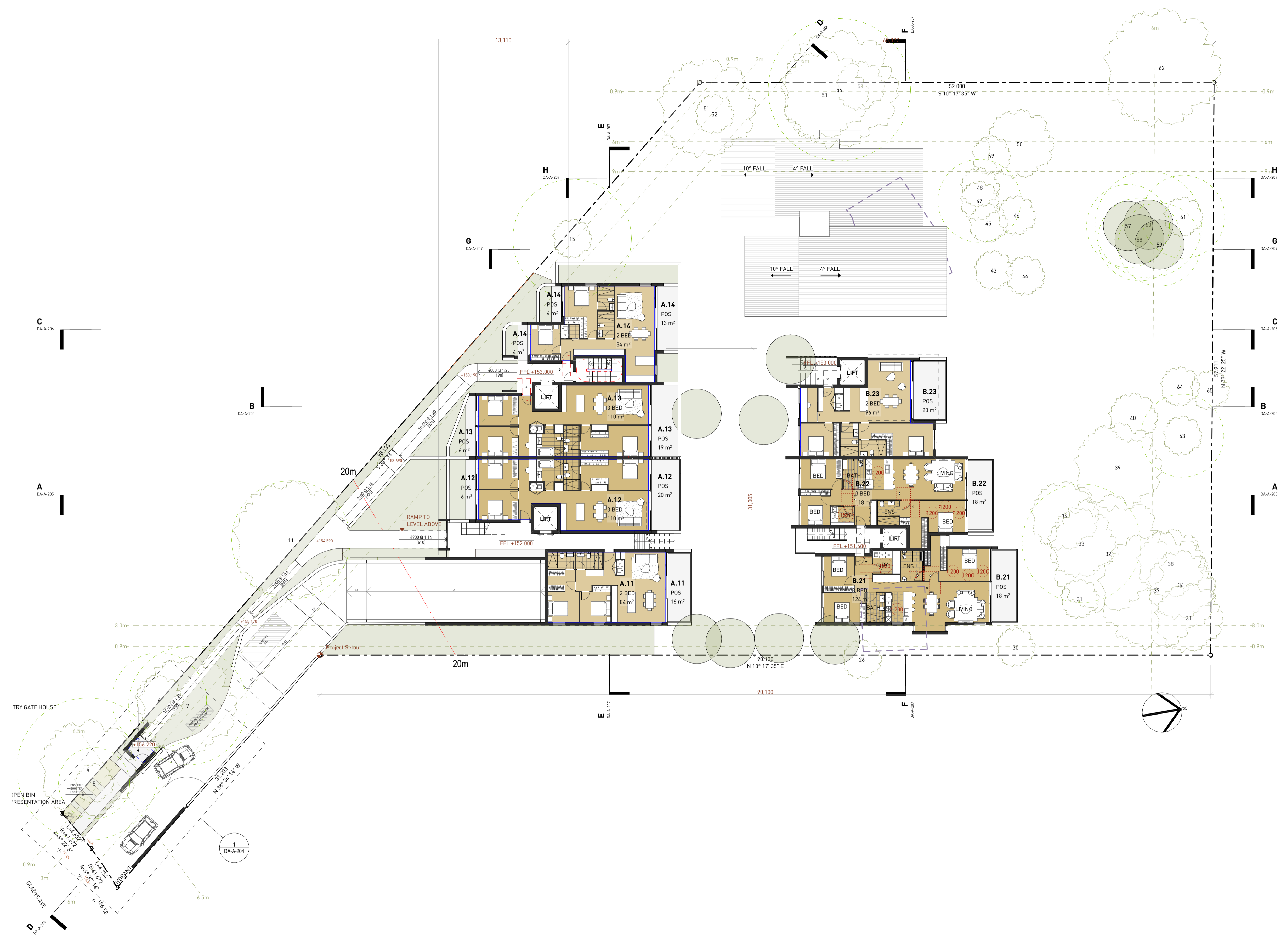
VERSION
FOR DA
 REV A 31.07.25 MODEL 24_041 12-14 GLADYS
 DOCUMENT
LEVEL 5

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

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



24_041 DA-A-103



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

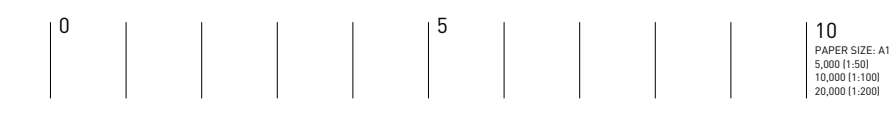
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

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

1 LEVEL 4
1:200

© SMITH & TZANNES PTY LTD



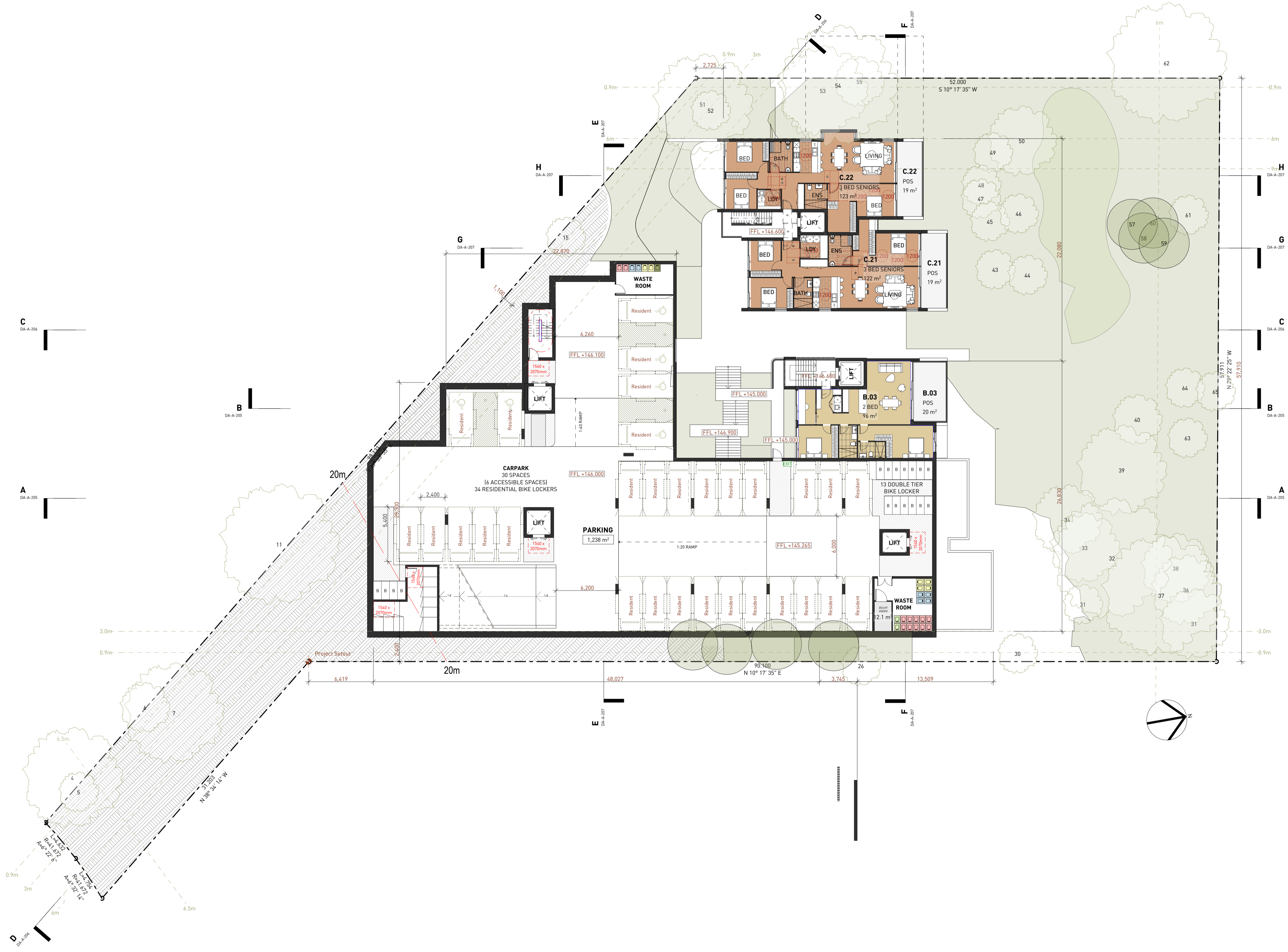
VERSION
FOR DA
REV A 31.07.25
DOCUMENT
LEVEL 4

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

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



24_041 DA-A-104



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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.

PARKING SCHEDULE

Accessible	6
Commercial	2
Resident	28
Visitor	7
Total	43

1 LEVEL 2
1:200

VERSION
FOR DA
 REV A 31.07.25
 DOCUMENT
LEVEL 2

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

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



24_041 DA-A-106

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

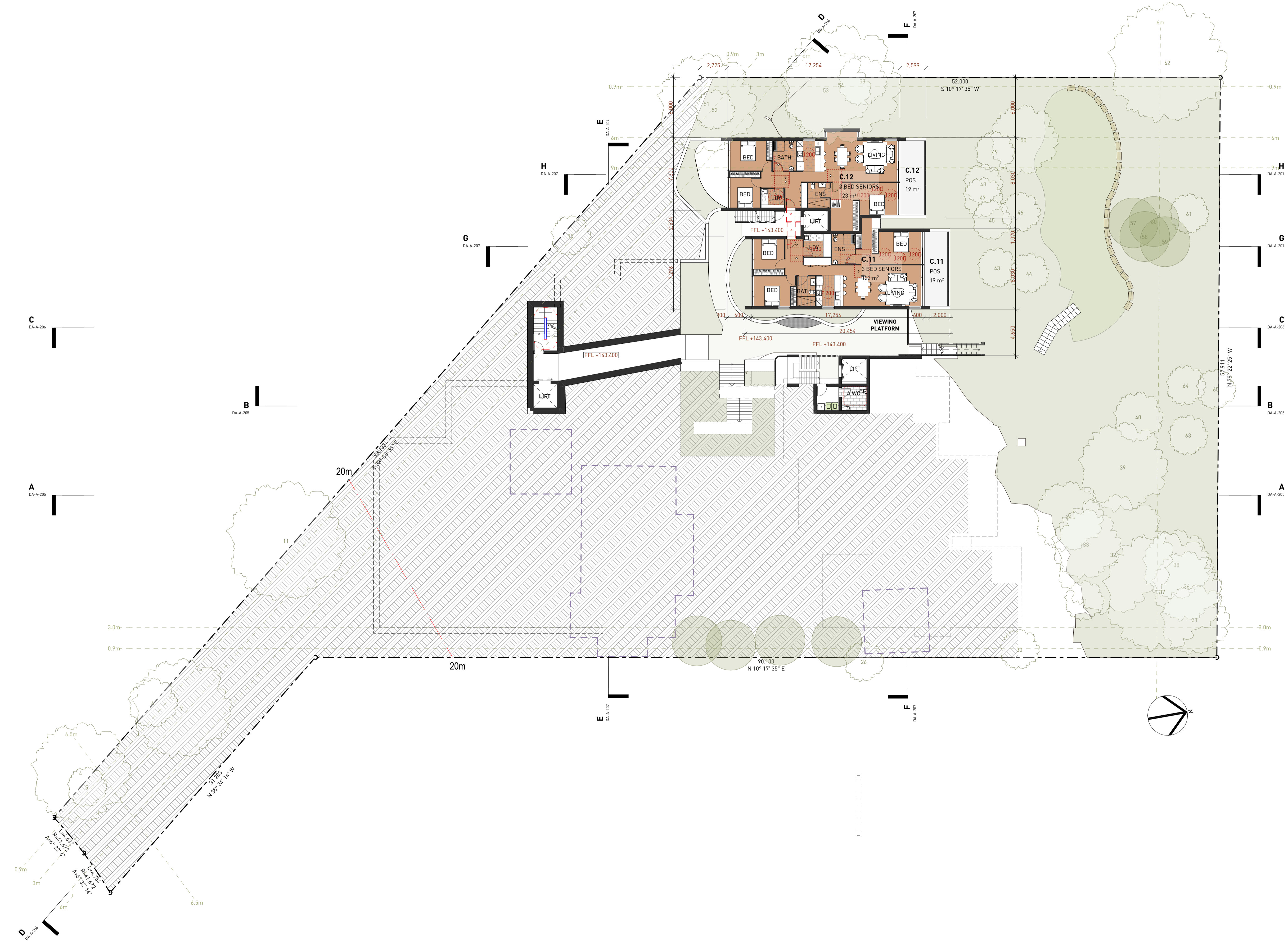
LEGEND

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

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

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



1 LEVEL 1
1:200

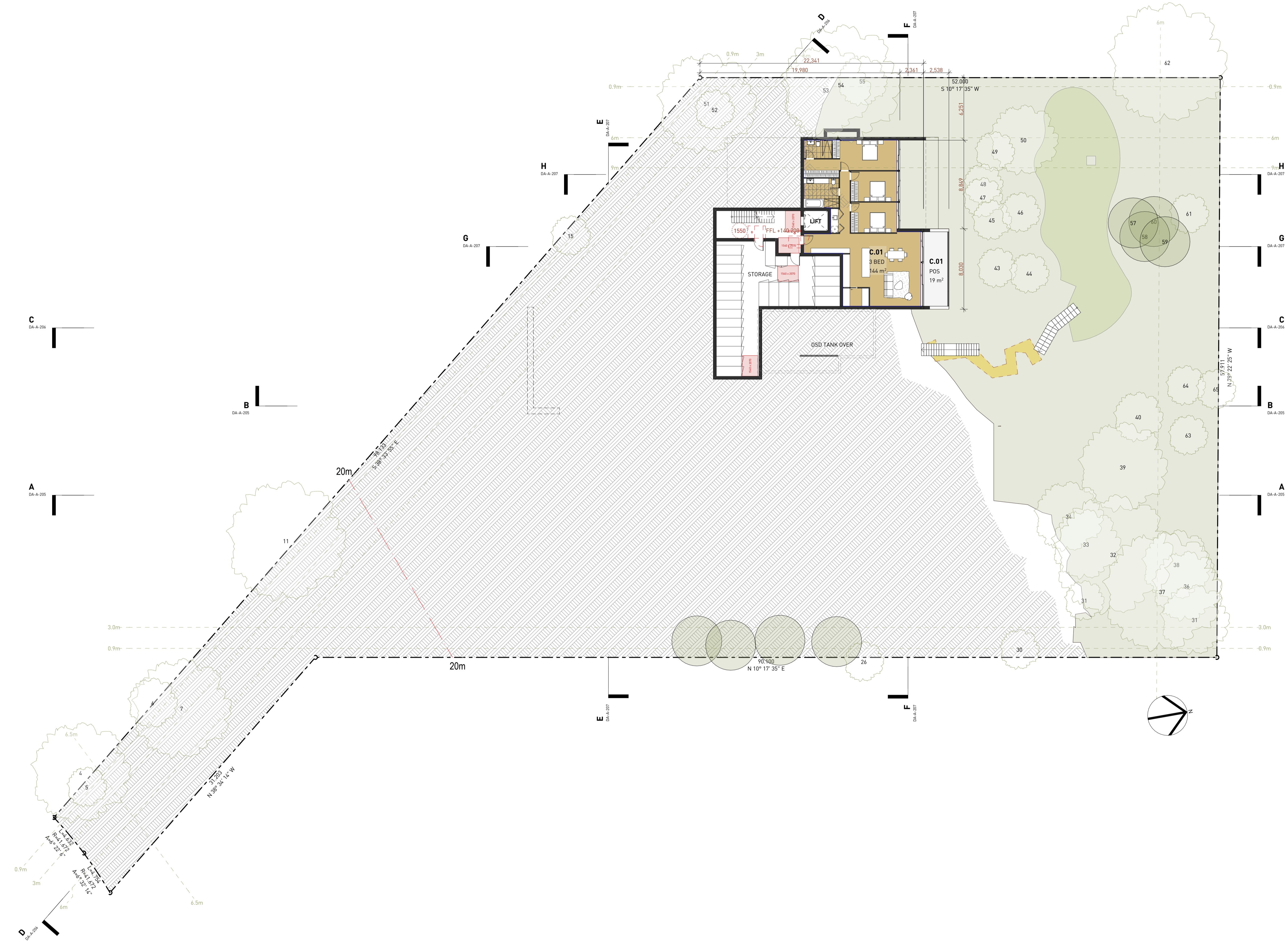
VERSION
FOR DA
 REV A 31.07.25 MODEL 24_041 12-14 GLADYS
 DOCUMENT
LEVEL 1

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

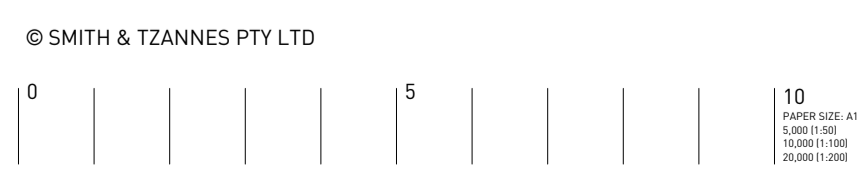
ARCHITECTURE URBAN PLANNING
 M1/147 McEvoy St Alexandria NSW 2015
 P 02 9516 2022 E email@smithtzannes.com.au
 smithtzannes.com.au
 Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-107



1 LEVEL 0
1:200



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

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

VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
LEVEL 0

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

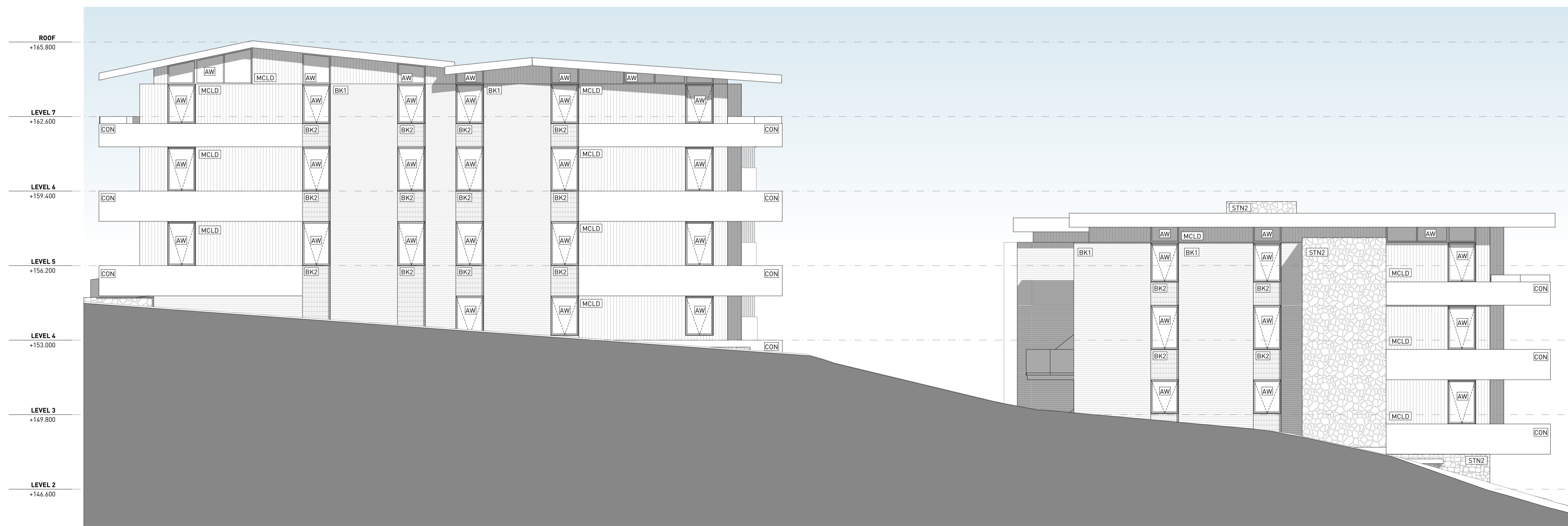
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-108



1 PAVILION A SOUTH
1:100



2 PAVILION A EAST
1:100

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

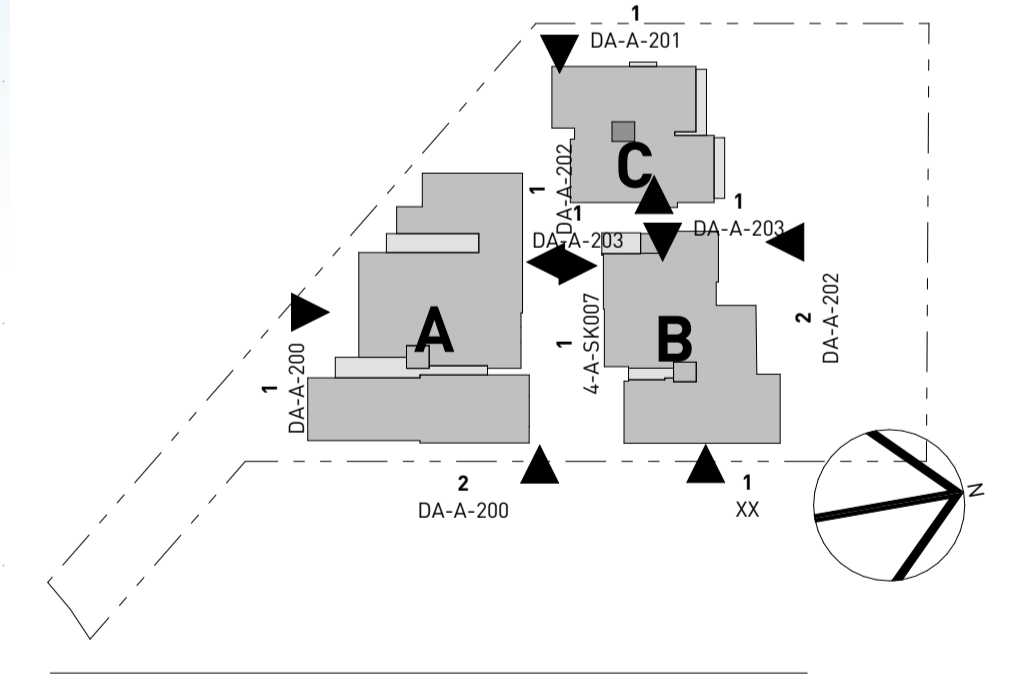
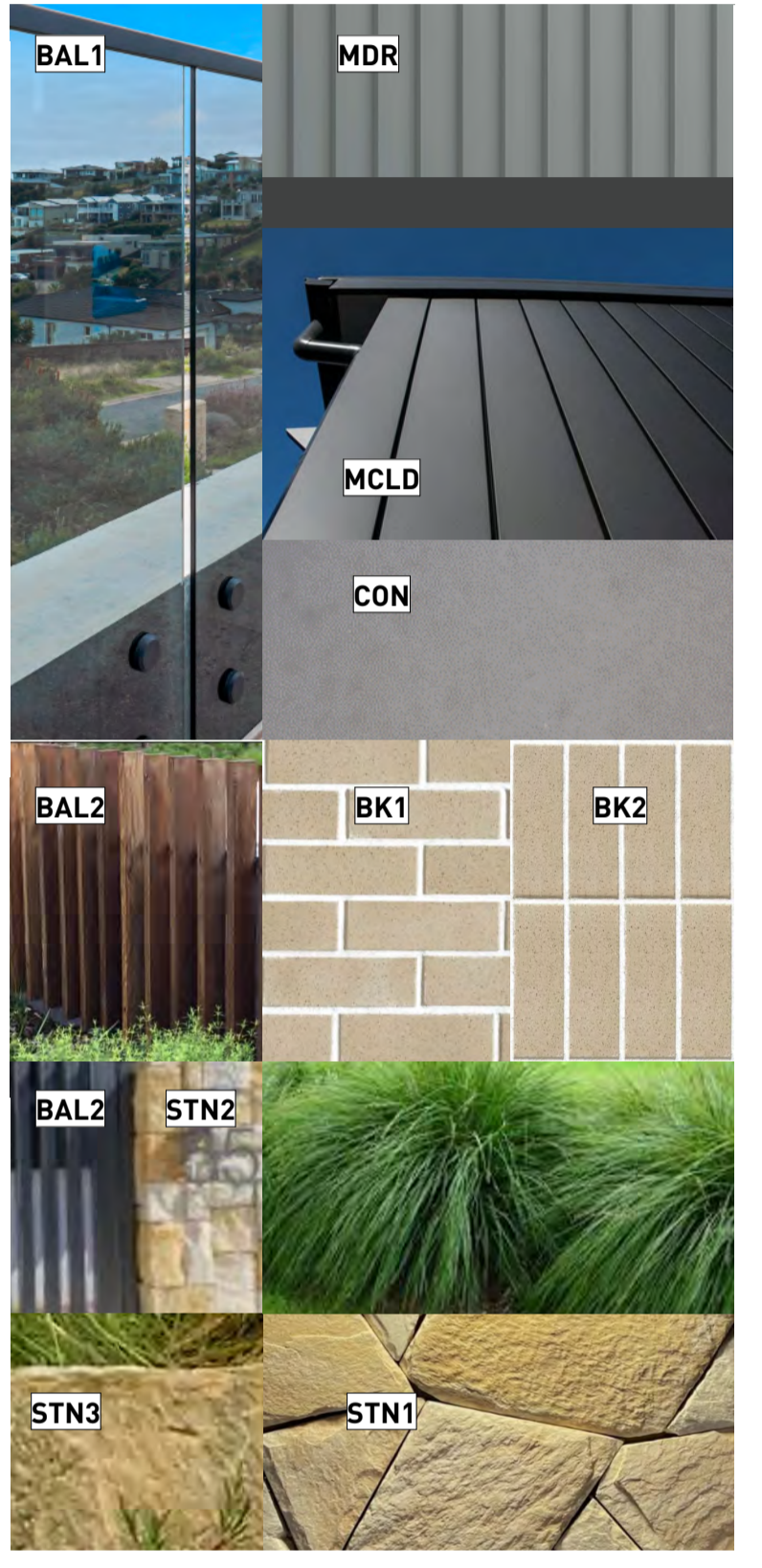
LEGEND

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

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

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



VERSION
FOR DA
REV A 31.07.25
DOCUMENT
ELEVATIONS - EAST AND SOUTH

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

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



24_041 DA-A-200

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

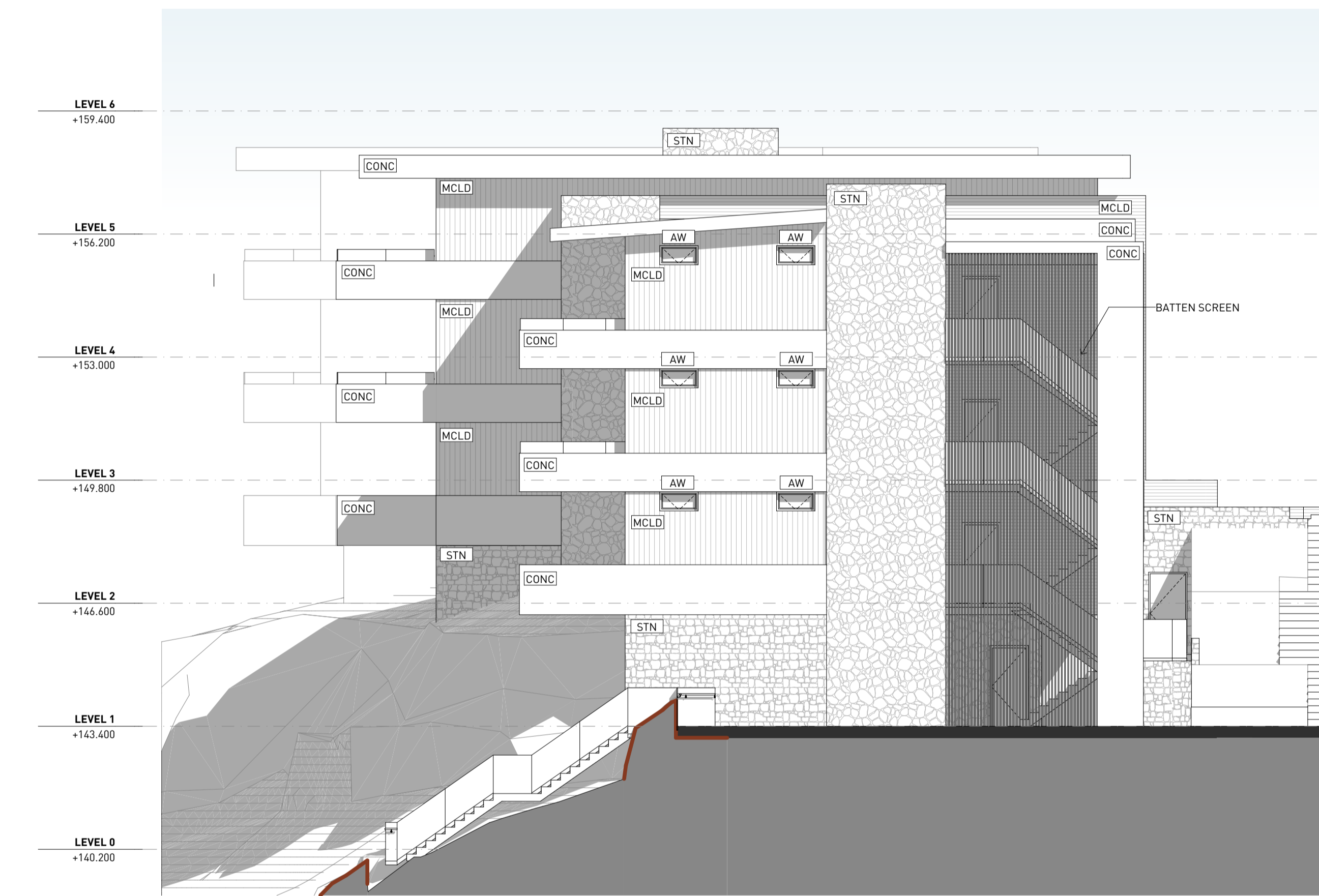
LEGEND

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

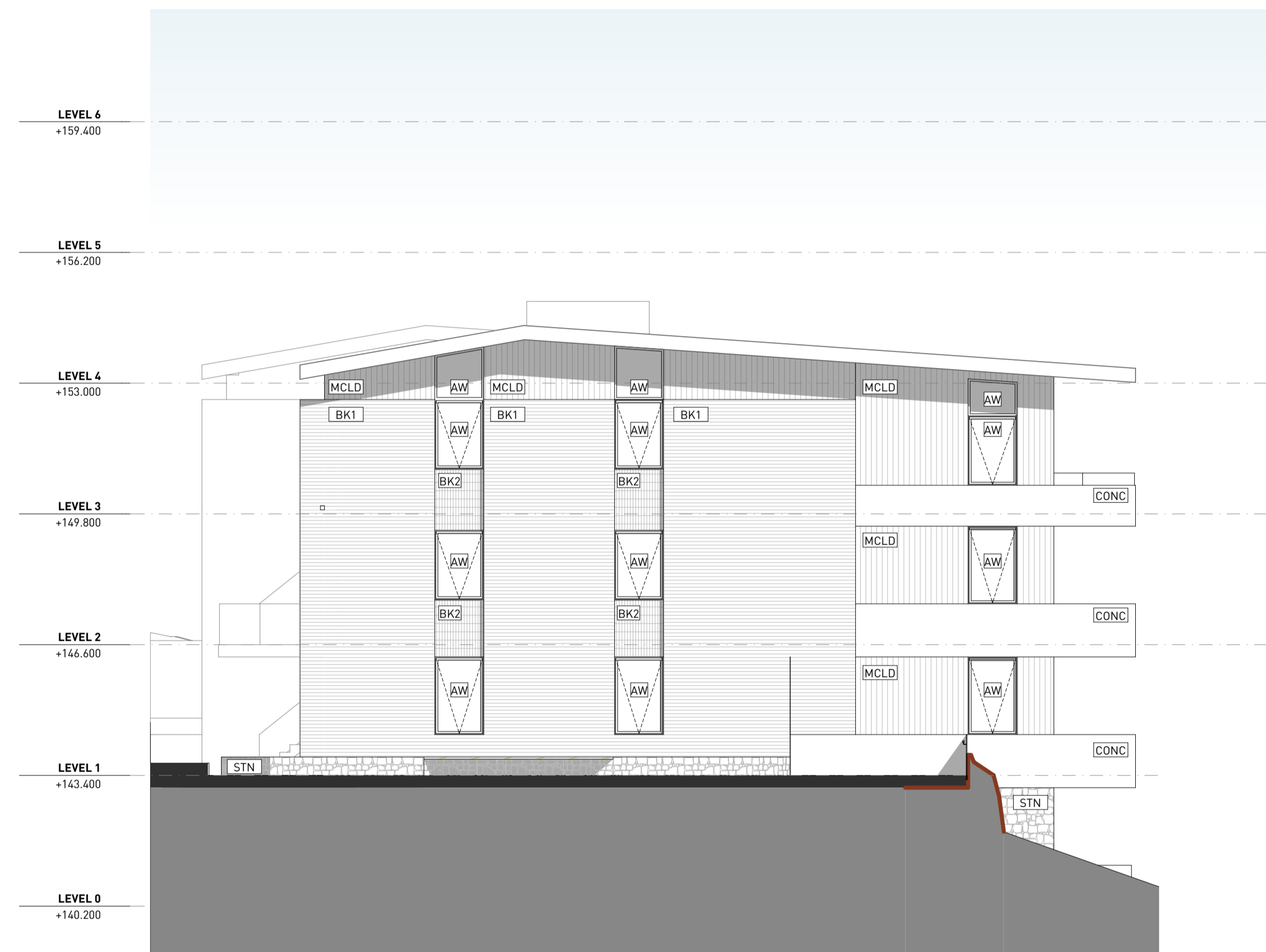
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

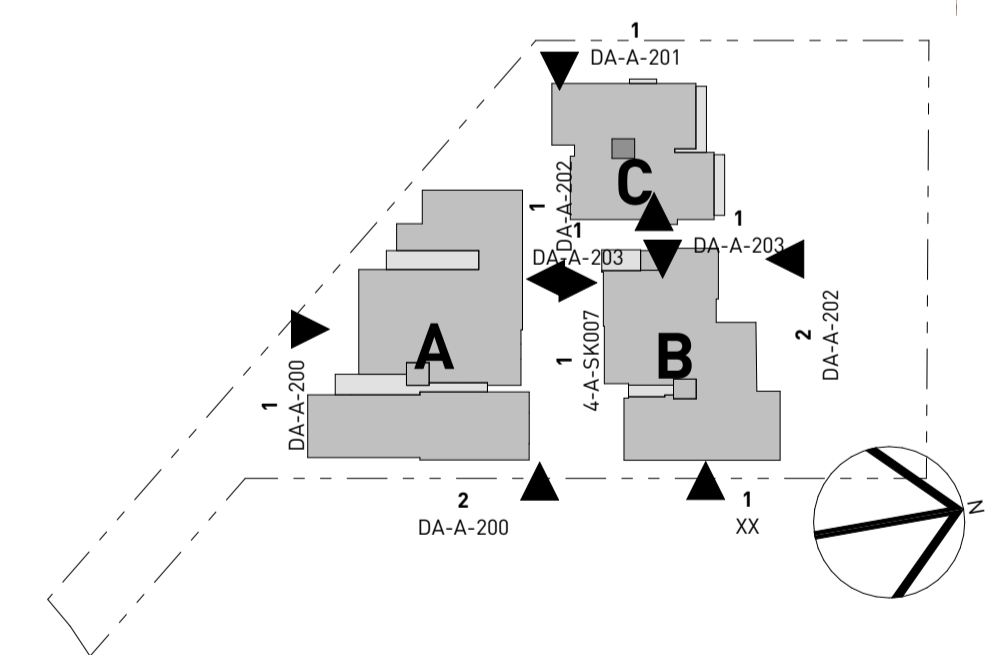
The design is not in a form suitable for use in connection with building work.



1 PAVILLION B WEST
1:100



1 PAVILLION C EAST
1:100



VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
LOWER PAVILLION B & C ELEVATIONS

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

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



24_041 DA-A-203

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

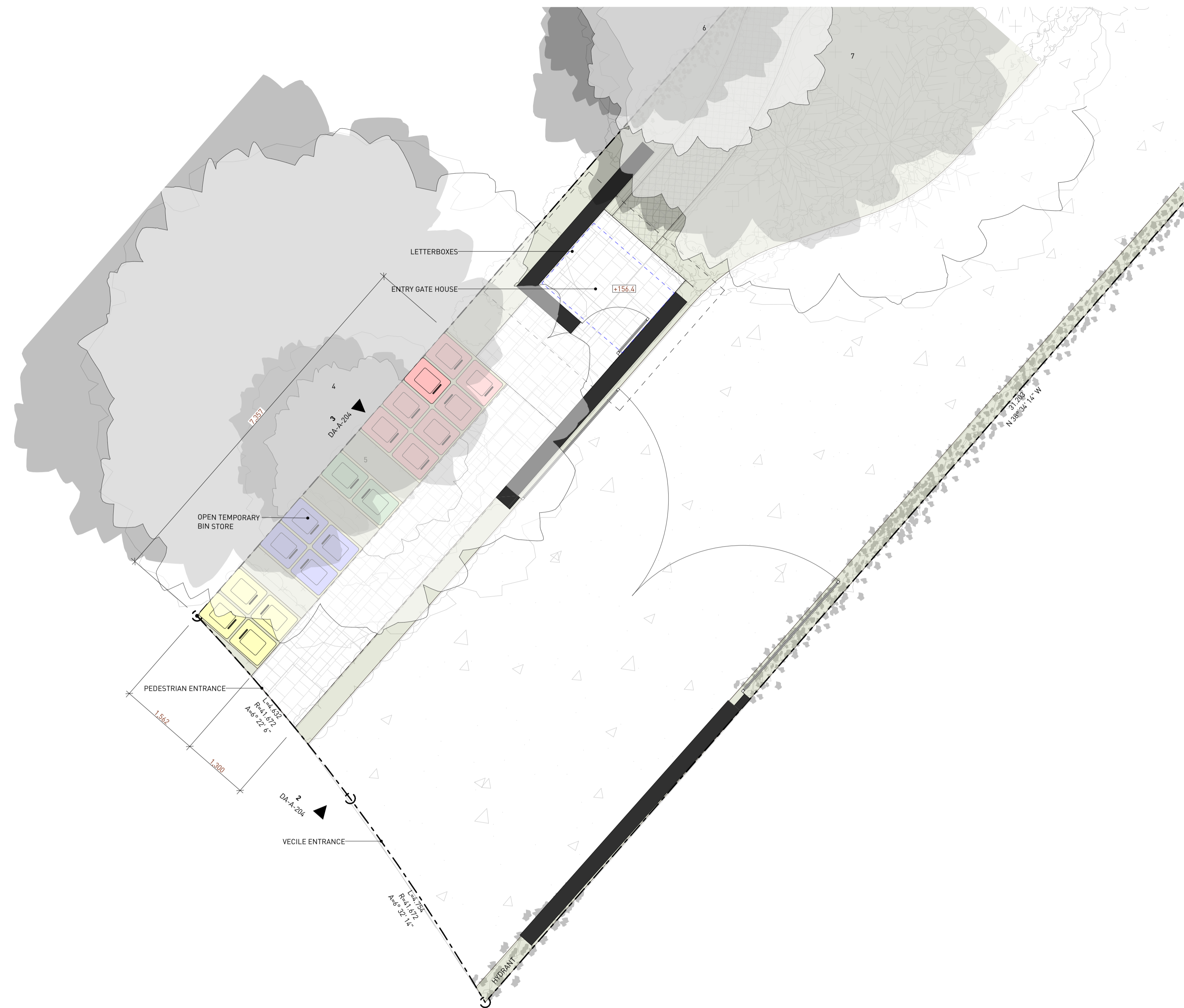
LEGEND

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

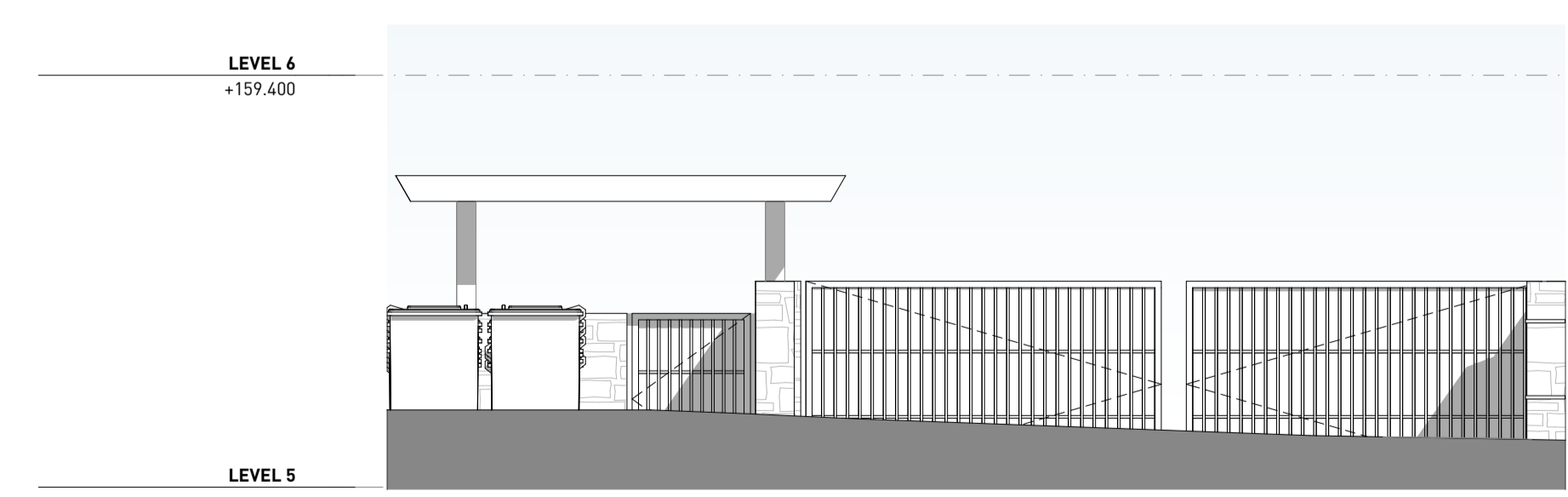
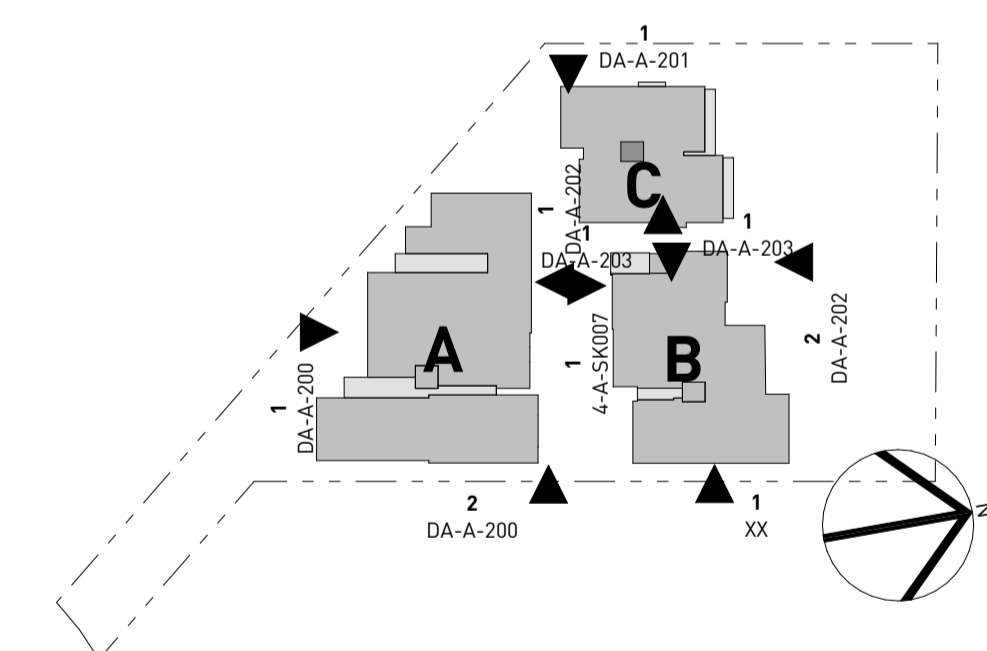
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

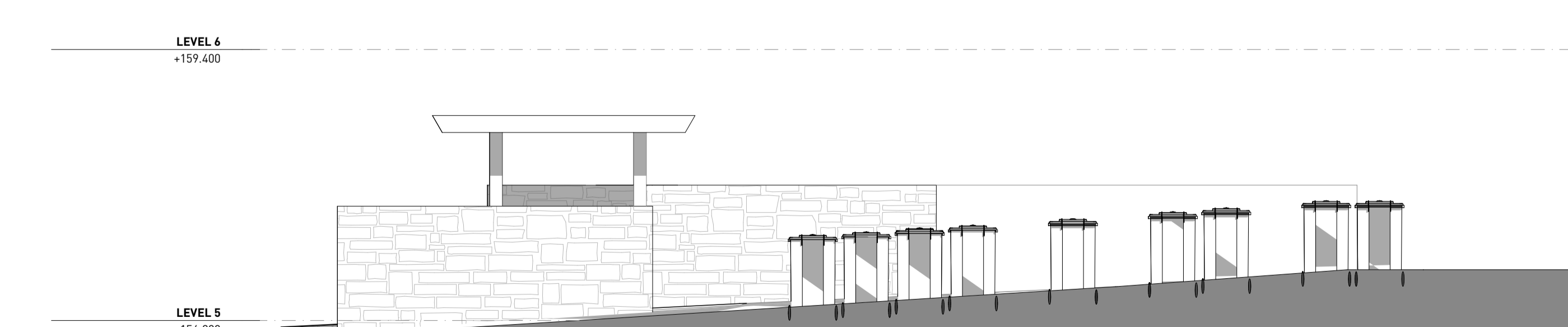
The design is not in a form suitable for use in connection with building work.



1 ENTRY DETAIL
1:50



2 STREET ELEVATION
1:50

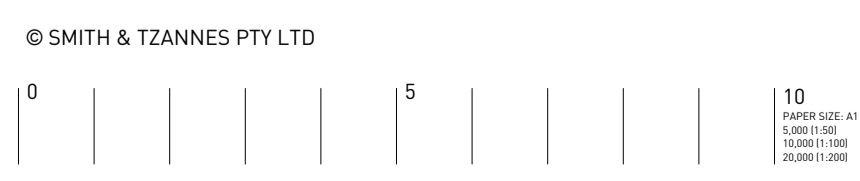


3 ENTRY PAVILLION
1:50

VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
ENTRY DETAIL ELEVATION

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

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



24_041 DA-A-204

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

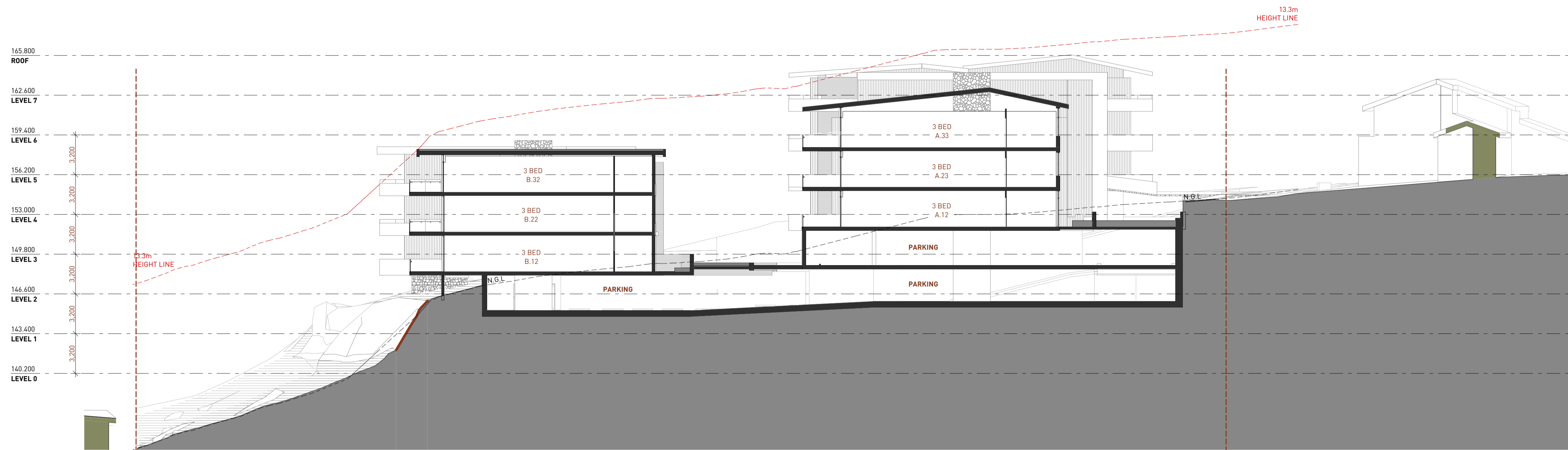
LEGEND

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

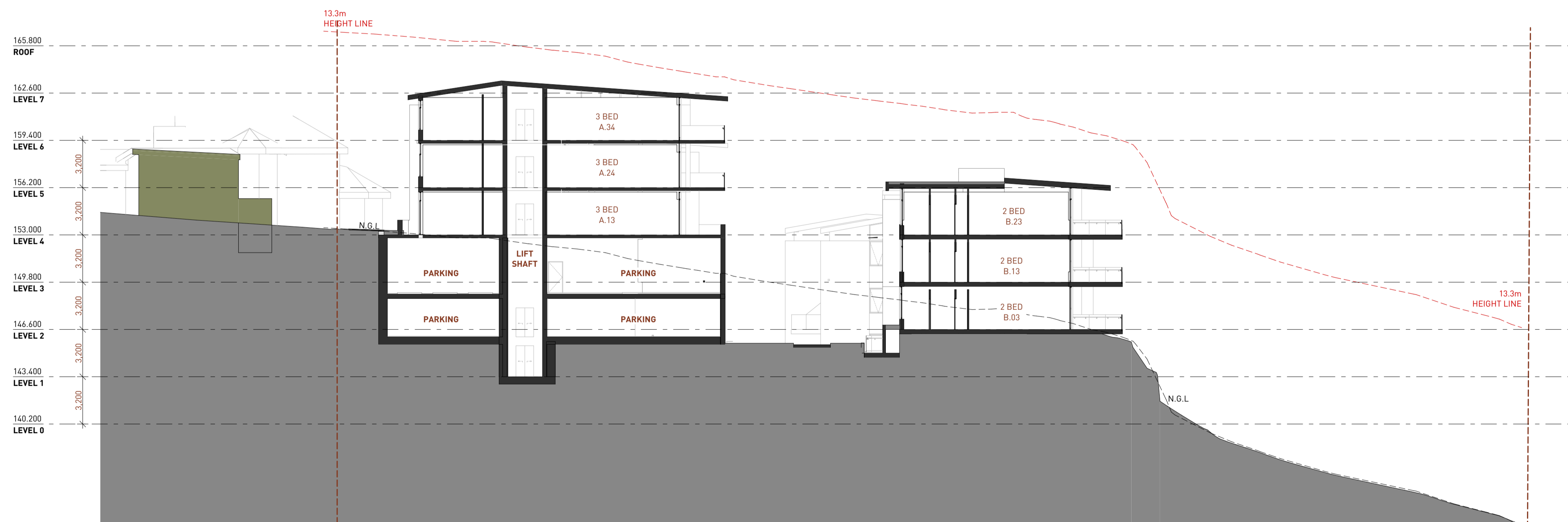
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

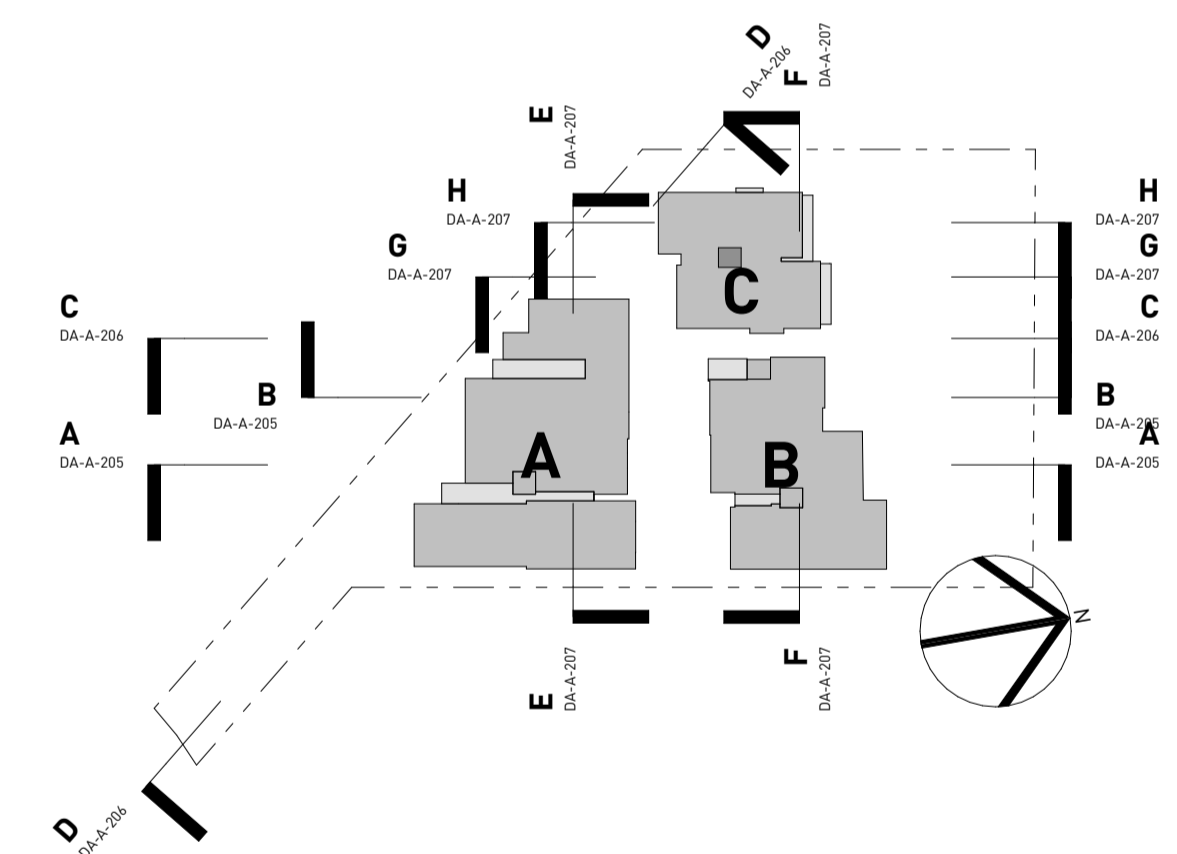
The design is not in a form suitable for use in connection with building work.



1 SECTION A
1:200



2 SECTION B
1:200



VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
SECTIONS

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

ARCHITECTURE URBAN PLANNING
M/1747 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-205

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

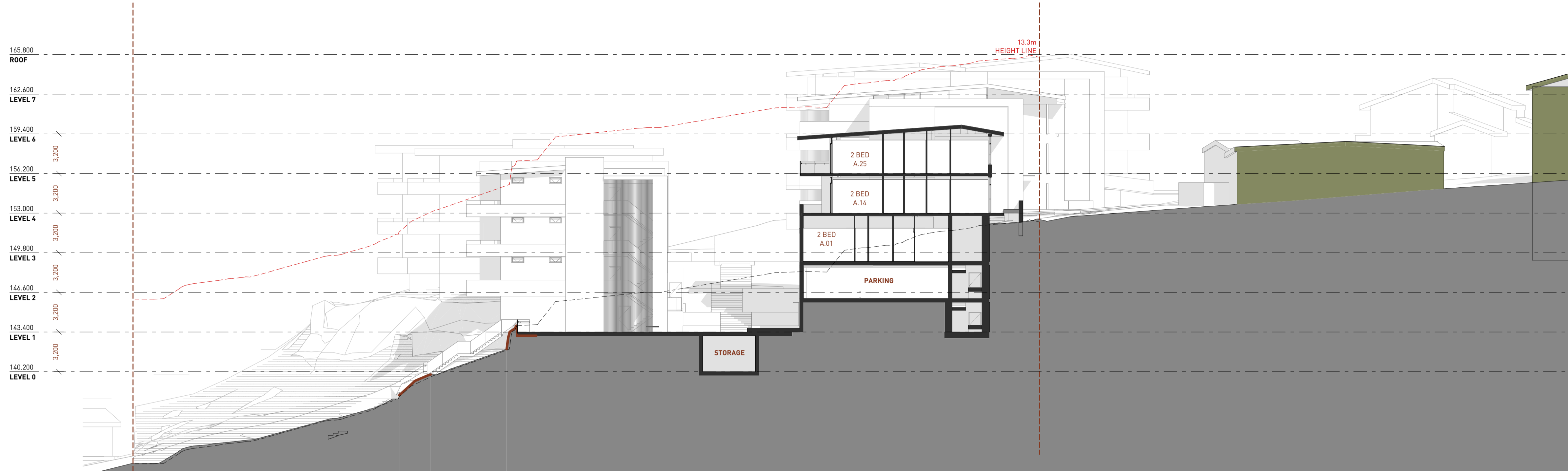
LEGEND

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

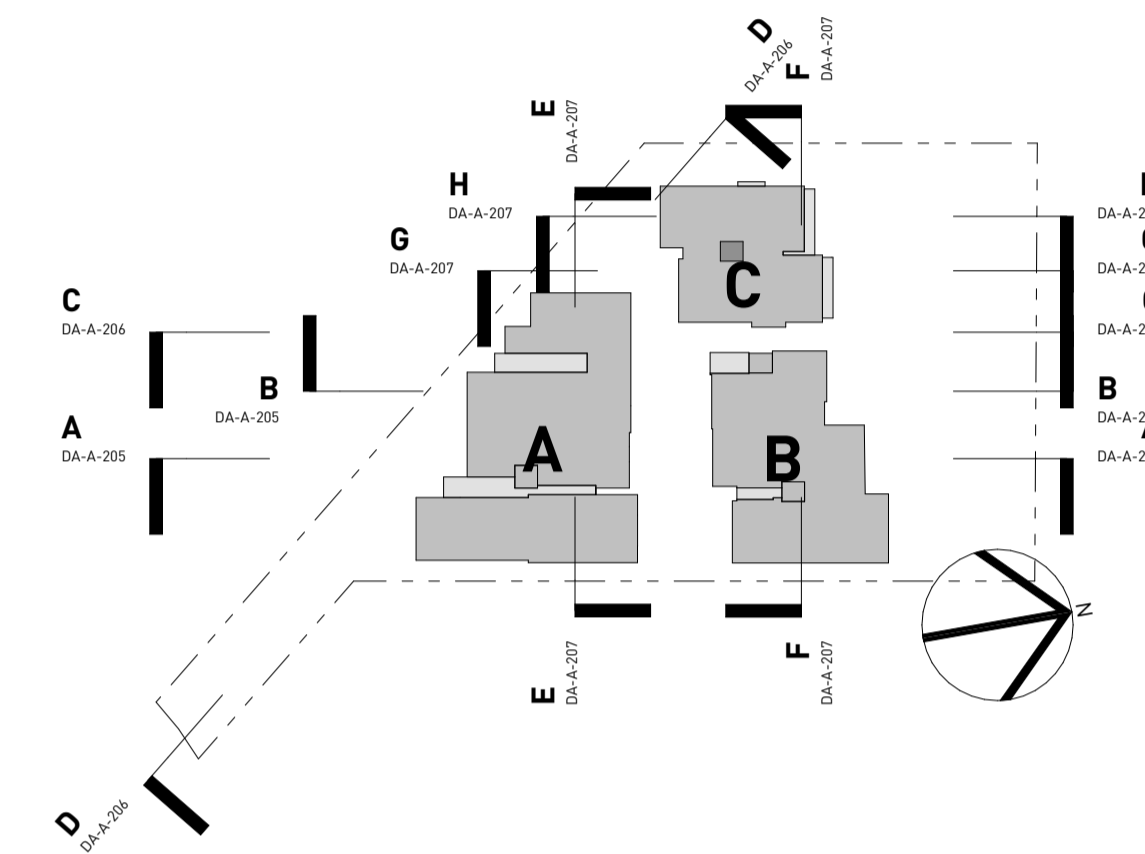
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

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



1 SECTION C
1:200

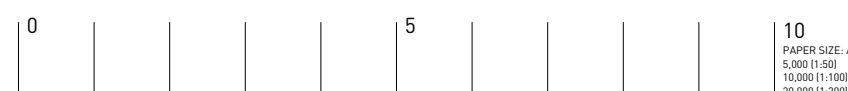


2 SECTION D
1:200

VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
SECTIONS

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

ARCHITECTURE URBAN PLANNING
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



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

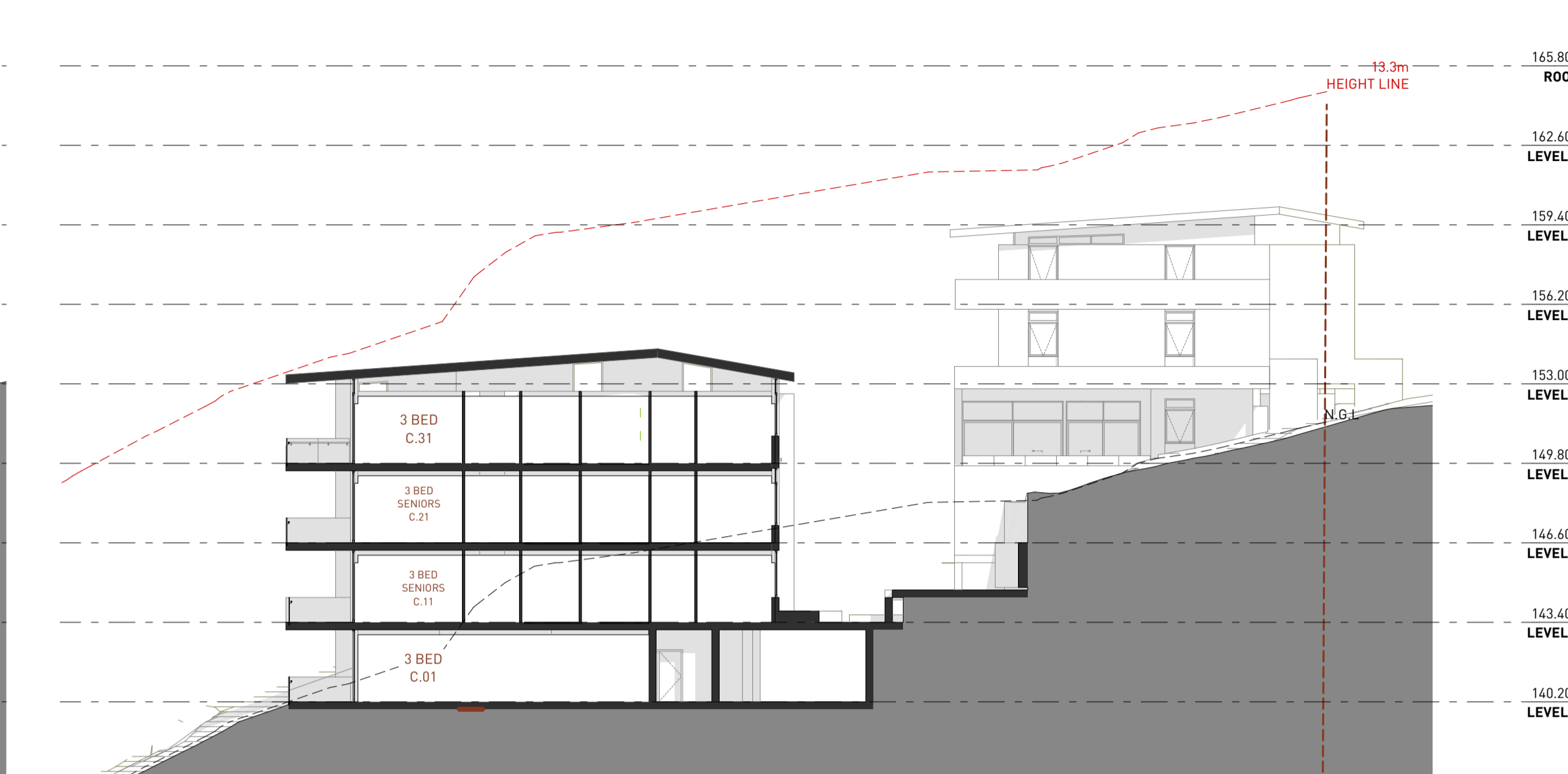
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

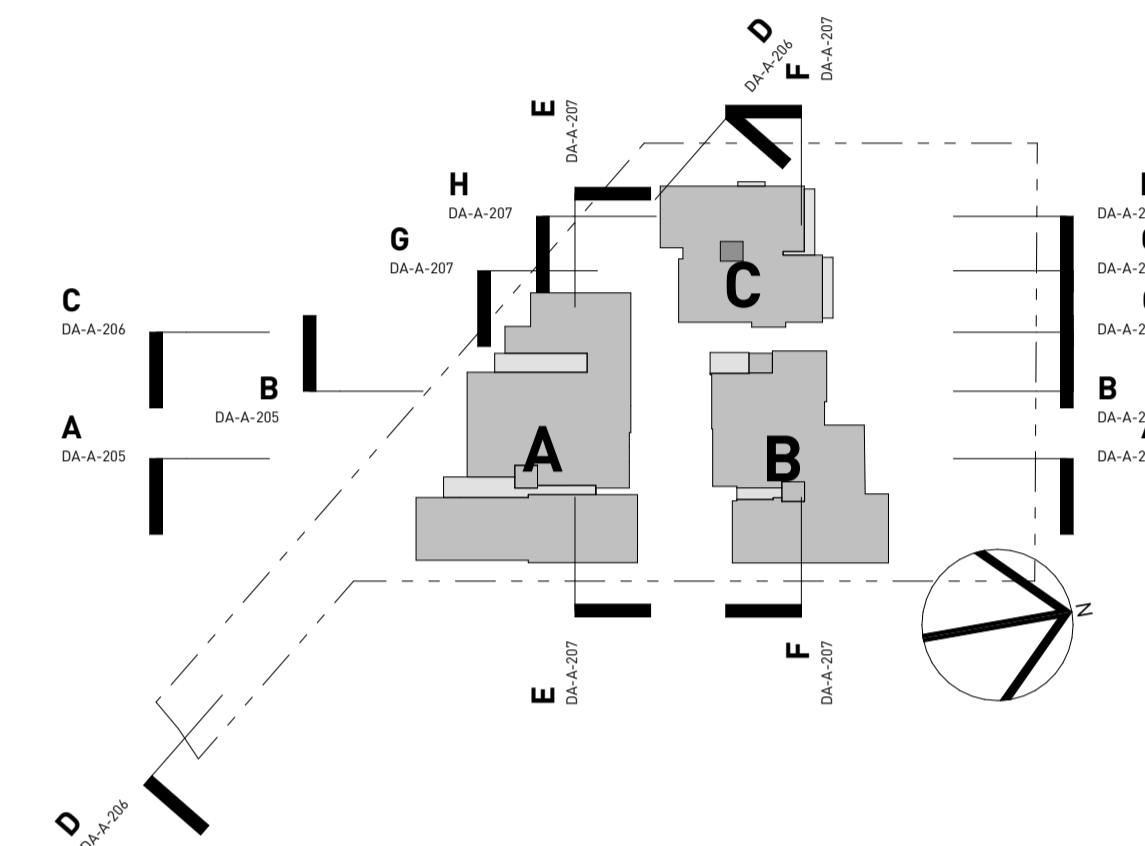
The design is not in a form suitable for use in connection with building work.



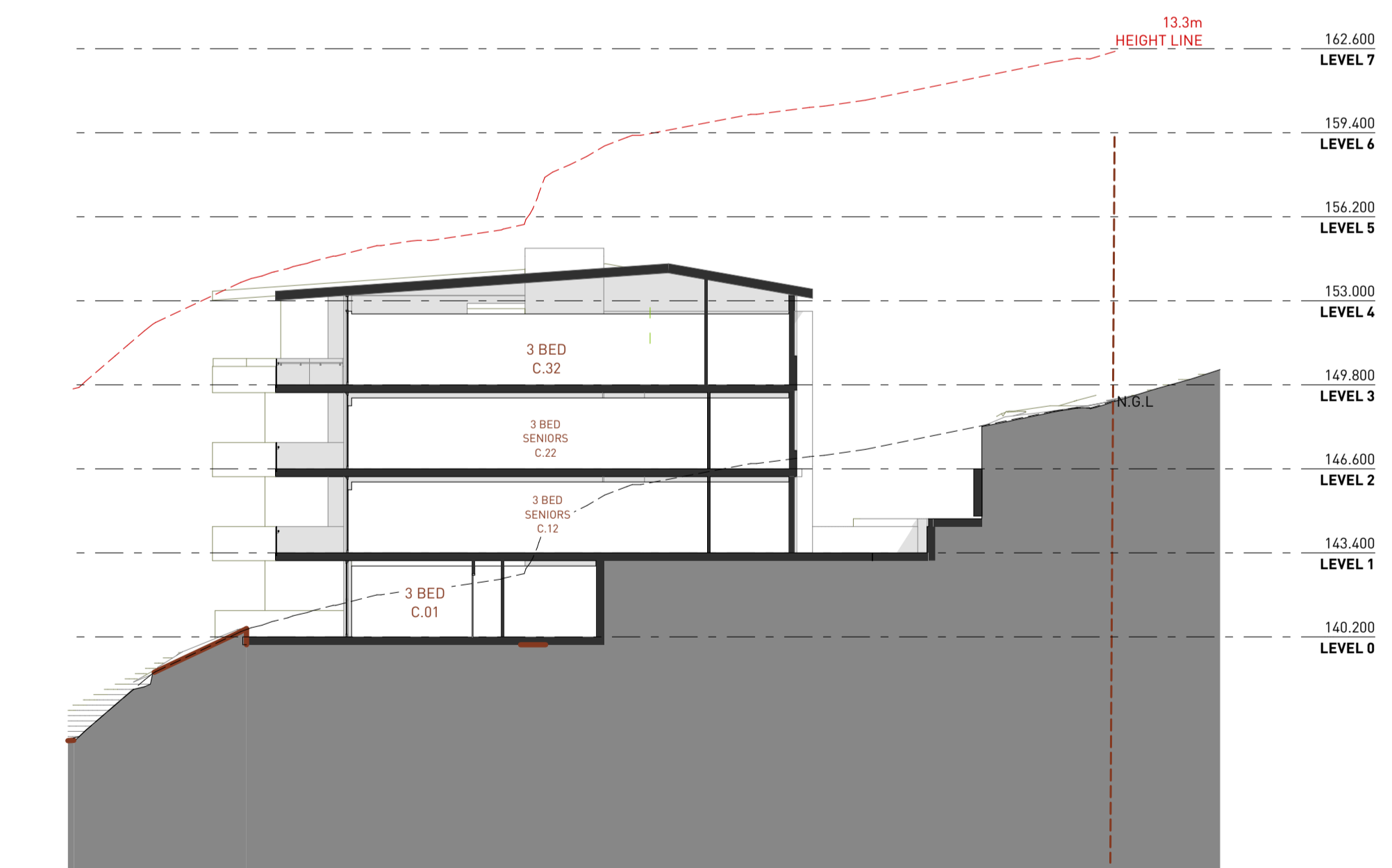
1 SECTION E
1:200



4 SECTION G
1:200



2 SECTION F
1:200



5 SECTION H
1:200

VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
SECTIONS

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

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



24_041 DA-A-207

DEVELOPMENT STATISTICS

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

SITE AREAS SCHEDULE

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

GFA SCHEDULE

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

3,495 m²

FSR **0.73:1**

APARTMENT MIX SCHEDULE

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

CROSS VENTILATION

YES	31	100%
YES	1	
	32	

SOLAR ACCESS

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

PARKING SCHEDULE

Accessible	6
Commercial	2
Resident	28
Visitor	7
	43

APARTMENT AREA SCHEDULE

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

APARTMENT AREA SCHEDULE

STOREY	UNIT	BEDS/PRIVATE OPEN SPACE	INTERNAL AREA/ EXTERNAL AREA TOTAL
	A.13	3 BED	110
	A.13	POS	25
			135 m²
	A.14	2 BED	84
	A.14	POS	21
			105 m²
	B.21	3 BED	124
	B.21	POS	18
			142 m²
	B.22	3 BED	118
	B.22	POS	18
			136 m²
	B.23	2 BED	96
	B.23	POS	20
			116 m²
LEVEL 5			
	A.21	2 BED	84
	A.21	POS	16
			100 m²
	A.22	2 BED	84
	A.22	POS	16
			100 m²
	A.23	3 BED	110
	A.23	POS	20
			130 m²
	A.24	3 BED	110
	A.24	POS	20
			130 m²
	A.25	2 BED	84
	A.25	POS	15
			99 m²
	B.01	POS	19
			19 m²
	B.02	POS	18
			18 m²
	B.31	3 BED	125
			125 m²
	B.32	3 BED	118
			118 m²
LEVEL 6			
	A.31	2 BED	84
	A.31	POS	16
			100 m²
	A.32	2 BED	84
	A.32	POS	16
			100 m²
	A.33	3 BED	110

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- 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.
- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- 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

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.

APARTMENT AREA SCHEDULE

STOREY	UNIT	BEDS/PRIVATE OPEN SPACE	INTERNAL AREA/ EXTERNAL AREA TOTAL
			100 m²
	A.42	2 BED	84
	A.42	POS	16
			100 m²
			4,015 m²

VERSION

FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

AREA CALCULATIONS

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS

12-14 Gladys Avenue

Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

ARCHITECTURE URBAN PLANNING

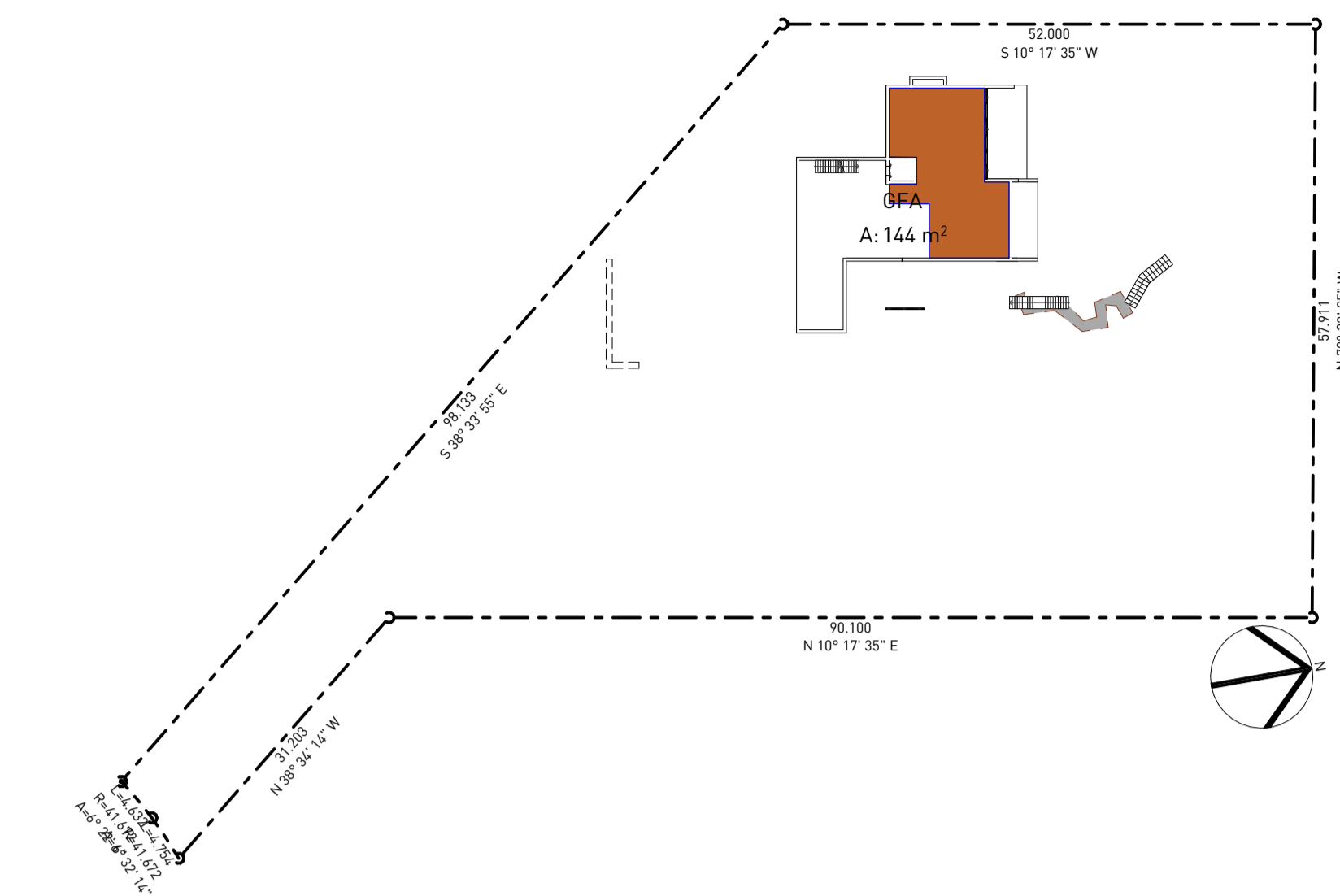
M1/147 McEvoy St Alexandria NSW 2015

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

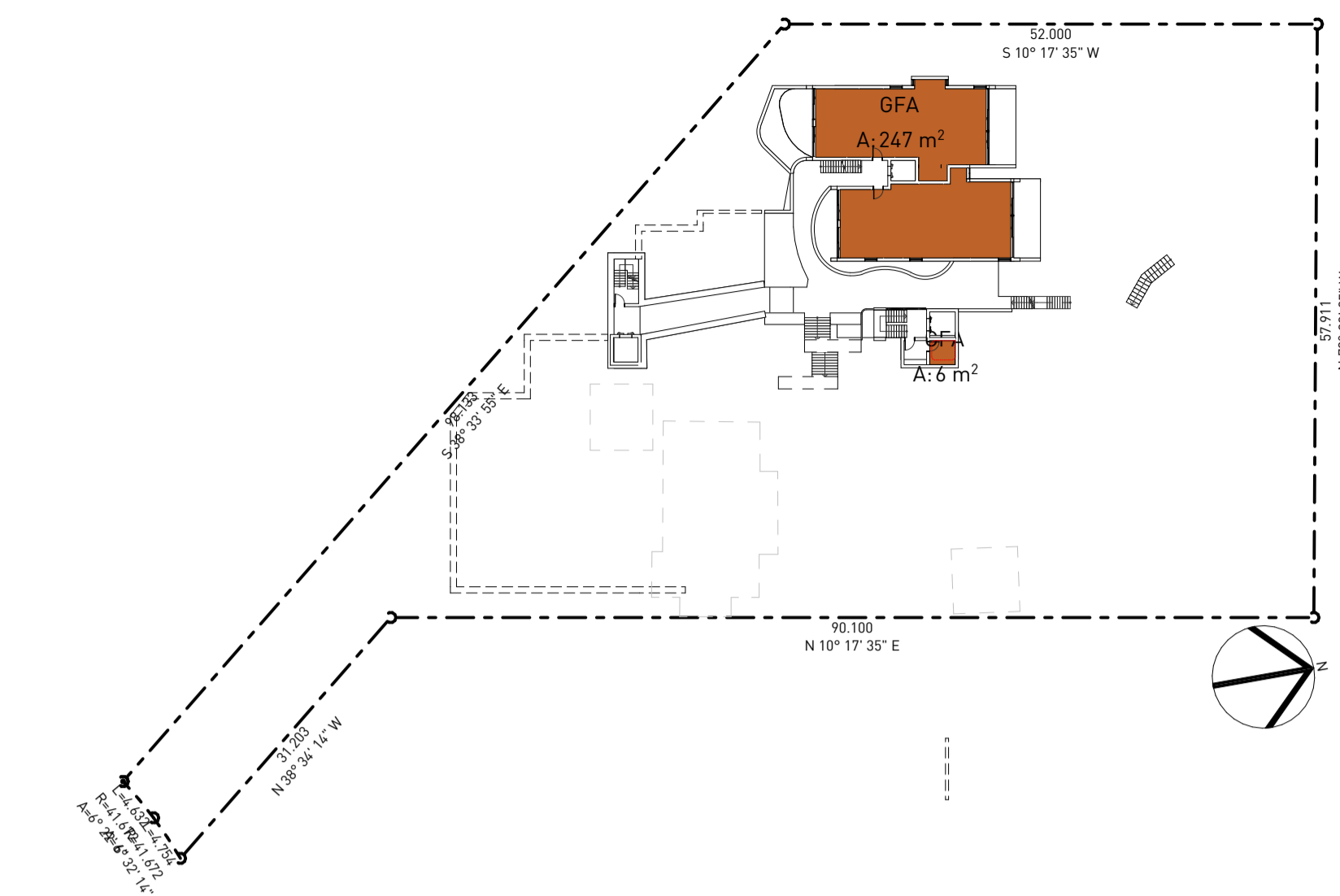
smithtzannes.com.au

Nominated Architect: Peter Smith ARN 7024





1 GROSS FLOOR AREA - LEVEL 0
1:600



2 GROSS FLOOR AREA - LEVEL 1
1:600



3 GROSS FLOOR AREA - LEVEL 2
1:600



4 GROSS FLOOR AREA - LEVEL 3
1:600



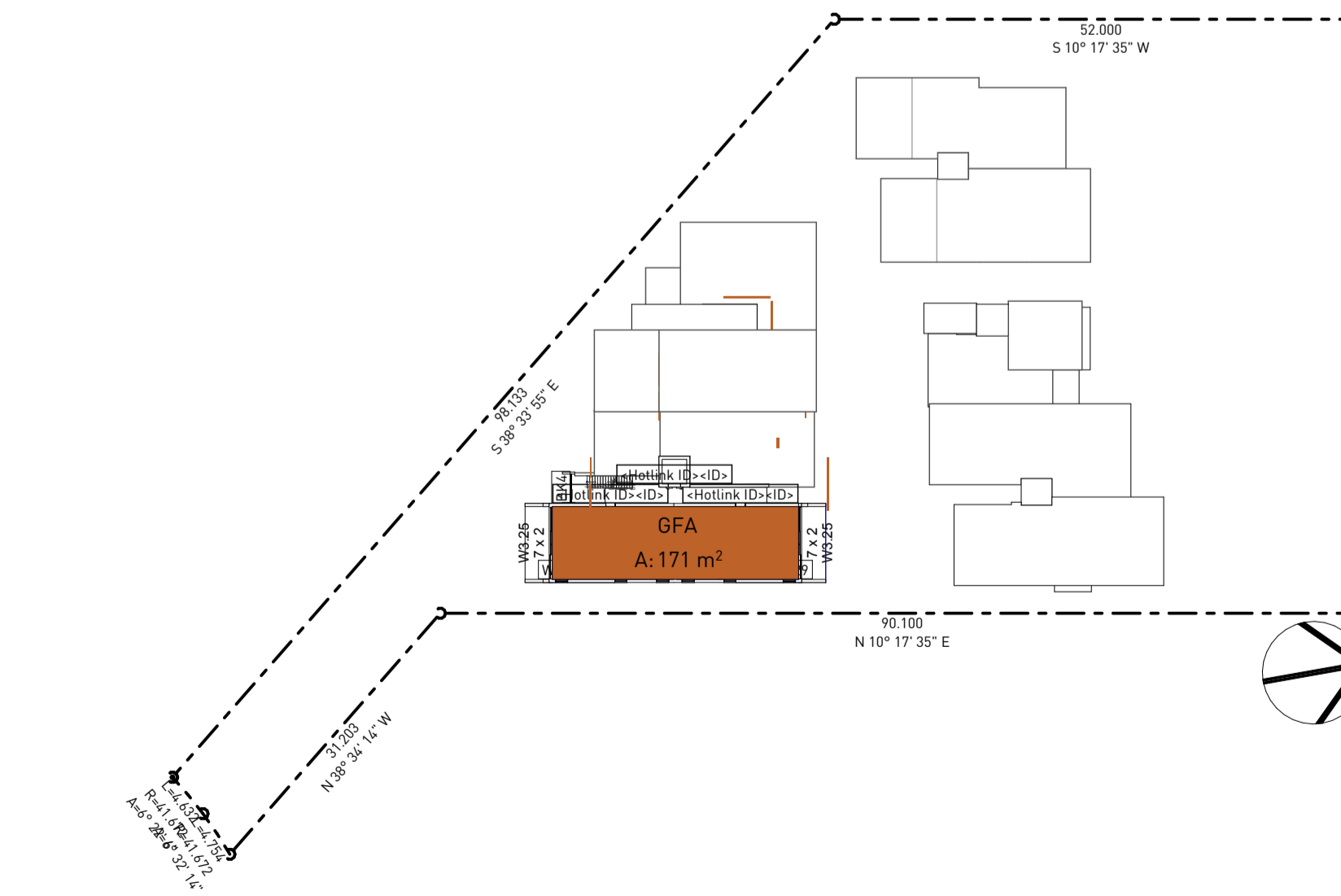
5 GROSS FLOOR AREA - LEVEL 4
1:600



6 GROSS FLOOR AREA - LEVEL 5
1:600



7 GROSS FLOOR AREA - LEVEL 6
1:600



8 GROSS FLOOR AREA - LEVEL 7
1:600

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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 otherwise designated.

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.

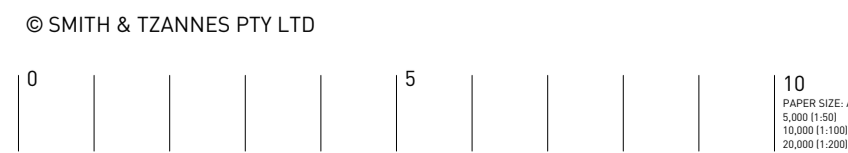
GFA SCHEDULE	
LEVEL	AREA m2
GROSS FLOOR AREA	
LEVEL 0	144
LEVEL 1	253
LEVEL 2	344
LEVEL 3	724
LEVEL 4	738
LEVEL 5	725
LEVEL 6	396
LEVEL 7	171
	3,495 m²
FSR	0.73:1

VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
GROSS FLOOR AREA

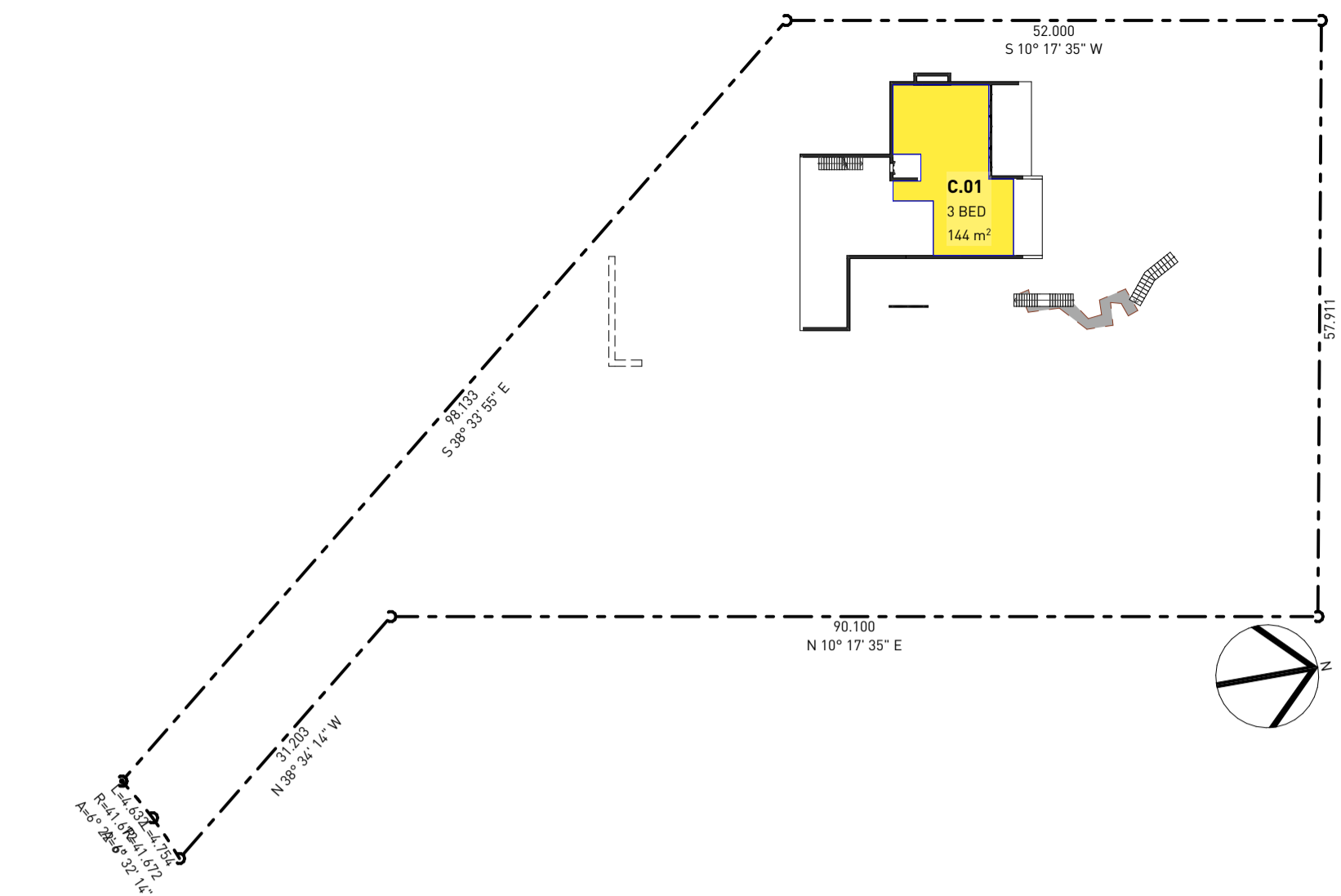
STAGE
DEVELOPMENT APPLICATION
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276
88 Republic of Gladys

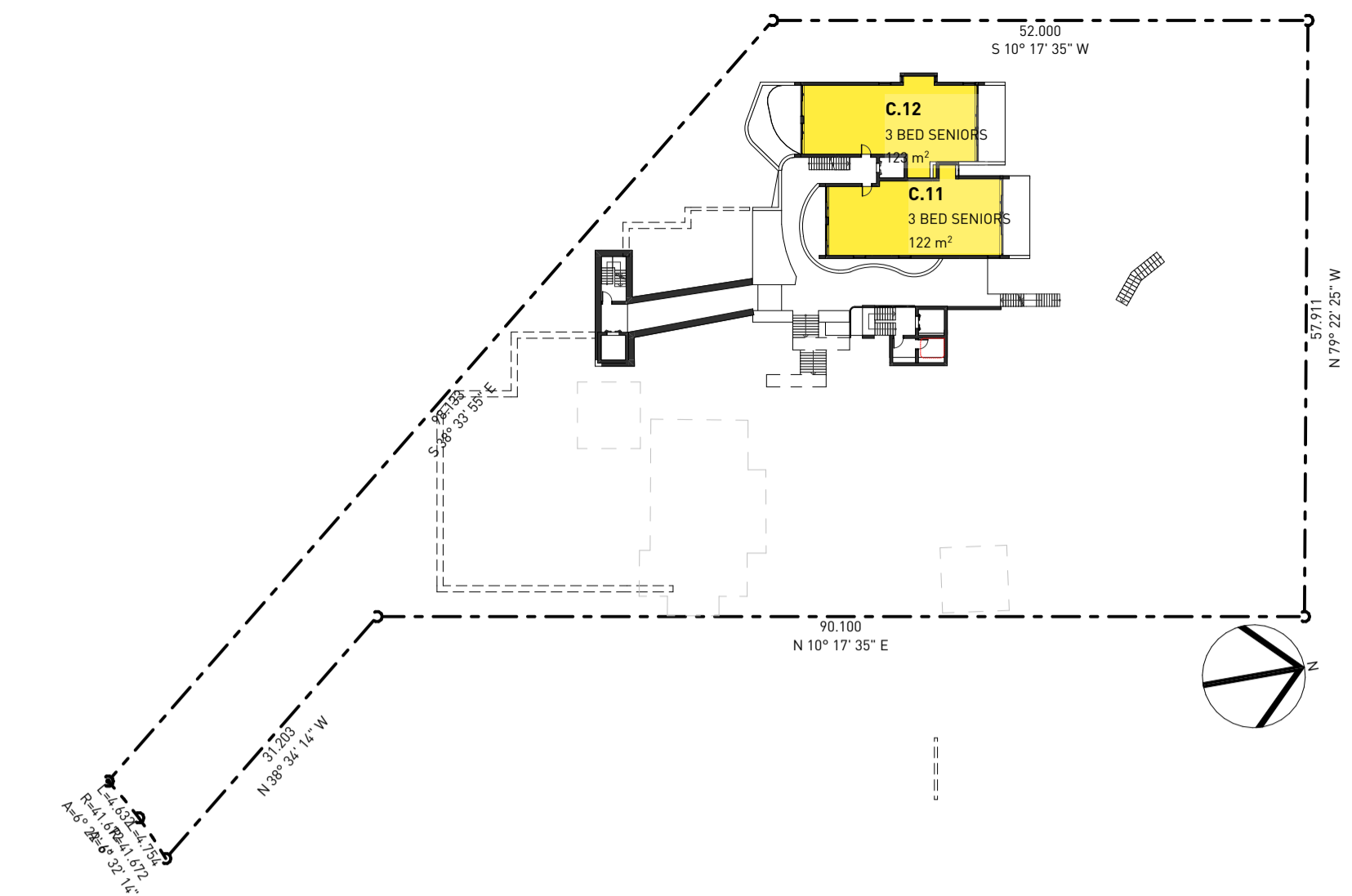
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-801



1 SOLAR ACCESS - LEVEL 0
1:600



2 SOLAR ACCESS - LEVEL 1
1:600



3 SOLAR ACCESS - LEVEL 2
1:600



4 SOLAR ACCESS - LEVEL 3
1:600



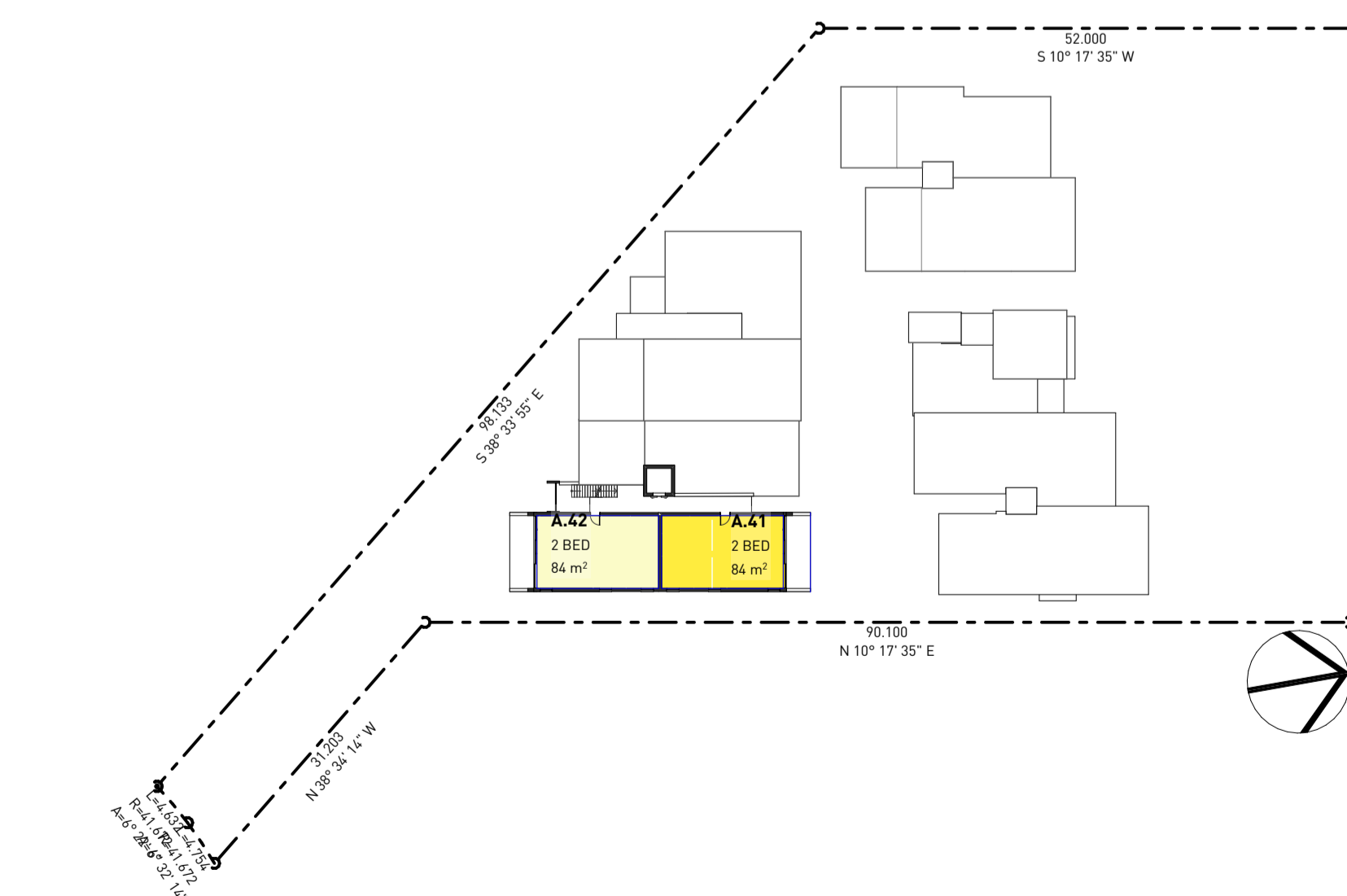
5 SOLAR ACCESS - LEVEL 4
1:600



6 SOLAR ACCESS - LEVEL 5
1:600



7 SOLAR ACCESS - LEVEL 6
1:600



8 SOLAR ACCESS - LEVEL 7
1:600

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- 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.
- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- 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.

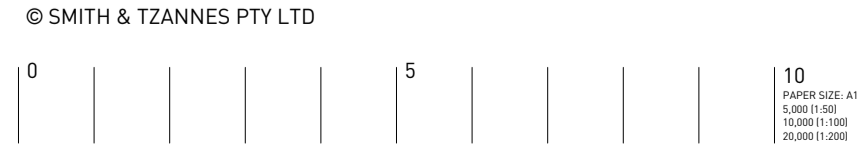
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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.

SOLAR ACCESS

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



VERSION
FOR DA
REV A 31.07.25
DOCUMENT
SOLAR ACCESS

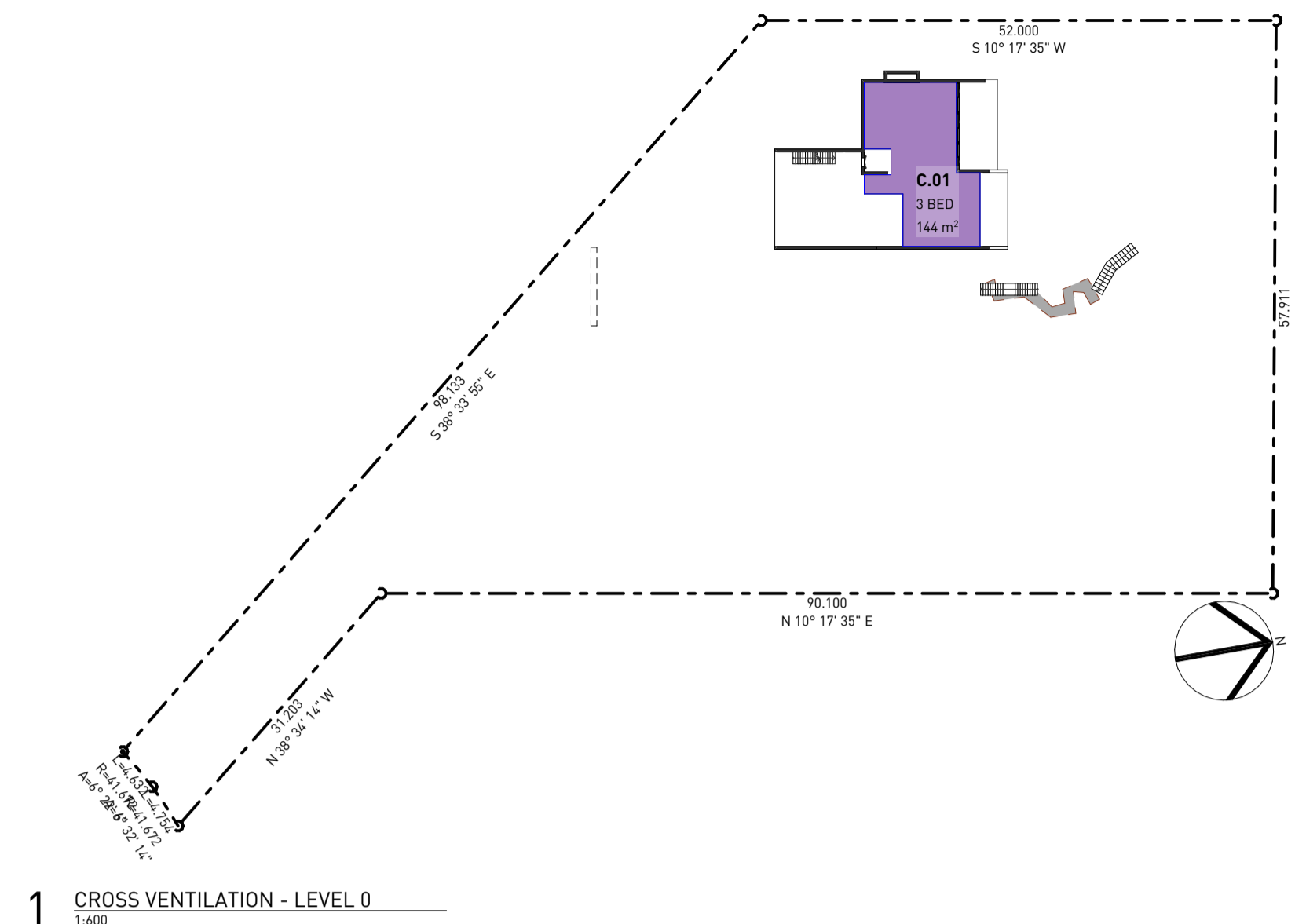
STAGE
DEVELOPMENT APPLICATION

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

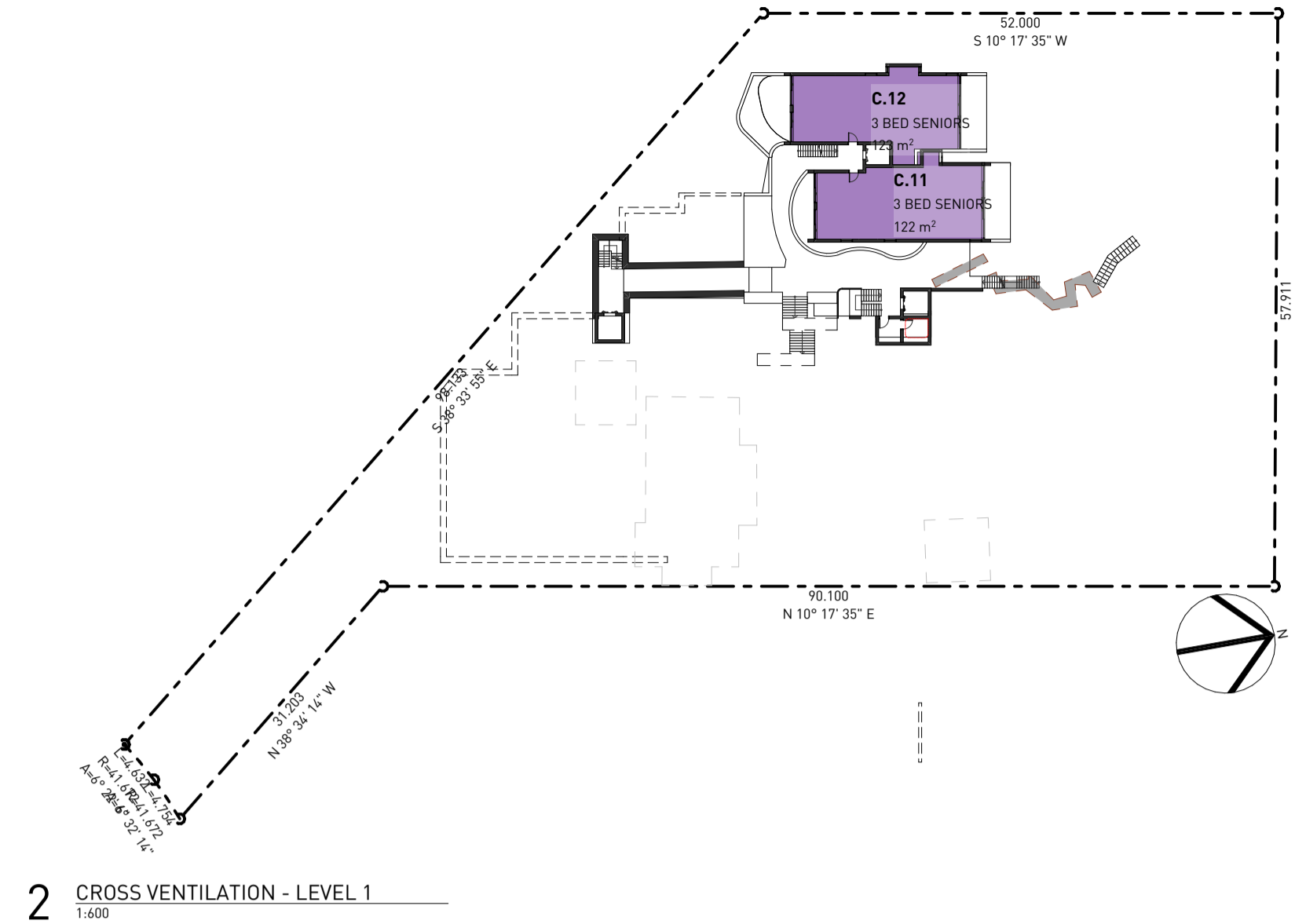
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



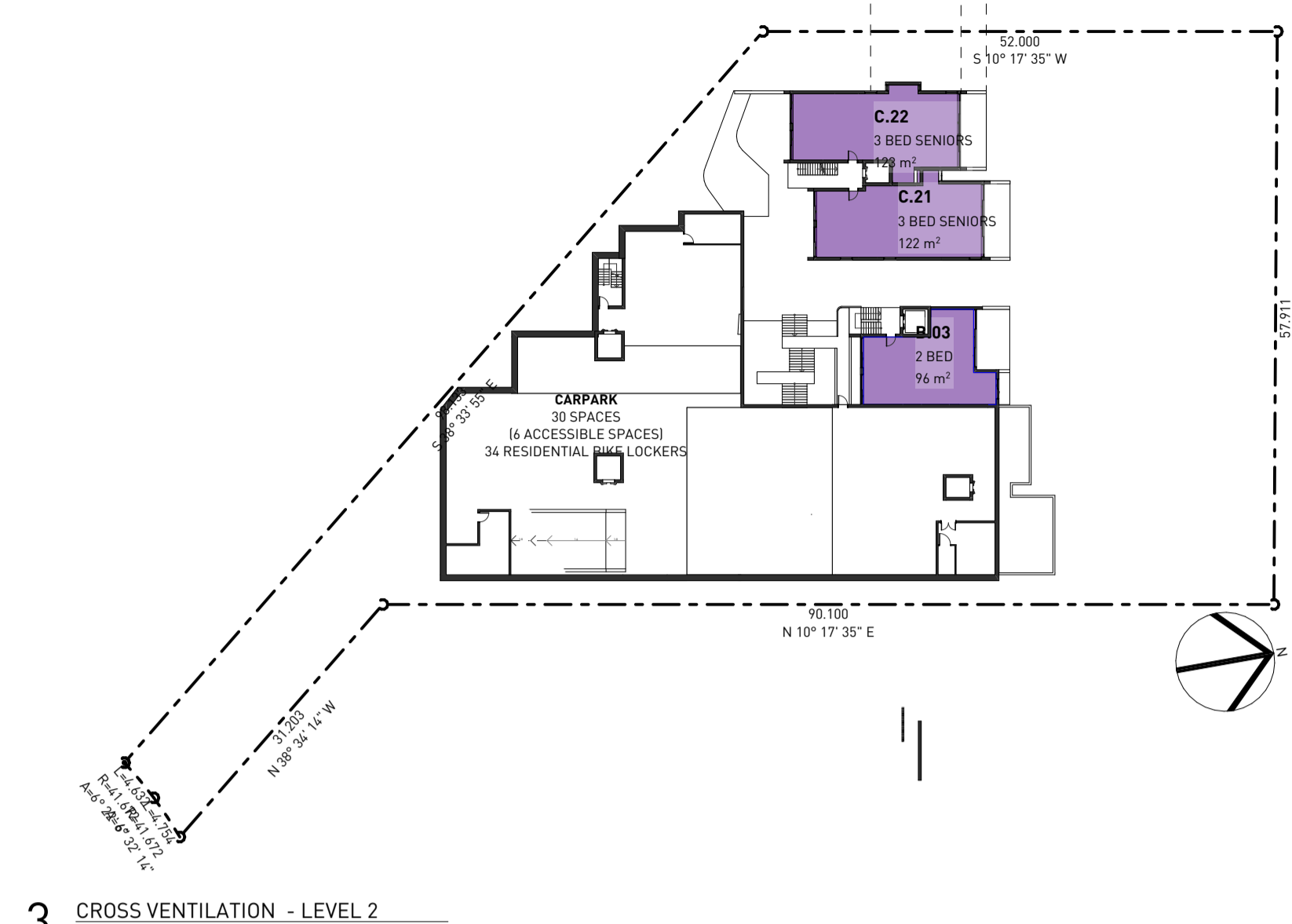
24_041 DA-A-802



1 CROSS VENTILATION - LEVEL 0
1:600



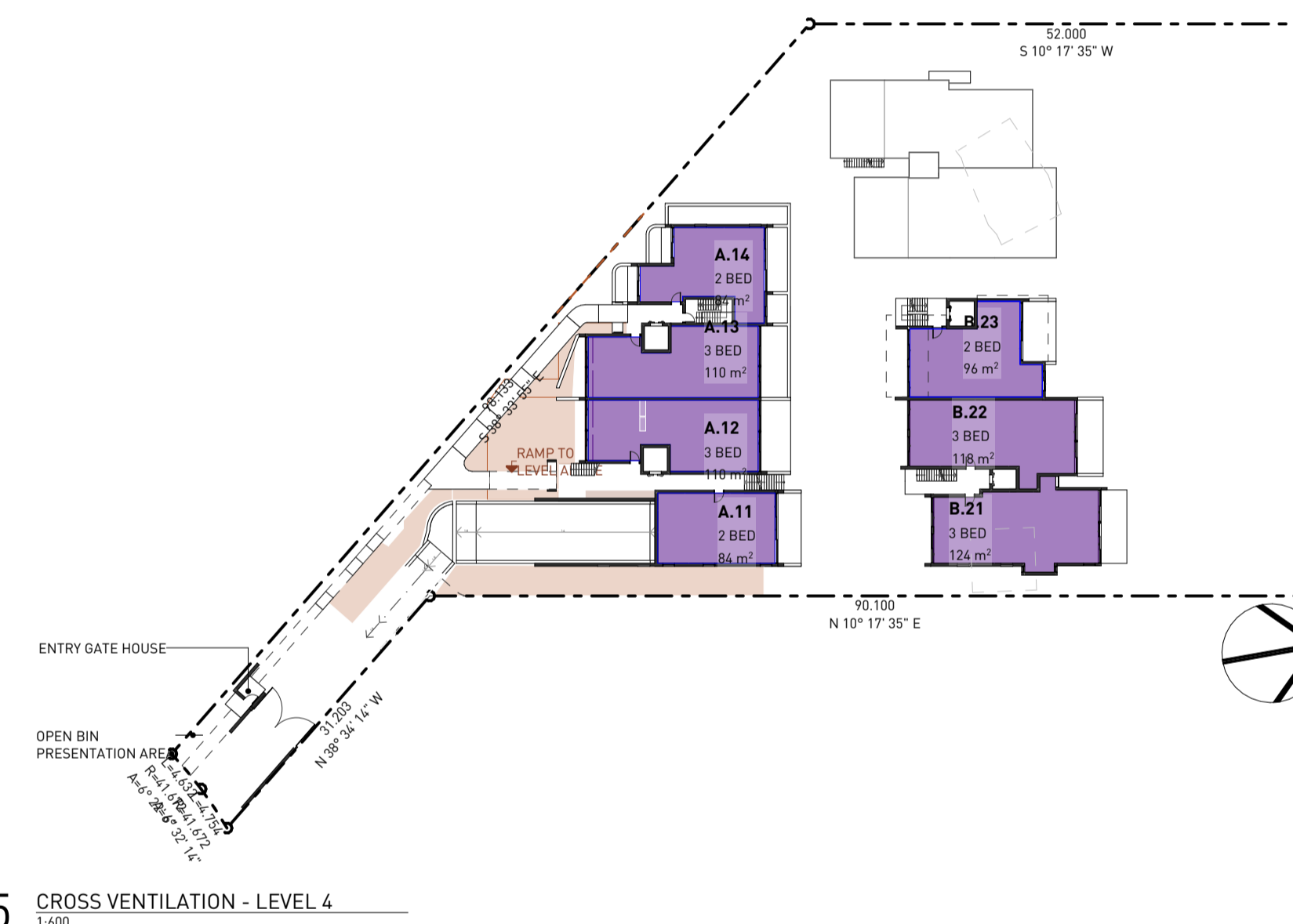
2 CROSS VENTILATION - LEVEL 1
1:600



3 CROSS VENTILATION - LEVEL 2
1:600



4 CROSS VENTILATION - LEVEL 3
1:600



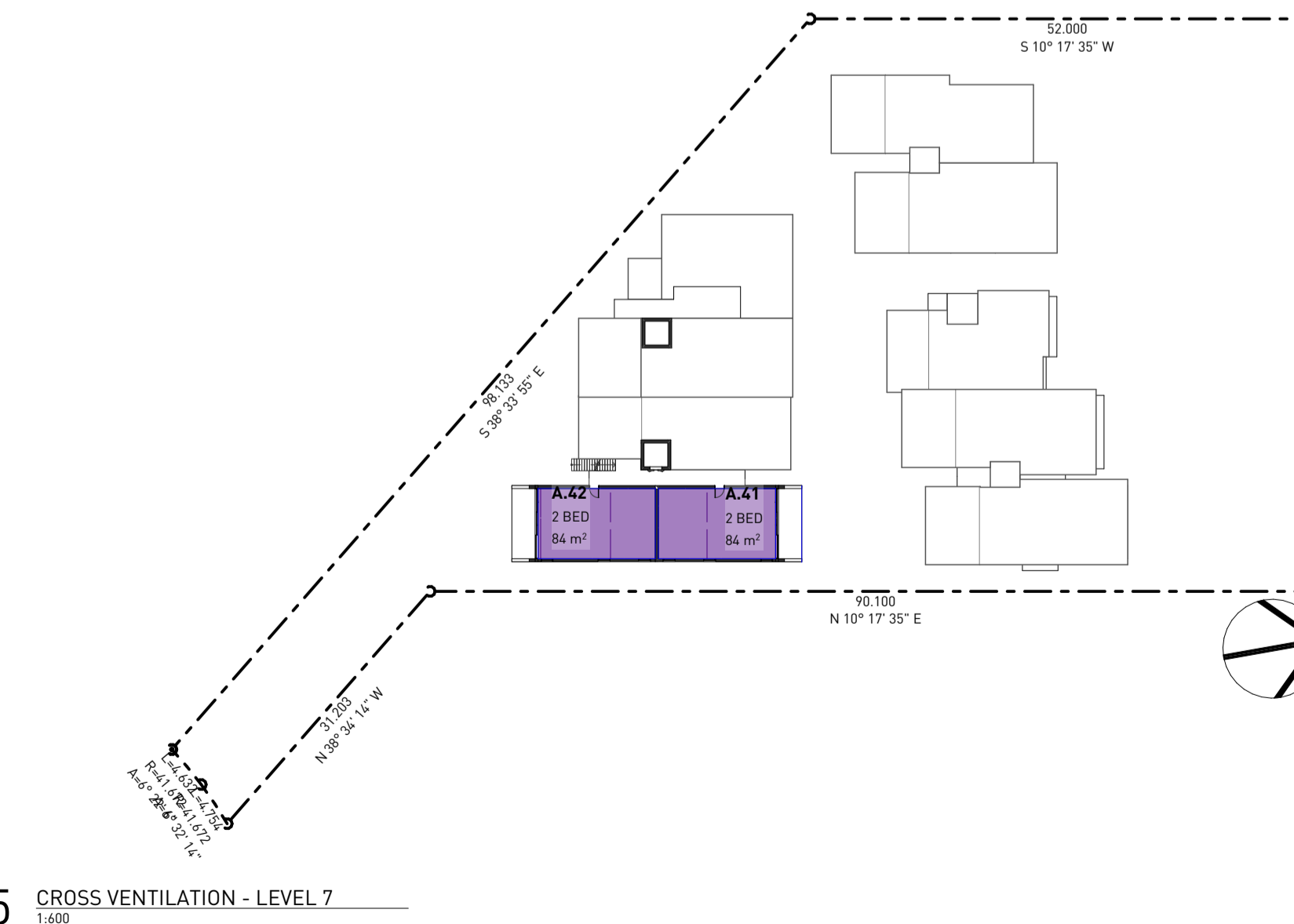
5 CROSS VENTILATION - LEVEL 4
1:600



6 CROSS VENTILATION - LEVEL 5
1:600



4 CROSS VENTILATION - LEVEL 6
1:600



5 CROSS VENTILATION - LEVEL 7
1:600

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

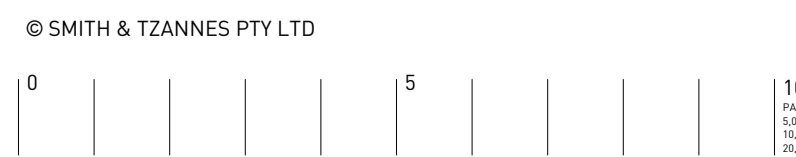
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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.

CROSS VENTILATION

YES	31	100%
YES	1	
	32	



VERSION
FOR DA
REV A 31.07.25
DOCUMENT
CROSS VENTILATION

MODEL 24_041 12-14 GLADYS

STAGE
DEVELOPMENT APPLICATION

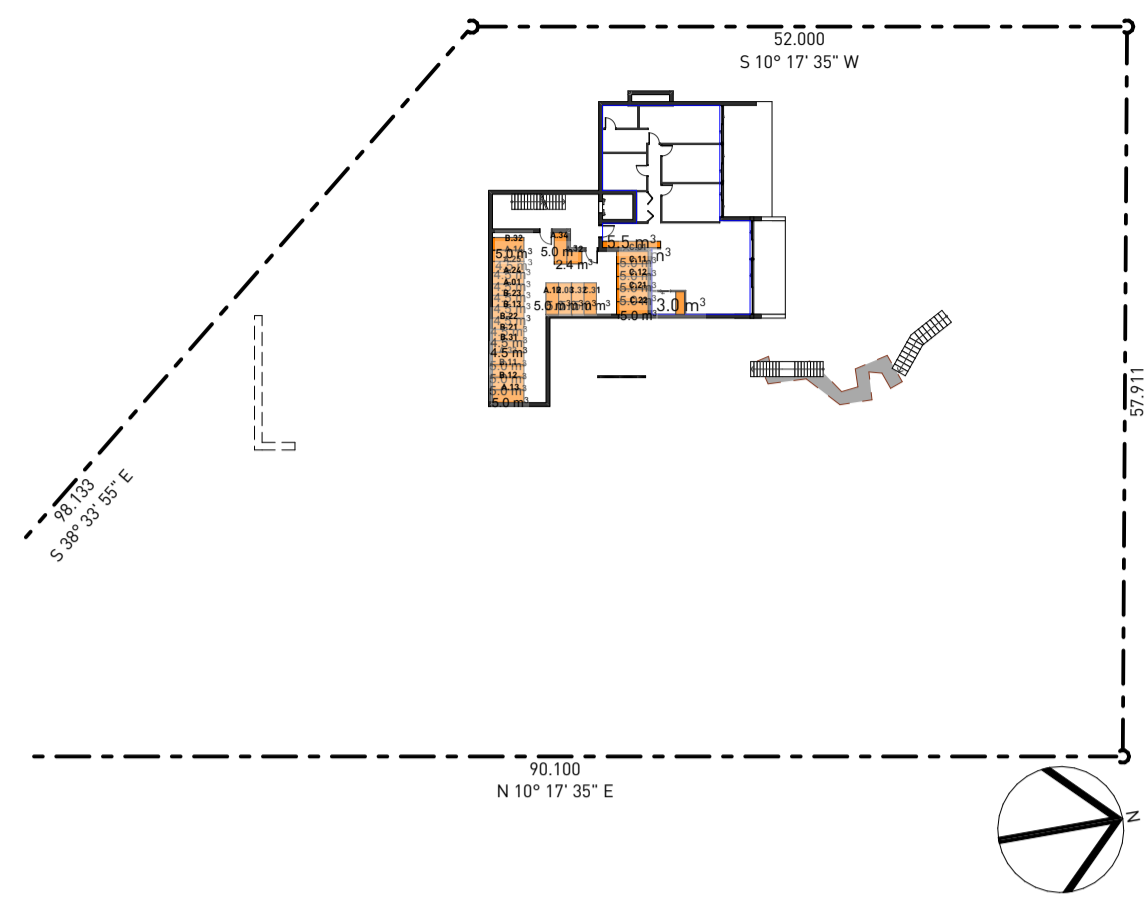
PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest
Lot A & B DP93276
88 Republic of Gladys

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

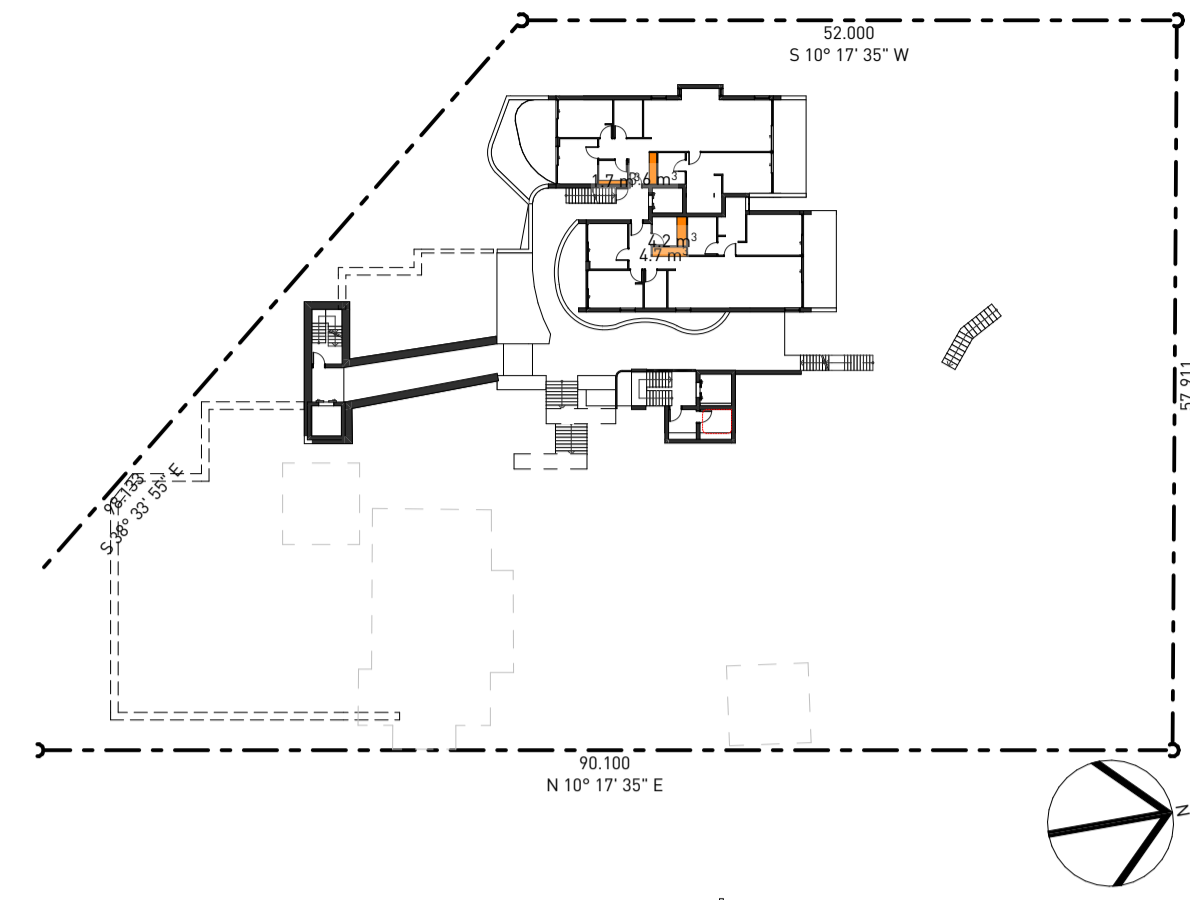


24_041 DA-A-803

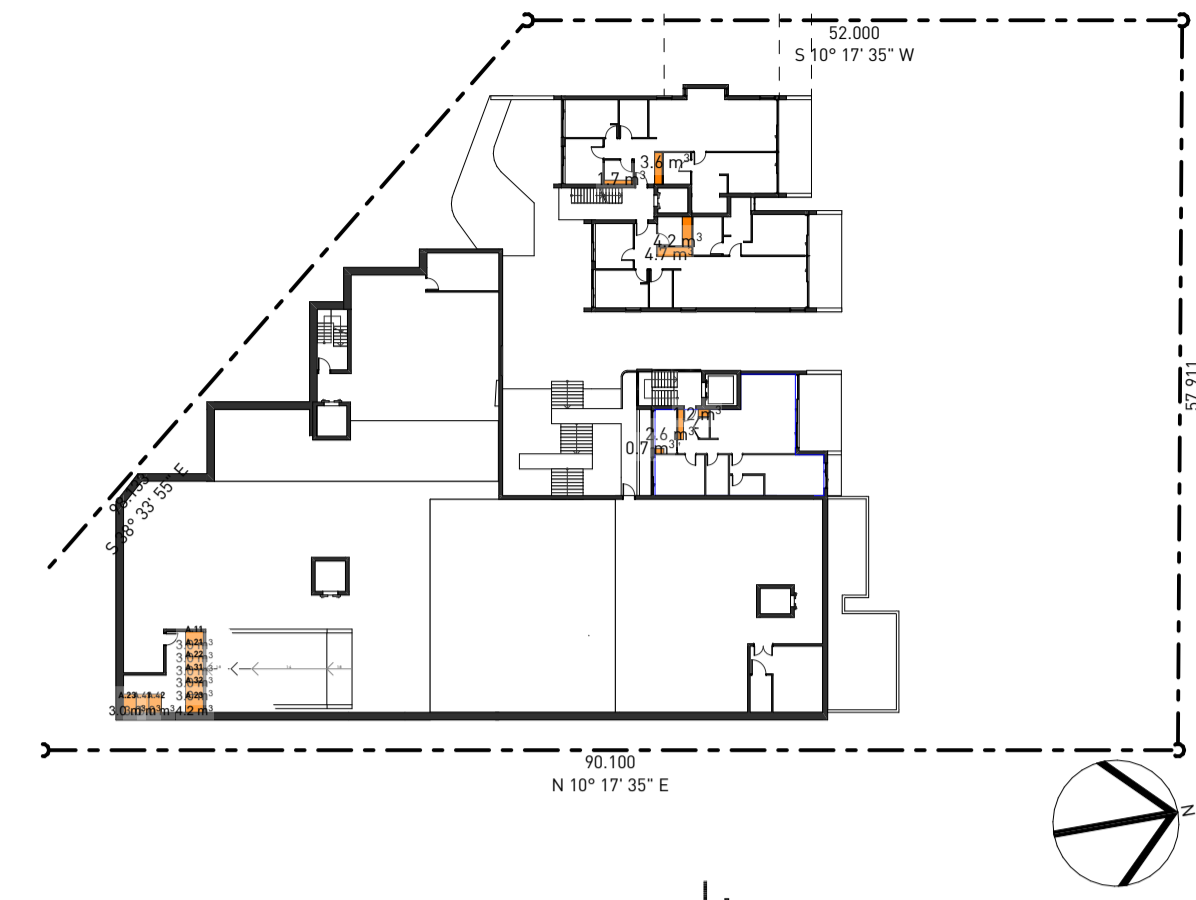
APARTMENT STORAGE SCHEDULE				
APT	LEVEL		MINIMUM	Volume (Net)
A.01	LEVEL 0	STORAGE EX	2 BED/8m2	4.5
	LEVEL 3	STORAGE		4.5
9.0 m ³				
A.11	LEVEL 2	STORAGE EX		3.0
	LEVEL 4	STORAGE	2 BED/8m2	5.0
8.0 m ³				
A.12	LEVEL 0	STORAGE EX		7.4
	LEVEL 4	STORAGE	3 BED/10m2	6.3
13.7 m ³				
A.13	LEVEL 0	STORAGE EX		5.0
	LEVEL 4	STORAGE	3 BED/10m2	5.9
10.9 m ³				
A.14	LEVEL 0	STORAGE EX		4.5
	LEVEL 4	STORAGE	2 BED/8m2	8.2
12.7 m ³				
A.21	LEVEL 2	STORAGE EX		3.0
	LEVEL 5	STORAGE	2 BED/8m2	5.0
8.0 m ³				
A.22	LEVEL 2	STORAGE EX		3.0
	LEVEL 5	STORAGE	2 BED/8m2	5.0
8.0 m ³				
A.23	LEVEL 2	STORAGE EX		7.2
	LEVEL 5	STORAGE	3 BED/10m2	6.3
13.5 m ³				
A.24	LEVEL 0	STORAGE EX		4.5
	LEVEL 5	STORAGE	3 BED/10m2	5.9
10.4 m ³				
A.25	LEVEL 0	STORAGE EX		4.5
	LEVEL 5	STORAGE	2 BED/8m2	8.2
12.7 m ³				
A.31	LEVEL 2	STORAGE EX		3.0
	LEVEL 6	STORAGE		5.0
8.0 m ³				
A.32	LEVEL 2	STORAGE EX		3.0
	LEVEL 4	STORAGE	2 BED/8m2	5.0
8.0 m ³				
A.33	LEVEL 0	STORAGE EX		5.0
	LEVEL 4	STORAGE	3 BED/10m2	6.3
11.3 m ³				
A.34	LEVEL 0	STORAGE EX		5.0
	LEVEL 4	STORAGE	3 BED/10m2	5.9
10.9 m ³				
A.41	LEVEL 2	STORAGE EX		3.0
	LEVEL 7	STORAGE	2 BED/8m2	5.0
8.0 m ³				
A.42	LEVEL 2	STORAGE EX		3.0
	LEVEL 7	STORAGE	2 BED/8m2	5.0
8.0 m ³				
B.03	LEVEL 0	STORAGE EX		5.0
	LEVEL 2	STORAGE	2 BED/8m2	4.5
9.5 m ³				
B.11	LEVEL 0	STORAGE EX		5.0
	LEVEL 3	STORAGE	3 BED/10m2	8.9
13.9 m ³				
B.12	LEVEL 0	STORAGE EX		5.0
	LEVEL 3	STORAGE	3 BED/10m2	5.3
10.3 m ³				
B.13	LEVEL 0	STORAGE EX		4.5
	LEVEL 3	STORAGE	2 BED/8m2	4.5
9.0 m ³				
B.21	LEVEL 0	STORAGE EX		4.5
	LEVEL 4	STORAGE	3 BED/10m2	8.9
13.4 m ³				
B.22	LEVEL 0	STORAGE EX		4.5
	LEVEL 4	STORAGE	3 BED/10m2	5.3
9.8 m ³				
B.23	LEVEL 0	STORAGE EX		4.5
	LEVEL 4	STORAGE	2 BED/8m2	4.5
9.0 m ³				
B.31	LEVEL 0	STORAGE EX		4.5
	LEVEL 5	STORAGE	3 BED/10m2	8.9
13.4 m ³				
B.32	LEVEL 0	STORAGE EX		5.0
	LEVEL 5	STORAGE	3 BED/10m2	5.3
10.3 m ³				
C.01	LEVEL 0	STORAGE	3 BED/10m2	12.0
	LEVEL 0	STORAGE EX		5.0
17.0 m ³				
C.11	LEVEL 0	STORAGE EX		5.0
	LEVEL 1	STORAGE	3 BED/10m2	8.9
13.9 m ³				
C.12	LEVEL 0	STORAGE EX		5.0
	LEVEL 1	STORAGE	3 BED/10m2	5.3
10.3 m ³				
C.21	LEVEL 0	STORAGE EX		5.0
	LEVEL 2	STORAGE	3 BED/10m2	8.9
13.9 m ³				
C.22	LEVEL 0	STORAGE EX		5.0
	LEVEL 2	STORAGE	3 BED/10m2	5.3
10.3 m ³				
C.31	LEVEL 0	STORAGE EX		5.0
	LEVEL 3	STORAGE	3 BED/10m2	8.9
13.9 m ³				
C.32	LEVEL 0	STORAGE EX		5.0
	LEVEL 3	STORAGE	3 BED/10m2	7.3
12.3 m ³				



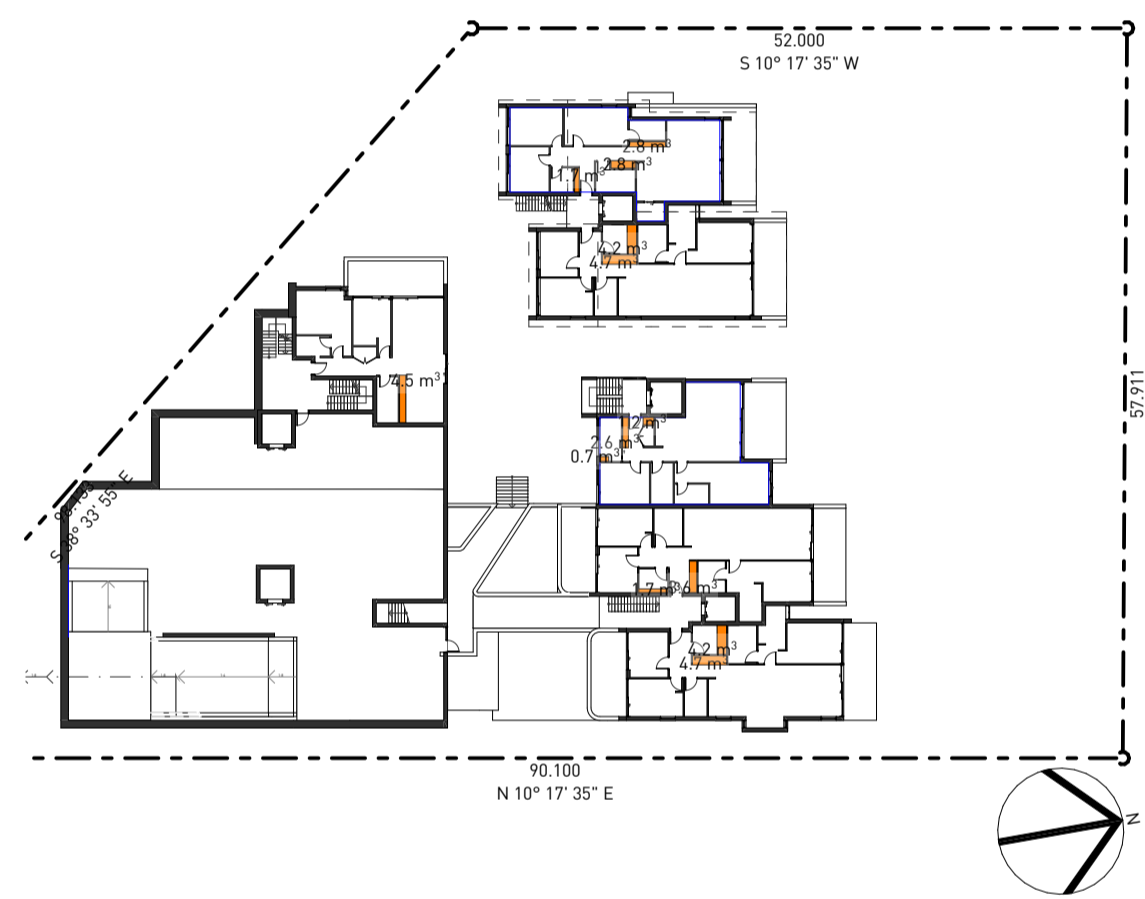
1 STORAGE - LEVEL 0
1:400



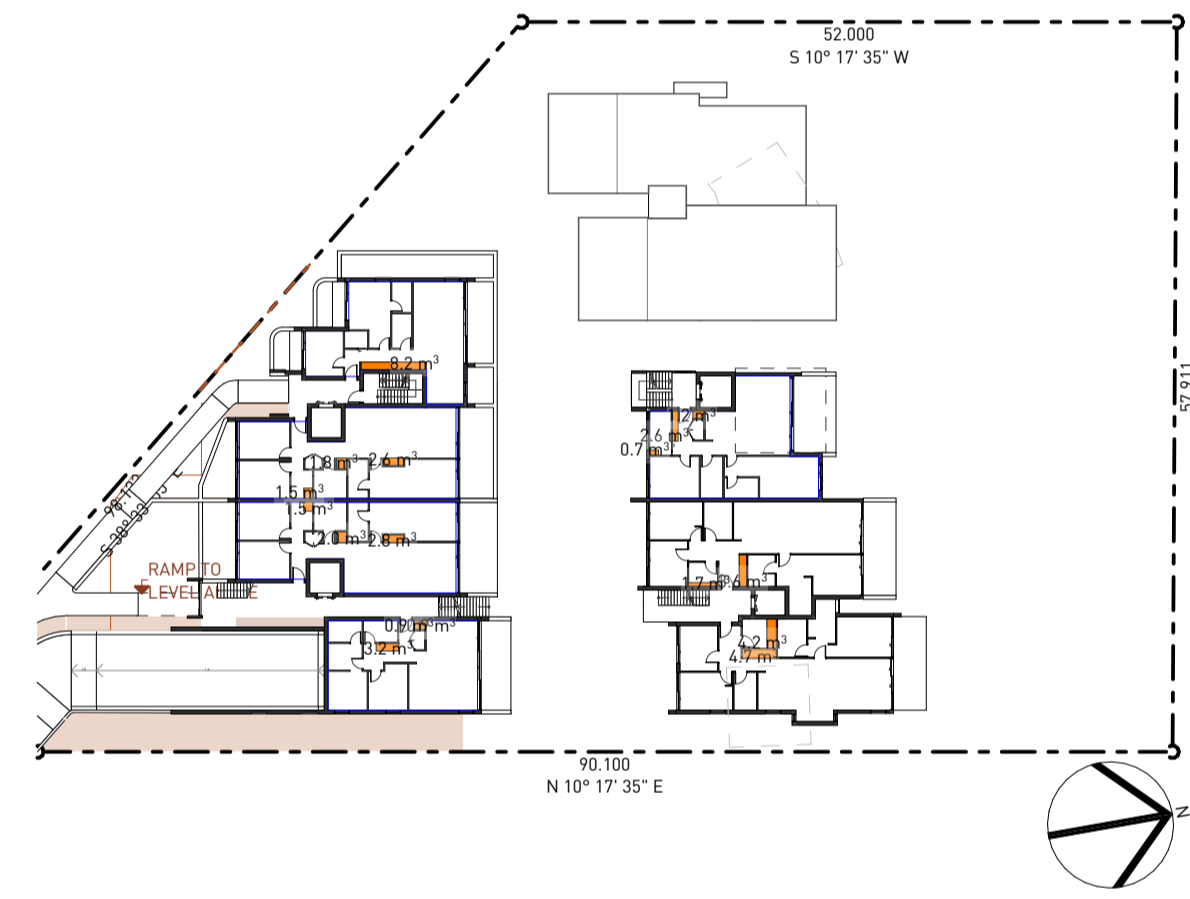
2 STORAGE - LEVEL 1
1:400



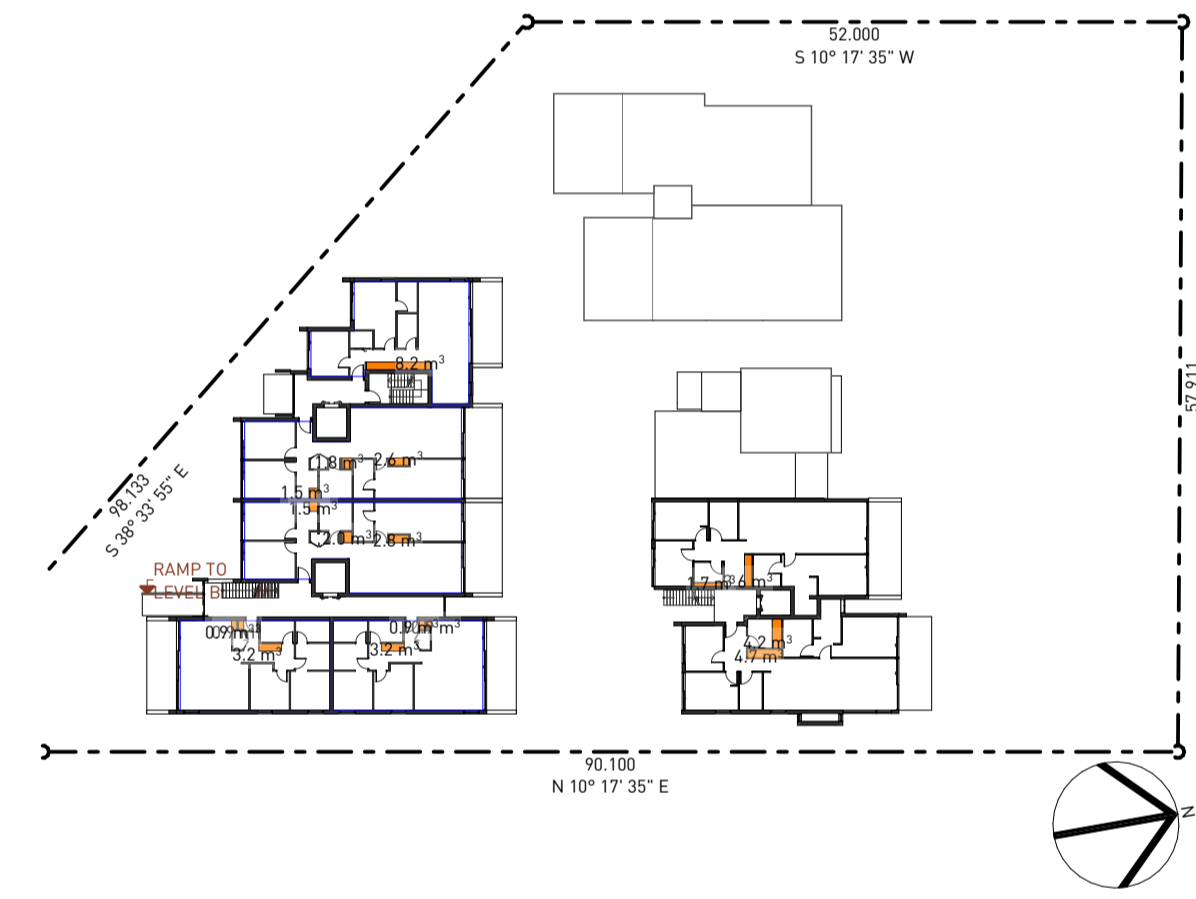
3 STORAGE - LEVEL 2
1:400



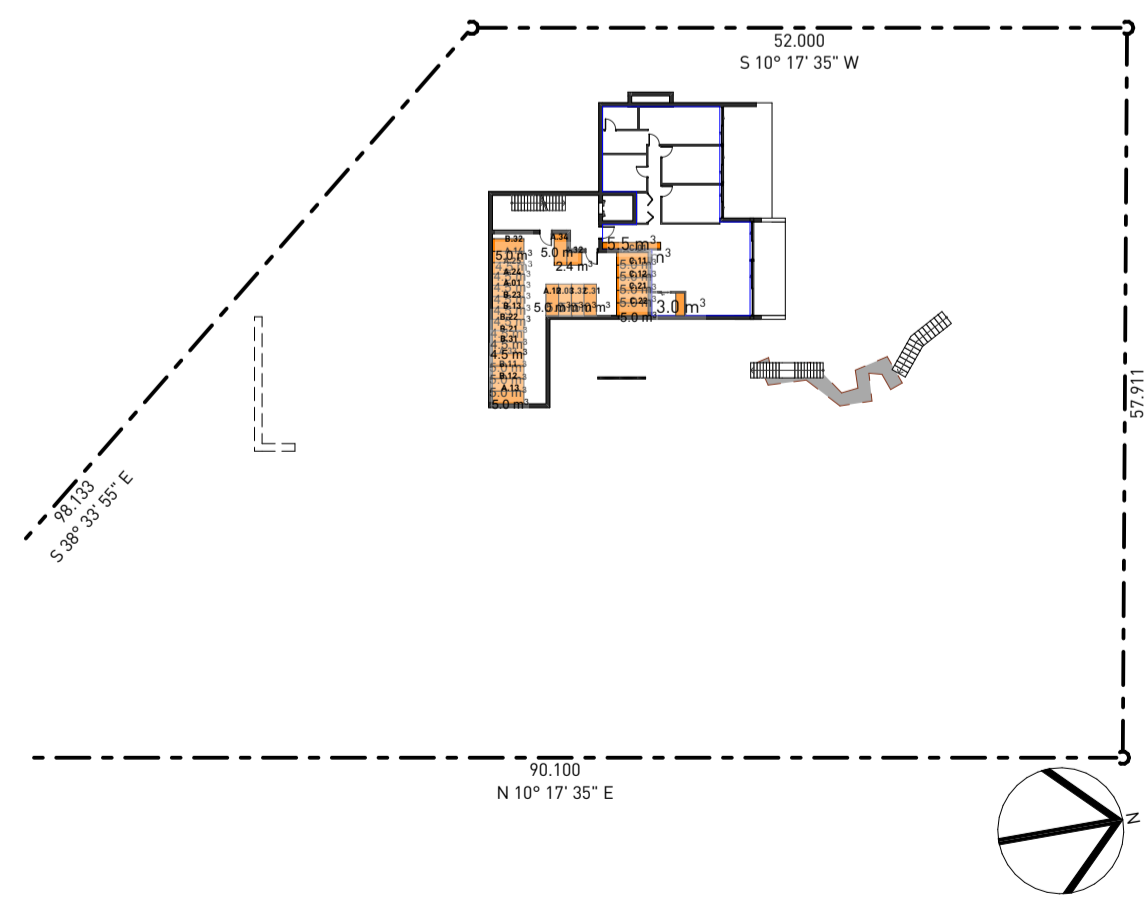
4 STORAGE - LEVEL 3
1:400



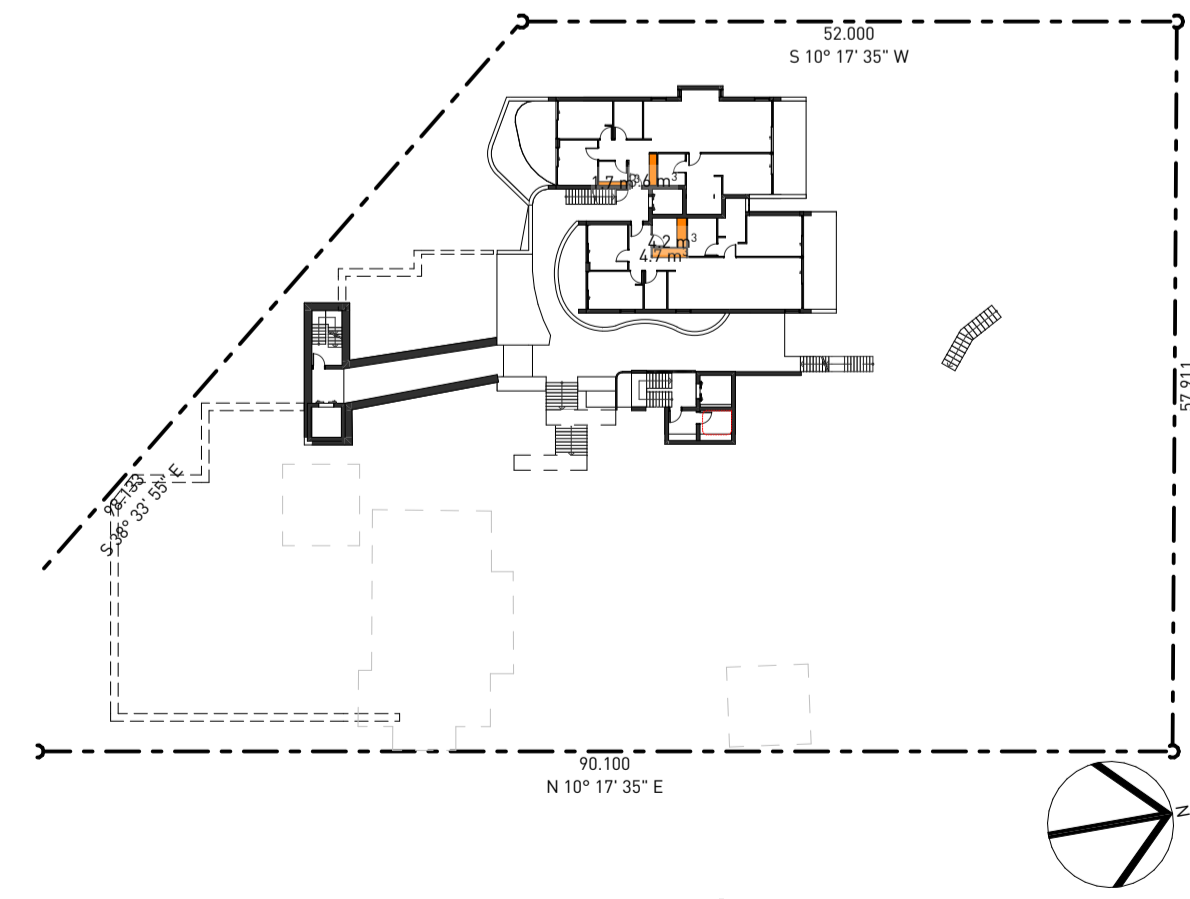
5 STORAGE - LEVEL 4
1:400



6 STORAGE - LEVEL 5
1:400



7 STORAGE - LEVEL 0
1:400



8 STORAGE - LEVEL 1
1:400

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- 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.
- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- 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 otherwise designated.

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
FOR DA
REV A 31.07.25
DOCUMENT
STORAGE

MODEL 24_041 12-14 GLADYS

STAGE
DEVELOPMENT APPLICATION

PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276
88 Republic of Gladys

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



24_041 DA-A-804

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

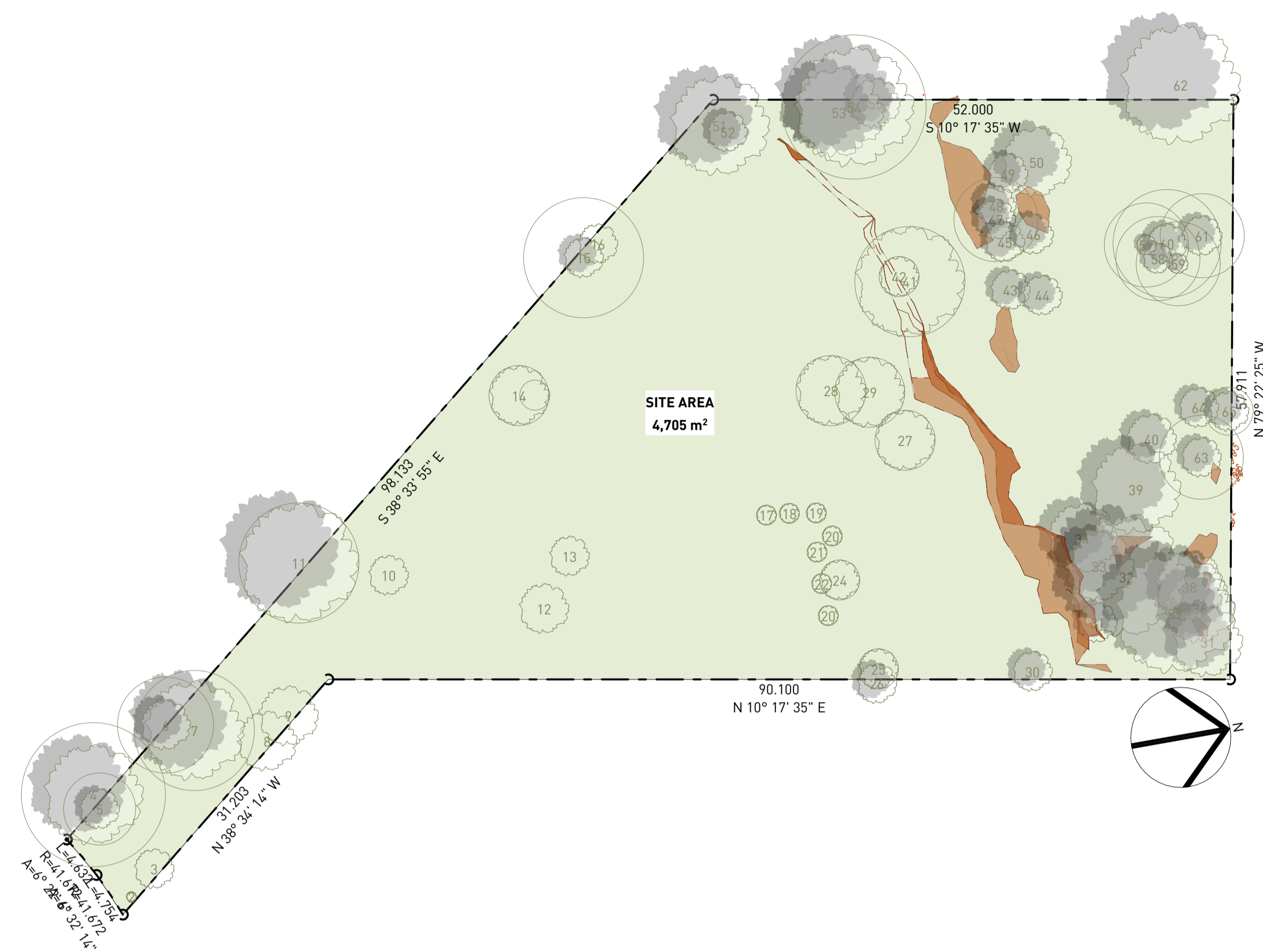
NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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.

SITE AREAS SCHEDULE

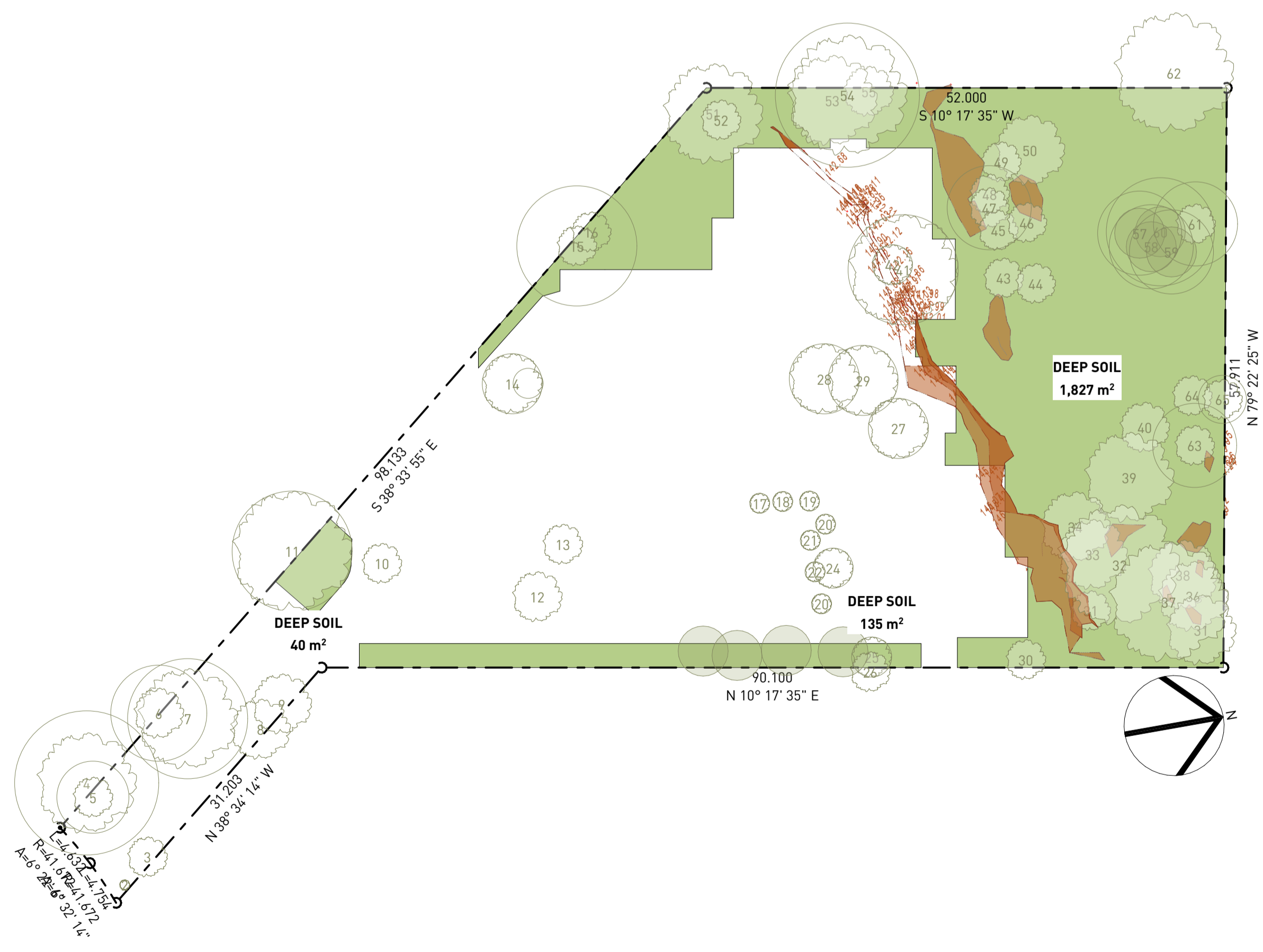
	AREA	%
SITE AREA	4,705	100%
LANDSCAPED AREA	2,112	45%
DEEP SOIL AREA	2,002	41%
COMMUNAL OPEN SPACE	2,481	53%



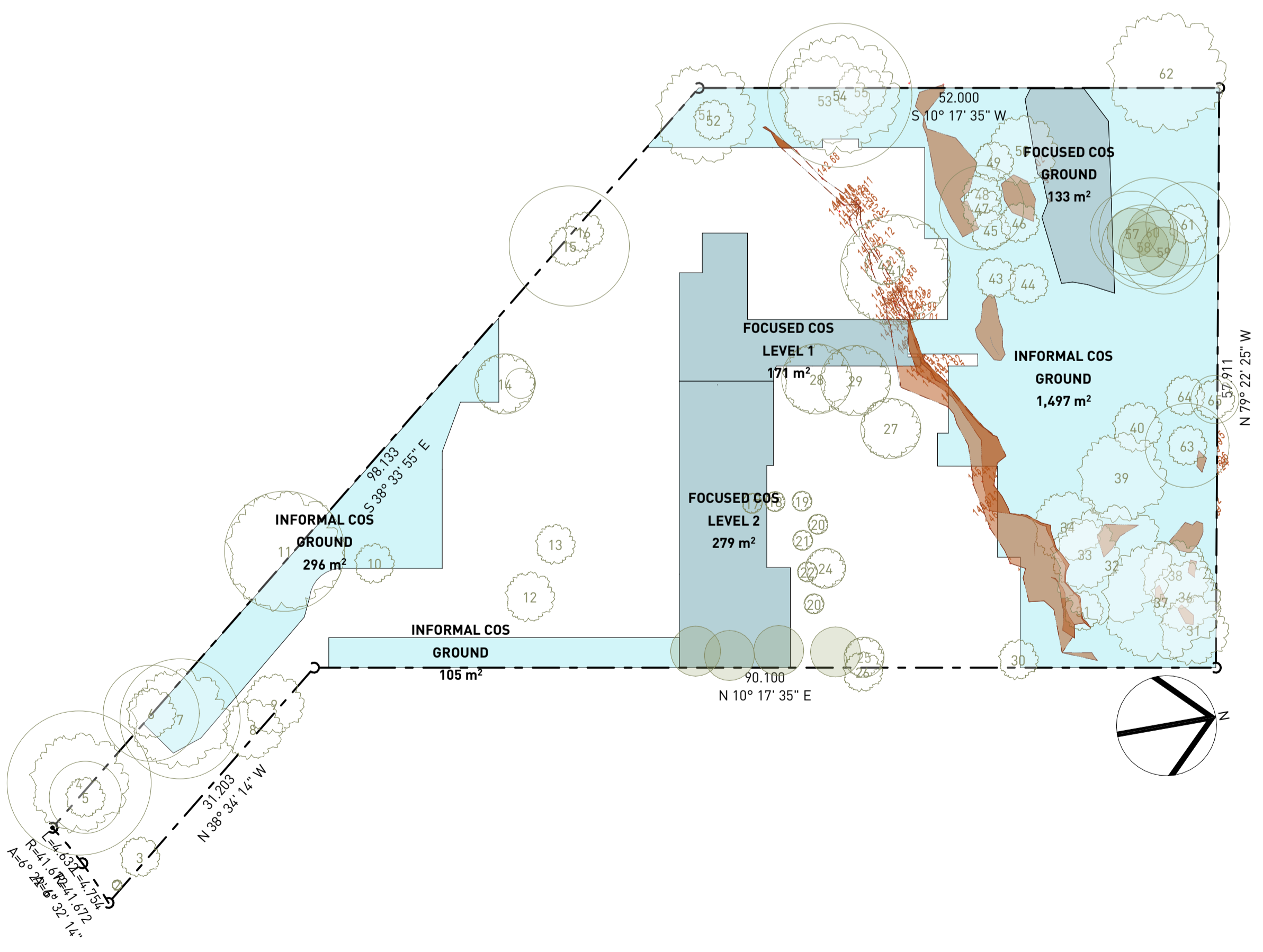
1 SITE AREA
1:400



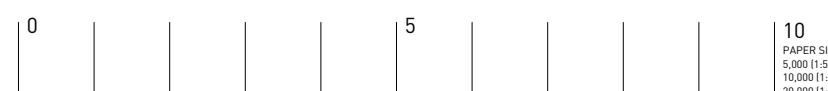
2 LANDSCAPE AREA
1:400



3 DEEP SOIL
1:400



4 COMMON OPEN SPACE
1:400



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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.

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



1 EXISTING PLAN VIEW JUNE 21 0900
1:500



3 EXISTING PLAN VIEW JUNE 21 1000
1:500



2 PROPOSED SHADOWS JUNE 21 0900
1:500



4 PROPOSED SHADOWS JUNE 21 1000
1:500

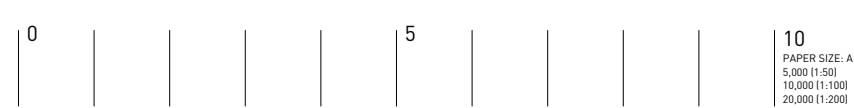
VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
SHADOWS - WINTER SOLSTICE

STAGE
DEVELOPMENT APPLICATION

PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276
88 Republic of Gladys

ARCHITECTURE URBAN PLANNING
M/1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

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



1 EXISTING PLAN VIEW JUNE 21 1100
1:500



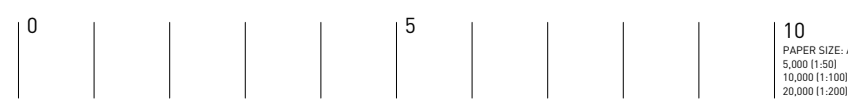
3 EXISTING PLAN VIEW JUNE 21 1200
1:500



2 PROPOSED SHADOWS JUNE 21 1100
1:500



4 PROPOSED SHADOWS JUNE 21 1200
1:500



VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
SHADOWS - WINTER SOLSTICE

STAGE
DEVELOPMENT APPLICATION

PROJECT
LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276
88 Republic of Gladys

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



24_041 DA-A-851

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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.

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



1 EXISTING PLAN VIEW JUNE 21 1300
1:500



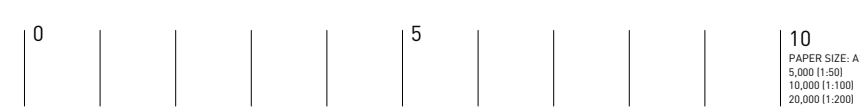
3 EXISTING PLAN VIEW JUNE 21 1400
1:500



2 PROPOSED SHADOWS JUNE 21 1300
1:500



4 PROPOSED SHADOWS JUNE 21 1400
1:500



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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

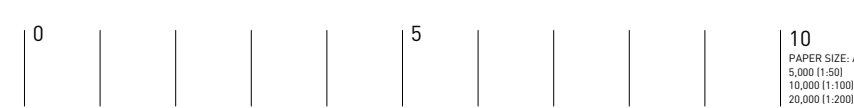
The design is not in a form suitable for use in connection with building work.



1 EXISTING PLAN VIEW JUNE 21 1500
1:500



2 PROPOSED SHADOWS JUNE 21 1500
1:500



VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS

DOCUMENT
SHADOWS - WINTER SOLSTICE

STAGE
DEVELOPMENT APPLICATION

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

ARCHITECTURE URBAN PLANNING
M/1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



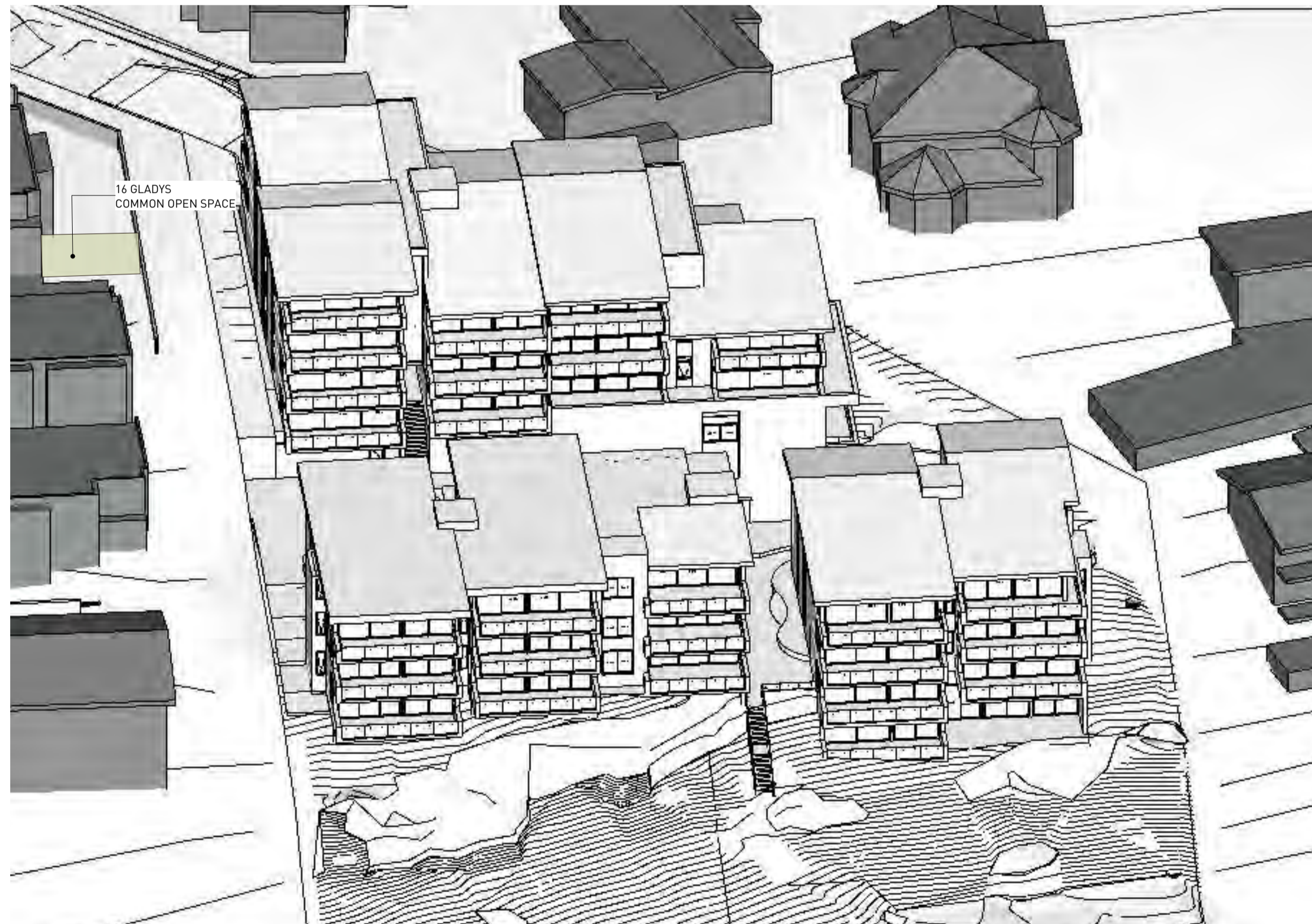
24_041 DA-A-853



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

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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.

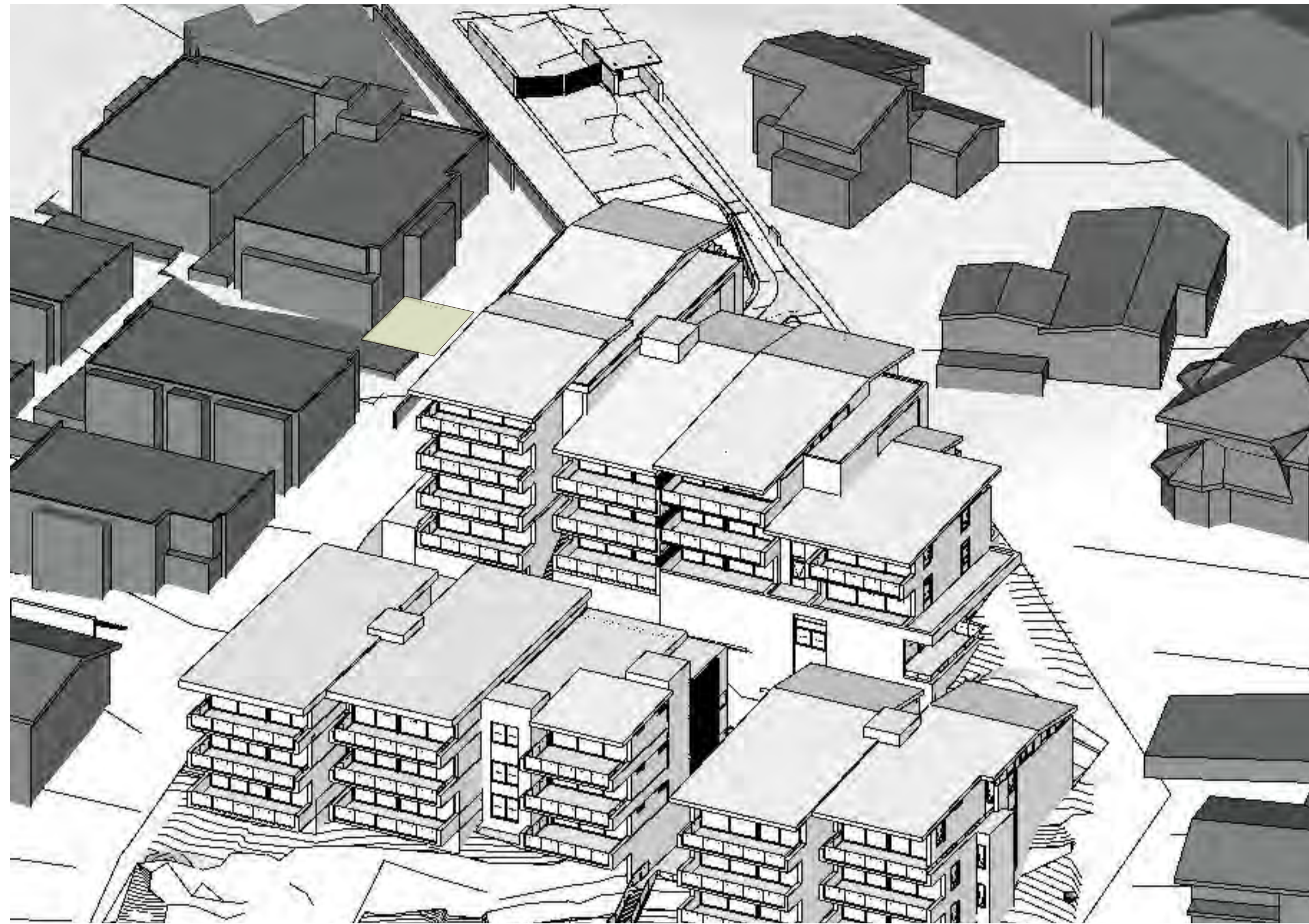
LEGEND

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

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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

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



1 21 JUNE 1300
1:100



2 21 JUNE 1400
1:100



3 21 JUNE 1500
1:100

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

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

VERSION
FOR DA

REV A 31.07.25

MODEL 24_041 12-14 GLADYS

DOCUMENT

SUN EYE DIAGRAMS - WINTER SOLSTICE

STAGE

DEVELOPMENT APPLICATION

PROJECT

LMR APARTMENTS
12-14 Gladys Avenue
Frenchs Forest

Lot A & B DP93276

88 Republic of Gladys

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



24_041 DA-A-855

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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

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



VERSION
FOR DA
 REV A 31.07.25 MODEL 24_041 12-14 GLADYS
 DOCUMENT
PHOTOMONTAGE

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

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



24_041 DA-A-900

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.
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
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

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.



MDR
METAL DECK ROOF
WINDSPRAY

MCLD
METAL CLADDING
MONUMENT

BAL1
BALUSTRADE 1
FRAMLESS GLASS

CON
CONCRETE
CLASS 2 OFF-FORM

BK1
BRICK 1
COMMON BOND

BK2
BRICK 2
VERTICAL SOILDER

BAL2
BALUSTRADE 2
VERTICAL BATTEN
PRIVACY TIMBER

BAL2
BALUSTRADE 2
VERTICAL BATTEN
GATE/BREEZEWAY MONUMENT

STN2
STONE 2
SANDSTONE BLOCK

STN1
STONE 1
SANDSTONE CLADDING

STN3
STONE 3
QUARRY SAWN SANDSTONE BLOCK

VERSION
FOR DA
REV A 31.07.25 MODEL 24_041 12-14 GLADYS
DOCUMENT
BUILDING MATERIALS

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

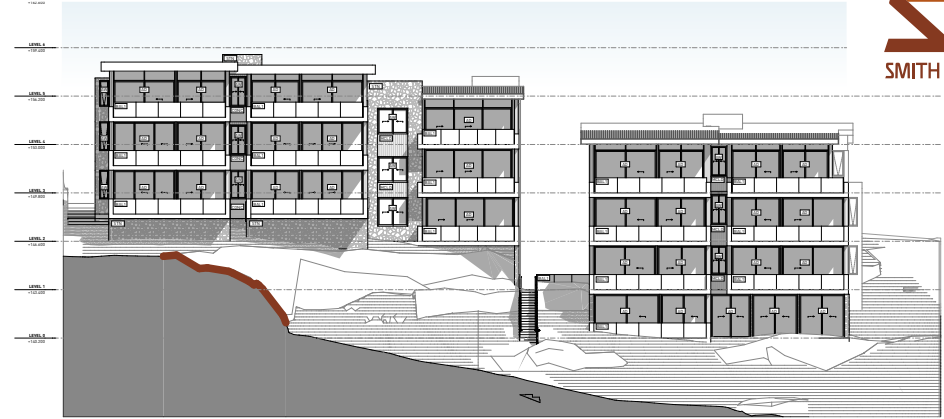
ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



24_041 DA-A-901



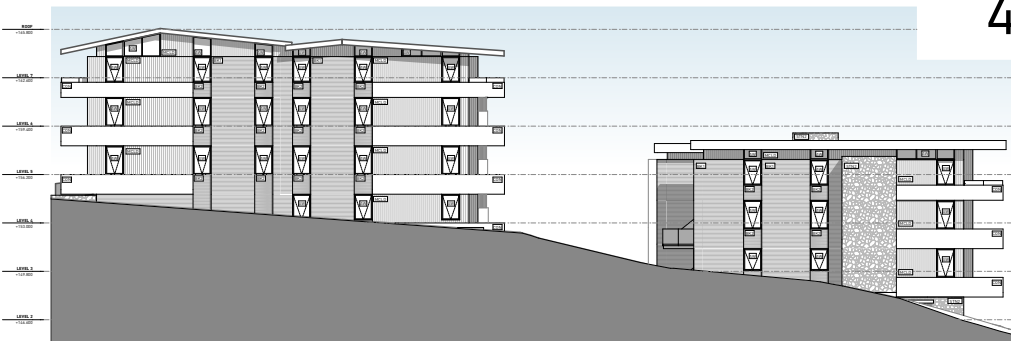
1 SITE PLAN
1:1000



PAVILION B & C NORTH
1:500



4 PAVILION A WEST
1:500



3 PAVILION A EAST
1:500



2 PAVILION A SOUTH
1:500

NOTIFICATION PLAN

1:1000, 1:500

LMR APARTMENTS
12-14 Gladys Avenue

24_041
REV A 31.07.25