

DPS

FOR SALE BY EXPRESSION OF INTEREST

# 12-14 GLADYS AVENUE FRENCHS FOREST

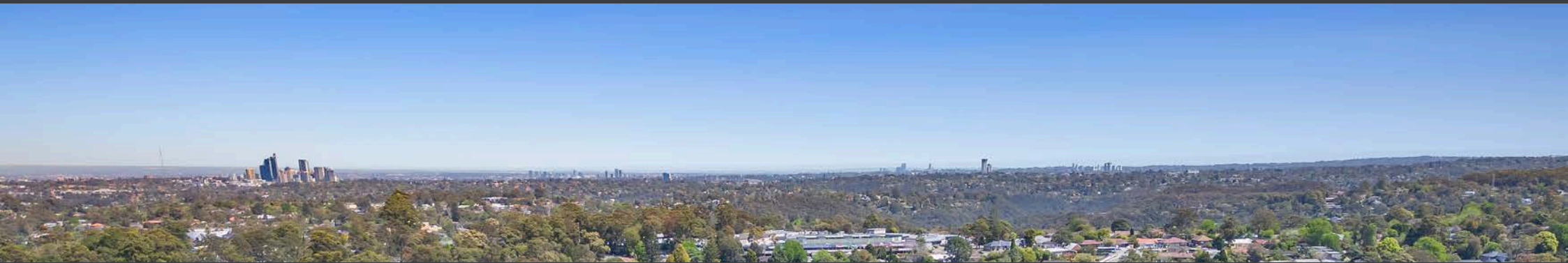


DISCLAIMER: All renders, imagery and plans are provided by the site owner and are subject to DA approval.

PRESENTED BY

PETER GRANT AND JONATHAN FLETCHER

DOMAIN PROJECT SALES



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# DOCUMENT OVERVIEW

ABOUT DPS 03

---

AT A GLANCE 04

---

ABOUT THE SITE 07

---

LOCATION BENEFITS 08

---

KEY FEATURES 11

---

PLANNING POTENTIAL & DA 12

---

CONTACT 22

---

# IT'S GREAT TO MEET YOU

## ABOUT DOMAIN PROJECT SALES



### WHO ARE WE?

Domain Project Sales has been the leading residential projects company on the Upper Northern Beaches since 1996, consistently holding the top market share.

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### WHAT DO WE DO?

We set and surpass price benchmarks in every suburb we work in, ensuring exceptional results for every project we take on—including those we step in to complete.

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### WHAT MAKES US DIFFERENT?

As local experts, no one knows Northern Beaches developments better. We've managed more projects than any other agency and work with top developers to maximise your property's potential. Plus, as a family-owned business, we take a community-focused approach to real estate and development.

# AT A GLANCE

## THE KEY FACTS SHAPING THIS RARE NORTHERN BEACHES OPPORTUNITY

**ADDRESS** 12-14 Gladys Avenue, Frenchs Forest

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**DESCRIPTION** Consolidated 2 Lot Development Site with DA approval for 19 Seniors Living Apartments under LMR Housing Code

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**SITE AREA** Approximately 4704 m<sup>2</sup>

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**ZONING** R2 Residential

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**LOT & DP** 12 Gladys Avenue: Lot A | DP 393276  
14 Gladys Avenue: Lot B | DP 393276

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**CURRENT APPROVAL** DA Approved for 19 Seniors Living Apartments

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**SALE CONDITIONS** Sale subject to successful finalisation of the DA for 32 apartments under LMR Housing Code

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**INSPECTIONS** By appointment only

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Disclaimer: All information including outlines, boundaries and locations is approximate





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# EXCEPTIONAL DEVELOPMENT OPPORTUNITY IN FRENCHS FOREST

A RARE, LARGE-SCALE SITE OFFERING VIEWS AND FAST-TRACKED DEVELOPMENT POTENTIAL

Situated less than 150 metres from the new Northern Beaches Hospital, in the highly sought-after suburb of Frenchs Forest on Sydney's beautiful Northern Beaches, this development site presents an outstanding opportunity for astute developers and investors.

Comprising two large adjoining blocks totalling approximately 4704 m<sup>2</sup>, the north-facing rear of the site offers tranquil views to West Head over the Oxford Falls Valley from all upper levels. The property benefits from its designation as part of a State Significant Site by NSW Planning, allowing for fast-tracked development within the area adjacent to the hospital.

# STRATEGIC LOCATION BENEFITS

TWO ADJOINING LOTS FORMING A MAJOR DEVELOPMENT OPPORTUNITY IN A THRIVING HEALTH HUB

- **Less than 150 metres to Northern Beaches Hospital** - immediate access to major health precinct
- **Located within a State Significant Site** designated by NSW Planning for fast-track development
- **North-facing aspect to rear with tranquil views to West Head over Oxford Falls Valley**
- **Close proximity to Warringah Mall and Forestway Shopping Centre**
- **Excellent access to Forest Way and Warringah Road arterials**
- 800 metres to Frenchs Forest Public School, 1km to Warringah Aquatic Centre
- 200m to bus stops and 13km to CBD







# KEY FEATURES

## DUAL DA OPPORTUNITY WITHIN A STATE SIGNIFICANT SITE

CONSOLIDATED 2 LOT HOLDING OF APPROXIMATELY 4704 M<sup>2</sup>



NORTH-FACING ASPECT TO REAR



LESS THAN 150M FROM NORTHERN BEACHES HOSPITAL



TRANQUIL VIEWS TO WEST HEAD OVER OXFORD FALLS VALLEY FROM UPPER LEVELS



STATE SIGNIFICANT SITE - FAST-TRACK DEVELOPMENT APPROVAL



ENHANCED DENSITY OPPORTUNITY UNDER STATE GOVERNMENT LMR INITIATIVES



EXISTING DA APPROVAL FOR 19 SENIORS LIVING APARTMENTS



EXPECTED DA COMPLETION CIRCA MAY 2026



DA PENDING FOR 32 APARTMENTS UNDER NSW LMR HOUSING POLICY



SALE SUBJECT TO SUCCESSFUL FINALISATION OF LMR DA





# PLANNING POTENTIAL

## DUAL DEVELOPMENT PATHWAYS

This exceptional site offers purchasers two distinct development options:

### OPTION 1: EXISTING APPROVED SENIORS LIVING DEVELOPMENT

- DA approved for 19 seniors living apartments
- Immediate development potential
- Established approval pathway

### OPTION 2: ENHANCED DENSITY UNDER NSW LOW AND MID-RISE HOUSING POLICY

- DA pending for 32 apartments
- Expected completion circa May 2026
- Sale subject to successful finalisation of this DA

# APARTMENT MIX SCHEDULE

LMR DA - 32 APARTMENTS

2 BEDROOM APARTMENTS

13

3 BEDROOM APARTMENTS

15

3 BEDROOM SENIOR LIVING

4

TOTAL POSSIBLE APARTMENTS

32



# UNDER NSW LOW AND MEDIUM RISE HOUSING POLICY

## LMR DA - 32 APARTMENTS

Positioned less than 150 metres from Northern Beaches Hospital in a State Significant Site, this location benefits from fast-track development provisions and enhanced density under the NSW Low and Mid-Rise Housing Policy.

The State Environmental Planning Policy (Housing) 2021 enables increased residential density in strategic locations with excellent access to health facilities, amenities and transport. This initiative aims to deliver diverse, sustainable housing solutions that bridge the gap between traditional low-density housing and high-rise developments.

The site's designation as part of a State Significant Site by NSW Planning allows for accelerated development approval processes, recognising the strategic importance of the hospital precinct and surrounding residential opportunities. With its north-facing aspect and views to West Head over Oxford Falls Valley, the site offers exceptional lifestyle amenity combined with regulatory advantages for timely project delivery.

# SITE PLANNING CONTROLS

## PITTWATER/NORTHERN BEACHES LOCAL ENVIRONMENTAL PLAN & NSW LOW AND MID-RISE PLANNING

ZONING				R2 Residential
SITE AREA				Approximately 4704 m <sup>2</sup>
CURRENT DA HEIGHT OF BUILDING	8.5M	LMR HEIGHT OF BUILDING	9.5M	
FLOOR SPACE RATIO WITH LMR				0.6:1
MINIMUM LOT SIZE				Approximately 4704 m <sup>2</sup>
STATE SIGNIFICANT SITE				Yes, - Fast Tracked Development provisions apply
LOW AND MID RISE PLANNING				Pending DA for LMR
APPLICABLE LMR CODES	Manor Houses in R2	FSR PROVISIONS	0.8:1	HEIGHT PROVISIONS 9.5M



SITE PLAN





SITE PLAN





# SITE SALE PROCESS

**A RARE NORTHERN BEACHES LANDHOLDING OFFERING IMMEDIATE LIFESTYLE APPEAL AND LONG-TERM DEVELOPMENT OPPORTUNITY.**

This is a rare chance to secure a significant landholding in a blue-chip Northern Beaches location, combining immediate lifestyle benefit with long-term development potential.

Given the strong precedent of high-value institutional projects and DA approvals nearby, the property stands as a compelling prospect for developers, builders, and investors.

**The following information will be provided to interested parties upon request:**

- **Contracts for Sale**
- **Planning Documents**
- **Architectural plans**
- **Development consent conditions**

**Important Note: This sale is subject to the successful finalisation of the Development Application for 32 apartments under the NSW Low and Mid-Rise Housing Code, expected to be completed circa May 2026.**

**To access this information please contact the selling agents. (details can be found on the last page of this document).**

# FOR SALE

## VIA EXPRESSIONS OF INTEREST

Expressions of interest close 4pm Thursday 13<sup>th</sup> November.

To arrange a site inspection or for additional information about this exciting opportunity, please contact us:

**JONATHAN FLETCHER**

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## DISCLAIMER

All information including outlines, boundaries and locations is approximate. This sale is subject to the successful finalisation of the Development Application for 32 apartments under the NSW Low and Mid-Rise Housing Code. Purchasers should make their own enquiries and rely on their own investigations.