DOCUMENT

23_6514 - SEARS SUBMISSION _ REV A

PROJECT

116-120 WEST FRENCHS FOREST RD & 11 GLADYS AVE,

FRENCHS FOREST

CLIENT

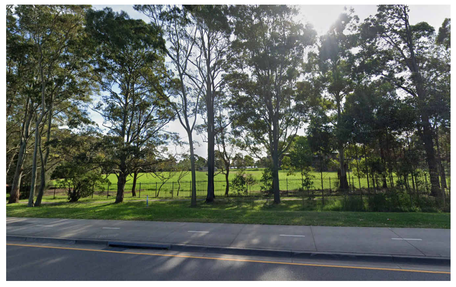
YOUNG ASSETS HOLDING

BMHP

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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Rev

Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client

Young Assets
Holding Pty Ltd

Project

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

Drawing

SITE CONTEXT PLAN

North	Scale	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A003

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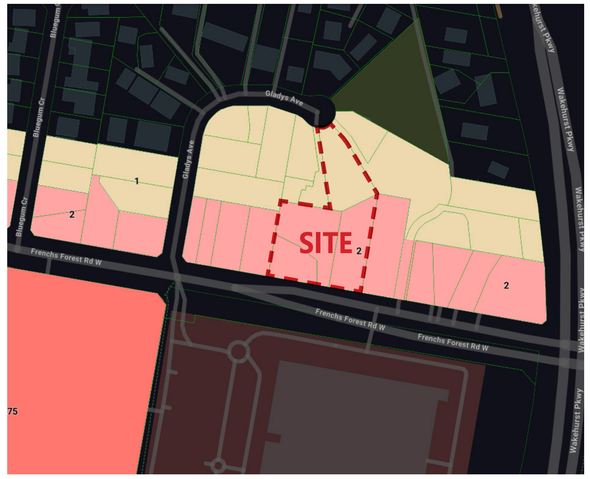
116-120 WEST FRENCHS FOREST RD & 11 GLADYS AVE, FRENCHS FOREST

LEP CONTROLS



R3 ZONE

116-120 FRENCHS FOREST RD WEST **(SITE A)** - **4,166.7 SQ.M**

11 GLADYS AVE **(SITE B)** - **1,573.7 SQ.M**

TOTAL SITE AREA - **5740.4 m²**

FSR

SITE A **FSR - 2:1 / FSA - 8333.4SQ.M**

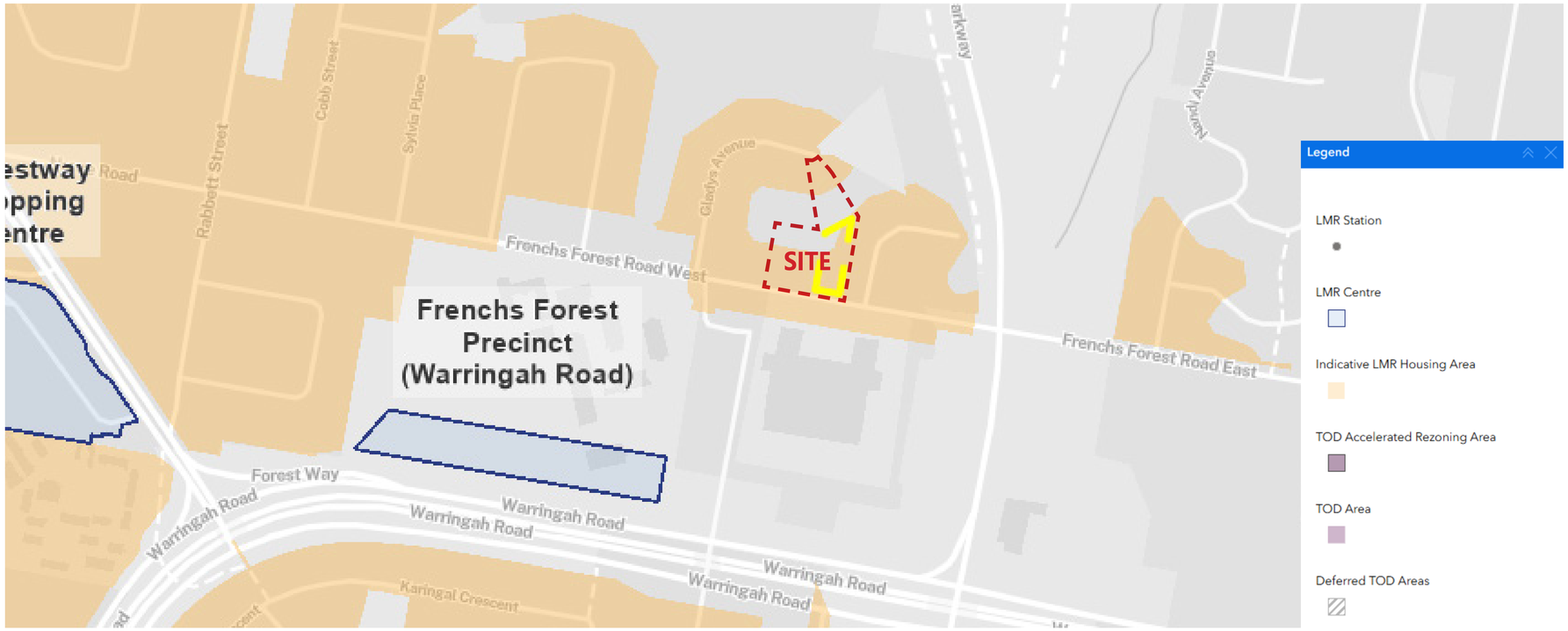
SITE B **FSR - 1:1 /FSA - 1573 SQ.M**

HOB

SITE A **HEIGHT OF BUILDING - 17.5M**

SITE B **HEIGHT OF BUILDING - 13.0M**

LMR CONTROLS



LMR PROVISIONS

SITE A +B

TOTAL SITE AREA - **5740.4 m²**

FSR - 2.2:1 / GFA - 12628.88 SQ.M

HEIGHT OF BUILDING - 22M (MAX 6 STOREYS)

PROPOSED SCHEME

LMR + HOUSING SEPP 30% BONUS

SITE A +B

TOTAL SITE AREA - **5740.4 m²**

FSR - 2.86:1 / GFA - 16417.54 SQ.M

HEIGHT OF BUILDING - 28.6M

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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing

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

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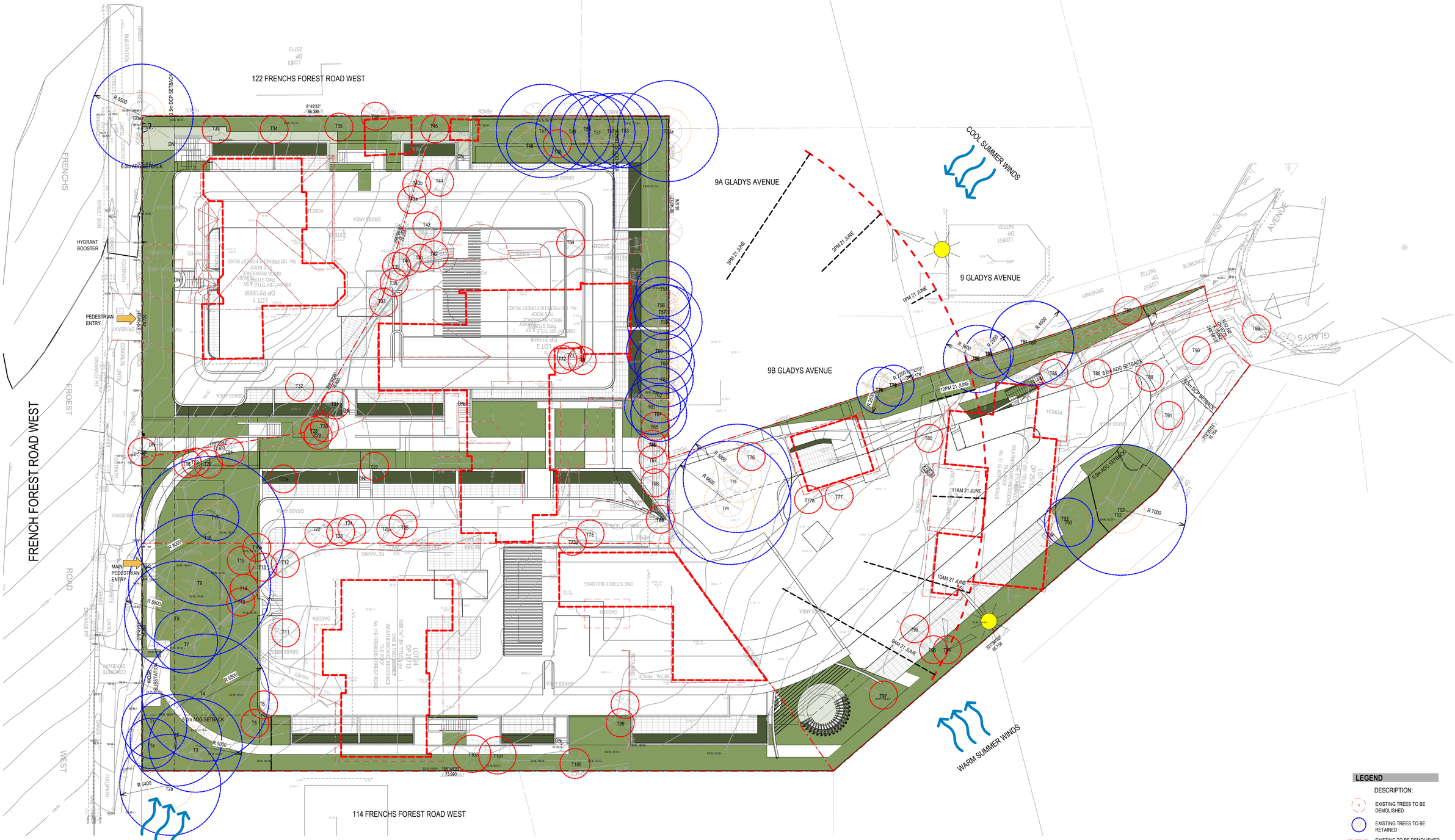

LEGEND

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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A	31.07.25	SEARs SUBMISSION

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	2025	23_6514	A004

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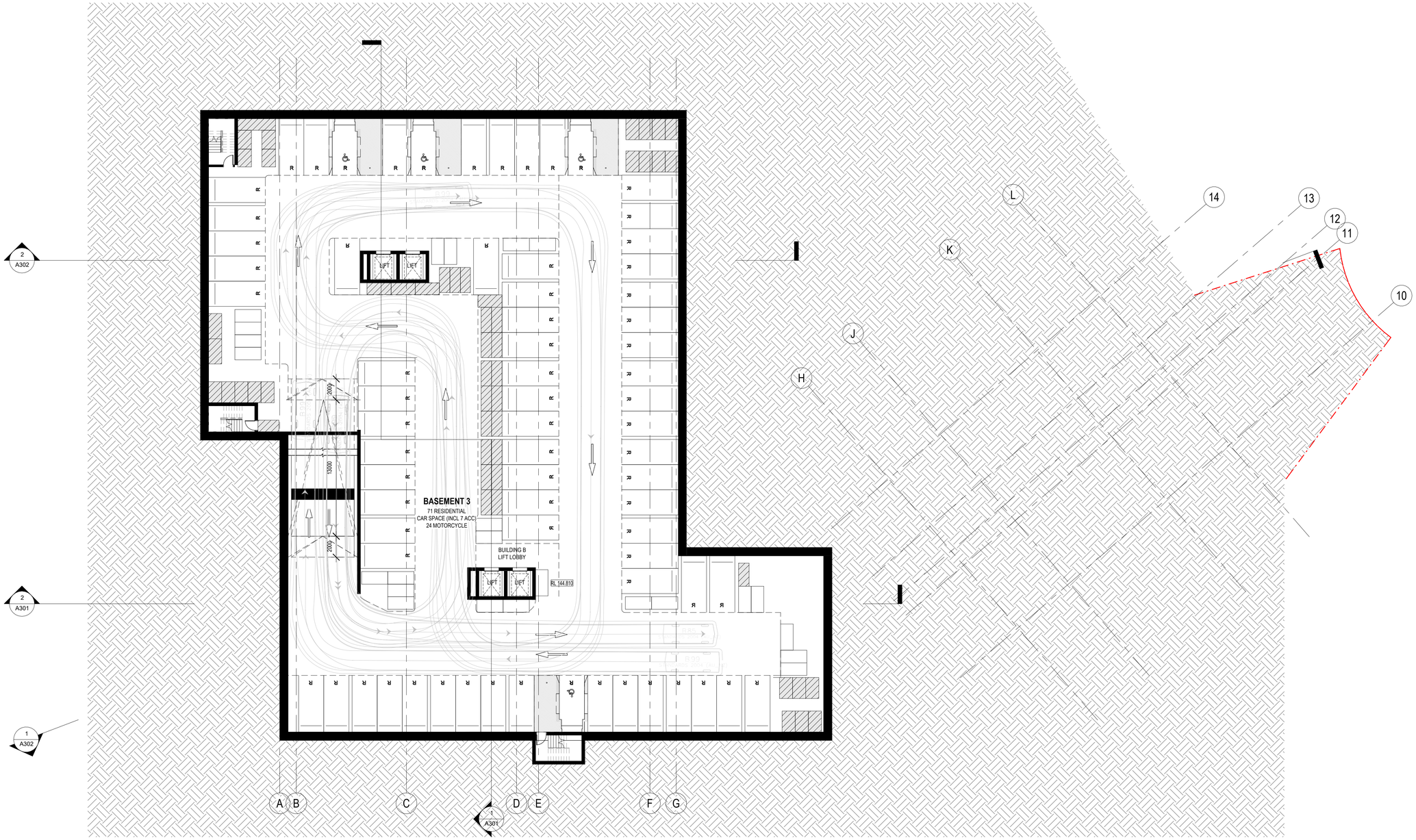

1 | BASEMENT 3

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: BASEMENT 3

North

Scale	Date	Job No.	Drawing No.
1 : 200@A1	2025	23_6514	A101

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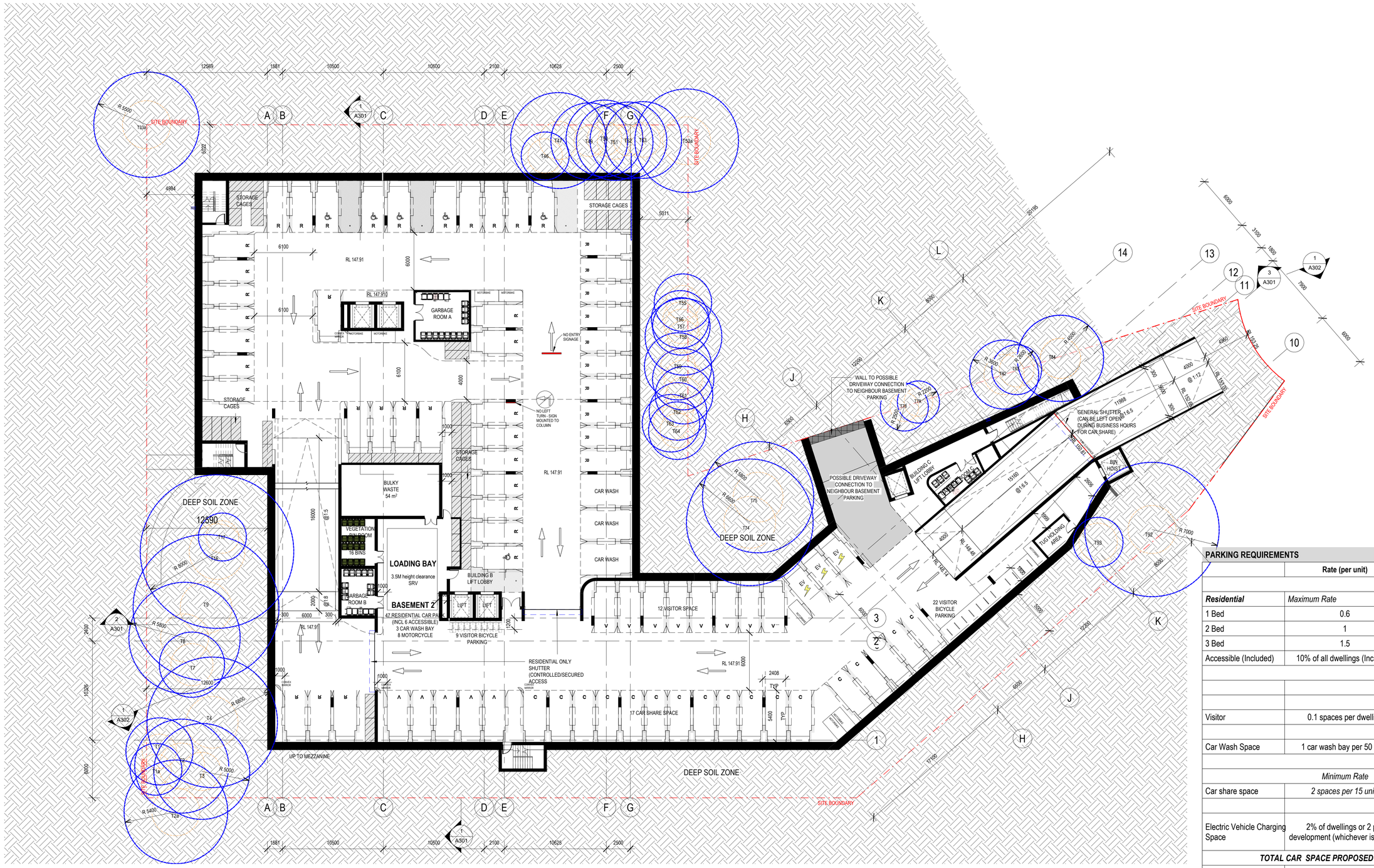
SITE BOUNDARY
STORAGE CAGES
GARBAGE ROOM A
NO ENTRY SIGNAGE
NO LEFT TURN - SIGN MOUNTED TO COLUMN
BULKY WASTE 54 m²
VEGETATION BIN ROOM
16 BINS
GARBAGE ROOM B
LOADING BAY
3.5M height clearance SRV
BUILDING B LIFT LOBBY
LIFT
BASEMENT 2
47 RESIDENTIAL CAR PA
(INCL 6 ACCESSIBLE)
3 CAR WASH BAY
8 MOTORCYCLE
9 VISITOR BICYCLE PARKING
CAR WASH
12 VISITOR SPACE
22 VISITOR BICYCLE PARKING
17 CAR SHARE SPACE
RESIDENTIAL ONLY SHUTTER (CONTROLLED/SECURED ACCESS
UP TO MEZZANINE
DEEP SOIL ZONE
12590
WALL TO POSSIBLE DRIVEWAY CONNECTION TO NEIGHBOUR BASEMENT PARKING
POSSIBLE DRIVEWAY CONNECTION TO NEIGHBOUR BASEMENT PARKING
BUILDING C LIFT LOBBY
GENERAL SHUTTER (CAN,BE LEFT OPEN) DURING BUSINESS HOURS FOR CAR SHARE)
BIN HOIST
TOO HOLDING AREA
RL 147.91
RL 148.40
RL 148.74
RL 152.55
RL 152.81
RL 153.25
RL 153.01
RL 147.91
RL 147.910
RL 148.74
RL 148.40
RL 152.55
RL 153.25
RL 153.01
R 5500
R 8000
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2 A301
3 A301
1 A302
2 A302
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10500
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20195
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3100
1800
7000
6000
4984
5011
6022
6100
6100
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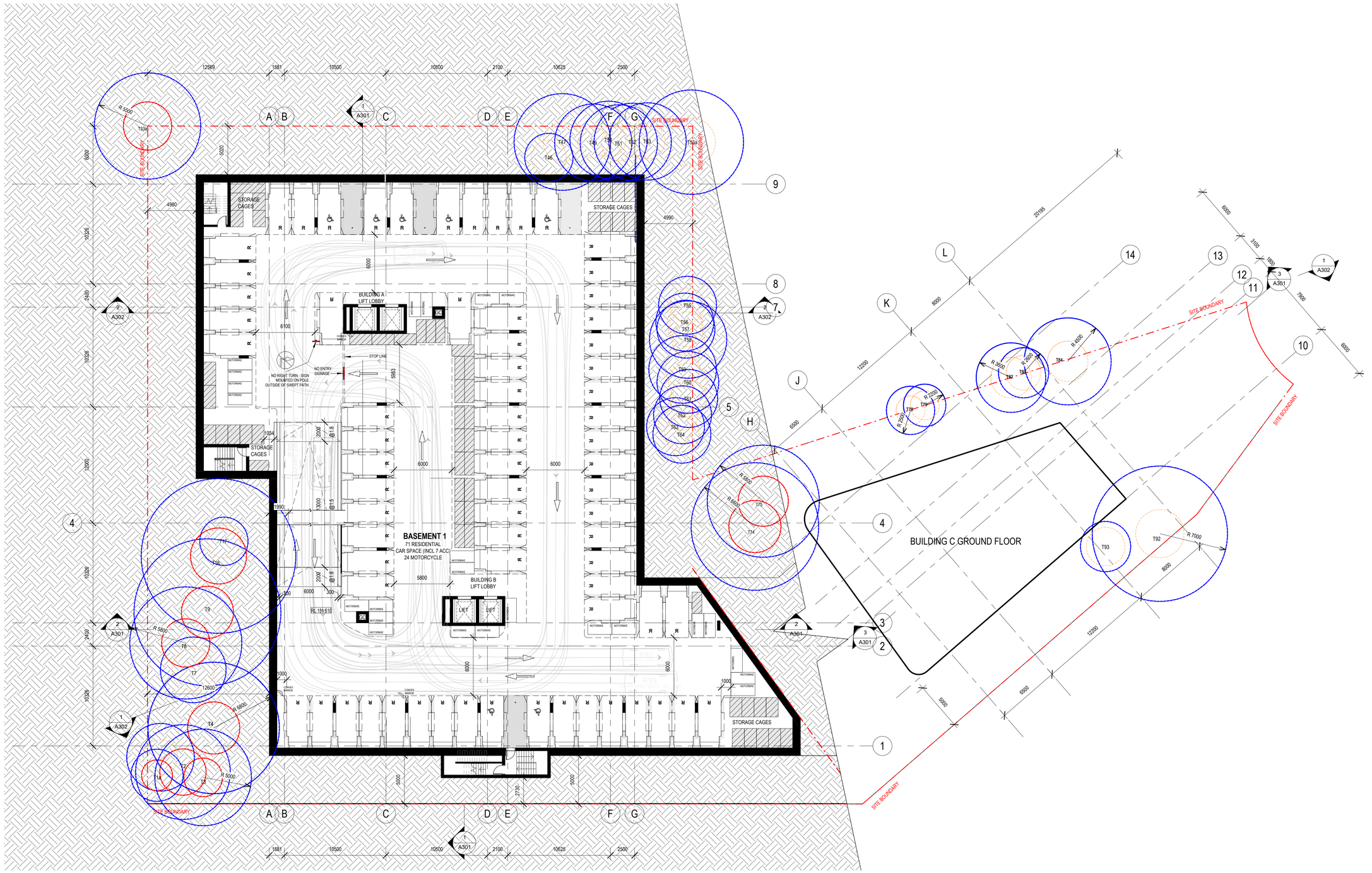

CAR PARK LEGEND

- 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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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

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.: A103

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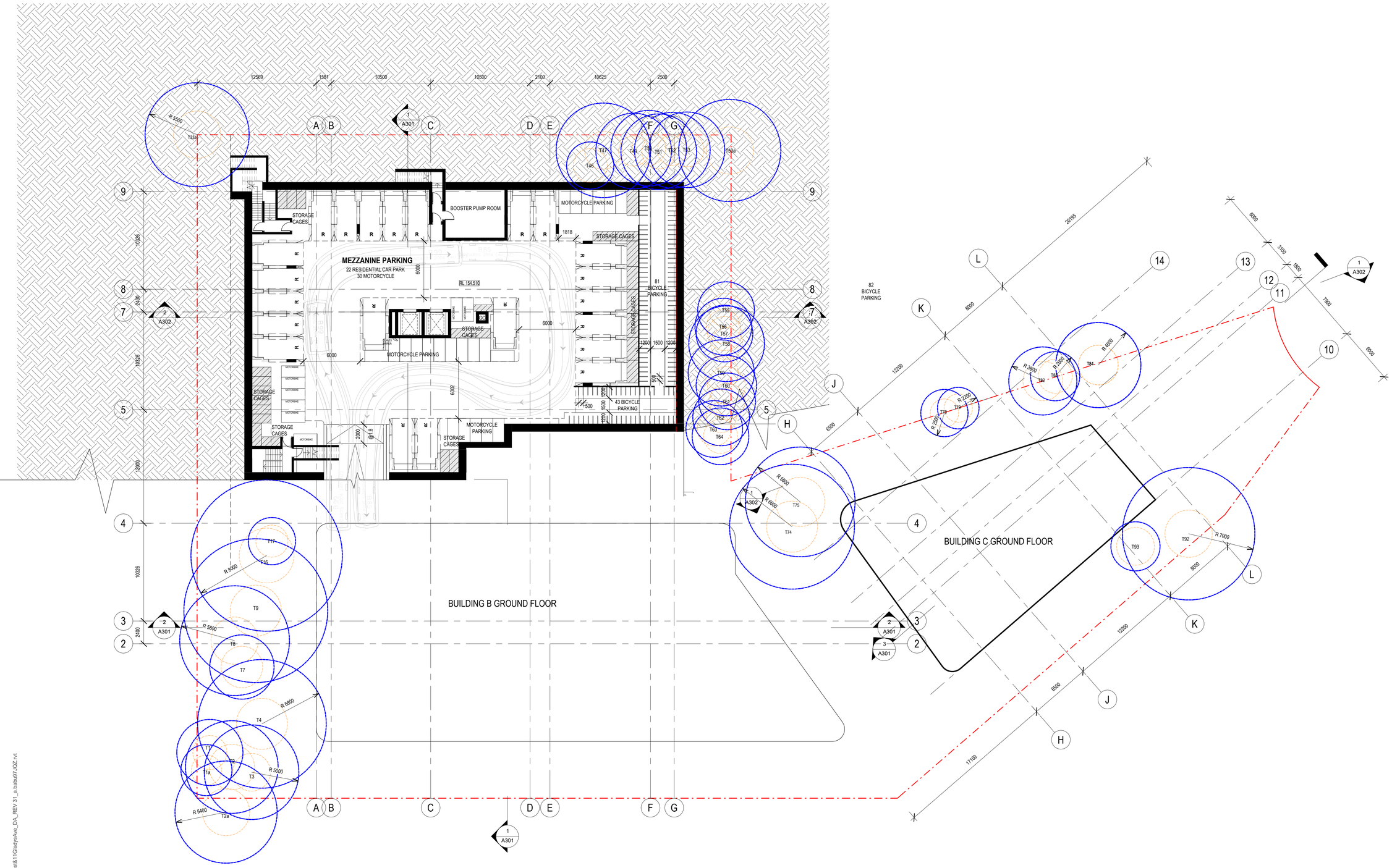

CAR PARK LEGEND

- 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.

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A	31.07.25	SEARs SUBMISSION

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.: A104

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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.

PEDESTRIAN ACCESS

LEGEND

S STORAGE

St STUDY

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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

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.: A105

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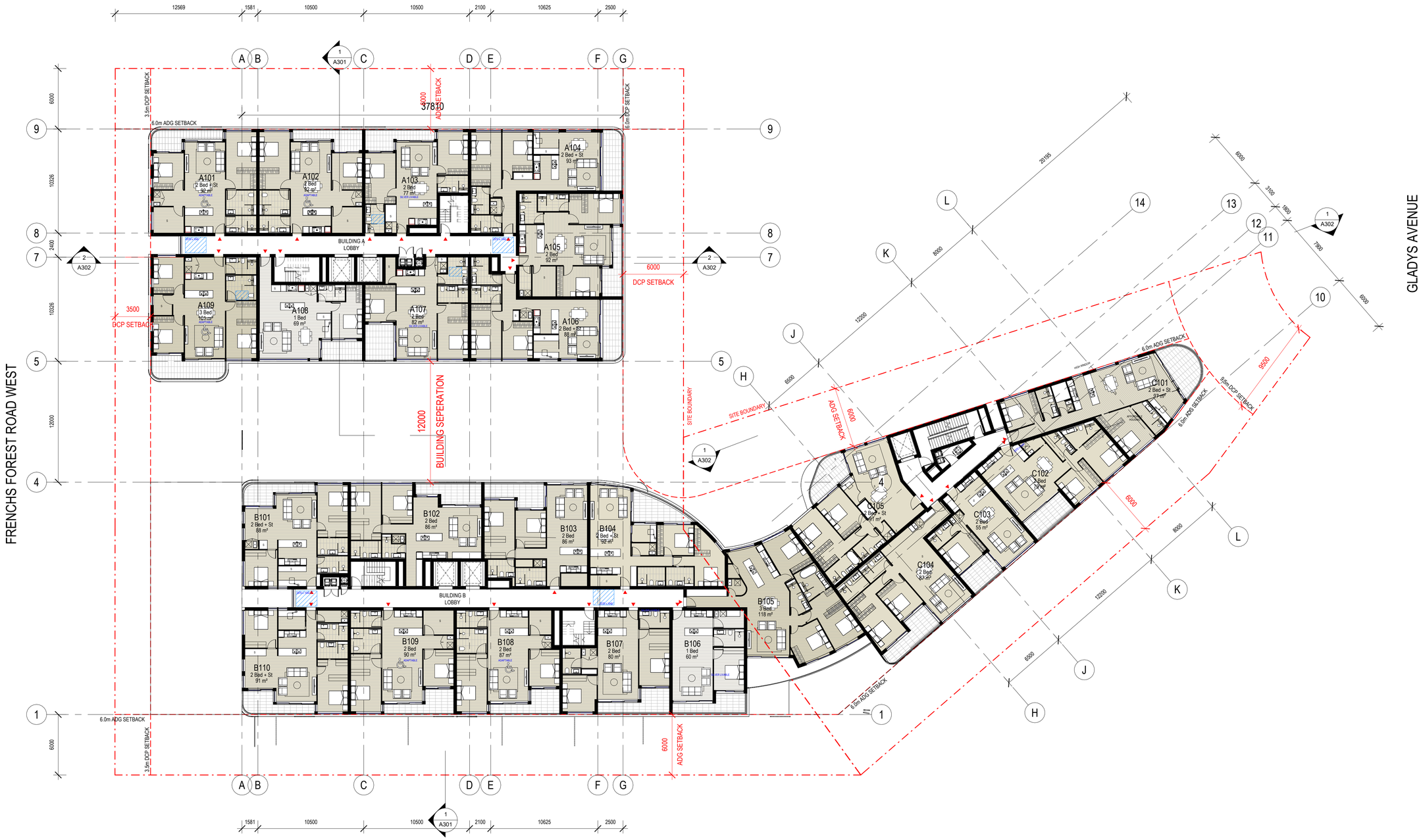

LEGEND

S STORAGE

St STUDY

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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 1-3

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A106

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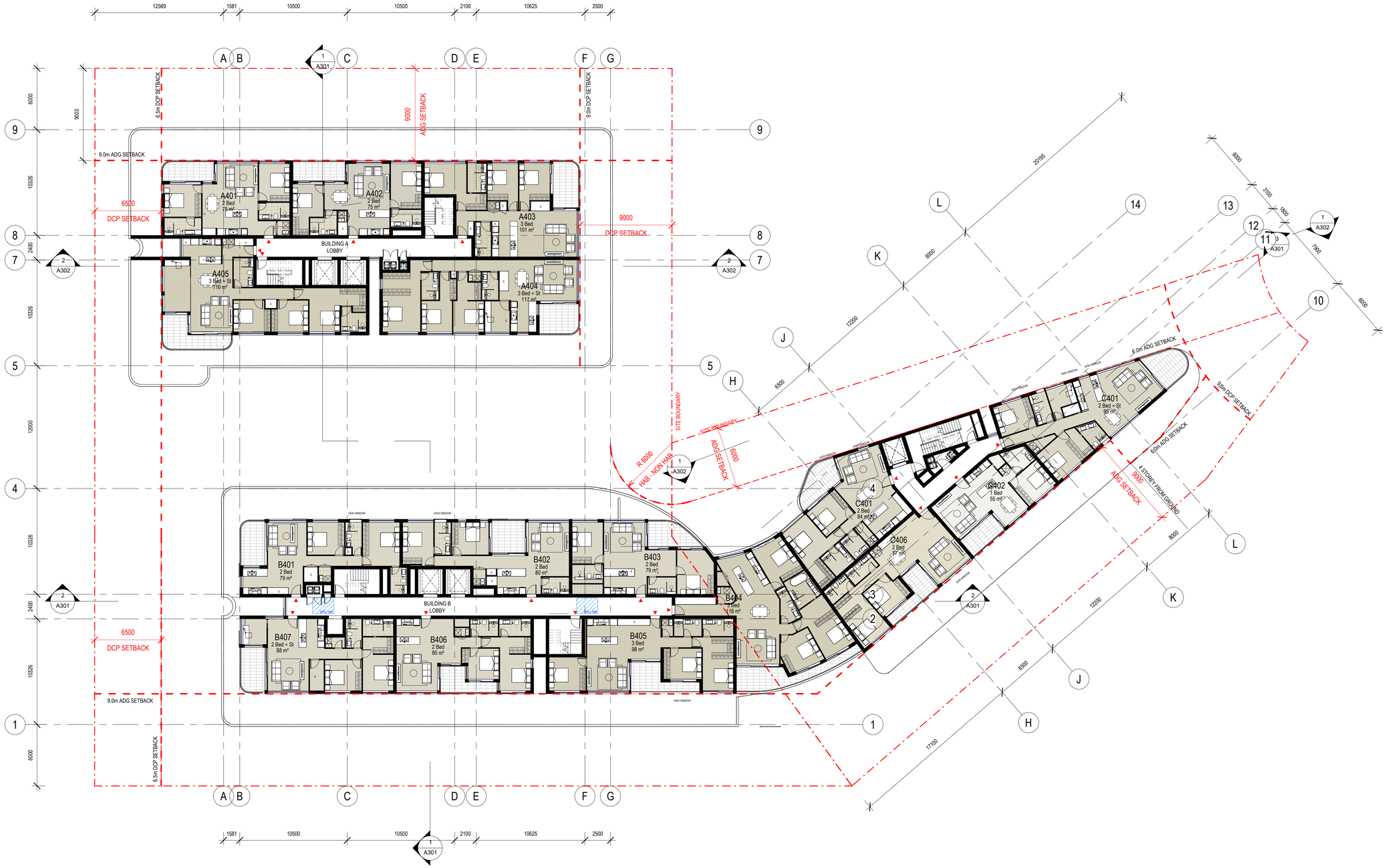

LEGEND

S STORAGE

St STUDY

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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 -7

North

Scale	Date	Job No.	Drawing No.
1 : 200@A1	2025	23_6514	A107

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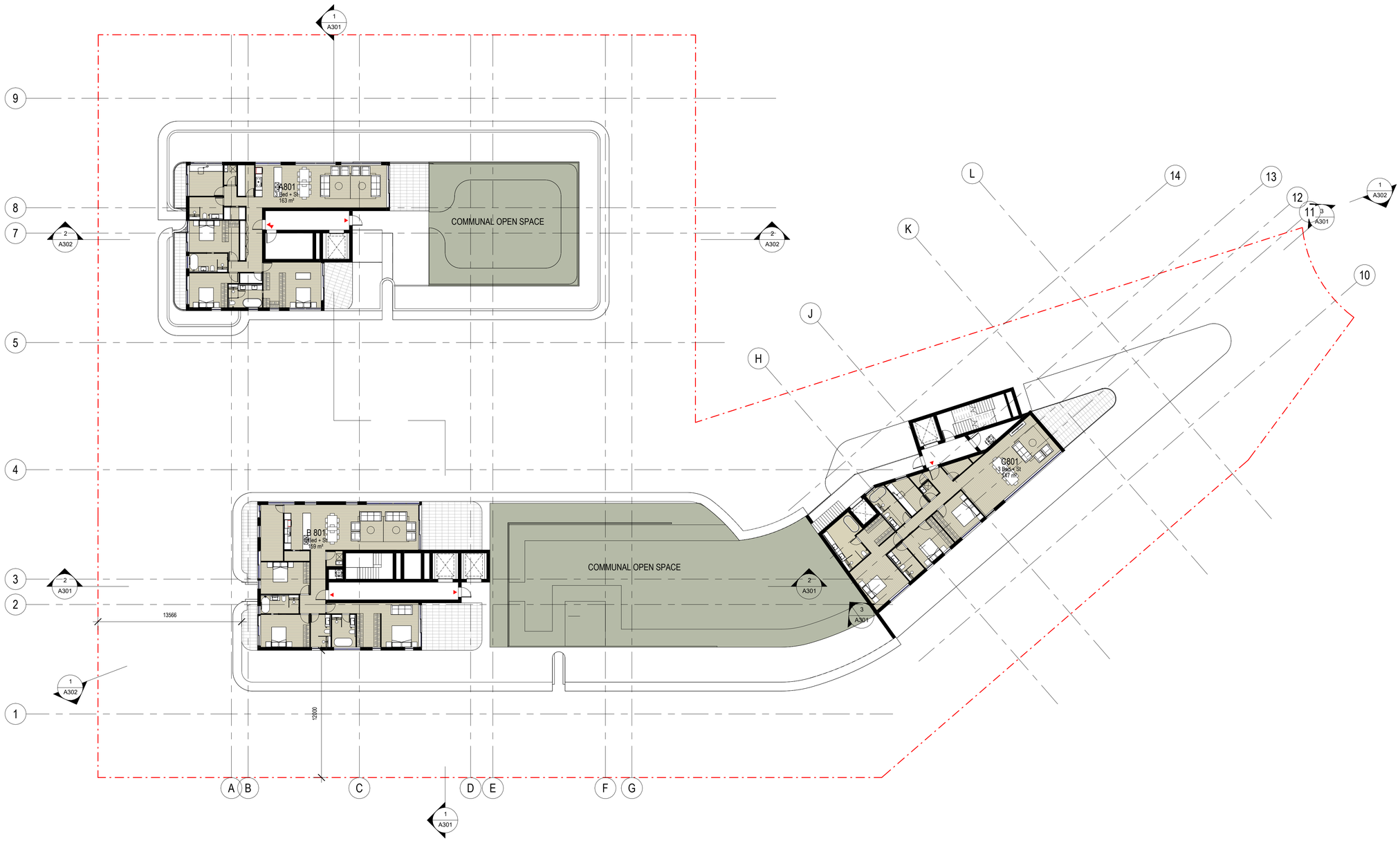

1 | LEVEL 8A
SCALE 1 : 200

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Consultants

Client: Young Assets Holding Pty Ltd

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Drawing: LEVEL 8

North	Scale	Date	Job No.	Drawing No.
	1 : 200@A1	2025	23_6514	A111

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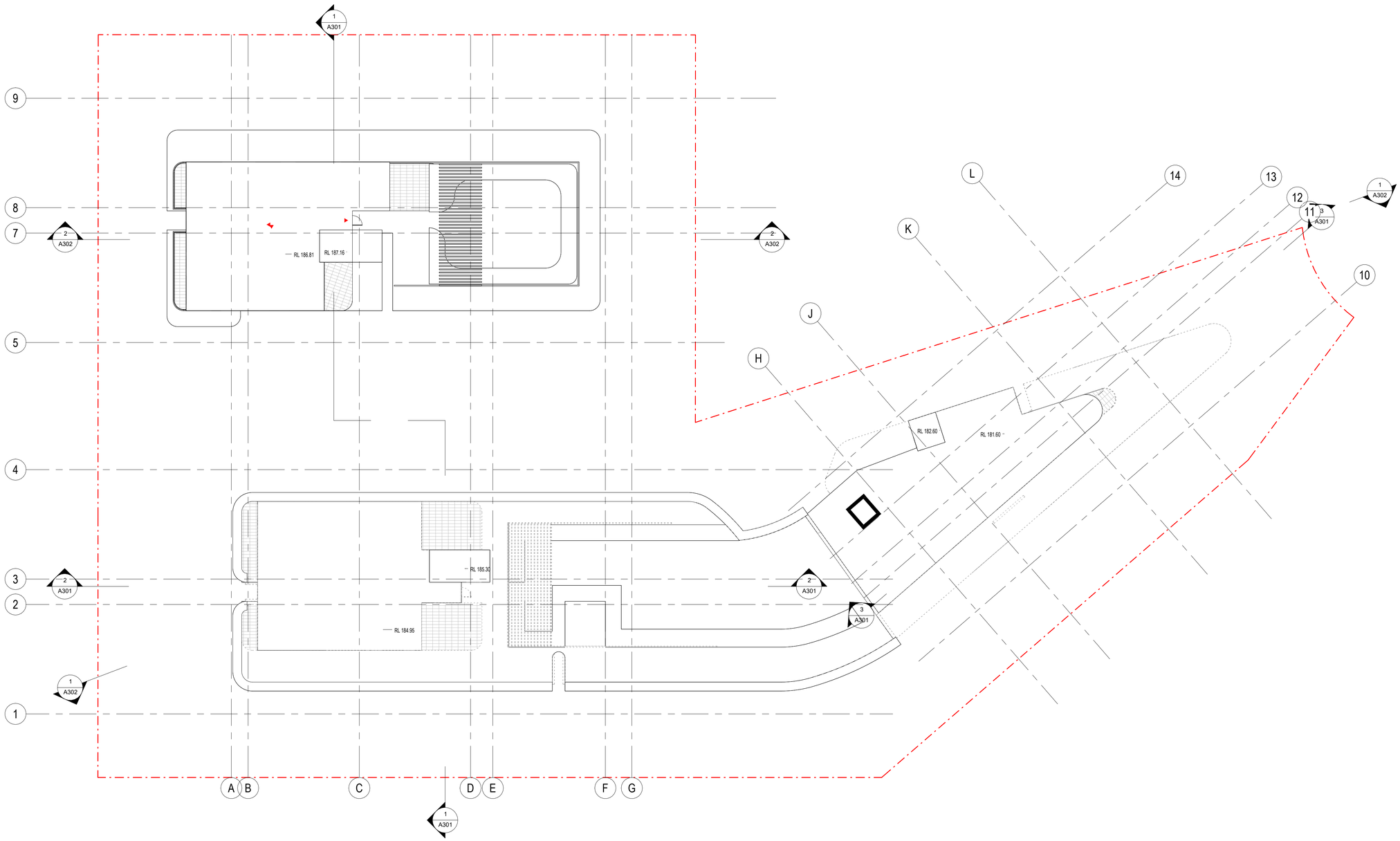

1 | ROOF A
SCALE 1 : 200

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Client: Young Assets Holding Pty Ltd

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

Drawing: ROOF PLAN

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A112

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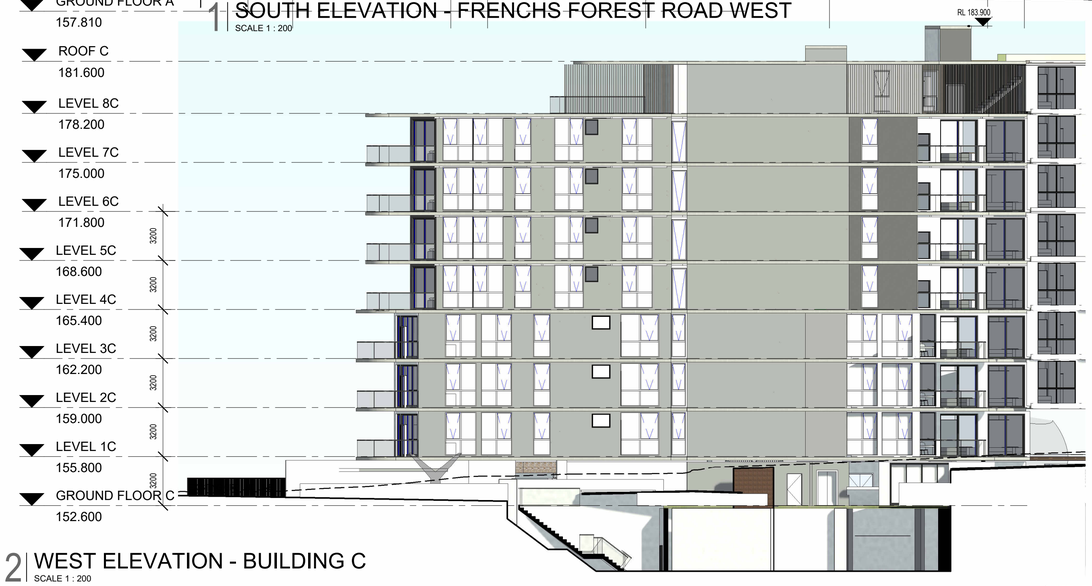
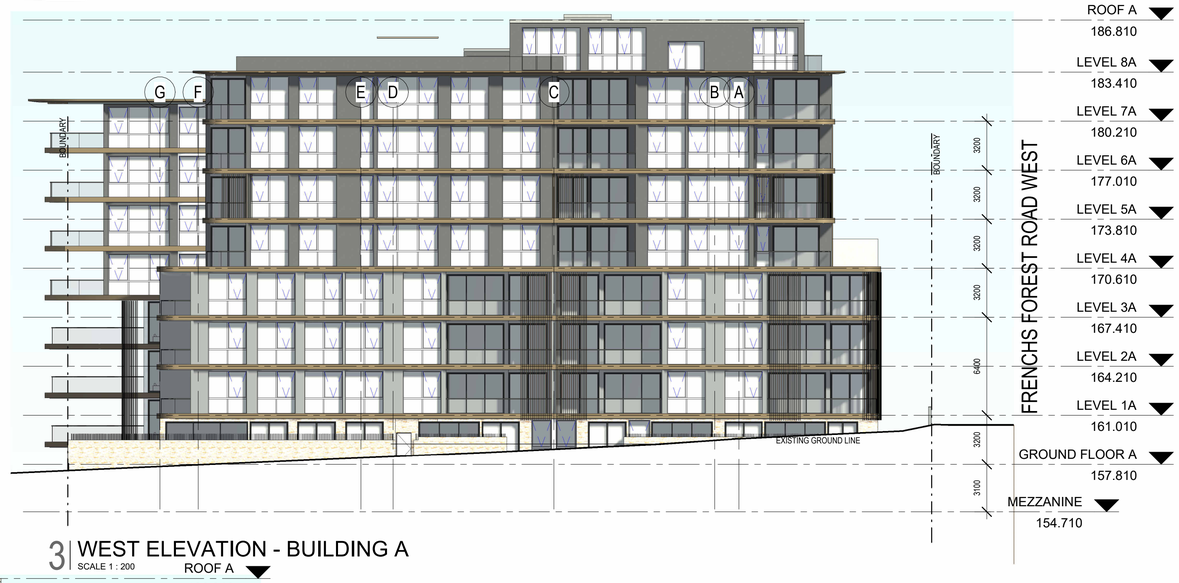
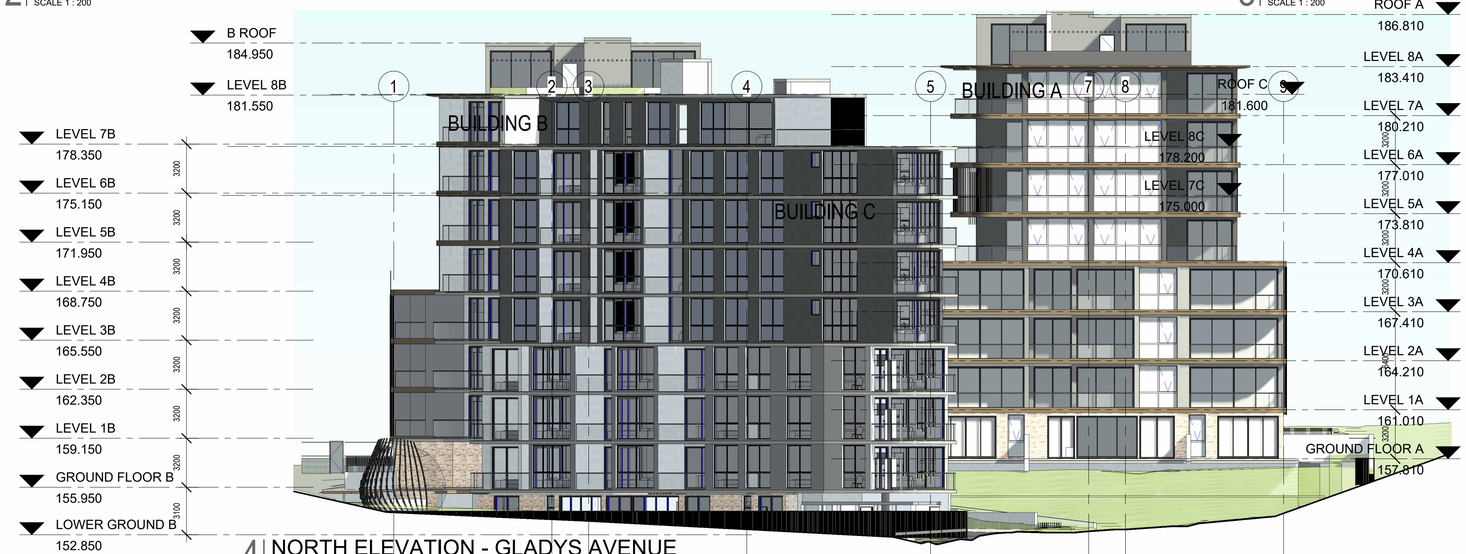
1 SOUTH ELEVATION - FRENCHS FOREST ROAD WEST
SCALE 1 : 200



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
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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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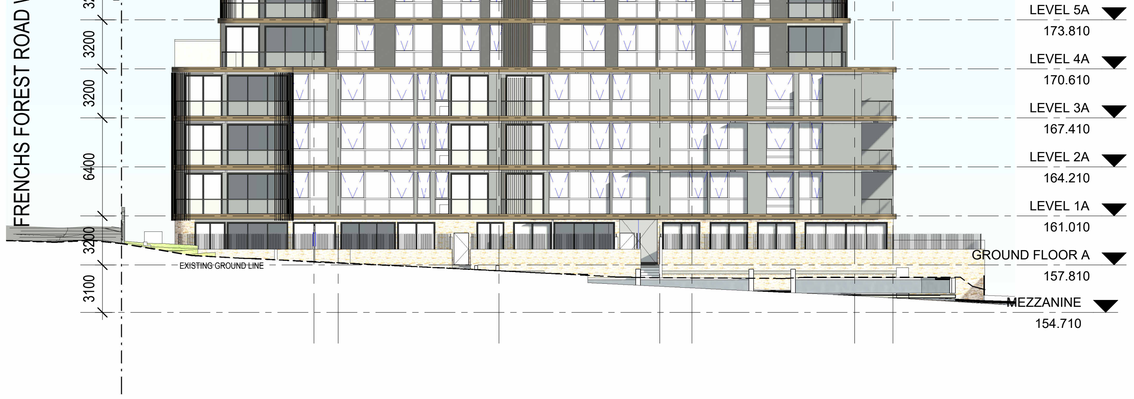
1 | EAST ELEVATION - BUILDING B
SCALE 1 : 200

2 | EAST ELEVATION -BUILDING C
SCALE 1 : 200



3 | EAST ELEVATION - BUILDING A
SCALE 1 : 200

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Consultants

Client: Young Assets 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 - Dependent 1
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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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: ELEVATIONS - BLDG A - NORTH

North	Scale	Date	Job No.	Drawing No.
	1 : 100@A1	2025	23_6514	A203

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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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Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: ELEVATIONS - BLDG A SOUTH

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A204

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1 | EAST ELEVATION - BUILDING A - BASIX - Dependent 1
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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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: ELEVATIONS - BLDG A - EAST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A205

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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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Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: ELEVATIONS - BLDG A - WEST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A206

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1 | NORTH ELEVATION - BUILDING B - BASIX - Dependent 1
SCALE 1 : 100

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Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client
Young Assets Holding Pty Ltd

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

Drawing
ELEVATIONS - BLDG B - NORTH

North	Scale	Date	Job No.	Drawing No.
	1 : 100@A1	2025	23_6514	A207

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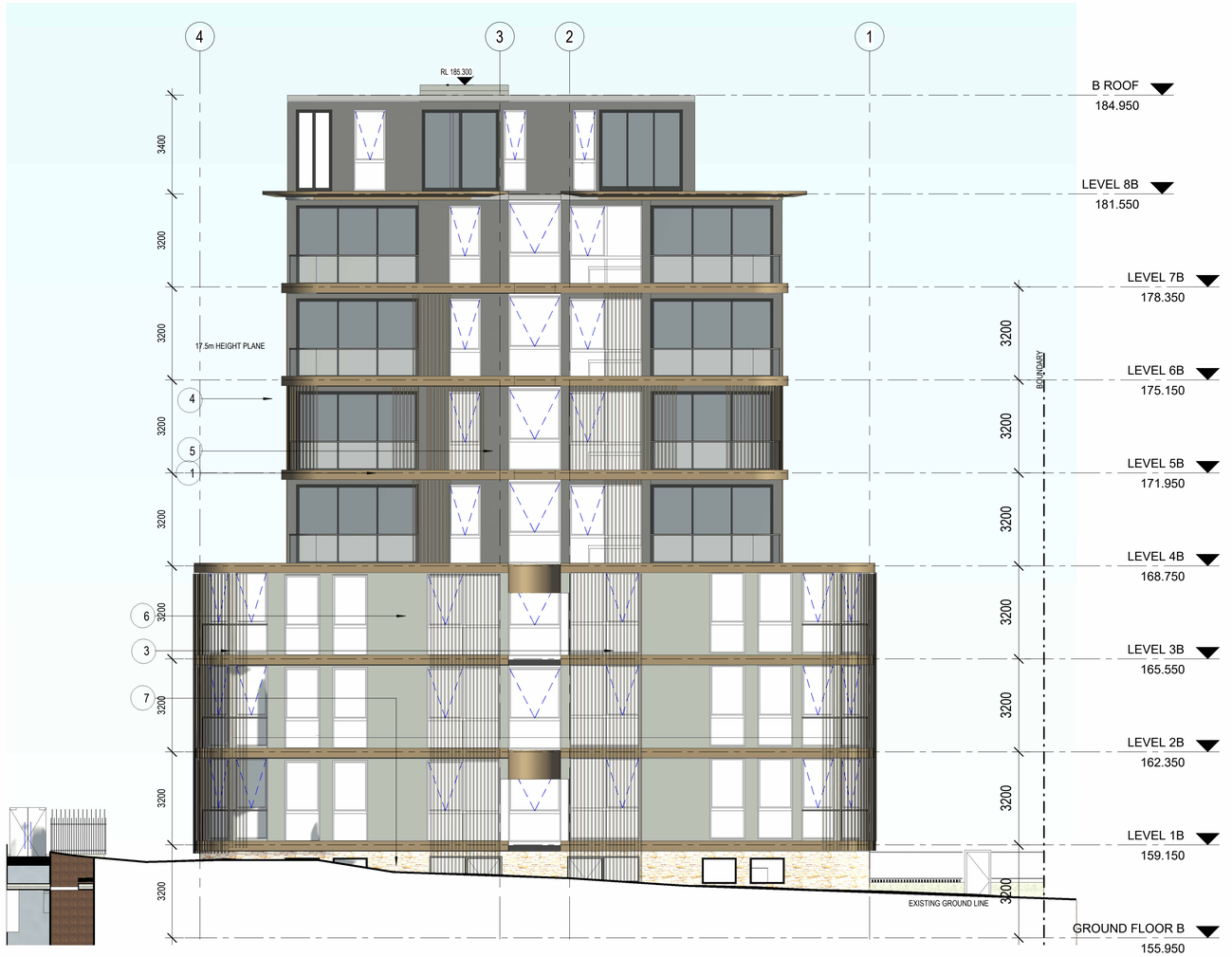

2 SOUTH ELEVATION - BUILDING B - BASIX

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

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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: ELEVATIONS - BLDG B - SOUTH

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A208

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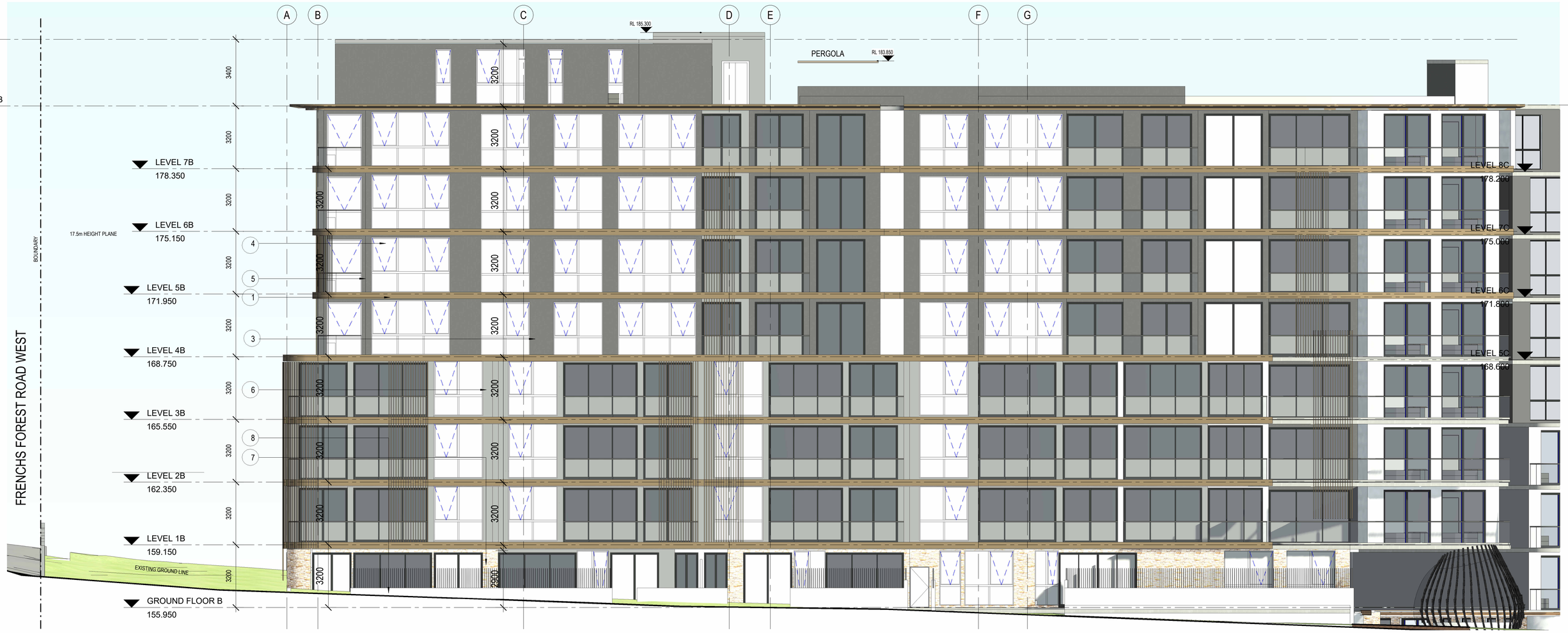

1 | EAST ELEVATION - BUILDING B - BASIX - Dependent 1
SCALE 1 : 100

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	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: ELEVATIONS - BLDG B - EAST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A209

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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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Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: ELEVATIONS - BLDG B - WEST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A210

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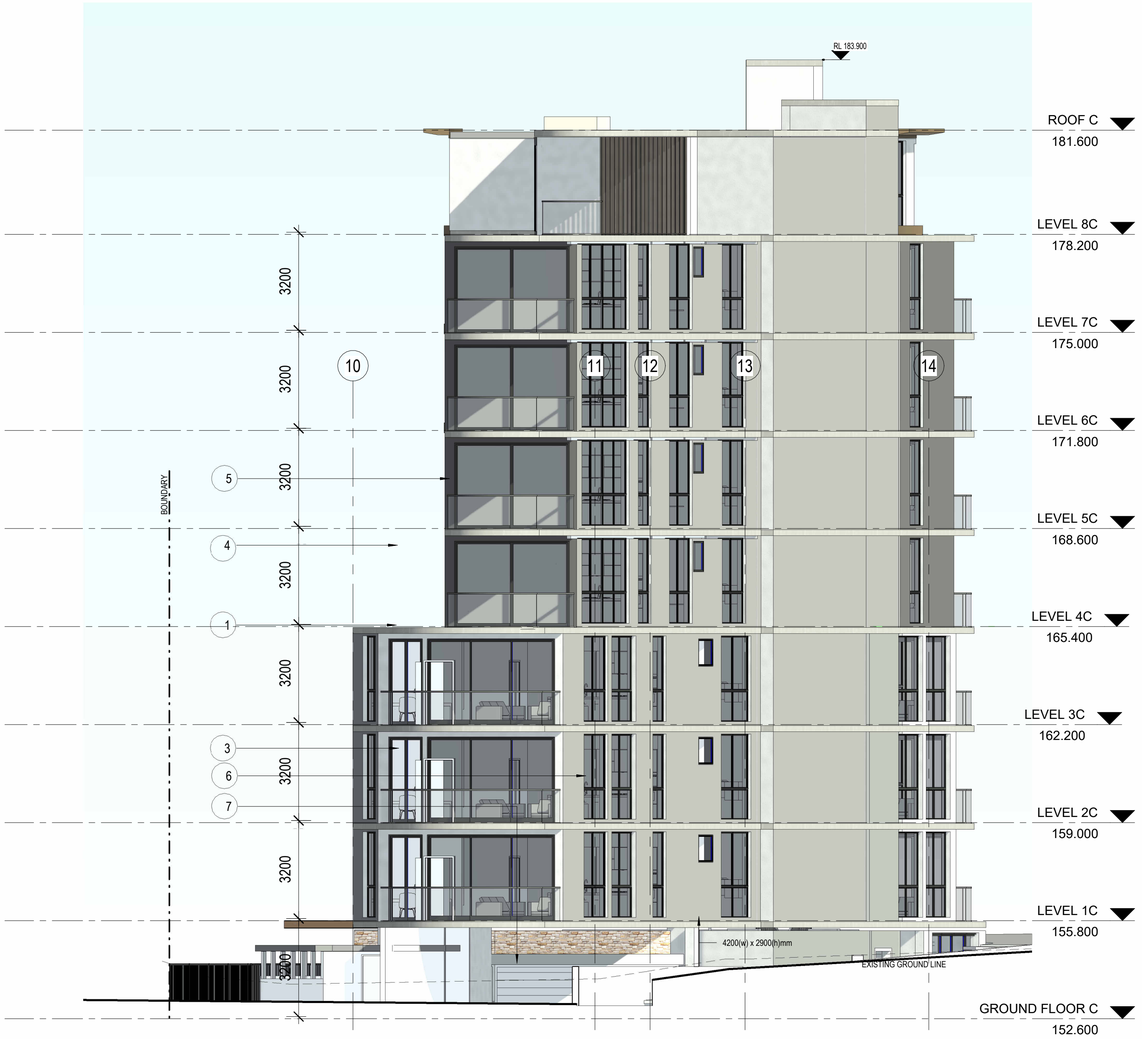
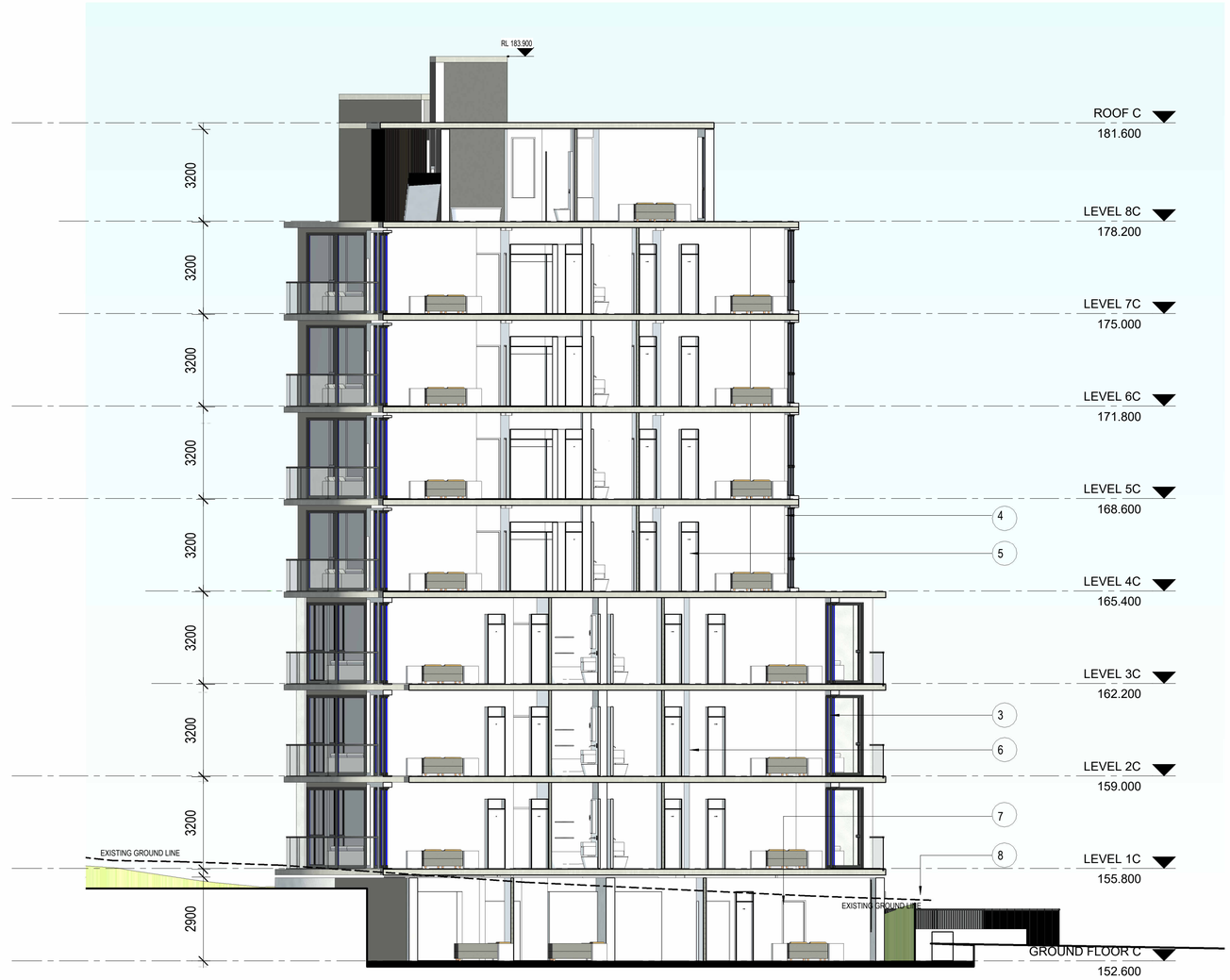


1 NORTH ELEVATION - BUILDING C - BASIX
SCALE 1 : 100



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
8. SOLID AND METAL FENCES

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Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client
Young Assets Holding Pty Ltd

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

Drawing
ELEVATIONS - BLDG C - NORTH & SOUTH

North

Scale
1 : 100@A1

Date
2025

Job No.
23_6514

Drawing No.
A211

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1 | EAST ELEVATION -BUILDING C - BASIX - Dependent 1
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 C - EAST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A212

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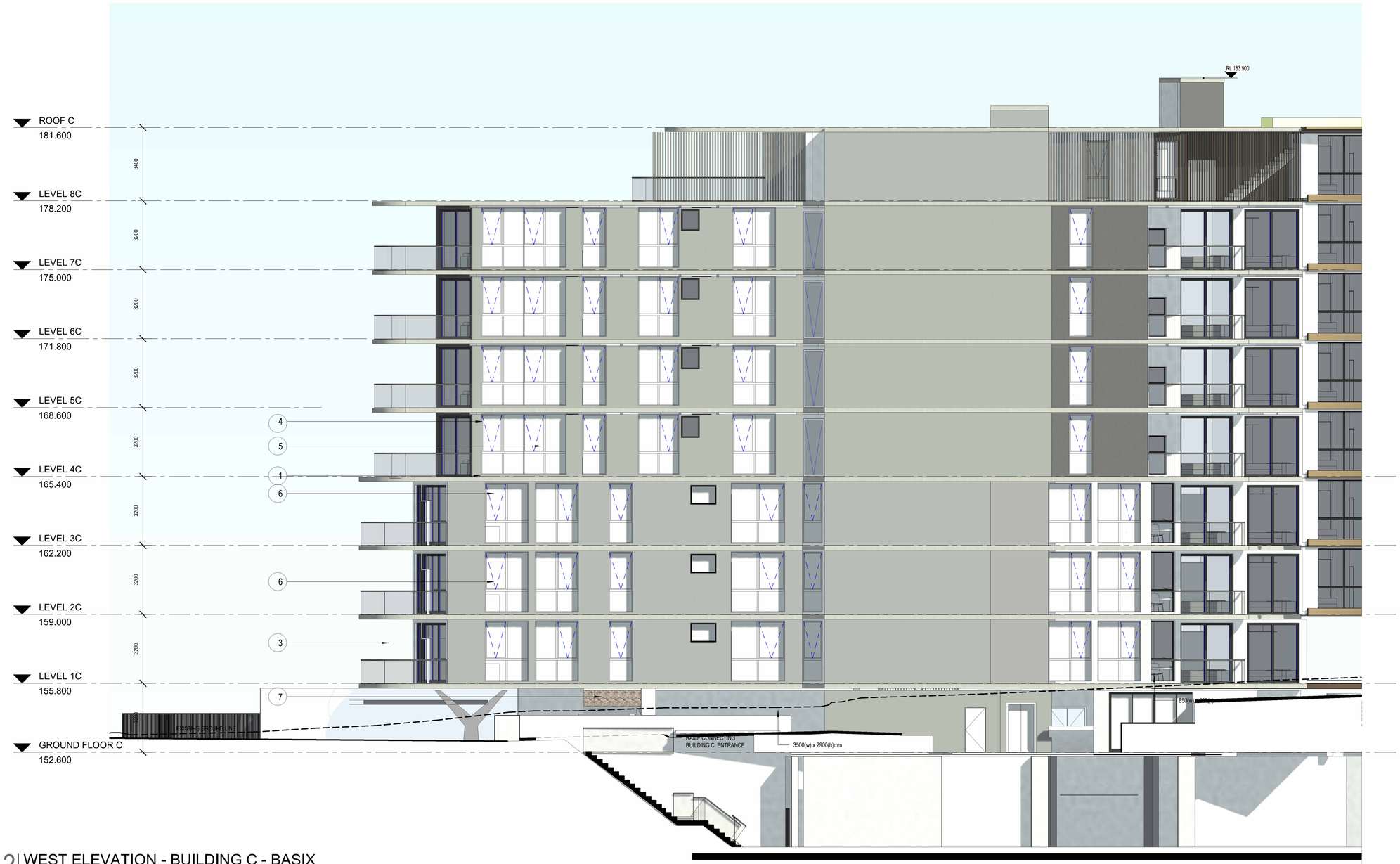

2 | WEST ELEVATION - BUILDING C - BASIX

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

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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: ELEVATIONS - BLDG C - WEST

North

Scale: 1 : 100@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A213

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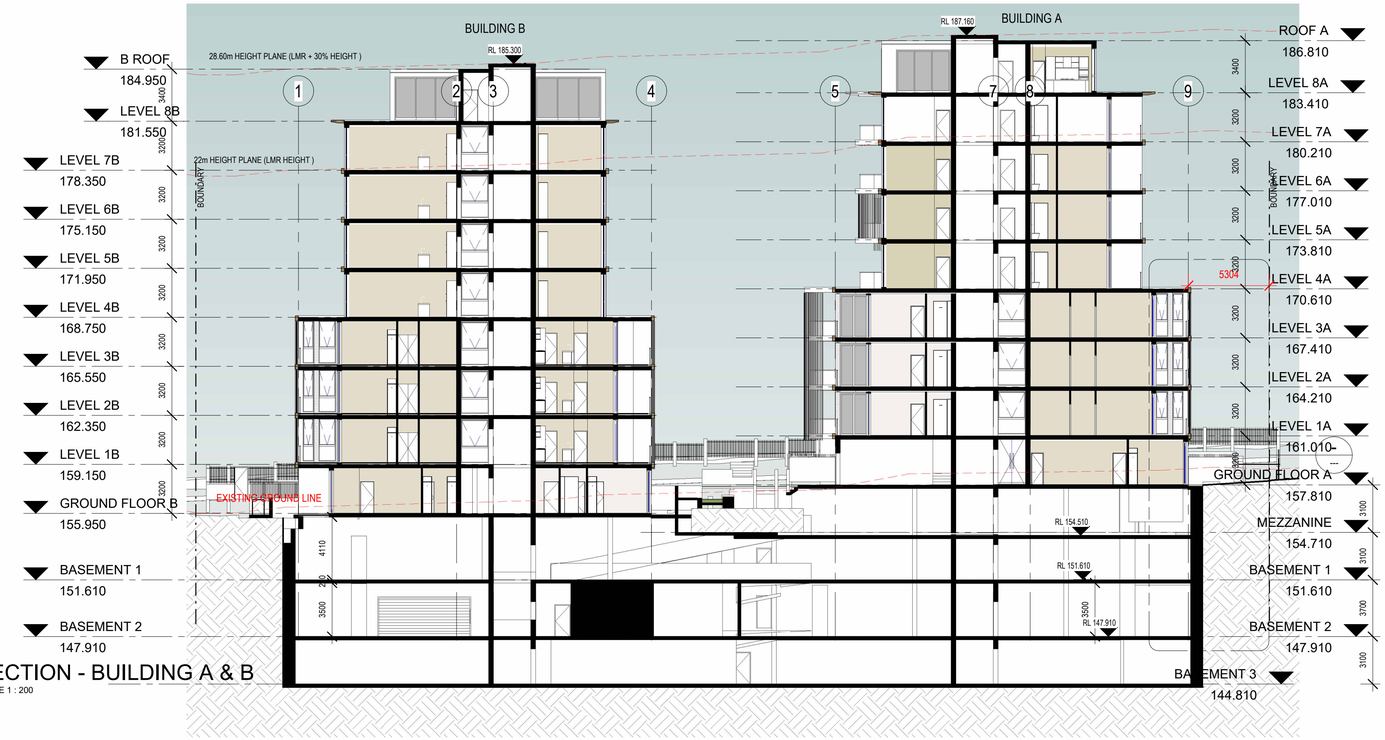
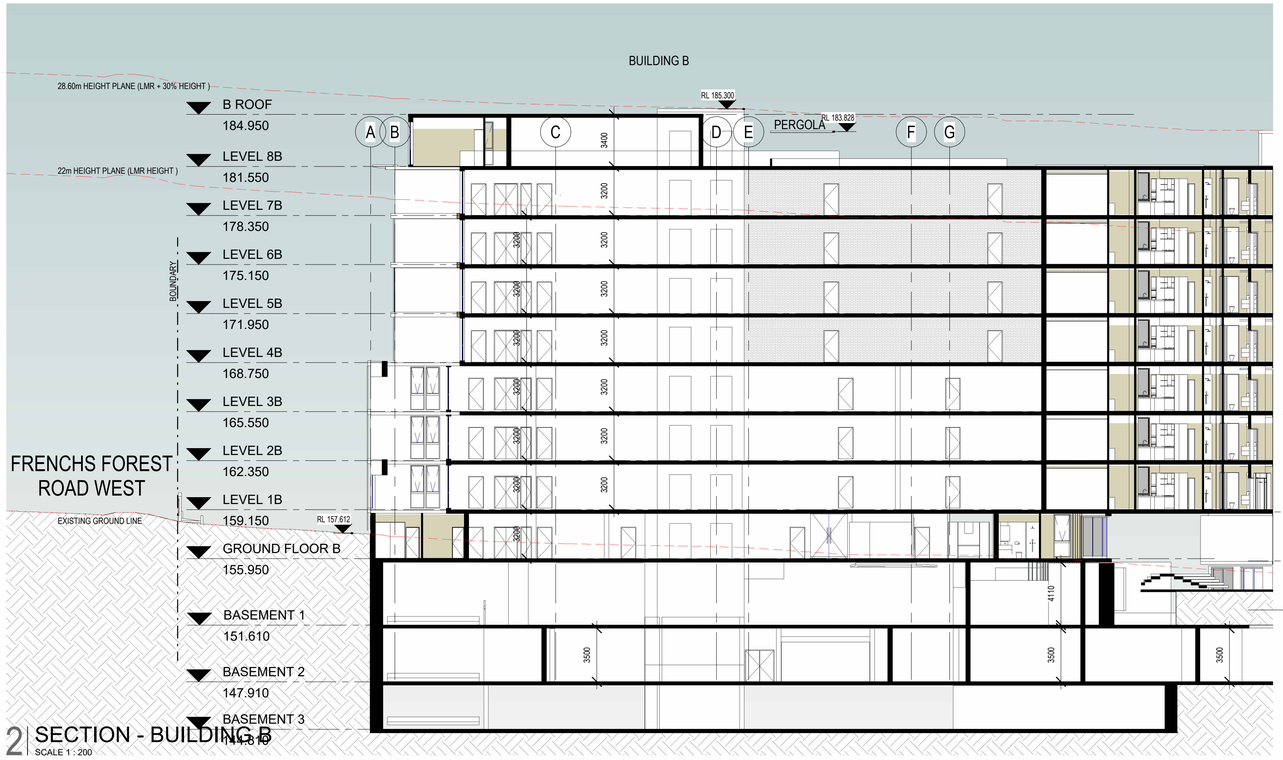
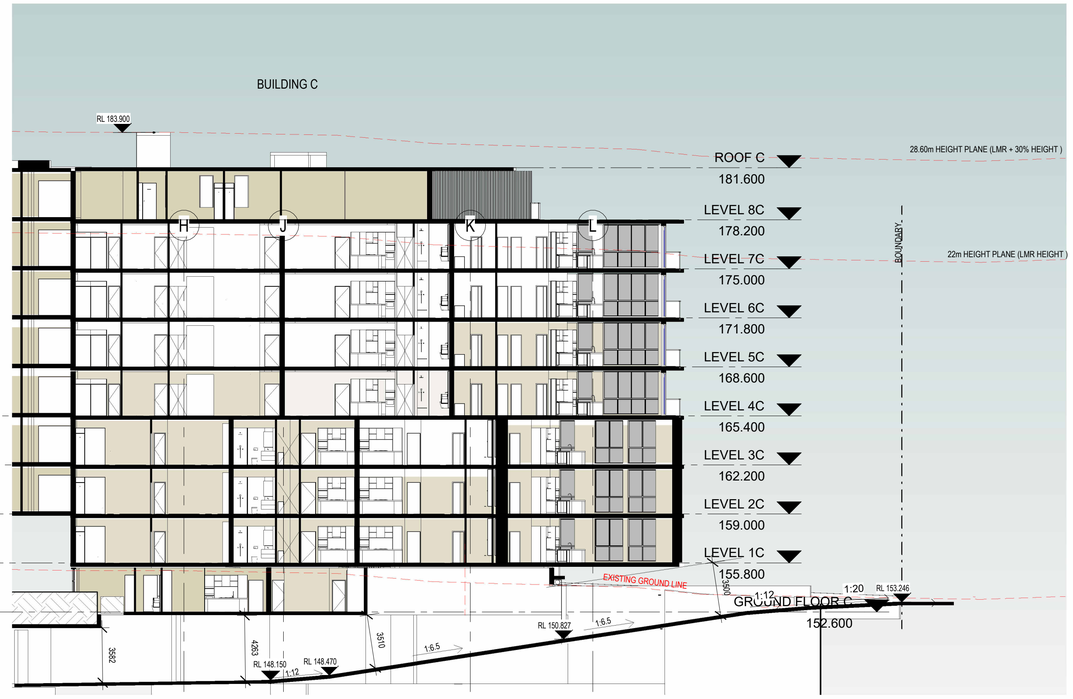


1 | SECTION - BUILDING A & B
SCALE 1 : 200



2 | SECTION - BUILDING B
SCALE 1 : 200



3 | SECTION - BUILDING C
SCALE 1 : 200

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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

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	Date	Job No.	Drawing No.
1 : 200@A1	2025	23_6514	A301

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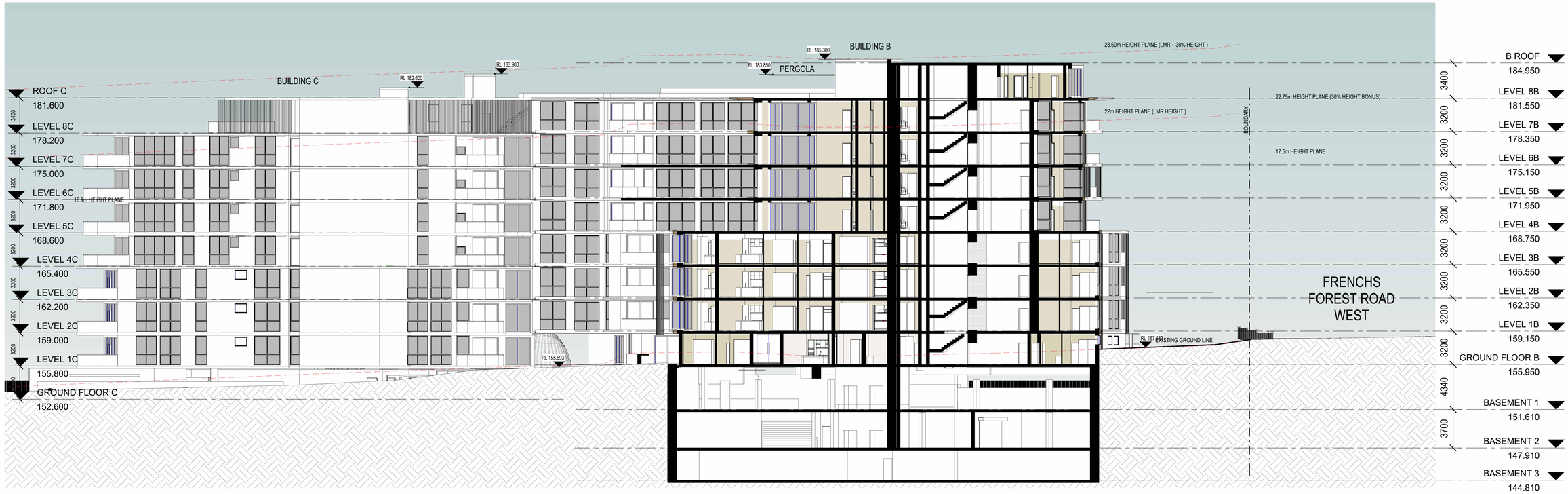
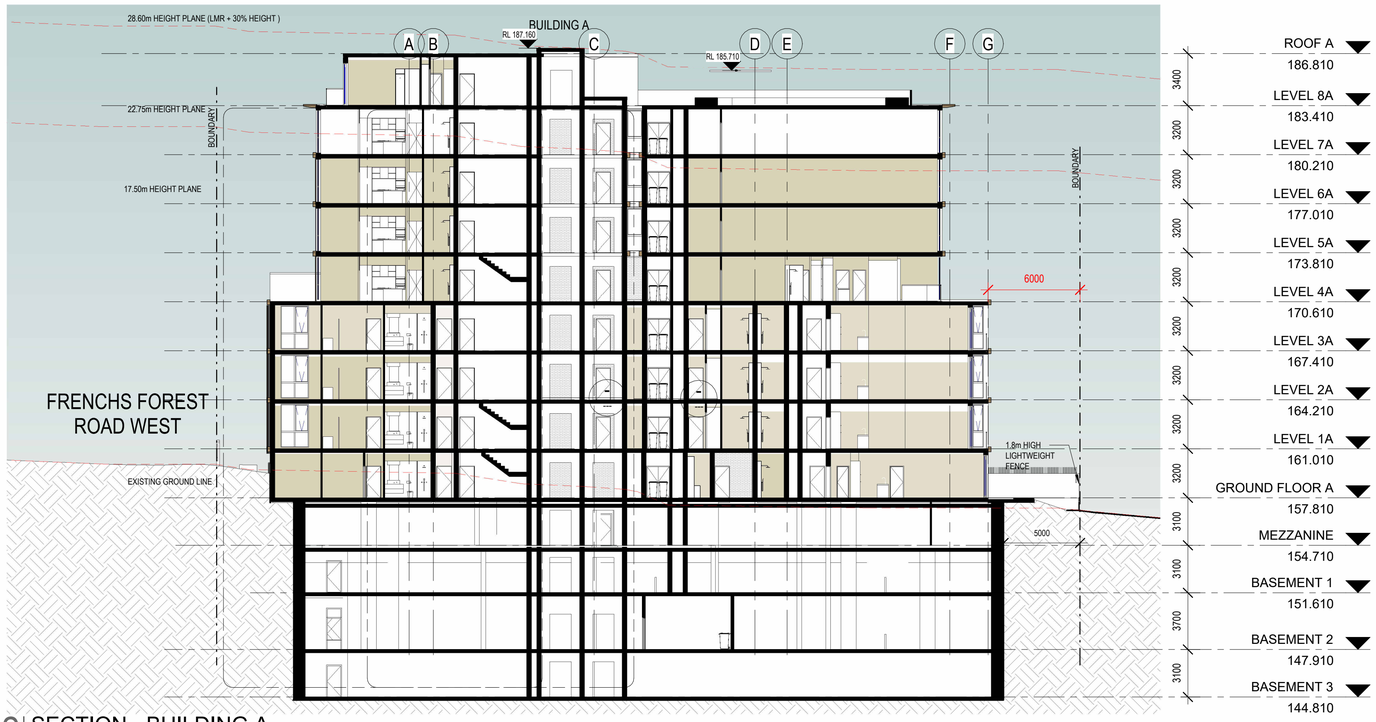


1 | Section 2
SCALE 1 : 200



2 | SECTION - BUILDING A
SCALE 1 : 200

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Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

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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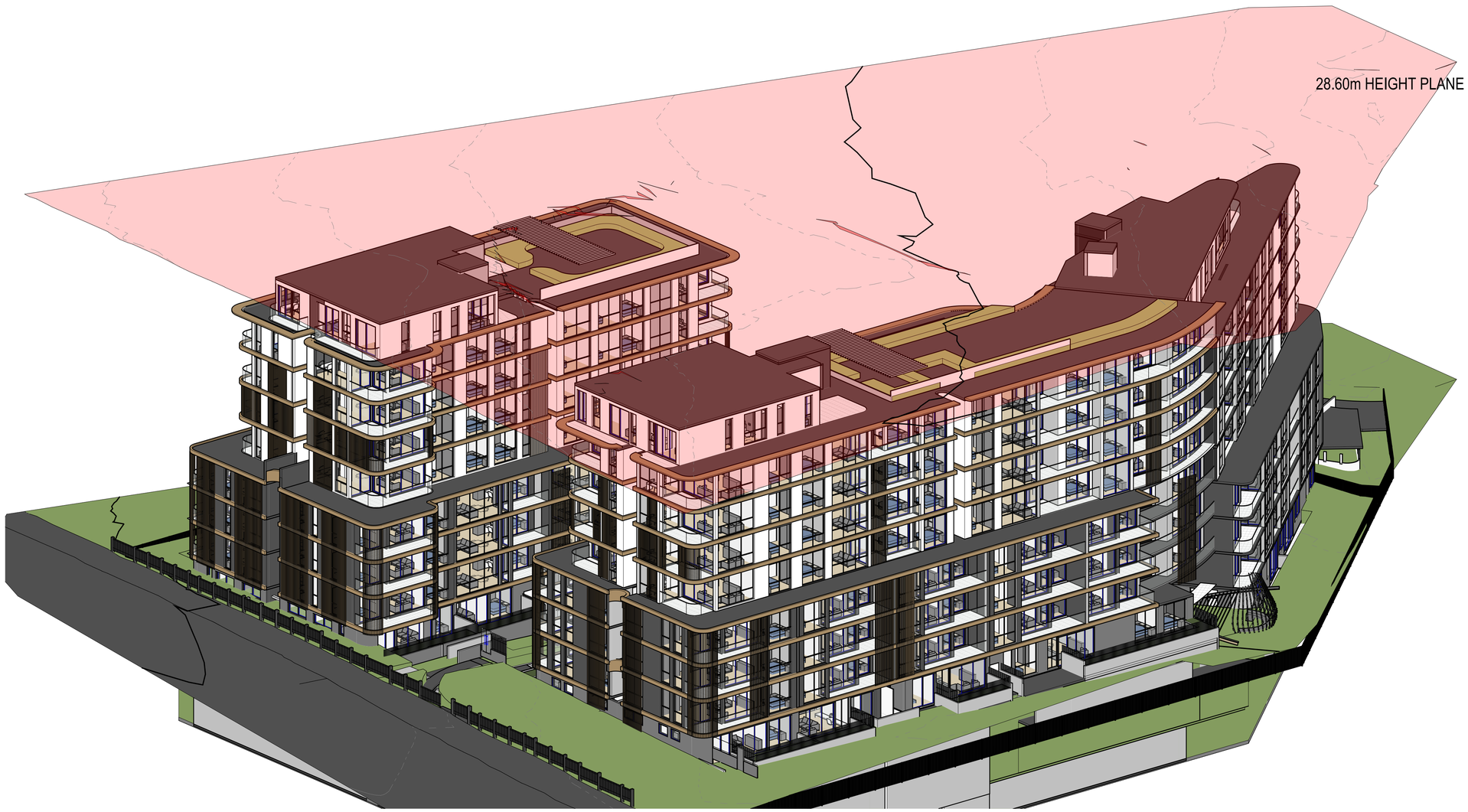

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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

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	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A401

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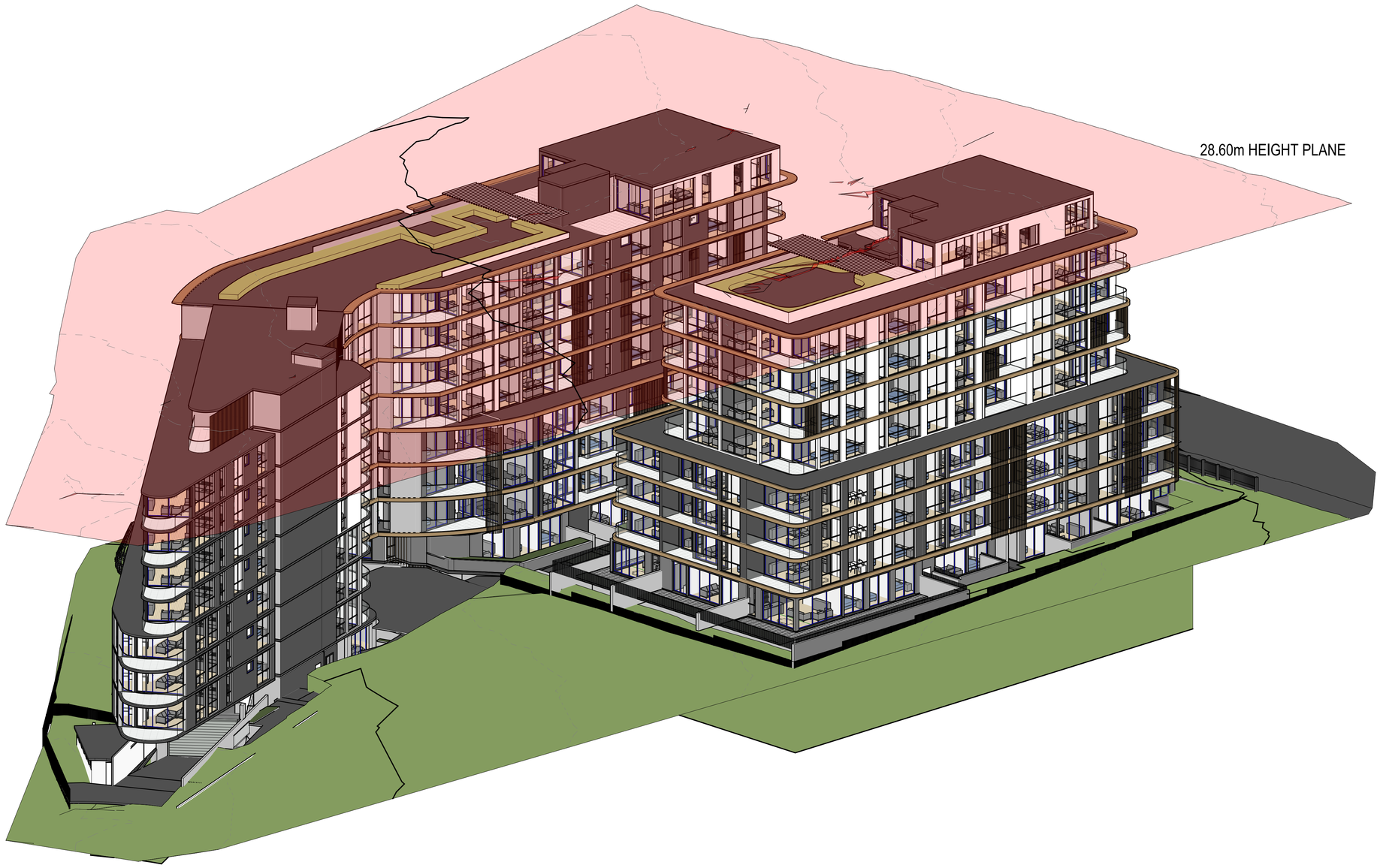

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Rev	Date	Description
Issue		
A	31.07.25	SEARs SUBMISSION

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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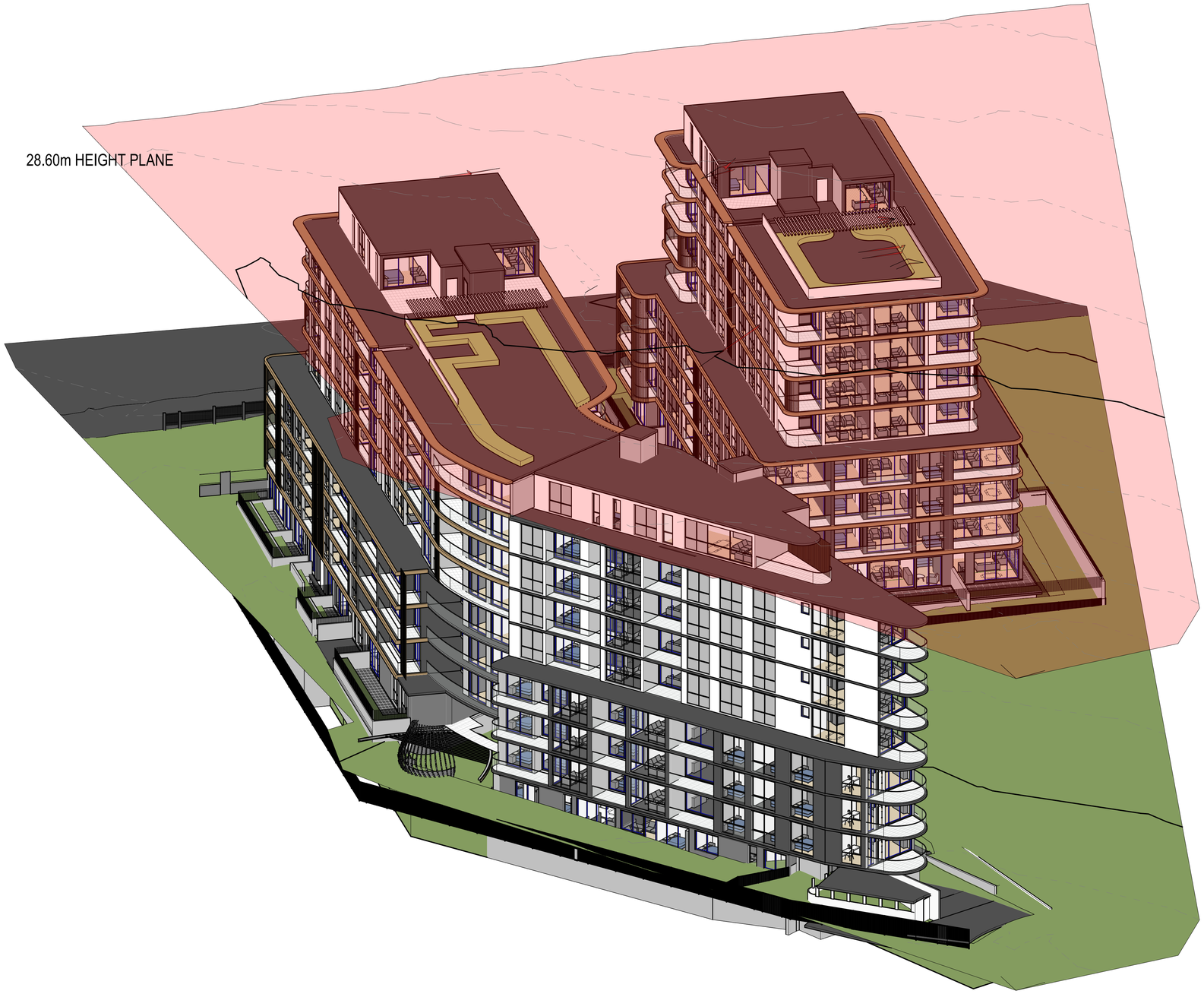

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Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

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	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A403

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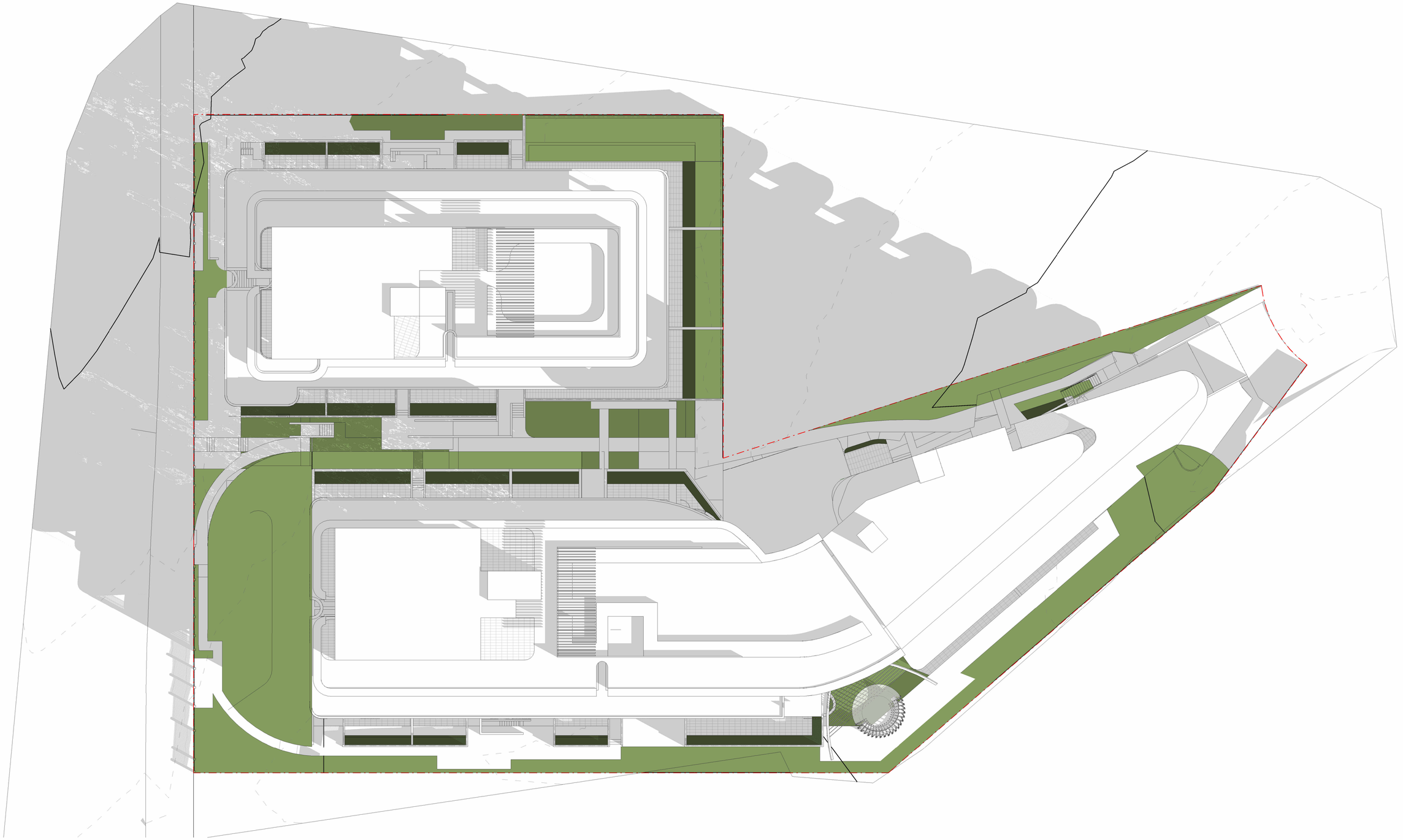

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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

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	Date	Job No.	Drawing No.
1 : 200@A1	2025	23_6514	A411

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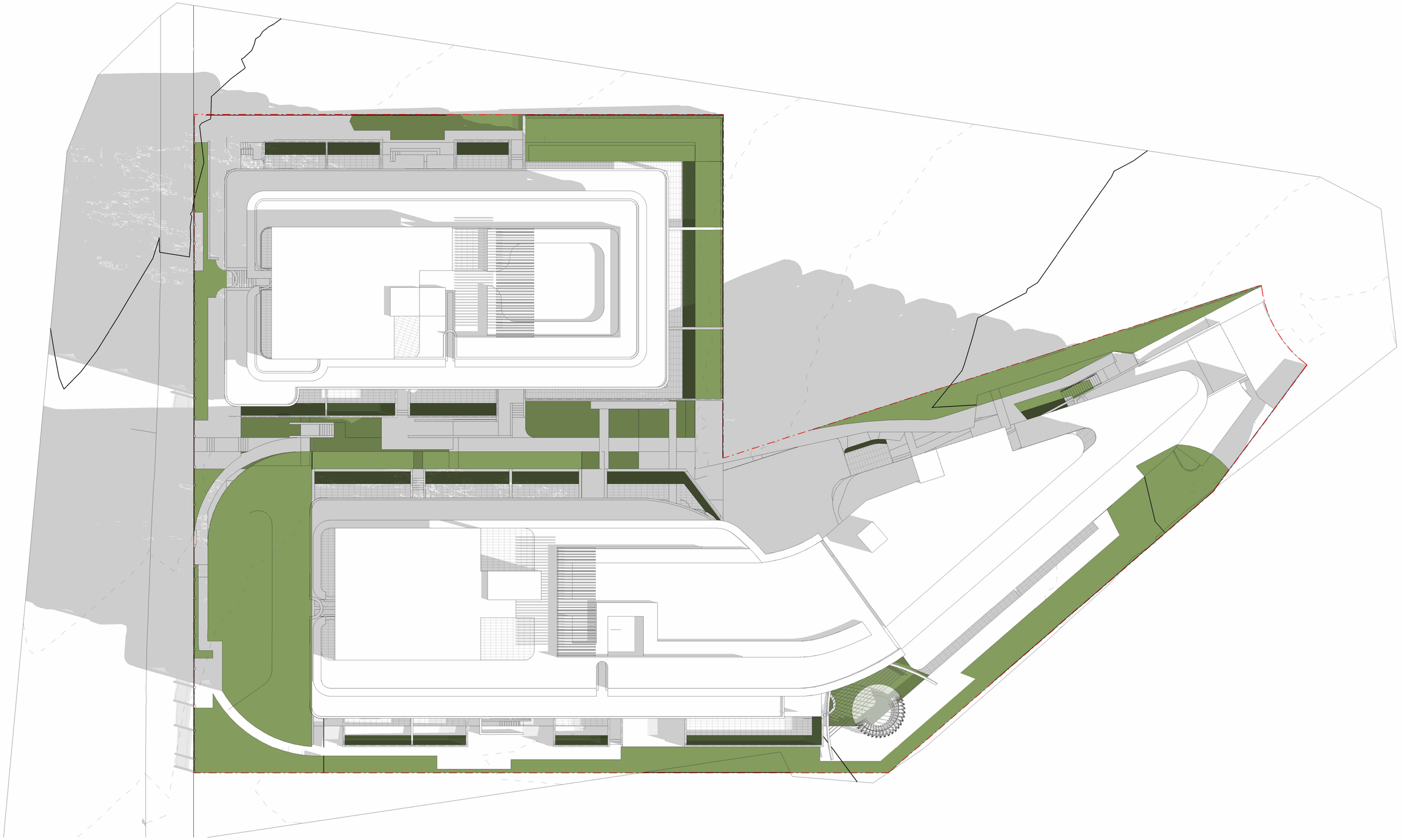

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Consultants

Client

Young Assets
Holding Pty Ltd

Project

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

Drawing

SHADOW DIAGRAM - 21
JUNE @ 10AM

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A412

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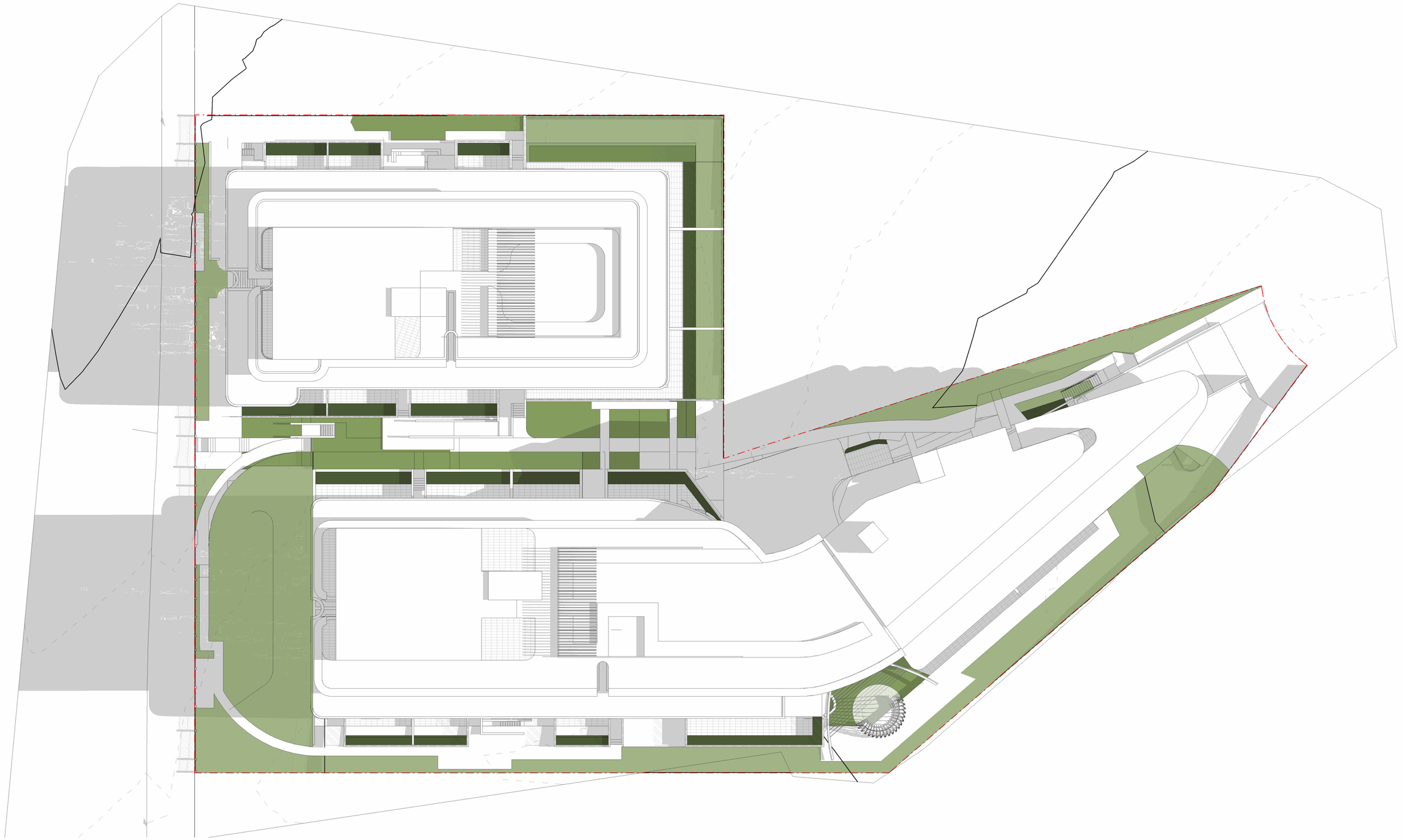

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Issue	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client

Young Assets
Holding Pty Ltd

Project

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

Drawing

SHADOW DIAGRAM - 21
JUNE @ 11AM

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A413

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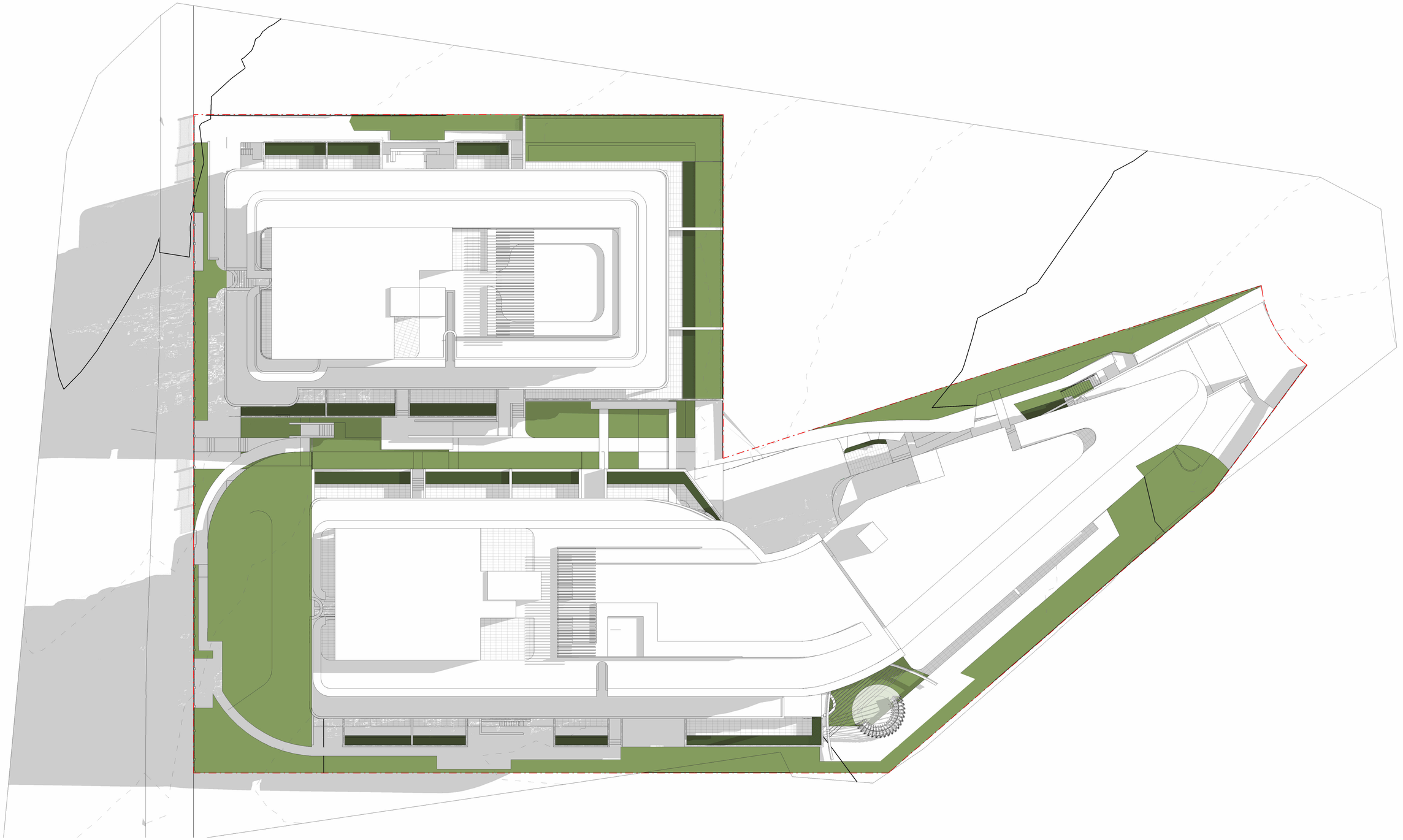

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Consultants

Client
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Holding Pty Ltd

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

Drawing
SHADOW DIAGRAM - 21
JUNE @ 12PM

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A414

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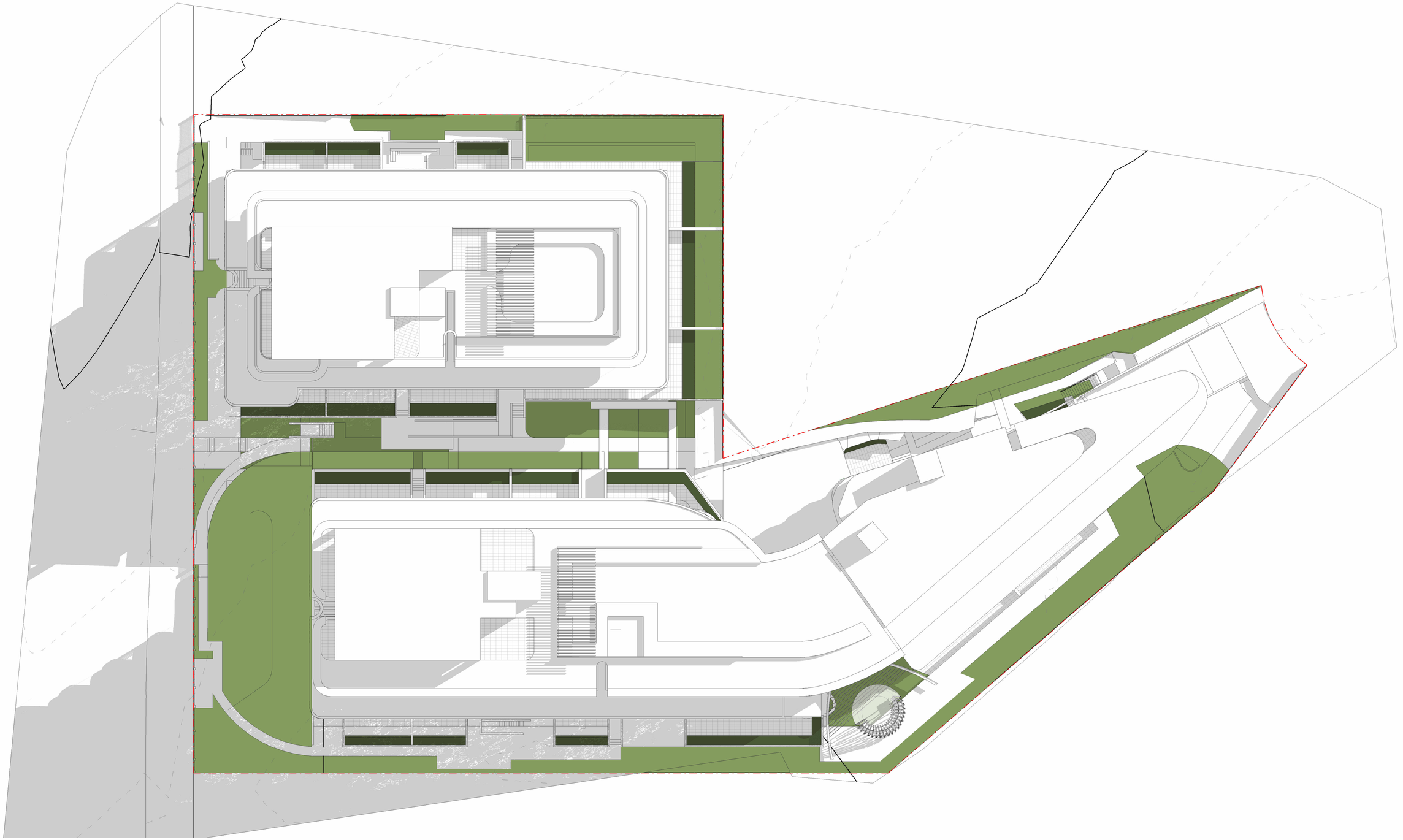

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Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: SHADOW DIAGRAM - 21 JUNE @ 1PM

North

Scale	Date	Job No.	Drawing No.
1 : 200@A1	2025	23_6514	A415

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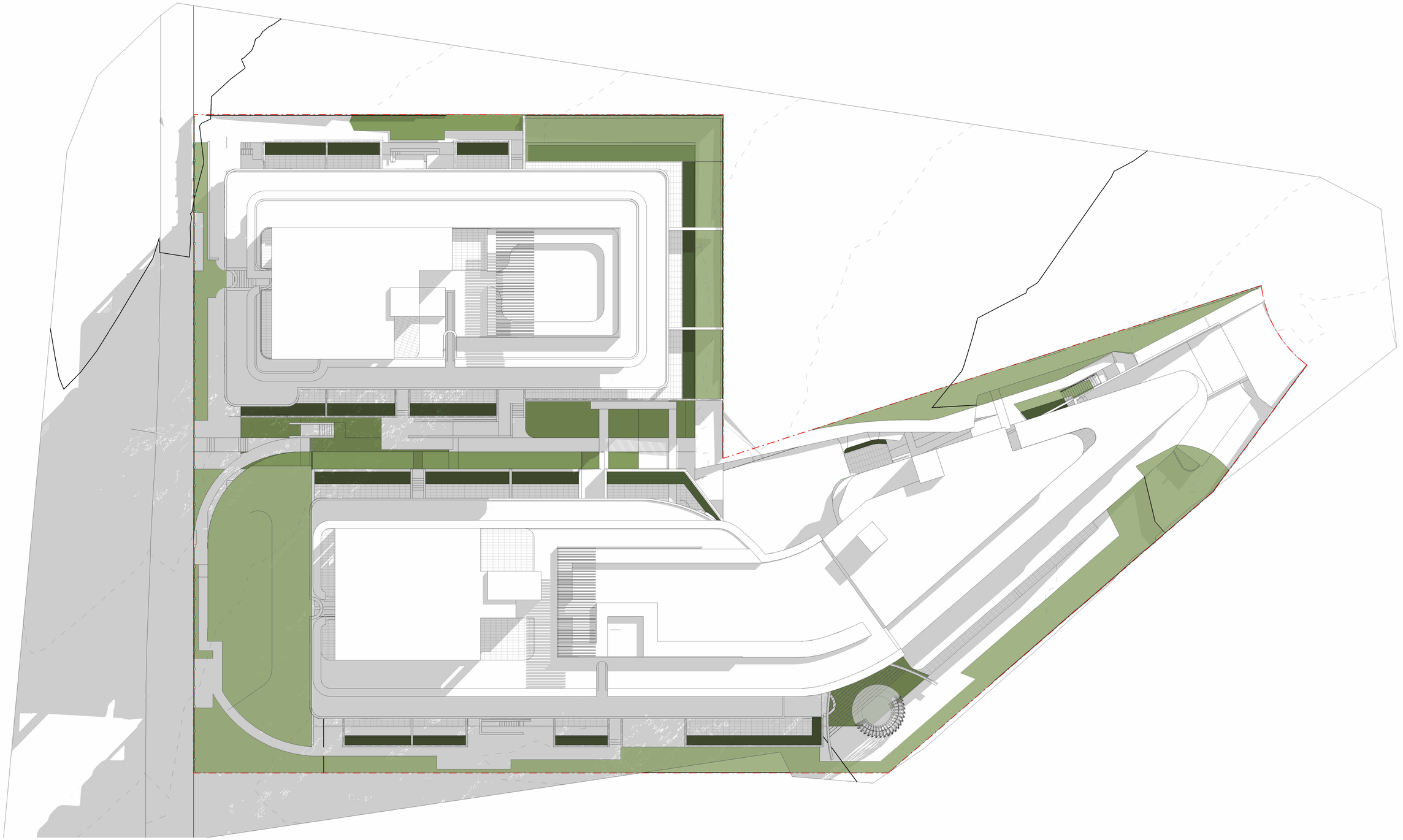

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Rev	Date	Description
A	31.07.25	SEARs SUBMISSION

Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: SHADOW DIAGRAM - 21 JUNE @ 2PM

North

Scale	Date	Job No.	Drawing No.
1 : 200@A1	2025	23_6514	A416

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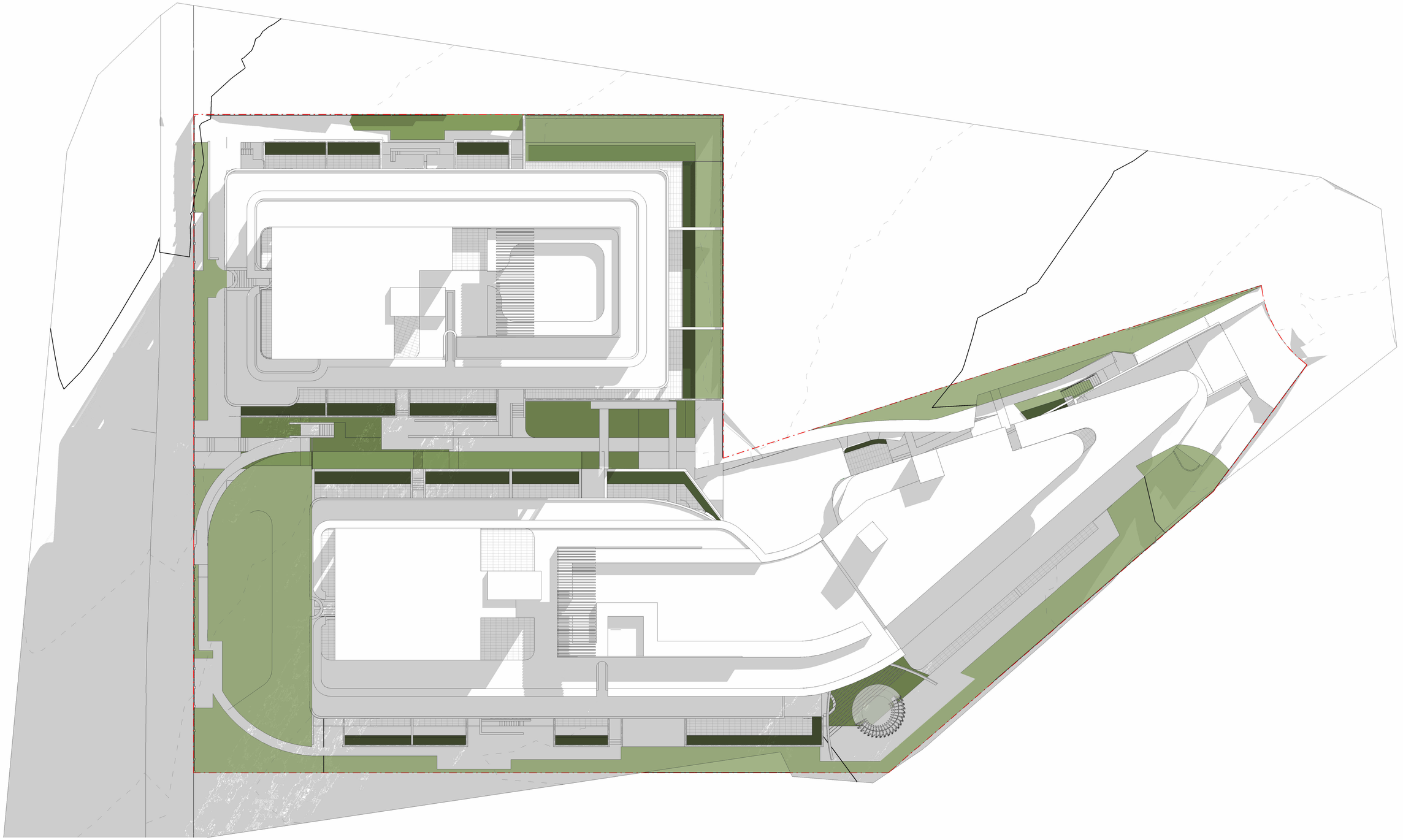

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Consultants

Client: Young Assets Holding Pty Ltd

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

Drawing: SHADOW DIAGRAM - 21 JUNE @ 3PM

North

Scale: 1 : 200@A1

Date: 2025

Job No.: 23_6514

Drawing No.: A417

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A	31.07.25	SEARs SUBMISSION

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
@A1

Date
2025

Job No.
23_6514

Drawing No.
A511

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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 10AM

North

Scale: @A1

Date: 2025

Job No.: 23_6514

Drawing No.: A512

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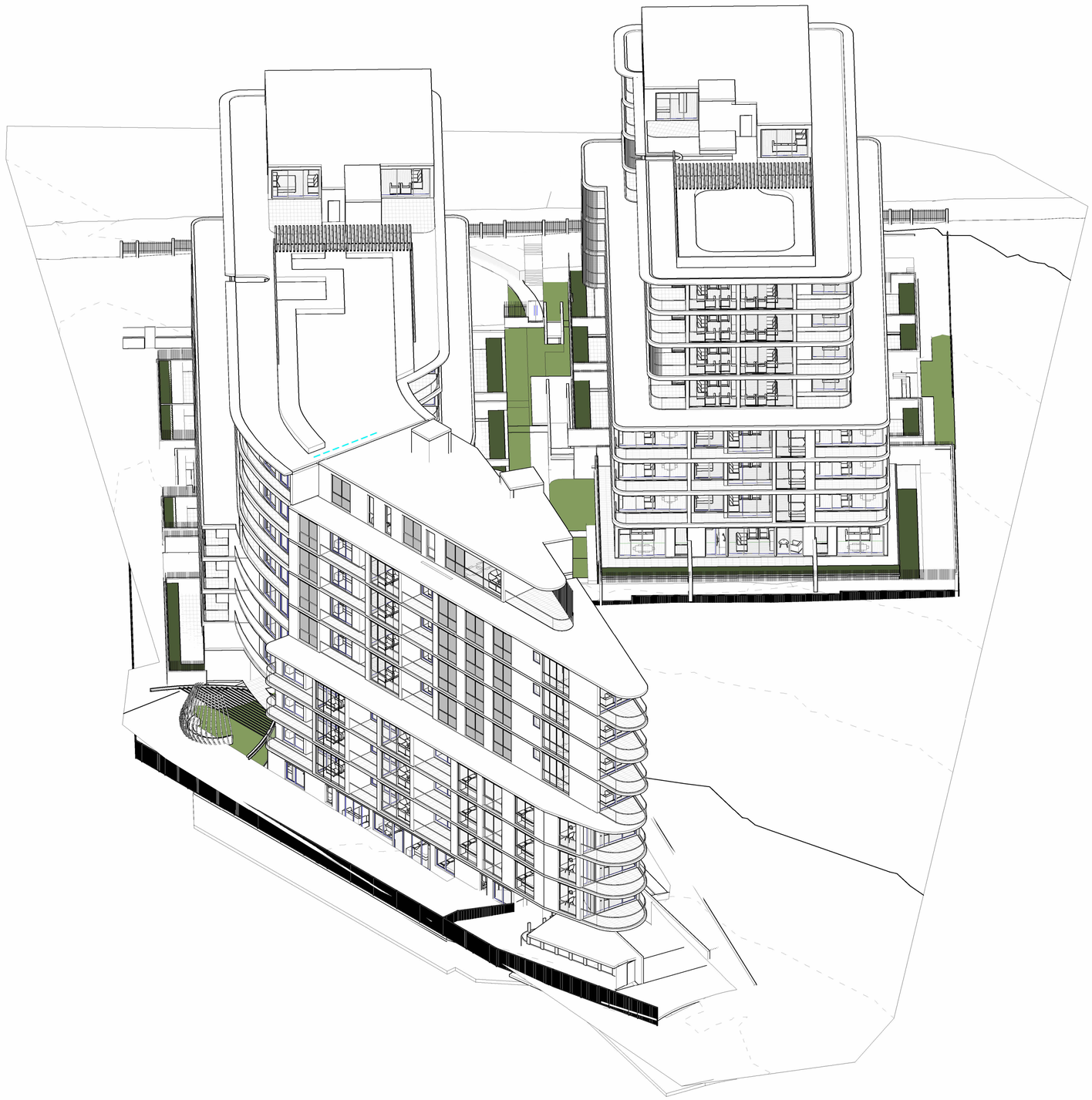

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A	31.07.25	SEARs SUBMISSION

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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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	SOLAR EYE VIEW_21 JUNE 12PM		@A1	2025	23_6514	A514
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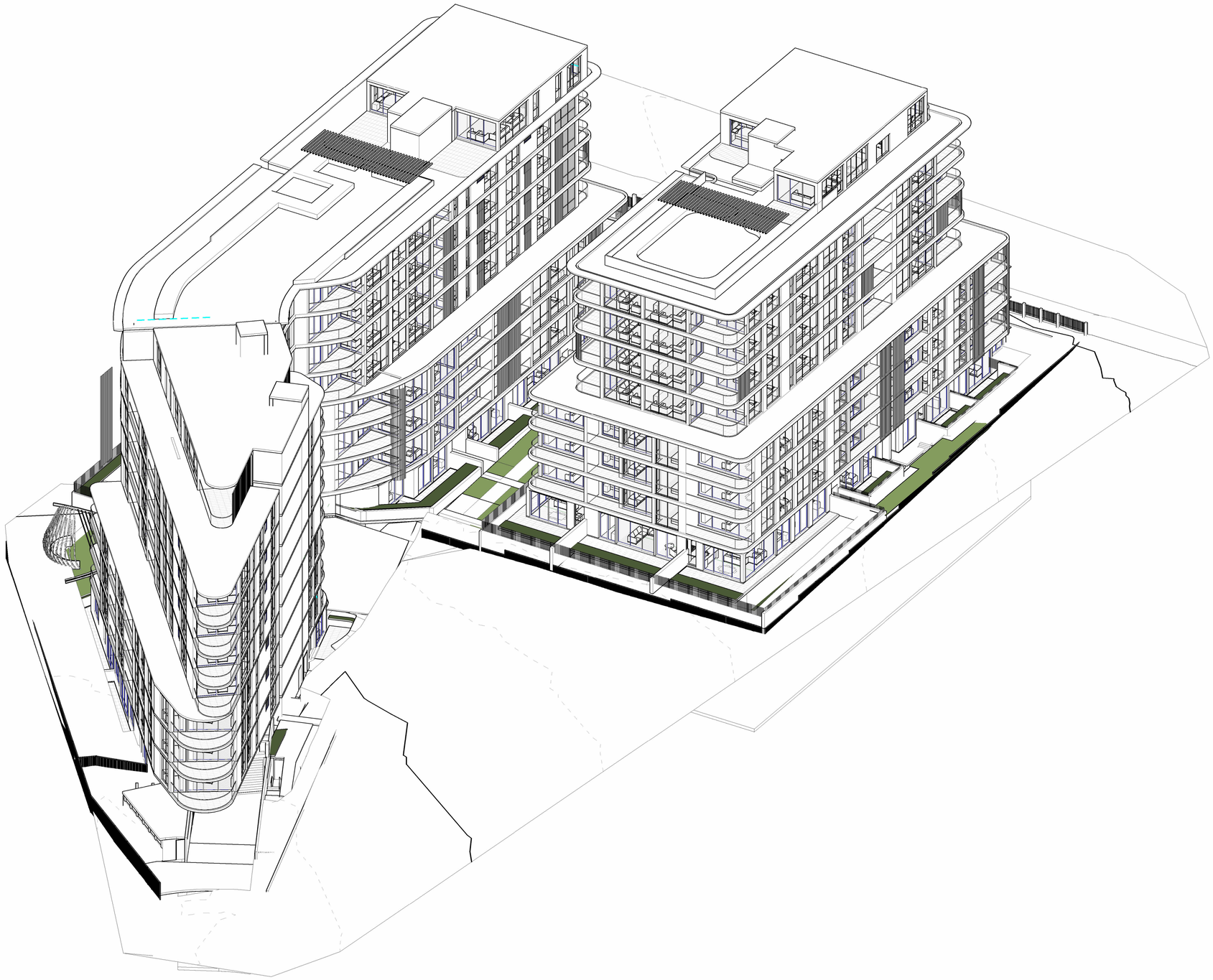

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Consultants

Client
Young Assets Holding Pty Ltd

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

Drawing
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: @A1

Date: 2025

Job No.: 23_6514

Drawing No.: 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	Date	Job No.	Drawing No.
	@A1	2025	23_6514	A517

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3.6 DEVELOPMENT MATRIX

BUILDING A							SOLAR	NO SOLAR	CROSS VENT
	1 bed	2 bed	2 bed+S	3 bed	3 bed+s	TOTAL UNITS	BUILDING A		
GROUND FLOOR	1	4	0	3	1	9	6	3	4
LEVEL 1	1	4	3	1	0	9	6	3	4
LEVEL 2	1	4	3	1	0	9	6	3	4
LEVEL 3	1	4	3	1	0	9	6	3	4
LEVEL 4	0	2	0	1	2	5	5	0	4
LEVEL 5	0	2	0	1	2	5	5	0	4
LEVEL 6	0	2	0	1	2	5	5	0	4
LEVEL 7	0	2	0	1	2	5	5	0	4
LEVEL 8					1	1	1	0	1
ROOF									
TOTAL BLDG A						57			
BUILDING B							BUILDING B		
	1 bed	2 bed	2 bed+s	3 bed	3 bed+s	TOTAL UNITS			
GROUND FLOOR	2	3	3	4	0	12	10	2	6
LEVEL 1	1	8	5	1	0	15	13	2	8
LEVEL 2	1	8	5	1	0	15	13	2	8
LEVEL 3	1	8	5	1	0	15	13	2	8
LEVEL 4	1	6	2	2	0	11	11	0	8
LEVEL 5	1	6	2	2	0	11	11	0	8
LEVEL 6	1	6	2	2	0	11	11	0	8
LEVEL 7	1	6	2	2	0	11	11	0	8
LEVEL 8	0	0	0	1	1	2	2	0	2
ROOF									
TOTAL BLDG B						103	140	20	97
TOTAL NUMBER	13	75	35	26	11	160	87.50%	12.50%	61%
DESIRED NUMBERS (156 UNITS)	8	53	53	40	6	160			
% MIX PROPOSED	8.5	46.88	21.88	16.25	6.88	100.4			
DESIRED % MIX	5	33	33	25	4				

	PROPOSED	CAR SPOTS REQUIRED
1 BED	13	13
2 BED	110	110
3 BED	37	74
TOTAL	160	197

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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

North

Scale

@A1

Date

2025

Job No.

23_6514

Drawing No.

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3.6 DEVELOPMENT MATRIX

GFA CALCULATION

FLOOR	SQ.M
GROUND FLOOR	2278
LEVEL 1	2340
LEVEL 2	2340
LEVEL 3	2340
LEVEL 4	1640
LEVEL 5	1640
LEVEL 6	1640
LEVEL 7	1640
LEVEL 8	559.54
TOTAL GFA	**16417.54 SQ.M**
FSR - 2.86:1 / GFA -	**16417.54 SQ.M**

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

Drawing

North

Scale
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Date
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