

DEVELOPMENT SITE REPORT

**2 & 4 Grace Avenue,
FRENCH'S FOREST**

Prepared by

THORN PROPERTY

RESIDENTIAL SALES • DEVELOPMENT SALES



Dual Terrace, Manor Home or Duplex Site in quiet street with City Views to the Rear



On offer is 1,443 m² of R2 zoned land located in the Low & Mid Rise envelope, 496 meters walking distance from the Forest Way Shopping Centre.

Forest Way is one of the [9 designated LMR centres on the Northern Beaches](#).

The site faces due north, has no bushfire encroachment or Land Slip and offers **great views to the city and Chatswood to the rear**.

Under Low and Mid Rise Housing (LMR) reforms, 2 & 4 Grace Avenue will support (STA):

- 8 [Manor Home](#) apartments each with up to 83 m² internal floorspace (0.6:1 FSR),
- 6 [Terrace Houses](#), each with up to 151 m² internal space (up to 0.8:1 FSR)
- 6 [Semi Houses](#) each with up to 166 m² of internal space (up to 0.75:1 FSR)

An additional advantage of this site is it will support all '[Pattern Book' designs](#) under [Complying Development](#), ensuring a quick approval process, so building can start sooner.

The FSR's and internal floorspaces quoted above are for the individual Pattern Book designs provided in the links above. These yields vary from design to design. The services of an architect and a private certifier are required to size and certify the design for implementation on individual sites. Designs can then be submitted and receive 'fast-track' planning consent via the NSW Planning Portal.

For bespoke designs, the FSR's for each building type are defined in [section 6 of SEPP Housing 2021](#). Bespoke designs need to be submitted via the normal council DA channels.



2 & 4 GRACE AVENUE, FRENCHS FOREST – SITE FUNDAMENTALS



With a front boundary of 43.4m, 2 & 4 Grace Ave will easily support all Pattern Book designs with room to spare. Dual story designs will offer twinkling night-time and expansive daytime views.

Recent sales at \$20,000/ m² for Town Houses & Apartments in Forestville & Frenchs Forest have been achieved nearby in uninspiring locations on high traffic streets. (see comparable sales following).

Terrace Houses on this site should each sell for around \$19,000/ m², giving a GR of around \$17.27M on a build cost of around \$4.534M.

Under NSW Complying Development for Pattern Book designs, [storm water can be disposed of using a pump-out system](#), so no drainage easements are required.

LMR sites in Frenchs Forest and nearby Forestville are **being quietly snapped up at auction** leading to a 16% price increase over the last 6 months. This is a chance to secure an LMR site on good terms and at a price that will only be going up over the coming months.

This site would suit:

- Builders looking for a site to develop,
- Developers looking for early entry to the LMR construction boom or
- Families looking for a Multi-Generational Living or investment opportunity.



Comparable Sales – Townhouses & Apartments:

Following are recent sales in Frenchs Forest and surrounding Forestville, focusing on comparable apartments with updated or recently refurbished finishes, or recent builds.

Shopping and access between the suburbs is similar, with Frenchs Forest being serviced by Forest Way shopping centre and Forestville being serviced by Forestville Shopping centre.

The upcoming Frenchs Forest Town Centre in will add amenity to Gladys Avenue, likely improving value over coming years.

Comparable Sales Breakdown:

ADDRESS	INT SIZE	SALE PRICE	/SQM RATE	DATE SOLD	BEDS	DESCRIPTION/BUILD DATE
FORESTVILLE						
3/1-5 Nicholas Avenue Forestville	106	\$2,160,000	\$20,337.36	Oct 2024	3	Duplex
2/4 Tyrone Avenue Forestville	84	\$1,660,000	\$19,761.90	May 2025	3	Townhouse
11/691-695 Warringah Road Forestville	83	\$1,383,888	\$16,617.00	Nov 2024	2	Apartment
3/24-26 Forestville Avenue Forestville	86	\$1,700,000	\$19,827.38	Mar 2025	4	Townhouse
AVERAGE - FORESTVILLE			\$18,447.01			
FRENCHS FOREST						
53/7 Skyline Place Frenchs Forest	110	\$2,300,000	\$20,909.09	Dec 2024	3	(New) Seniors Living
304/7 Skyline Place Frenchs Forest	110	\$2,300,000	\$20,909.09	Mar 2025	3	(New) Seniors Living
402/7 Skyline Place Frenchs Forest	110	\$2,100,000	\$19,090.91	May 2025	3	(New) Seniors Living
AVERAGE - FRENCHS FOREST			\$20,303.03			
CURRENTLY FOR SALE - FRENCHS FOREST	INT SIZE	SALE PRICE	/SQM RATE	DATE SOLD	BEDS	DESCRIPTION
60 Barnes Road, Frenchs Forest	125	\$2,690,000.00	\$21,520.00	FOR SALE	2	Seniors Living Apartment with balcony
61 Barnes Road, Frenchs Forest	190	\$3,420,000.00	\$18,000.00	FOR SALE	3	Seniors Living Apartment with balcony
62 Barnes Road, Frenchs Forest	103	\$2,320,000.00	\$22,524.27	FOR SALE	2	Seniors Living Ground floor with balcony & garden
63 Barnes Road, Frenchs Forest	113	\$2,720,000.00	\$24,070.80	FOR SALE	2	Seniors Living Apartment 1st floor
AVERAGE - FRENCHS FOREST - NEW			\$21,528.77			



Comparable Sales – Townhouses & Apartments:

ADDRESS	INT AREA	SALE PRICE	PRICE/SQM	DATE
				
3/1-5 Nicholas Avenue Forestville	106	\$2,160,000	\$20,377	Oct 2024
				
2/4 Tyrone Avenue Forestville	84	\$1,660,000	\$19,761	May 2025
				
11/691-695 Warringah Road Forestville	83	\$1,383,888	\$16,617	Nov 2024



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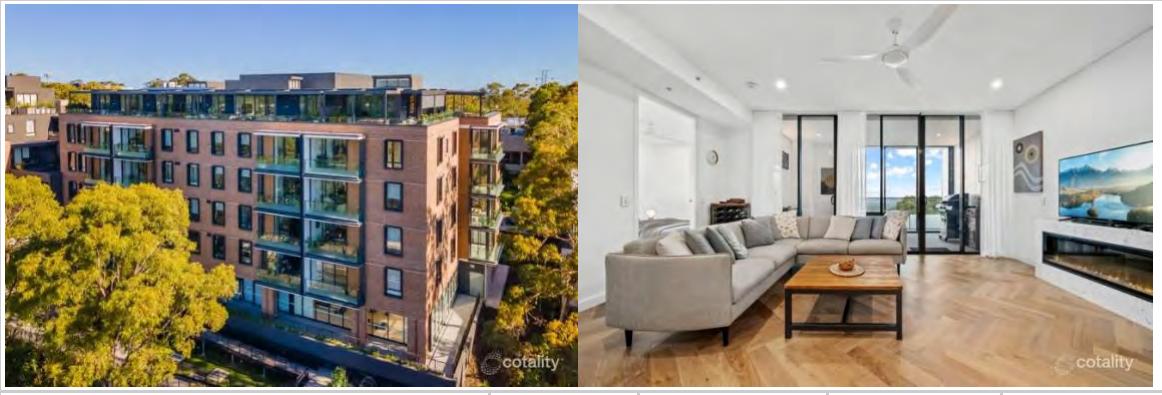
PROPERTY SALES & MARKETING AGENTS



33B Carnarvon Drive Frenchs Forest	109	\$2,030,000	\$18,623	Feb 2025
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2/34 Adams Street Frenchs Forest	95.8	\$1,575,000	\$16,440	Jan 2025
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53/7 Skyline Place Frenchs Forest	110	\$2,300,000	\$20,909.09	Dec 2024
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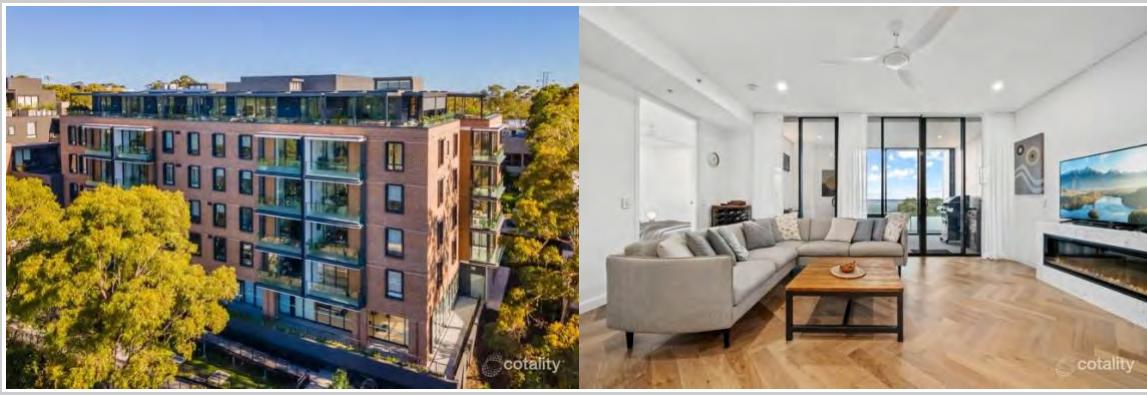


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PROPERTY SALES & MARKETING AGENTS



304/7 Skyline Place Frenchs Forest	110	\$2,300,000	\$20,909.09	Mar 2025
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2 & 4 GRACE AVENUE, PRICE AND TERMS:

From THIS to THIS¹:



PRICE GUIDE: **\$6,500,000 (both lots)**

TERMS: Up to 6 months to settle

DEPOSITS: 5-10% releasable deposit

CONTRACTUAL: Contract of Sale - delayed settlement

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¹ Design shown is Terraces 04 by Other Architects & NMBW. Used with permission.



SUMMARY OF PATTERN BOOK DESIGNS – TERRACE & MANOR

See below a summary of the site parameters required for each Pattern Book design build.

Details for each build are on the following pages.

DESIGN	LAND AREA REQUIRED	LOT WIDTH REQUIRED	LOT WIDTH COMPLIES?	NUMBER OF RESIDENCES SUPPORTED	DESIGN TYPE
Terraces 01 by Carter Williamson	500m ²	15m	Yes	6	Terraces
Terraces 03 by Officer Woods Architects	500m ²	18m	Yes	6	Terraces
Terraces 02 by Sam Crawford Architects	515m ²	18.5m	Yes	6	Terraces
Terraces 04 by Other Architects x NMBW	595m ²	18m	Yes	6	Terraces
Manor Homes 01 by Studio Johnston	625m ²	15m	Yes	8	Manor Home Apartments
Semis 01 by Anthony Gill Architects	450m ²	12m	Yes	4	Semi
Semis 02 by Sibling Architecture	450m ²	12m	Yes	4	Semi
Row Homes 01 by SAHA	450m ²	13m	Yes	8	Row Home



SUMMARY OF PATTERN BOOK DESIGNS

TERRACES 01 BY CARTER WILLIAMSON

	Number of dwellings	3
	Bedrooms per dwelling	3-4
	Bathrooms per dwelling	2.5
	Parking spaces per dwelling	0.50
	Floor Area per dwelling	130 m ²
	Minimum lot area	500 m ²
	Minimum lot width	15 m
	Number of storeys	2
	Floor-Space Ratio (FSR)	0.79
	Livability rating	Silver
	Site gradient front to back	0-1.2 m



TERRACES 03 BY OFFICER WOODS ARCHITECTS

	Number of dwellings	3
	Bedrooms per dwelling	2-5
	Bathrooms per dwelling	1.5-2.5
	Parking spaces per dwelling	0.50
	Floor Area per dwelling	93 m ²
	Minimum lot area	500 m ²
	Minimum lot width	18 m
	Number of storeys	2
	Floor-Space Ratio (FSR)	0.80
	Livability rating	Silver/Gold
	Site gradient front to back	0-1.4 m





TERRACES 02 BY SAM CRAWFORD ARCHITECTS

	Number of dwellings	3
	Bedrooms per dwelling	2-4
	Bathrooms per dwelling	1.5-2.5
	Parking spaces per dwelling	0.50
	Floor Area per dwelling	110 m ²
	Minimum lot area	515 m ²
	Minimum lot width	18.5 m
	Number of storeys	2
	Floor-Space Ratio (FSR)	0.69
	Livability rating	Silver/Gold
	Site gradient front to back	0-1.2 m



TERRACES 04 BY OTHER ARCHITECTS X NMBW

	Number of dwellings	3
	Bedrooms per dwelling	2-5
	Bathrooms per dwelling	2-2.5
	Parking spaces per dwelling	0.50
	Floor Area per dwelling	113 m ²
	Minimum lot area	595 m ²
	Minimum lot width	18 m
	Number of storeys	2
	Floor-Space Ratio (FSR)	0.90
	Livability rating	Silver/Gold
	Site gradient front to back	0-3.0 m





MANOR HOMES 01 BY STUDIO JOHNSTON

	Number of dwellings	4
	Bedrooms per dwelling	1-3
	Bathrooms per dwelling	1.5-2
	Parking spaces per dwelling	0.50
	Floor Area per dwelling	83 m ²
	Minimum lot area	625 m ²
	Minimum lot width	15 m
	Number of storeys	2
	Floor-Space Ratio (FSR)	0.60
	Livability rating	Silver
	Site gradient front to back	0-2.5 m



SEMIS 01 BY ANTHONY GILL ARCHITECTS

	Number of dwellings	2
	Bedrooms per dwelling	3-4
	Bathrooms per dwelling	1.5-2.5
	Parking spaces per dwelling	0.50
	Floor Area per dwelling	166 m ²
	Minimum lot area	450 m ²
	Minimum lot width	12 m
	Number of storeys	2
	Floor-Space Ratio (FSR)	0.75
	Livability rating	Silver
	Site gradient front to back	0-1.4 m





SEMIS 02 BY SIBLING ARCHITECTURE

	Number of dwellings	2
	Bedrooms per dwelling	2-4
	Bathrooms per dwelling	1.5-2.5
	Parking spaces per dwelling	0.50
	Floor Area per dwelling	120 m ²
	Minimum lot area	450 m ²
	Minimum lot width	12 m
	Number of storeys	2
	Floor-Space Ratio (FSR)	0.60
	Livability rating	Silver/Gold
	Site gradient front to back	0-2 m



ROW HOMES 01 BY SAHA

	Number of dwellings	4
	Bedrooms per dwelling	2-3
	Bathrooms per dwelling	1-2
	Parking spaces per dwelling	0.50
	Floor Area per dwelling	52 m ²
	Minimum lot area	500 m ²
	Minimum lot width	13 m
	Number of storeys	2
	Floor-Space Ratio (FSR)	0.59
	Livability rating	Silver/Gold
	Site gradient front to back	0-2.7 m





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