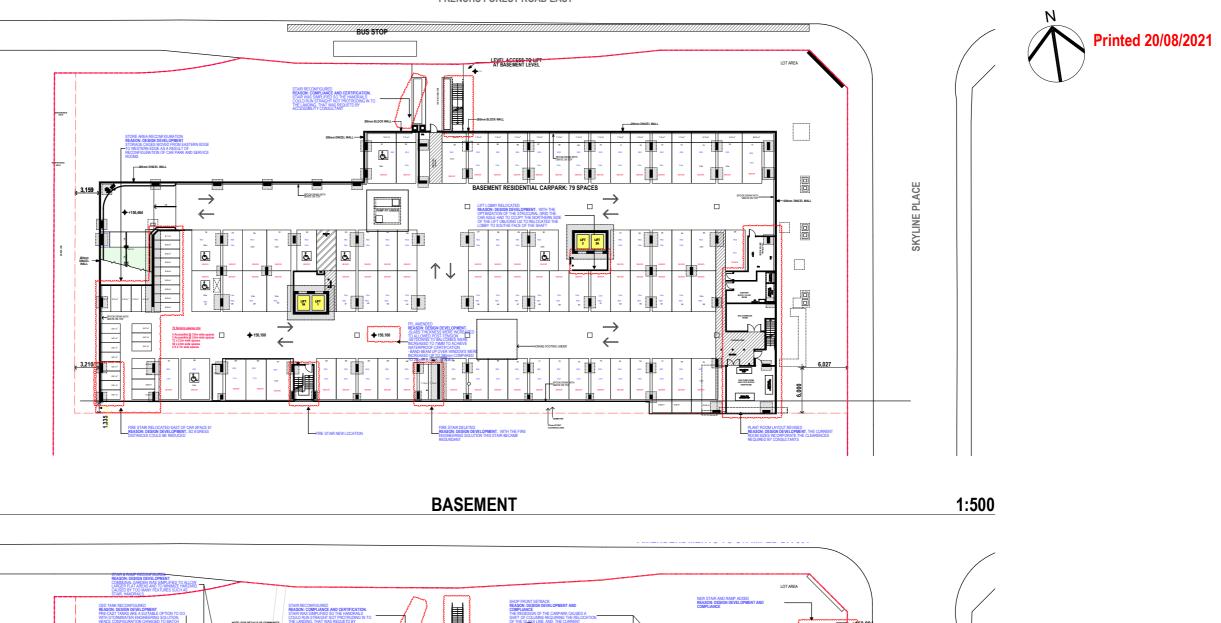
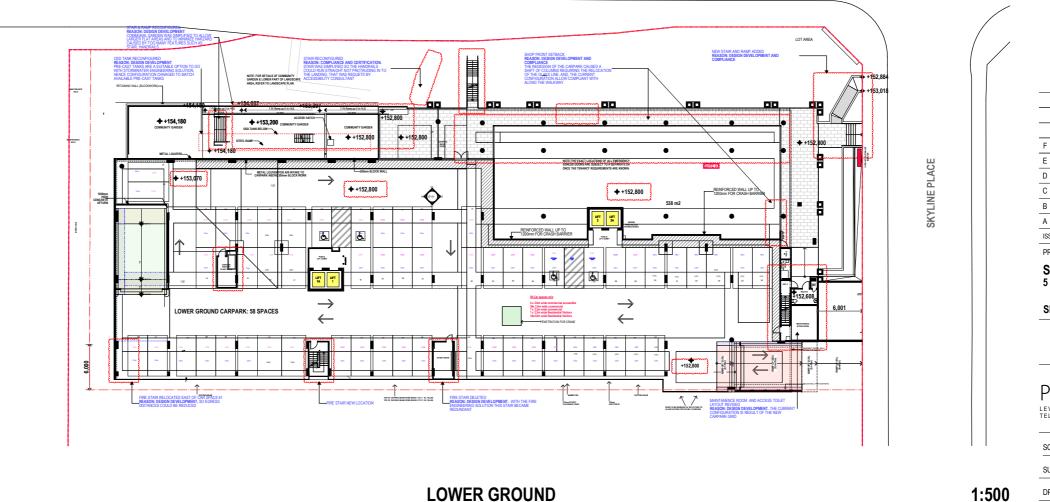
FRENCHS FOREST ROAD EAST





LOWER GROUND

F	S4.55 AMENDMENTS	20.08.21
Е	S4.55 AMENDMENTS	10.06.20
D	SECTION 4.55 AMENDMENTS	23.10.19
С	SECTION 4.55 AMENDMENTS	19.09.19
В	SECTION 8.2 REVIEW	25.03.19
А	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE
PROJECT:		

Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

### **BASEMENT & LOWER GROUND FLOOR PLANS**

PA STUDIO LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
SUBSET:	S4.55	DA301
DRAWN BY:	FK/SU/WH	ISSUE F

FRENCHS FOREST ROAD EAST

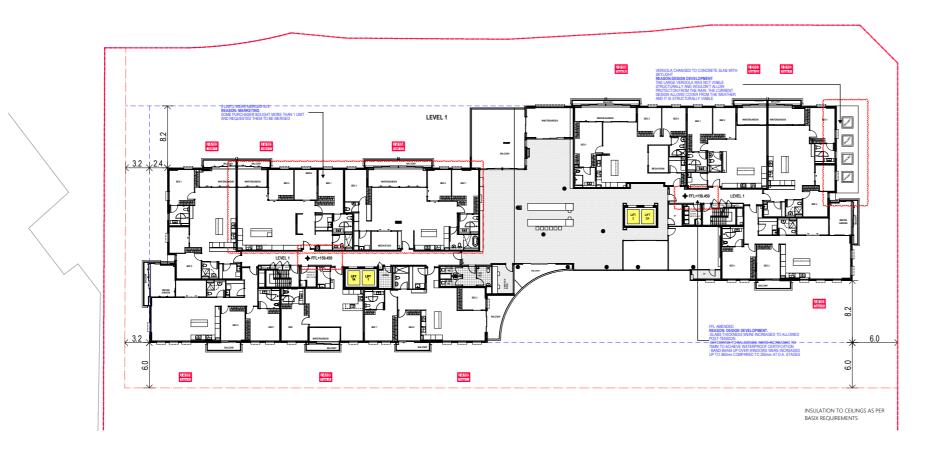


**GROUND FLOOR** 

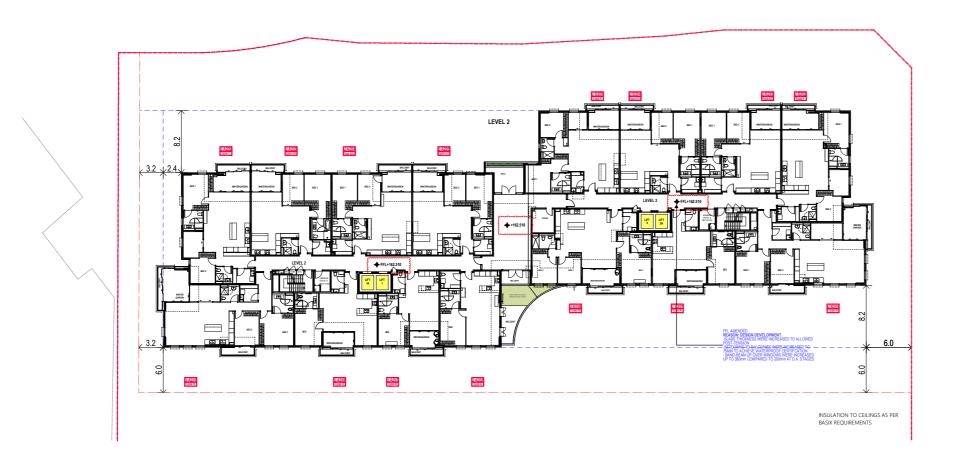


SCALE:	AS SHOWN	DRAWING
SUBSET:	S4.55	DA302
DRAWN BY:	FK/SU/WH	ISSUE F

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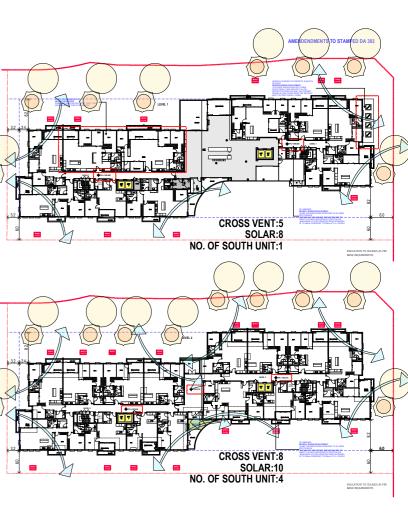
LEVEL 1



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LEVEL 2





### \_\_\_\_\_

ISSUE	REVISIONS	DATE
А	ORIGINAL ISSUE	28.03.18
В	SECTION 8.2 REVIEW	25.03.19
С	SECTION 4.55 AMENDMENTS	19.09.19
D	SECTION 4.55 AMENDMENTS	23.10.19
E	S4.55 AMENDMENTS	10.06.20
F	S4.55 AMENDMENTS	20.08.21

### PROJECT:

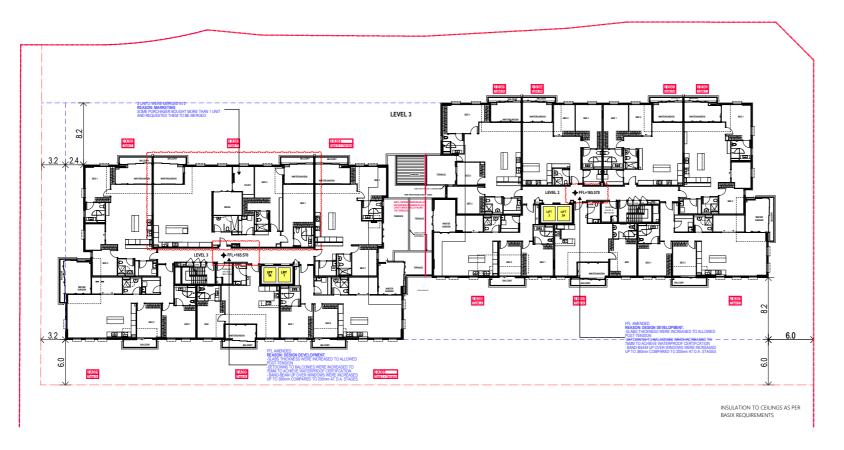
### Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

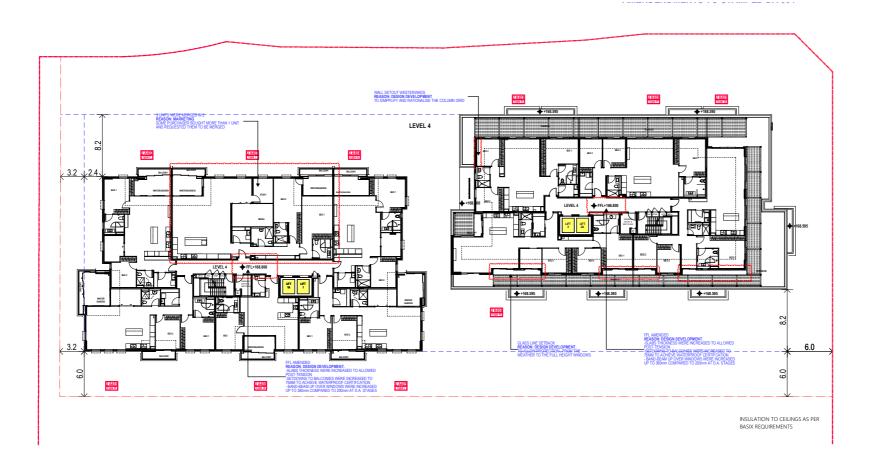
### LEVEL 1 & 2 FLOOR PLANS

## PASTUDIOUS ST. NEUTRAL BAY, NSW 2089 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
SUBSET:	S4.55	DA303
DRAWN BY:	FK/SU/WH	ISSUE F

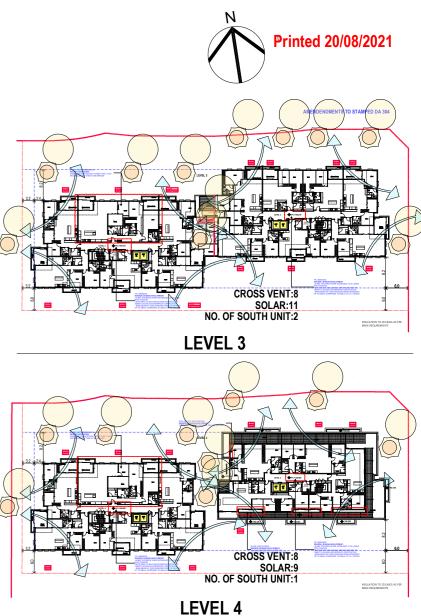


LEVEL 3





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### S4.55 AMENDMENTS 20.08.21 S4.55 AMENDMENTS 10.06.20 SECTION 4.55 AMENDMENTS 23.10.19 SECTION 4.55 AMENDMENTS 19.09.19 SECTION 8.2 REVIEW 25.03.19 В ORIGINAL ISSUE А

28.03.18 ISSUE REVISIONS DATE PROJECT:

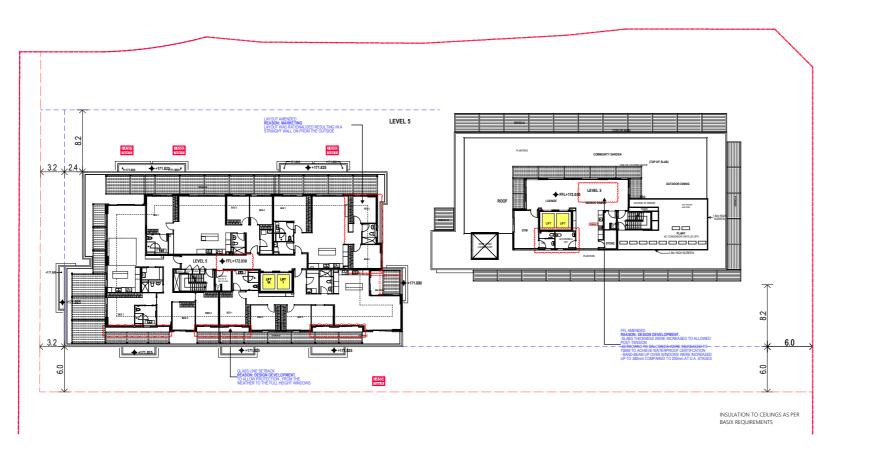
# Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

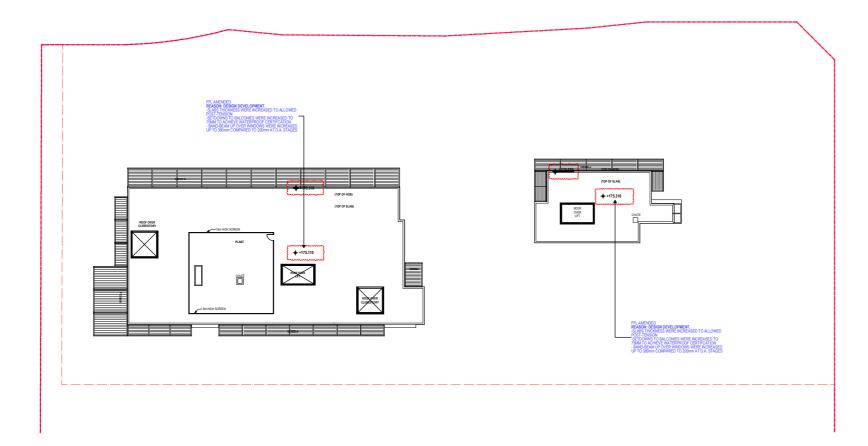
### LEVEL 3 & 4 FLOOR PLANS

# $\underset{\substack{\text{Level 2, 20}\\\text{fl: 8968 1900 FaX: 8968 1999}}{\text{fl: 8969 1900 FaX: 8968 1999}} \bigcup_{\substack{\text{fl: Neutral Bay. NSW 2089}\\\text{acn: 603 389 288}}$

SCALE:	AS SHOWN	DRAWING
SUBSET:	S4.55	DA304
SUBSET:	54.00	-
DRAWN BY:	FK/SU/WH	ISSUE F



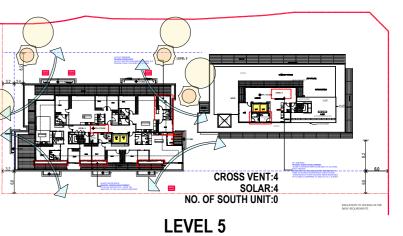
LEVEL 5



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AMENDENDMENTS TO STAMPED DA 305



F	S4.55 AMENDMENTS	20.08.21
E	S4.55 AMENDMENTS	10.06.20
D	SECTION 4.55 AMENDMENTS	23.10.19
С	SECTION 4.55 AMENDMENTS	19.09.19
В	SECTION 8.2 REVIEW	25.03.19
A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

PROJECT:

### Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

LEVEL 5 & ROOF LEVEL PLANS

PASTUDEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
SUBSET:	S4.55	DA305
DRAWN BY:	FK/SU/WH	ISSUE F



**SECTION S1: LOOKING NORTH** 

ED FLOOR LEVELS GARDEN FRENCHS FOREST ROAD 150,100 PACEM

**SECTION S9: LOOKING WEST** 

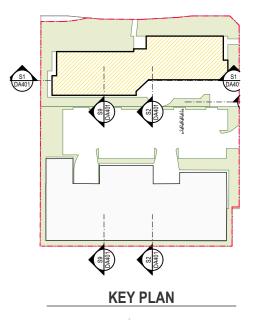
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**SECTION S2: LOOKING WEST** 

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F	S4.55 AMENDMENTS	20.08.21
E	S4.55 AMENDMENTS	10.06.20
D	SECTION 4.55 AMENDMENTS	23.10.19
С	SECTION 4.55 AMENDMENTS	19.09.19
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A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE
PROJECT:		

# Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

### SECTIONS

## PA STUDIO LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
	04.55	DA401
SUBSET:	\$4.55	_
DRAWN BY:	FK/SU/WH	ISSUE F



NORTH ELEVATION



NORTH ELEVATION



	176,510 LIFT OVERRUN 175,110
	ROOF LEVEL
	172,030 LEVEL 5
	168,800 LEVEL 4
	165,570 LEVEL 3
	162,510 LEVEL 2
	159,450 LEVEL 1
	155,800 GROUND FLOOR
<u> </u>	152,800 LOWER GROUND
	>

1:500

F	S4.55 AMENDMENTS	20.08.21
E	S4.55 AMENDMENTS	10.06.20
D	SECTION 4.55 AMENDMENTS	23.10.19
С	SECTION 4.55 AMENDMENTS	19.09.19
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А	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE
PROJECT:		

Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

### NORTH ELEVATION

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# PAA ST UND ST. NEUTRAL BAY, NSW 2089 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING	
SUBSET:	S4.55	DA501	
DRAWN BY:	FK/SU/WH	ISSUE F	

### 176,510 LIFT SYNERRUN ROOF LEVEL 172,030 LEVEL 5 168,800 LEVEL 4 165,570 LEVEL 3 162,510 LEVEL 2 EXISTING BUILDINGS TO BE RETAINED 159,450 LEVEL 1 155,800 GROUND FLOOR -LOT 2--LOT 1-152,800 LOWER GROUND 150,100 BASEMENT FRENCHS FOREST ROAD EAST

## WEST ELEVATION

FFL AMEN REASON- SETDOW - BANDAE	DED DESCH DEVELOPMENT. NE NOA NOUES VERVISED TO ALLONED PORT-TENDION NE NOA NOUES VERVISED TO ALLONED TO THAN TO ALCHNEL INATERPROOF CENTER/ATON NA UP OF CENTRUDON VERVISE ROCKASED OF DAMIN DA ALCHNEL INATERPROOF CENTER/ATON NA UP OF CENTRUDON VERVISER ROCKASED TO Same DUMPRED TO 200m AT DA ASTR		
		<u>+176,710</u> <u>+176,910</u>	
176,510 LIF17501/ERRUN		4	
ROOF LEVEL			
172,030	<u>6</u>		
LEVEL 5			
168,800	<u>م</u>		
LEVEL 4			
165,570	Н		
LEVEL 3			
162,510	-		
LEVEL 2			
159,450			EXISTING BUILDINGS TO BE RETAINED
LEVEL 1			
155,800			
GROUND FLOOR			
152,800		LOT 2	LOT 1
LOWER GROUND	FRENCHS FOREST ROAD EAST		
150,100			
BASEMENT			
k			

WEST ELEVATION



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### S4.55 AMENDMENTS 20.08.21 S4.55 AMENDMENTS 10.06.20 SECTION 4.55 AMENDMENTS 23.10.19 D SECTION 4.55 AMENDMENTS 19.09.19 С SECTION 8.2 REVIEW 25.03.19 В A ORIGINAL ISSUE 28.03.18 ISSUE REVISIONS DATE PROJECT:

## Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

### WEST ELEVATION



SCALE:	AS SHOWN	DRAWING	
SUBSET:	\$4.55	DA502	
DRAWN BY:	FK/SU/WH	ISSUE F	

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SOUTH ELEVATION

-SETDOWNS TO BALCONIES WERE - BAND-BEAM UP OVER WINDOWS V 176,510 LIFT OVERRIN	ASED TO ALLOWED POST-TENSION ENCREASED TO AMM TO ACHEVE WATERPROOF CERTIFICATION WERE INDREASED UP TO 380mm COMPARED TO 200mm AT D.A. STAGES +176,510	+176,510	+176,710	 	C
175,110 ROOF LEVEL 6 6,220		2			
					EXISTING 3-STOREY BRICK BUILDING AT No1 SKYLINE PLACE
					-
155.800				SKYLINE PLACE	

SOUTH ELEVATION



Printed 20/08/2021

 176,510 LIFT OVERRUN
 175,110 ROOF LEVEL
 172,030 LEVEL 5
 168.800 LEVEL 4
 165,570 LEVEL 3
 162,510 LEVEL 2
 159,450 LEVEL 1
155,800 GROUND FLOOR
152,800 LOWER GROUND
150,100 BASEMENT

1:500

F	S4.55 AMENDMENTS	20.08.21
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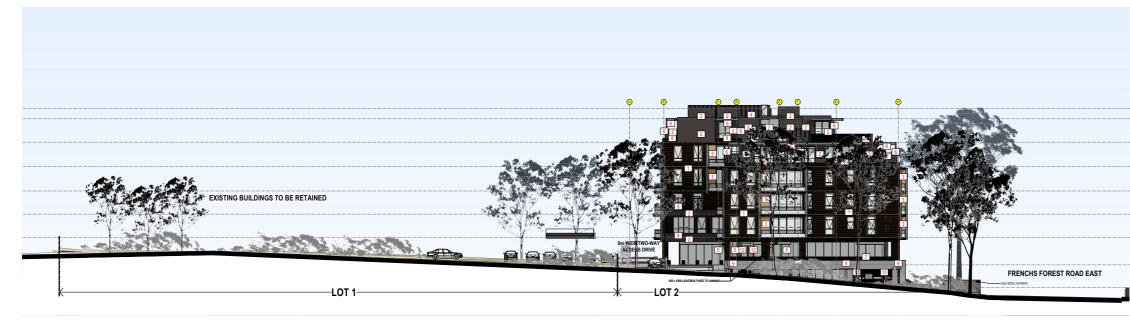
Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

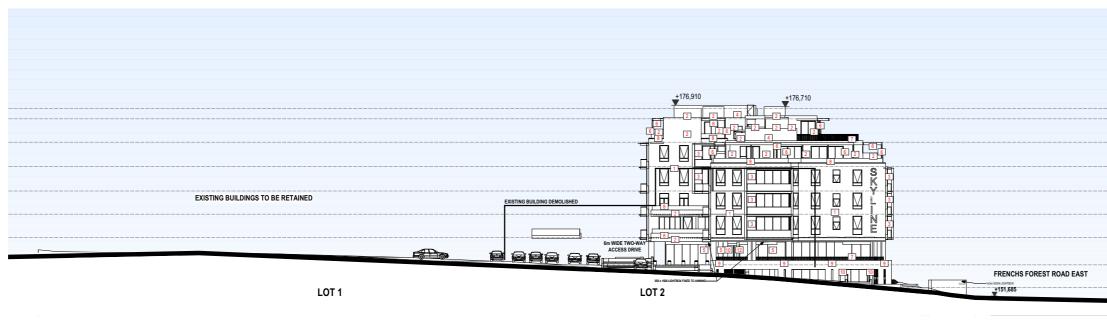
## SOUTH ELEVATION

**1:500** PASS JUD DI ONE ST. NEUTRAL BAY, NSW 2089 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING	
		DA503	
SUBSET:	S4.55		
DRAWN BY:	FK/SU/WH	ISSUE F	



## EAST ELEVATION



EAST ELEVATION



Printed 20/08/2021

	176,510
	t#5T100VERRUN
	ROOF LEVEL
	172,030
	LEVEL 5
	168,800
	LEVEL 4
	165,570
	LEVEL 3
	162,510
	LEVEL 2
	159,450
	LEVEL 1
	155,800
	GROUND FLOOR
	152,800 LOWER GROUND
	150,100
. 1	BASEMENT

## 1:500

	176,510
	LIF5T10WERRUN
	ROOF LEVEL
	172,030
	LEVEL 5
	168,800
	LEVEL 4
	165,570
	LEVEL 3
	162,510
	LEVEL 2
	159,450
	LEVEL 1
	155,800
	GROUND FLOOR
	152,800
1	LOWER GROUND
	150,100
	BASEMENT

### 1:500

F	S4.55 AMENDMENTS	20.08.21
E	S4.55 AMENDMENTS	10.06.20
D	SECTION 4.55 AMENDMENTS	23.10.19
С	SECTION 4.55 AMENDMENTS	19.09.19
В	SECTION 8.2 REVIEW	25.03.19
А	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE
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# Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

### SP 49558

## EAST ELEVATION



SCALE:	AS SHOWN	DRAWING	
SUBSET:	S4.55		
DRAWN BY:	FK/SU/WH	ISSUE F	

Design Criteria	Approved DA	Proposed S4.55	Comment
3D-11. Communal open space has a minimum area equal to 25% of the site		No Change	Refer architectural drawings DA302-DA305 Site unchanged
3D-2 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June	~	No Change	Refer architectural drawings DA302-DA305 Envelope of the building & Communal open space is unchanged
3E-1 1. Deep soil zones are to meet the following minimum requirements: > 1500m2 site = 6m min dimensions and 7% of site area		No Change	Refer architectural drawing DA602 for area calculation 27% of site area
<ul> <li>3F-11. Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:</li> <li>Building height up to,</li> <li>4 storeys: 6m habitable rooms and 3m non habitable</li> <li>5-8 storeys: 9m habitable rooms and 4.5m non habitable</li> <li>9+ storeys: 12m habitable rooms and 6m non habitable</li> </ul>	~	No Change	Refer architectural drawings DA303,DA304,DA305. Envelope of the building is unchanged
3J-11.1. For development in the following locations: On sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; the minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street	~	No Change	Refer architectural drawings DA301,DA302. Car parking requirement is unchanged from previous approval
4A-11. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area	~	~	Refer architectural drawings DA303,DA304,DA305. 42 out of 52 units achieve solar: 81%
4A-1 3. maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	~	/	Refer architectural drawings DA303,DA304,DA305. 8 out of 52 units receive no direct sunlight :15%
4B-3 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	/	/	Refer architectural drawings DA303,DA304,DA305. 33 out of 52 units are naturally cross ventilated :63%
4B-3 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	Not applicable	Not applicable	Not applicable
4C-11. Measured from finished floor level to finished ceiling level, minimum ceiling heights are; - Habitable rooms 2.7m - Non-habitable rooms 2.4m	/	No Change	Refer architectural drawing DA40 Ceiling height is unchanged
4D-11. Apartments are required to have the following         minimum internal areas:       - Studio 35m2         The minimum internal areas include only       - 1 Bedroom 50m2         one bathroom. Additional bathrooms       - 2 Bedroom 70m2         increase the minimum internal area by 5m <sup>2</sup> - 3 bedroom 90m2			Refer architectural drawings DA303,DA304,DA305. Merged units on level 1,3&4 increases internal area for 2 bed+study/media & 3 bed

Design Criteria	Approved DA	Proposed S4.55	Comment
4D-1 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms		No Change	Refer archited DA303,DA30 Glass area in unchanged ir level 1,3&4 fr approval.
4D-2 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height	/	No Change	Refer archited DA303,DA30 Habitable roo unchanged ir level 1,3&4 fr approval.
4D-2 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	/	No Change	Refer archited DA303,DA30 Habitable roo unchanged ir level 1,3&4 fr approval.
4D-3 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)			Refer archited DA303,DA30 Bedroom are merged units previous app
4D-3 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)			Refer archited DA303,DA30
			Bedroom din in merged ur from previou
4D-3 3. Living rooms or combined living/dining rooms have a minimum width of :			Refer archite DA303,DA30
<ul> <li>- 3.6m for studio and 1 bedroom apartment</li> <li>- 4m for 2 and 3 bedroom apartments</li> </ul>			Living/Dining in merged ur from previou
4E-1.1 All apartments are required to have primary balconies as follows:1 Bedroom : 8m2Studio : 4m22 Bedroom : 10m2 3+ Bedroom : 12m2			Refer archited DA303,DA30 Primary winte area is increa on level 1,3& approval.
4F-1.1 The maximum number of apartments off a circulation core on a single level is eight	~		Refer archite DA303,DA30
4F-1.2 For buildings of 10 storey and over, the maximum number of apartments sharing a single lift is 40	Not applicable	Not applicable	Not applicab
4G-1.1 In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided : Studio : 4m3 1 Bedroom : 6m3 2 Bedroom : 8m3 3 Bedroom : 10m3 At least 50% of the required storage is to be located within the apartment		No Change	Refer archited DA303,DA30 Merged units not affect alro storage space

tectural drawings 304,DA305. in habitable room is l in merged units on from previous

tectural drawings 804,DA305. oom depth is in merged units on from previous

tectural drawings 804,DA305. oom depth is in merged units on from previous

tectural drawings 804,DA305.

rea is increased in its on level 1,3&4 from oproval.

tectural drawings 304,DA305.

limension is increased units on level 1,3&4 ous approval.

tectural drawings 304,DA305.

ng width is increased units on level 1,3&4 ous approval.

tectural drawings 804,DA305.

nter garden/balcony eased in merged units &4 from previous

tectural drawings 304,DA305.

able

tectural drawings 304,DA305.

its on level 1,3&4 does Ilready approved ace



А	ORIGINAL ISSUE	20.08.21
ISSUE	REVISIONS	DATE

PROJECT:

Seniors Living 5 Skyline Place Frenchs Forest NSW 2086

SP 49558

### ADG-DESIGN CRITERIA CHECKLIST

PASTUDIEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING	
SUBSET:	S4.55	DA601	
DRAWN BY:	FK/SU/WH	ISSUE A	