



Printed 3/11/2023

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| G | S4.55 | 31.10.23 |
| F | FOR CONCILIATION CONFERENCE | 01.03.23 |
| E | FOR CONCILIATION CONFERENCE | 24.02.23 |
| D | S82A REVIEW | 01.11.21 |
| ISSUE | REVISIONS | DATE |

PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

COVER PAGE

| | | |
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| P A STUDIO | | |
| LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2088 TEL: 8868 1800 FAX: 8868 1899 ACN: 603 385 288 | | |
| NOMINATED ARCHITECT: GEORGE REVAY-REG#3954 | | |
| SCALE: | AS SHOWN | DRAWING |
| SUBSET: | DA | DA000 |
| DRAWN BY: | SU/WH/SP | ISSUE |
| | | G |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21\SKYS (LOTT) 82A

5 SKYLINE PLACE

S4.55

| D. No. | NAME | REV | DATE |
|--------|--|-----|----------|
| DA000 | COVER PAGE | G | 31.10.23 |
| DA001 | DRAWING LIST | G | 31.10.23 |
| DA101 | SITE PLAN | G | 31.10.23 |
| DA201 | LOWER BASEMENT CARPARK | G | 31.10.23 |
| DA202 | BASEMENT CARPARK | G | 31.10.23 |
| DA203 | GROUND FLOOR PLAN | G | 31.10.23 |
| DA204 | LEVEL 1 FLOOR PLAN | G | 31.10.23 |
| DA205 | LEVEL 2 FLOOR PLAN | G | 31.10.23 |
| DA206 | LEVEL 3 FLOOR PLAN | G | 31.10.23 |
| DA207 | LEVEL 4 FLOOR PLAN | G | 31.10.23 |
| DA208 | LEVEL 5 FLOOR PLAN | G | 31.10.23 |
| DA209 | LEVEL 6 FLOOR PLAN | G | 31.10.23 |
| DA210 | LEVEL 7 FLOOR PLAN | G | 31.10.23 |
| DA211 | ROOF PLAN | G | 31.10.23 |
| DA301 | SECTIONS S1 & S2 | G | 31.10.23 |
| DA302 | SECTIONS S3 & S4 | G | 31.10.23 |
| DA303 | SECTION S5 | G | 31.10.23 |
| DA401 | EAST ELEVATION | G | 31.10.23 |
| DA402 | NORTH ELEVATION | G | 31.10.23 |
| DA403 | WEST ELEVATION | G | 31.10.23 |
| DA404 | SOUTH ELEVATION | G | 31.10.23 |
| DA801 | SHADOW DIAGRAMS - JUNE 21 - MID WINTER | G | 31.10.23 |



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PROJECT:
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5 Skyline Place Frenchs Forest NSW 2086
SP 49558

DRAWING LIST

PA STUDIO

LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8986 1900 FAX: 8986 1999 ACN: 603 305 266

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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| SCALE: AS SHOWN | DRAWING DA001 |
| SUBSET: DA | |
| DRAWN BY: SU/WH/SP | ISSUE G |

[illegible]

EXISTING 3-STO
BRICK BUILDING
No.1 SKYLINE PL

No 79
FRENCHS
FOREST RD

TRANSMISSION
TOWER

| | | |
|-------|-----------------------------|----------|
| H | RESPONSE TO COUNCIL RFI | 05.03.24 |
| G | S4.55 | 31.10.23 |
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PROJECT:

**MIXED USE AND SENIORS LIVING
DEVELOPMENT**
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

GROUND FLOOR PLAN

P A S T U D I O

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

NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE: AS SHOWN

SUBSET: PLANS

DRAWN BY: SU/WH/SP

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DRAWING

DA203

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| ISSUE | H |
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H

BUS STOP

LOT AREA
4,760 m²



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AMENDMENTS

- Minor changes to car park layout
- Minor change to floor levels
- Relocation of storage areas
- Addition of a Workshed
- Carwash bays (x2) have been relocated and put side by side
- Relocation of the East Building Lift Core
- Minor change to the Northeast excavation along the Northern boundary

SKYLINE PLACE

COUNCIL APPROVED DA2018/0995 (LOT 2)

BASEMENT CARPARK: 73 SPACES

ADDITIONAL
EXCAVATION

LOWER LEVEL PARKING
149.89

LOWER BASEMENT

UPPER LEVEL PARKING
150.89

150.51

| | | |
|-------|-----------------------------|----------|
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PROJECT:

**MIXED USE AND SENIORS LIVING
DEVELOPMENT**
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

**LOWER BASEMENT
CARPARK**

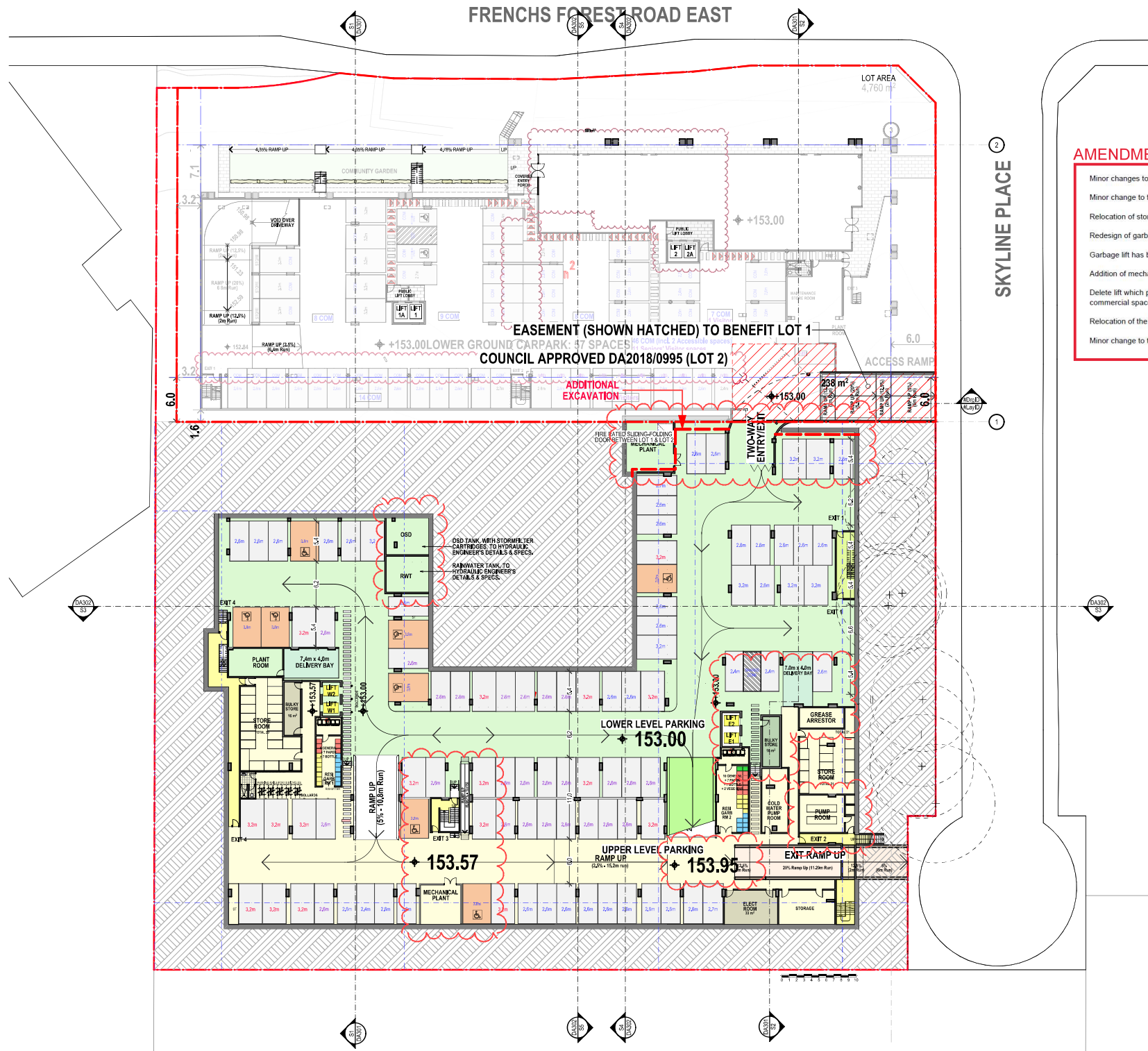
PA STUDIO

LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 A/CN: 803 305 266

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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FILE: BIM Server: BM21 - BIM Model Basic for ARCHICAD 21/SKY5 (LOT1) 82A



FRENCHS FOREST ROAD EAST



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No 79
FRENCHS
FOREST RD

BUS STOP

GROUND FLOOR

LOT AREA
4,760 m²

EASEMENT

AMENDMENTS

- Revise Landscape Design
- Delete lift which provides access between upper level basement and commercial space above at ground level
- Relocate the communal area from the western building at ground level to make it central to the development
- Redesign of waste collection area
- Revise design of the common areas
- Relocation of the East Building Lift Core & Egress Stairs
- Addition of a car park exhaust and supply air intake

SKYLINE PLACE

GROUND FLOOR

| | | |
|-------|---------------------------|----------|
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PROJECT:
**MIXED USE AND SENIORS LIVING
DEVELOPMENT**
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

GROUND FLOOR PLAN

PA STUDIO

LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089
TEL: 8988 1800 FAX: 8988 1999 ACN: 603 305 286

NOMINATED ARCHITECT: GEORGE REYAT-REG#3954

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AMENDMENTS

Delete lift which provides access between upper level basement and commercial space above at ground level

Delete Employment Generating Uses at Level 1 of the Eastern Building and replace with residential uses providing 8 ILUs

Revised finished floor levels at each level to ensure floor to floor heights

Relocation of the East Building Lift Core & Egress Stairs

Minor changes to the design of the apartments

Minor adjustments to the South Façade of the West Building

No 79
FRENCHS
FOREST RD

AFFORDABLE

TRANSMISSION
TOWER

COUNCIL APPROVED DA2018/0995 (LOT 2)

LEVEL 1

| | | |
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5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 1 FLOOR PLAN

PA STUDIO

LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089
TEL: 8966 1900 FAX: 8966 1999 A/CN: 893 385 266

NOMINATED ARCHITECT: GEORGE REYATY-REG#3954

SCALE: AS SHOWN

SUBSET: PLANS

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DRAWING

DA204

ISSUE

G



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AMENDMENTS

- Revise design of the common areas
- Revised finished floor levels at each level to ensure floor to floor heights
- Relocation of the East Building Lift Core & Egress Stairs
- Minor changes to the design of the apartments
- Minor adjustments to the South Façade of the West Building
- 2x1BD, 2x2BDs have been replaced by 4x2BD in the West Tower

No 79
FRENCHS
FOREST RD

COUNCIL APPROVED DA2018/0995 (LOT 2)

LEVEL 2

| | | |
|-------|-----------------------------|----------|
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SP 49558

LEVEL 2 FLOOR PLAN

PA STUDIO

LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089
TEL: 8968 1800 FAX: 8968 1599 ACN: 603 385 266

NOMINATED ARCHITECT: GEORGE REYAT-REG#3954

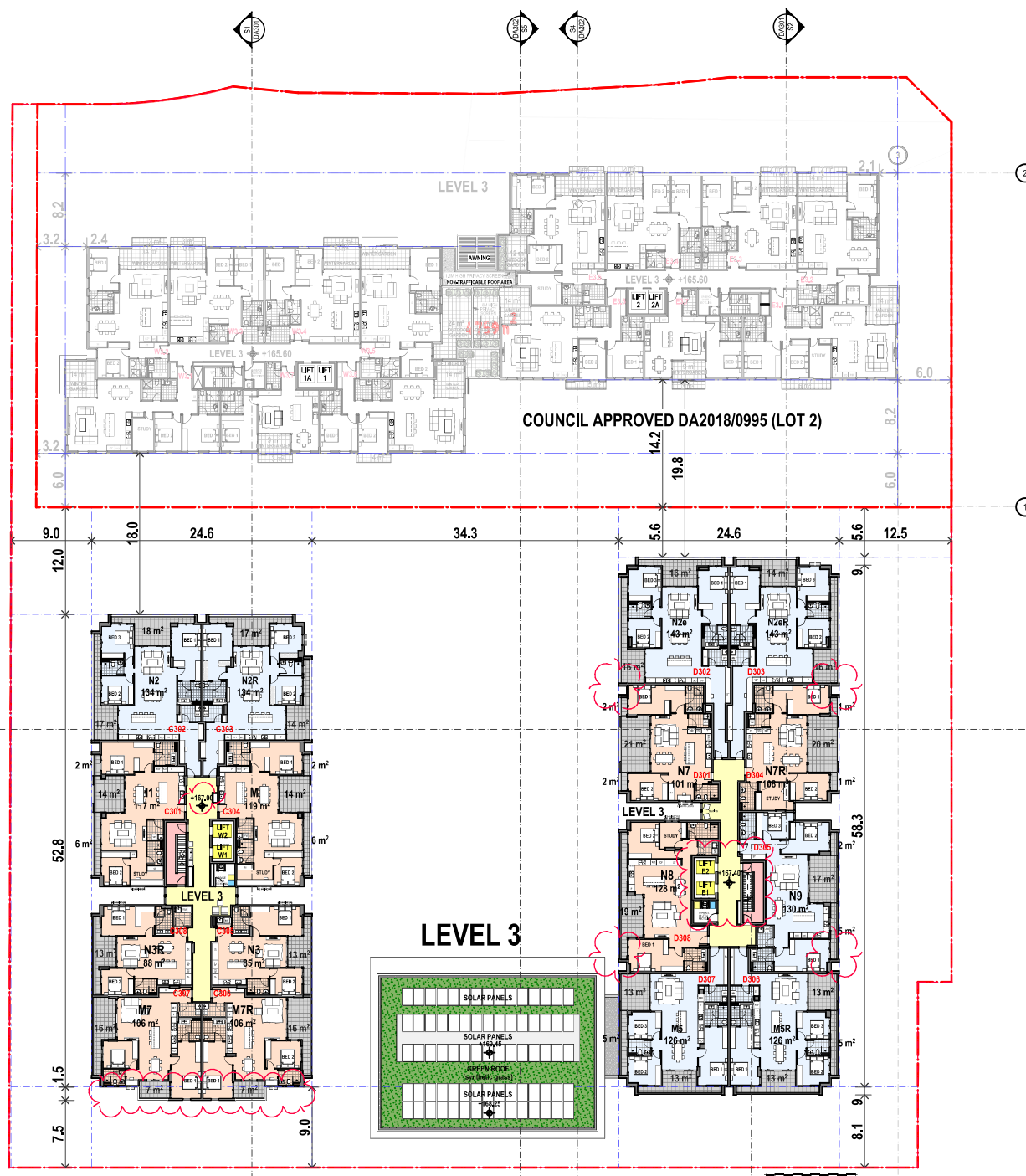
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| FILE: | BM Server: BM21 - BIMcloud Basic for ARCHICAD 210SKY5 (LOT1) 82A | G |



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AMENDMENTS

- Revised finished floor levels at each level to ensure floor to floor heights
- Relocation of the East Building Lift Core & Egress Stairs
- Minor changes to the design of the apartments
- Minor change to Common Pool & Gym Roof and Clerestory
- Minor adjustments to the South Façade of the West Building



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PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
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SP 49558

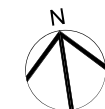
LEVEL 3 FLOOR PLAN

PA STUDIO
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 305 296

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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| SUBSET: PLANS | DA206 |
| DRAWN BY: SU/WH/SP | ISSUE G |

FILE: BIM Server: BM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A



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AMENDMENTS

- Revised finished floor levels at each level to ensure floor to floor heights
- Relocation of the East Building Lift Core & Egress Stairs
- Minor changes to the design of the apartments
- Minor adjustments to the South Façade of the West Building



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LEVEL 4 FLOOR PLAN

PA STUDIO

LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 305 266

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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| SUBSET: PLANS | DA207 |
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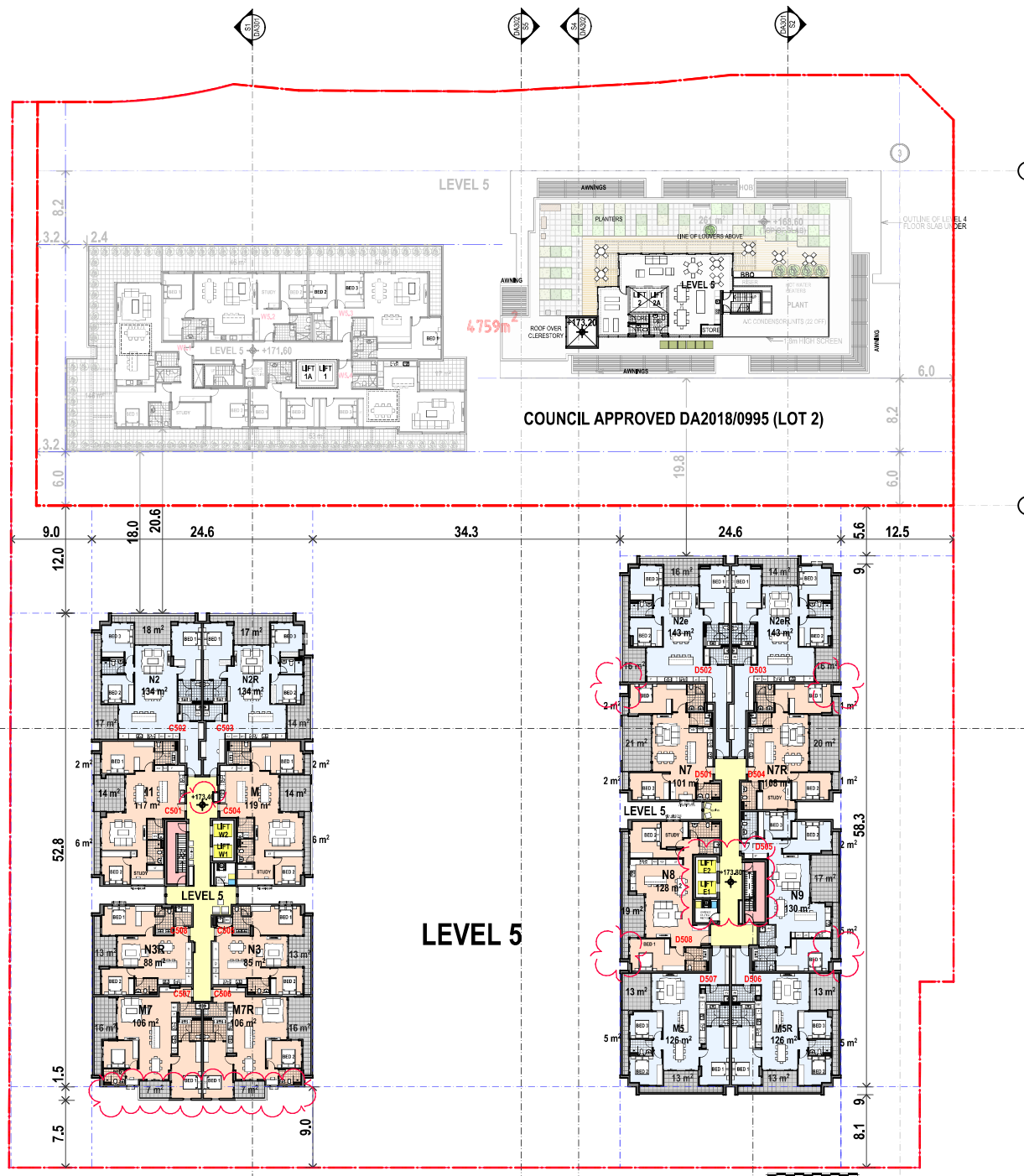
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AMENDMENTS

- Revised finished floor levels at each level to ensure floor to floor heights
- Relocation of the East Building Lift Core & Egress Stairs
- Minor changes to the design of the apartments
- Minor adjustments to the South Façade of the West Building



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5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 5 FLOOR PLAN

PA STUDIO

LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 305 286

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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| SCALE: AS SHOWN | DRAWING |
| SUBSET: PLANS | DA208 |
| DRAWN BY: SU/WH/SP | ISSUE D |

FILE: BIM Server: BM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A



- Revised finished floor levels at each level to ensure floor to floor heights
- Relocation of the East Building Lift Core & Egress Stairs
- Minor changes to the design of the apartments
- Minor adjustments to the South Façade of the West Building



LEVEL 6

COUNCIL APPROVED DA2018/0995 (LOT 2)

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5 Skyline Place Frenchs Forest NSW 2086
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LEVEL 6 FLOOR PLAN

P A S T U D I O

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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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FILE: BIM Server: BIM21 - BIM Model Basin for ARCHICAD 21/SKY5 (LOT1) 82



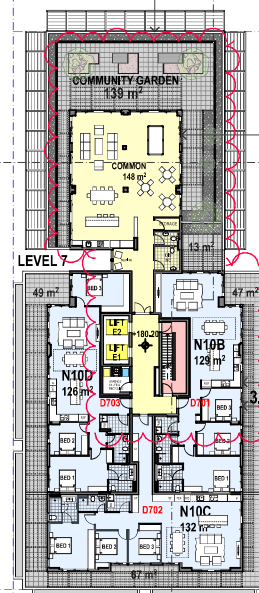
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AMENDMENTS

- Revise design of the common areas
- Revised finished floor levels at each level to ensure floor to floor heights
- Relocation of the East Building Lift Core & Egress Stairs
- Minor changes to the design of the apartments
- Minor adjustments to the South Façade of the West Building
- Increase the plant area on the roof

4759m²

LEVEL 7



| | | |
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| G | S4.55 | 31.10.23 |
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MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 7 FLOOR PLAN

PA STUDIO

LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8966 1900 FAX: 8966 1999 ACN: 603 305 266

NOMINATED ARCHITECT: GEORGE REVATY-REG#3954

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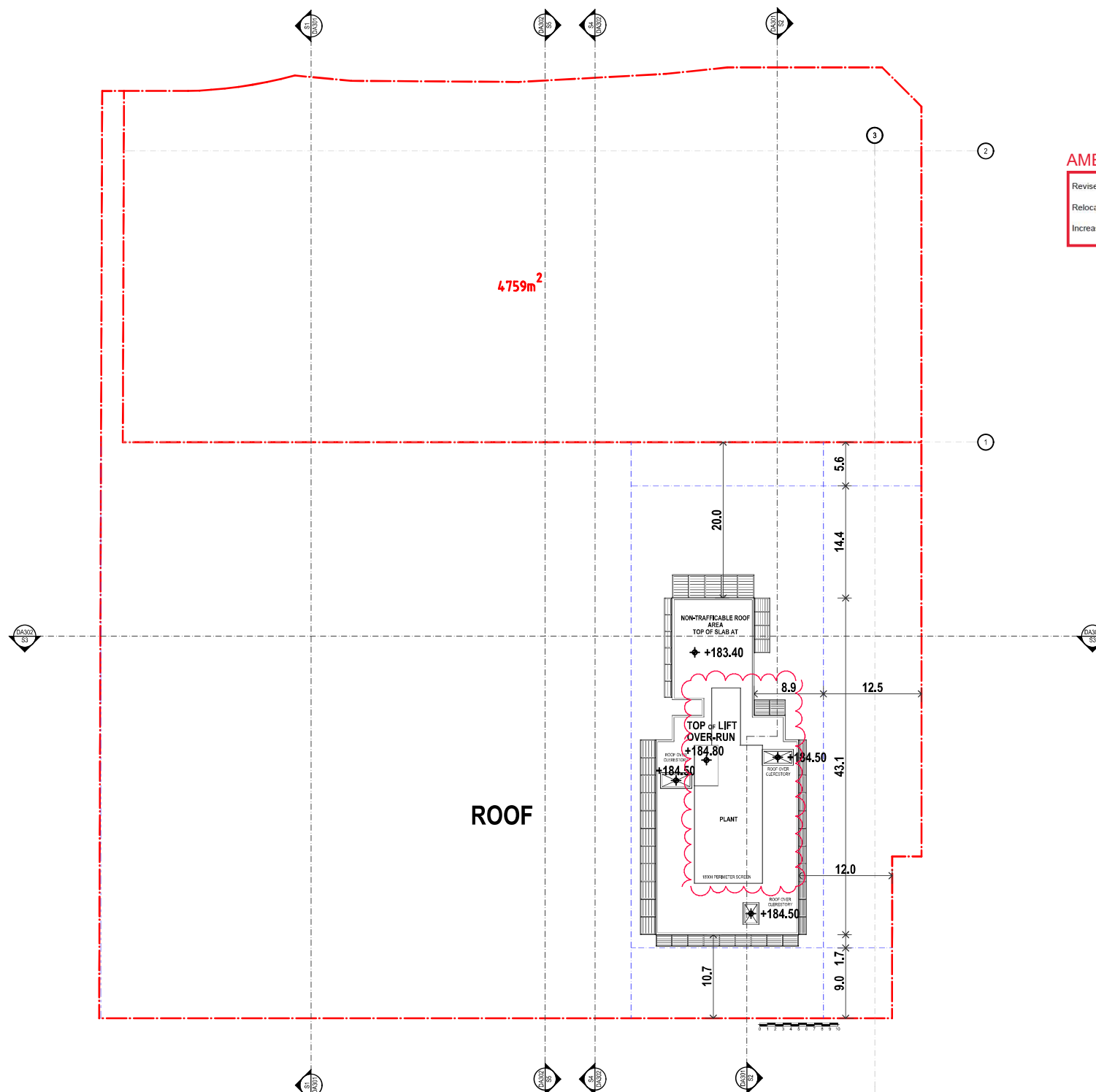
FILE: BIM Server: BM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOTT) 82A



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AMENDMENTS

- Revised finished floor levels at each level to ensure floor to floor heights
- Relocation of the East Building Lift Core & Egress Stairs
- Increase the plant area on the roof



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MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

ROOF PLAN

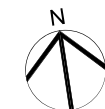
PA STUDIO

LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1800 FAX: 8968 1999 ACN: 603 305 266

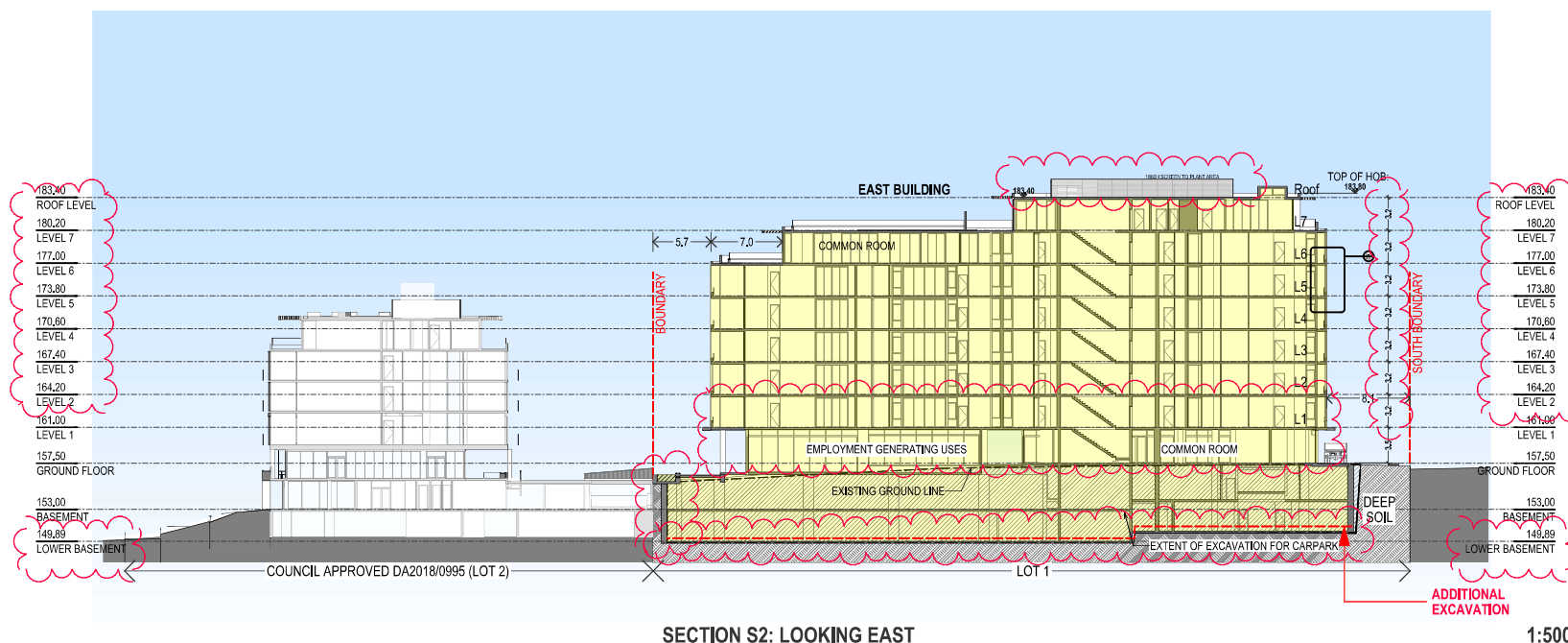
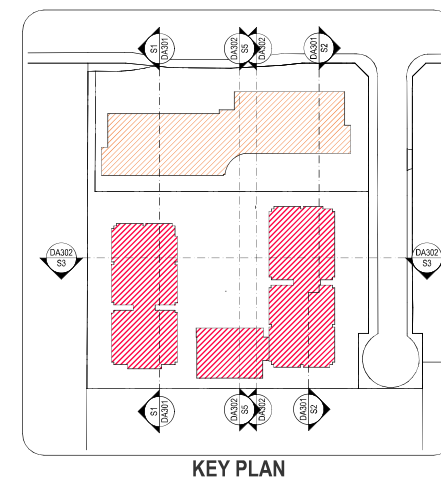
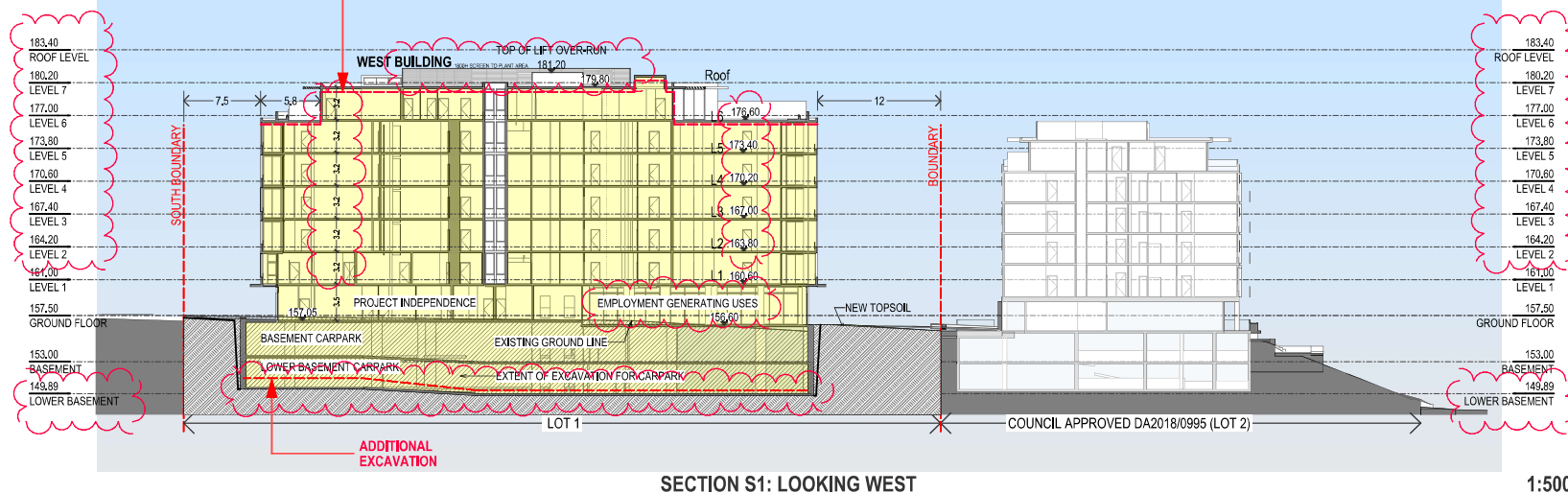
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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5 Skyline Place Frenchs Forest NSW 2086
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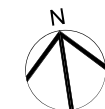
SECTIONS S1 & S2

PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8966 1900 FAX: 8966 1999 A/CN: 603 305 266

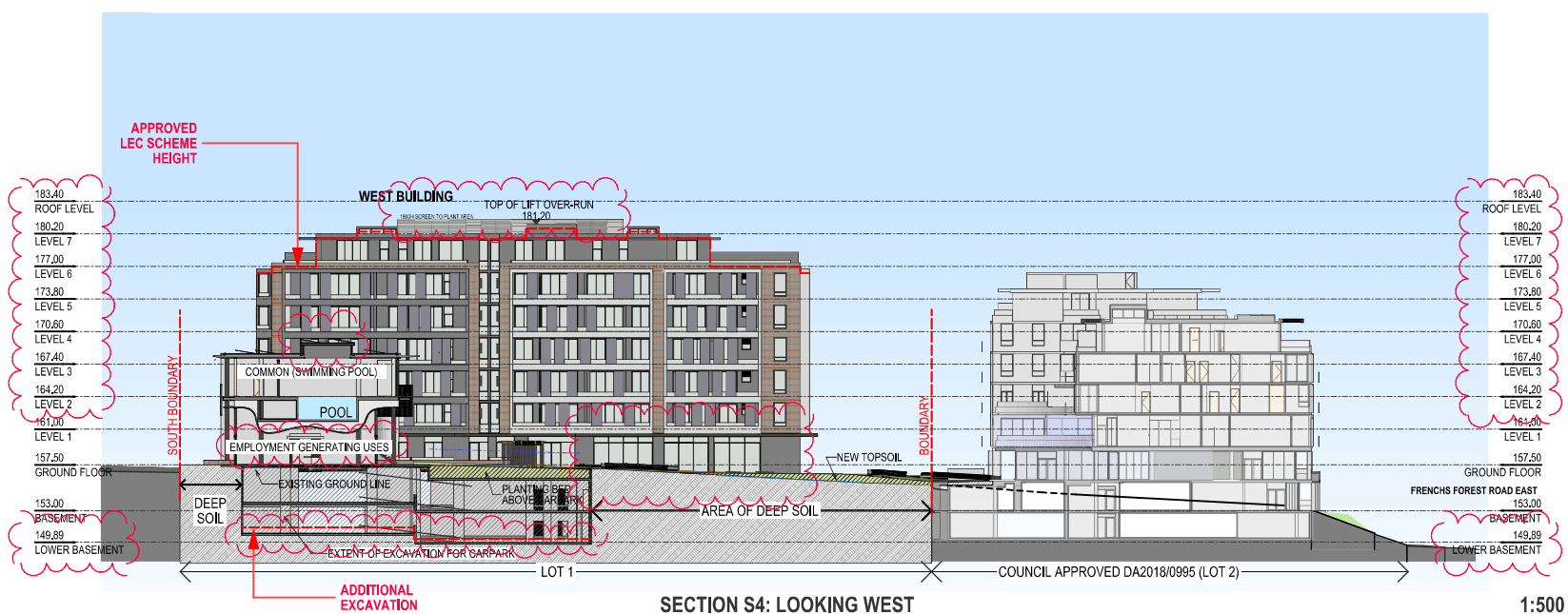
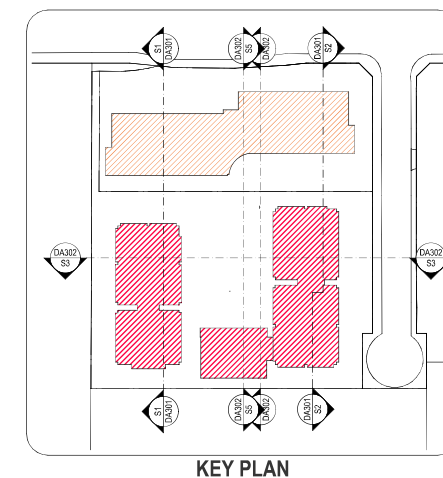
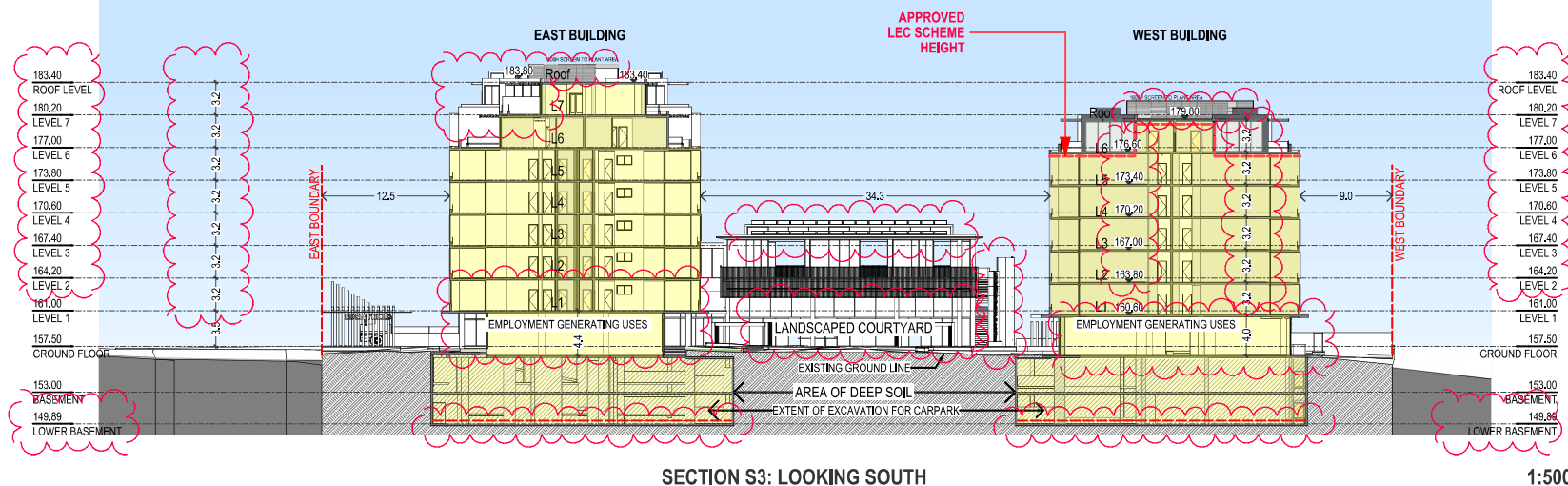
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PROJECT:

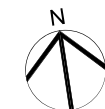
MIXED USE AND SENIORS LIVING DEVELOPMENT

5 Skyline Place Frenchs Forest NSW 2086

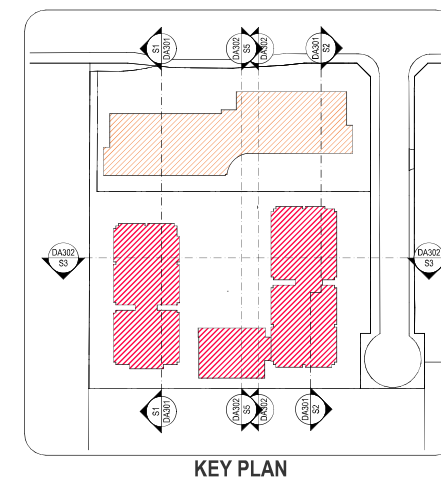
SP 49558

SECTIONS S3 & S4

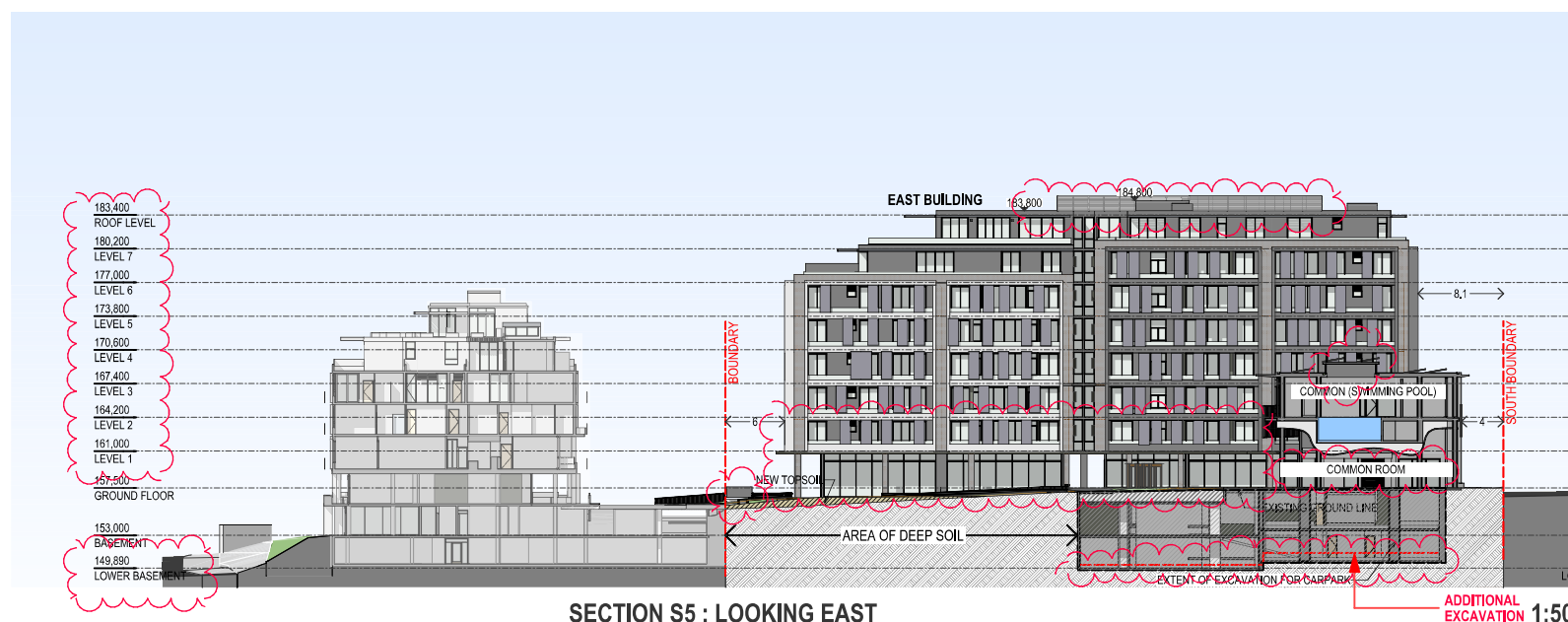
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| PA STUDIO | |
| LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089 | |
| TEL: 8968 1800 FAX: 8968 1599 A/CN: 803 385 286 | |
| NOMINATED ARCHITECT: GEORGE REYATY-REG#3954 | |
| SCALE: AS SHOWN | DRAWING |
| SUBSET: SECTIONS | DA302 |
| DRAWN BY: SU/WH/SP | ISSUE |
| FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21(SKYS (LOTT) 82A | G |



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KEY PLAN



| | | |
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5 Skyline Place Frenchs Forest NSW 2086
SP 49558

SECTION S5

PA STUDIO

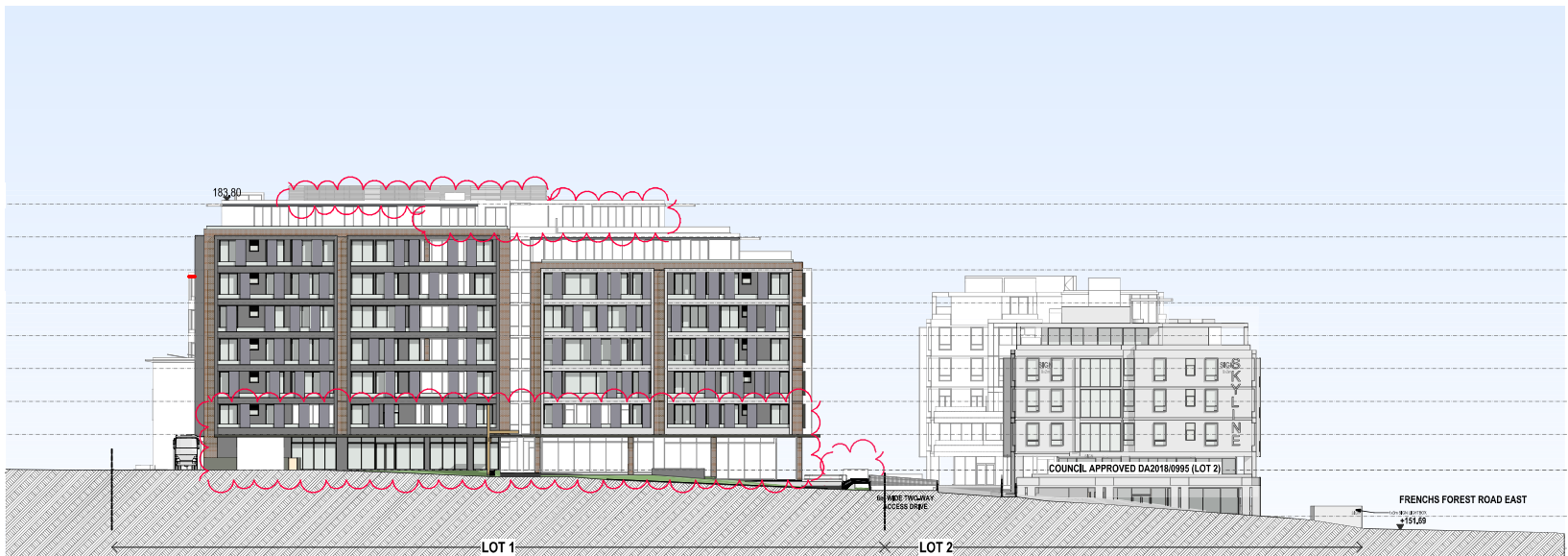
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1800 FAX: 8968 1599 A/CN: 803 385 286

NOMINATED ARCHITECT: GEORGE REVAY-REG#93954

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|--------------------|--------------|
| SCALE: AS SHOWN | DRAWING |
| SUBSET: SECTIONS | DA303 |
| DRAWN BY: SU/WH/SP | ISSUE |
| | G |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21(SKY) (LTT) 82A

1:500



1:500

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|-------|-----------------------------|----------|
| G | \$4.55 | 31.10.23 |
| F | FOR CONCILIATION CONFERENCE | 01.03.23 |
| E | FOR CONCILIATION CONFERENCE | 24.02.23 |
| D | S&A REVIEW | 01.11.21 |
| ISSUE | REVISIONS | DATE |

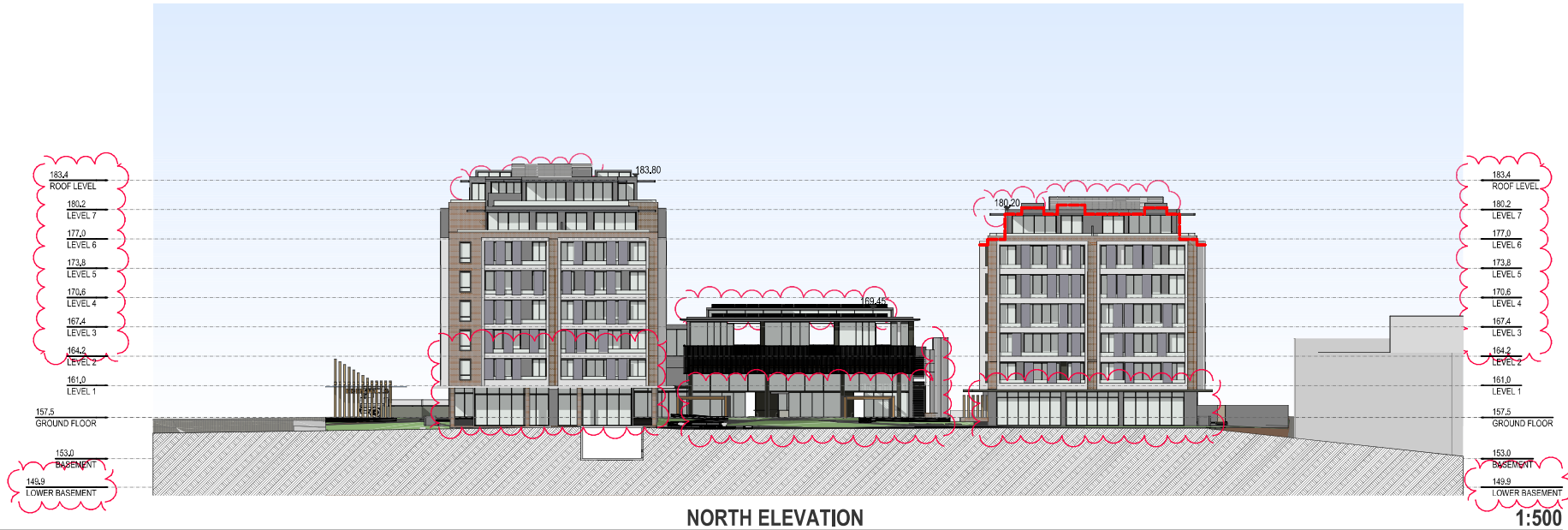
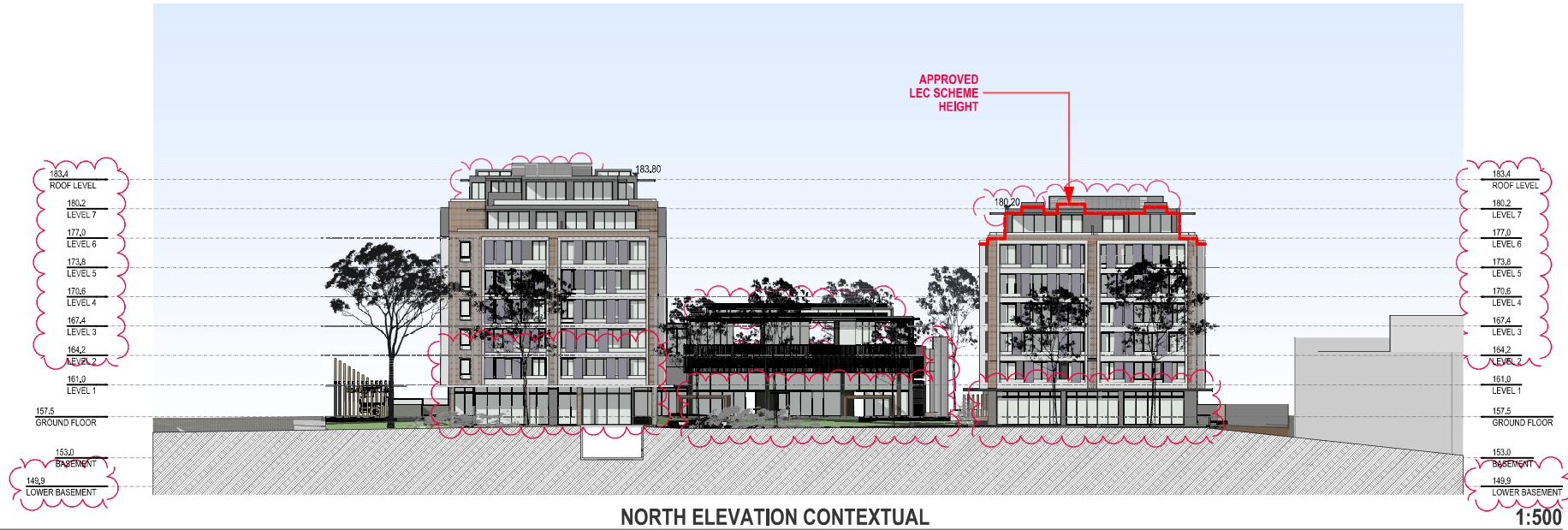
EAST ELEVATION

P A S T U D I O

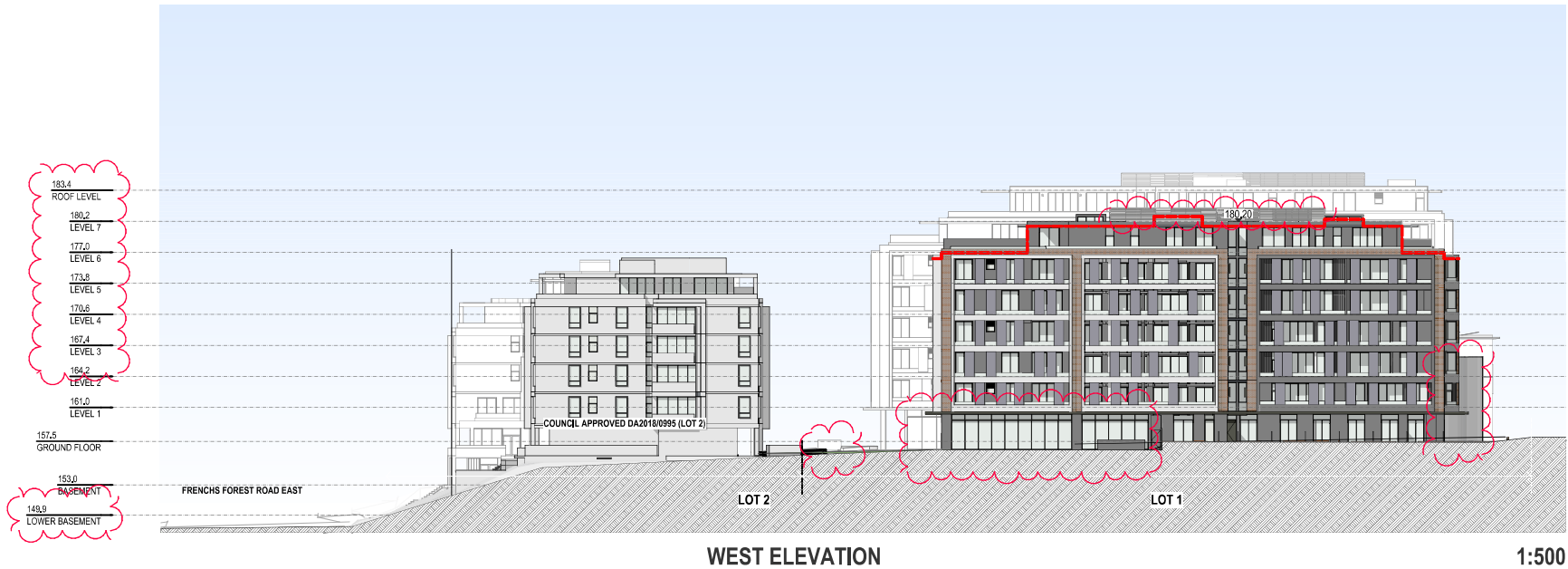
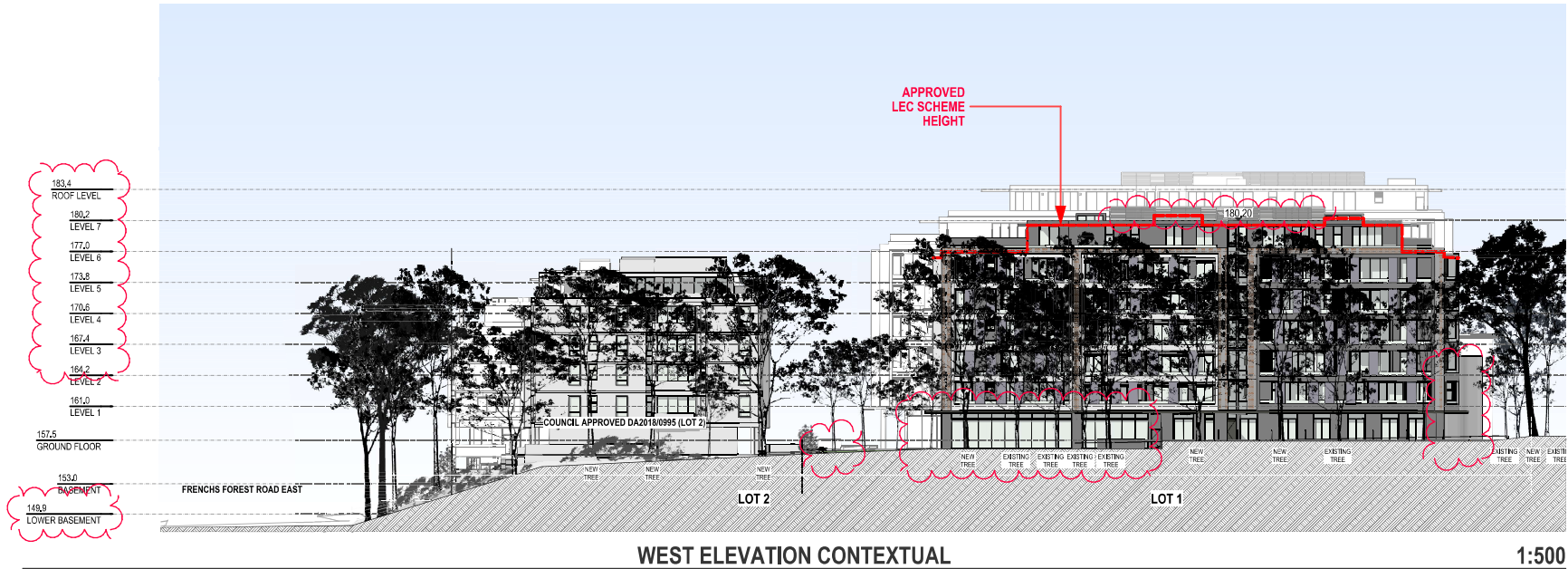
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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|--------------------|------------------------------------|
| SCALE: AS SHOWN | DRAWING DA401 ISSUE G |
| SUBSET: ELEVATIONS | |
| DRAWN BY: SU/WH/SP | |

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A



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| G | \$4,55 | 31.10.23 |
| F | FOR CONCILIATION CONFERENCE | 01.03.23 |
| E | FOR CONCILIATION CONFERENCE | 24.02.23 |
| D | S82A REVIEW | 01.11.21 |
| ISSUE | REVISIONS | DATE |
| PROJECT: | | |
| MIXED USE AND SENIORS LIVING DEVELOPMENT | | |
| 5 Skyline Place Frenchs Forest NSW 2086 | | |
| SP 49558 | | |
| NORTH ELEVATION | | |



| | | |
|-------|-----------------------------|----------|
| G | \$4.55 | 31.10.23 |
| F | FOR CONCILIATION CONFERENCE | 01.03.23 |
| E | FOR CONCILIATION CONFERENCE | 24.02.23 |
| D | S82A REVIEW | 01.11.21 |
| ISSUE | REVISIONS | DATE |

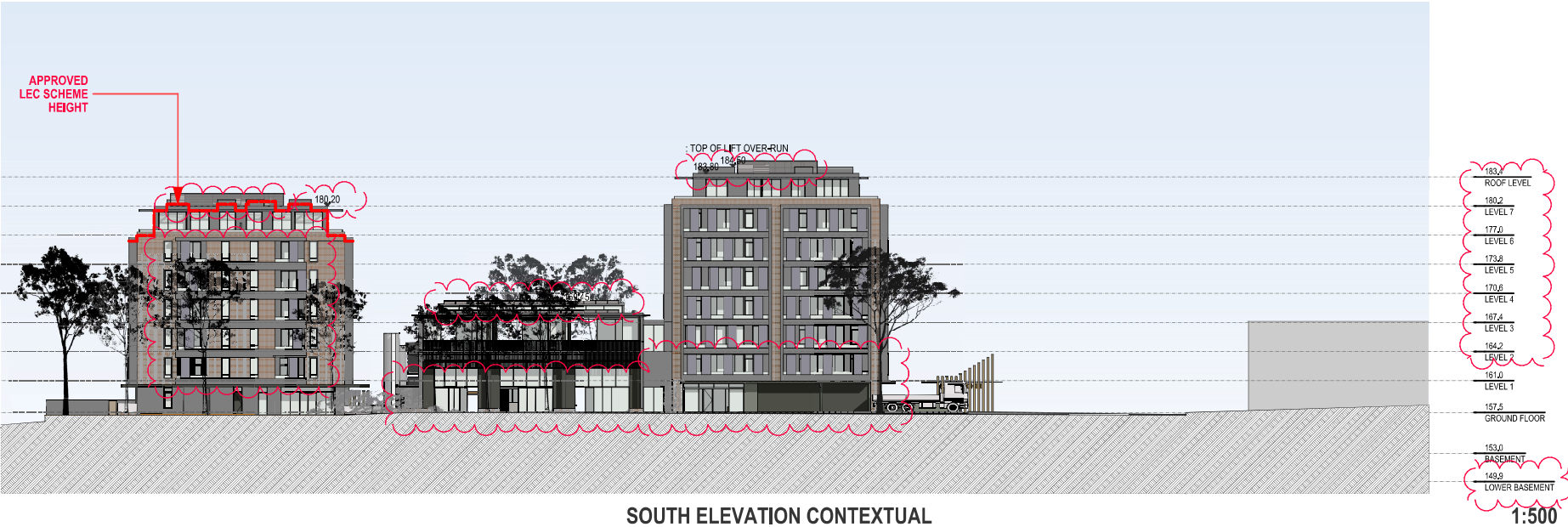
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

WEST ELEVATION

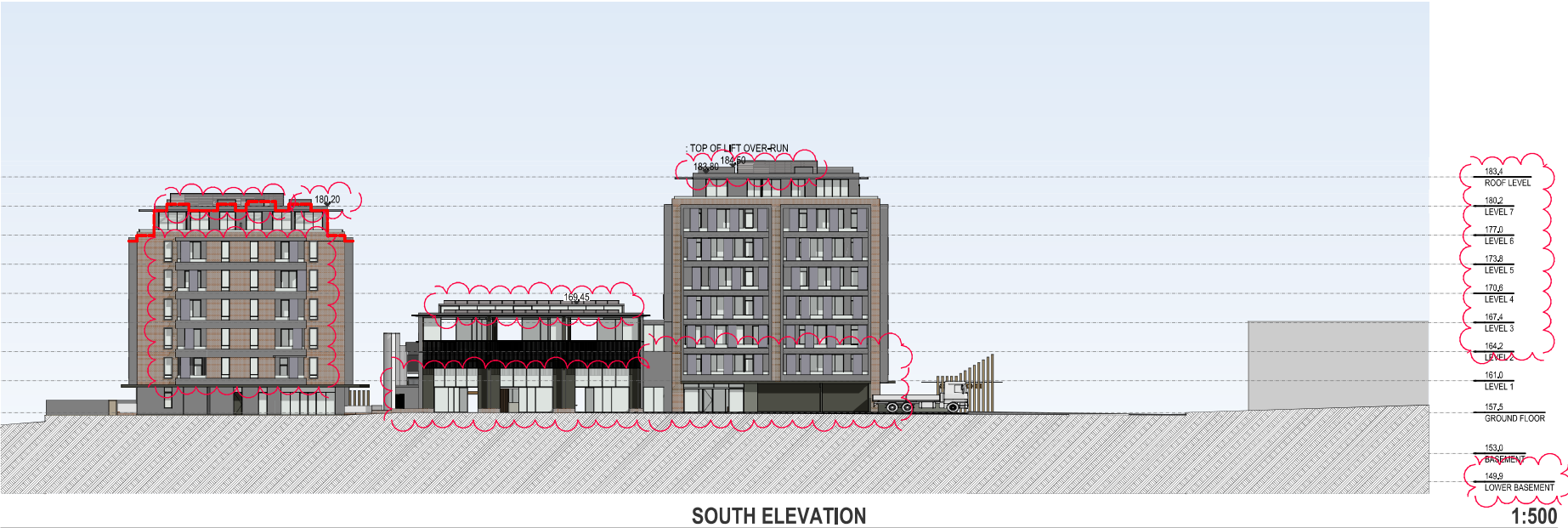
PA STUDIO
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8988 1900 FAX: 8988 1999 A/CN: 803 385 286
NOMINATED ARCHITECT: GEORGE REYAT-REG#3954

| | |
|--------------------|--------------|
| SCALE: AS SHOWN | DRAWING |
| SUBSET: ELEVATIONS | DA403 |
| DRAWN BY: SU/WH/SP | ISSUE G |

FILE: BIM Server: BM21 - BIMcloud Basic for ARCHICAD 218KYS (LOT1) 824



SOUTH ELEVATION CONTEXTUAL



SOUTH ELEVATION

| | | |
|-------|-----------------------------|----------|
| G | S4.55 | 31.10.23 |
| F | FOR CONCILIATION CONFERENCE | 01.03.23 |
| E | FOR CONCILIATION CONFERENCE | 24.02.23 |
| D | S82A REVIEW | 01.11.21 |
| ISSUE | REVISIONS | DATE |

PROJECT:

MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

SOUTH ELEVATION

PA STUDIO

LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8986 1900 FAX: 8986 1999 ACN: 603 385 286

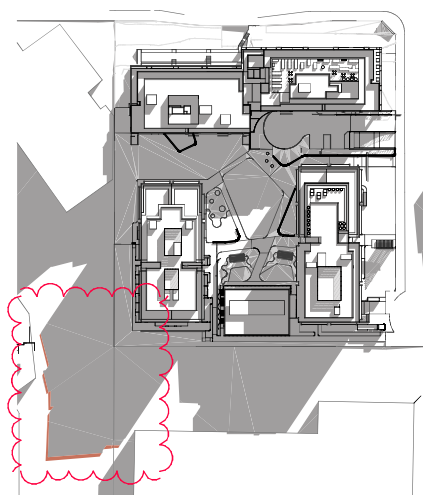
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

| | | |
|-----------|------------|---------|
| SCALE: | AS SHOWN | DRAWING |
| SUBSET: | ELEVATIONS | DA404 |
| DRAWN BY: | SU/WH/SP | ISSUE G |

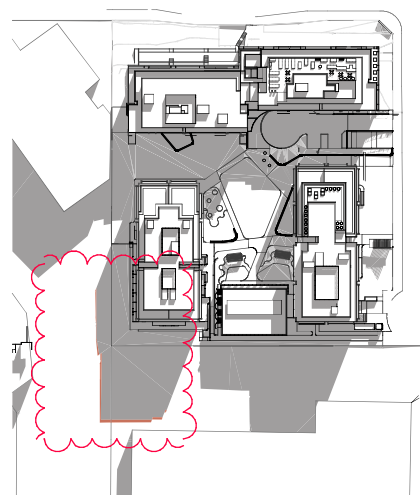
FILE: BIM Server: BM21 - BIMcloud Basic for ARCHICAD 218KYS (LOTT) 824



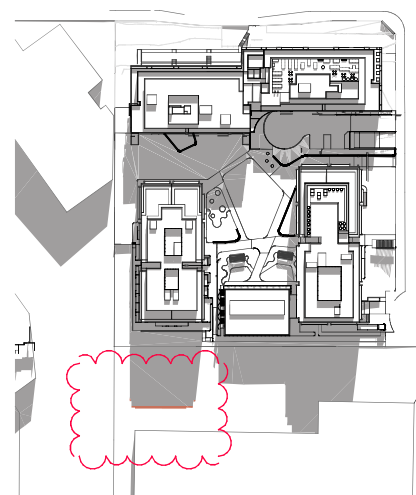
Printed 23/11/2023



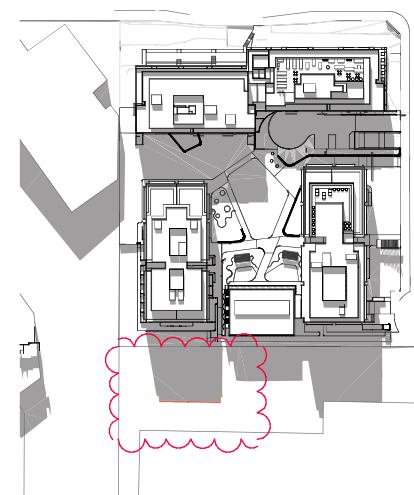
JUNE21 9AM - LOT1 1:2000



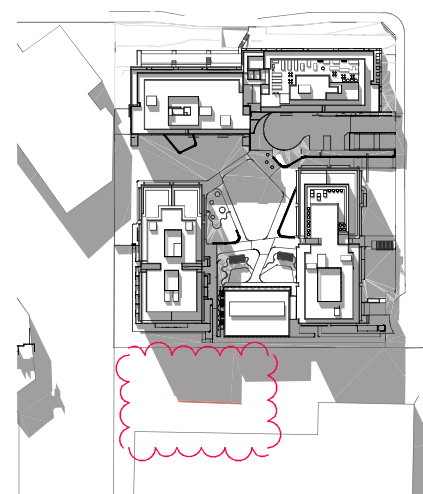
JUNE21 10AM - LOT1 1:2000



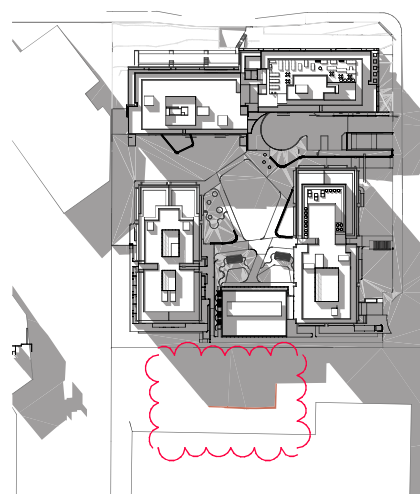
JUNE21 11AM - LOT1 1:2000



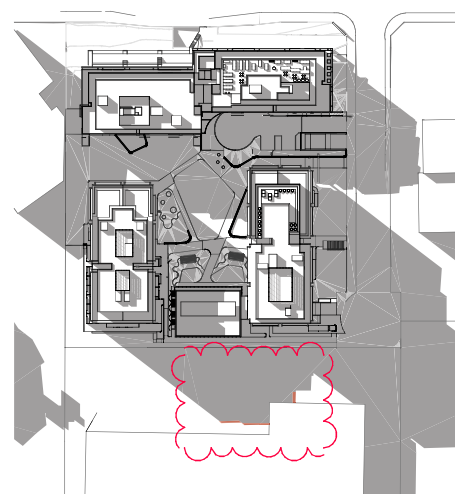
JUNE21 12PM - LOT1 1:2000



JUNE21 1PM - LOT1 1:2000



JUNE21 2PM - LOT1 1:2000



JUNE21 3PM - LOT1 1:2000



INCREASED SHADOW
RESULTING FROM THE
CHANGES TO THE LIFT
STRUCTURE AND BUILDING
HEIGHT

| | | |
|-------|-----------------------------|----------|
| G | \$4.55 | 31.10.23 |
| F | FOR CONCILIATION CONFERENCE | 01.03.23 |
| E | FOR CONCILIATION CONFERENCE | 24.02.23 |
| D | S82A REVIEW | 01.11.21 |
| ISSUE | REVISIONS | DATE |

PROJECT:

**MIXED USE AND SENIORS LIVING
DEVELOPMENT**
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

**SHADOW DIAGRAMS -
JUNE 21 - MID WINTER**

PA STUDIO

LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8966 1800 FAX: 8966 1599 ACN: 603 305 266

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

| | |
|--|-------------------------|
| SCALE: SHADOW DIAGRAMS & VIEWS FROM THE SUN | DRAWING DA801 |
| SUBSET: | ISSUE G |
| DRAWN BY: SU/WH/SP | |

FILE: BIM Server: BM21 - BIMcloud Basic for ARCHICAD 21(SKY) (LOT1) 82A