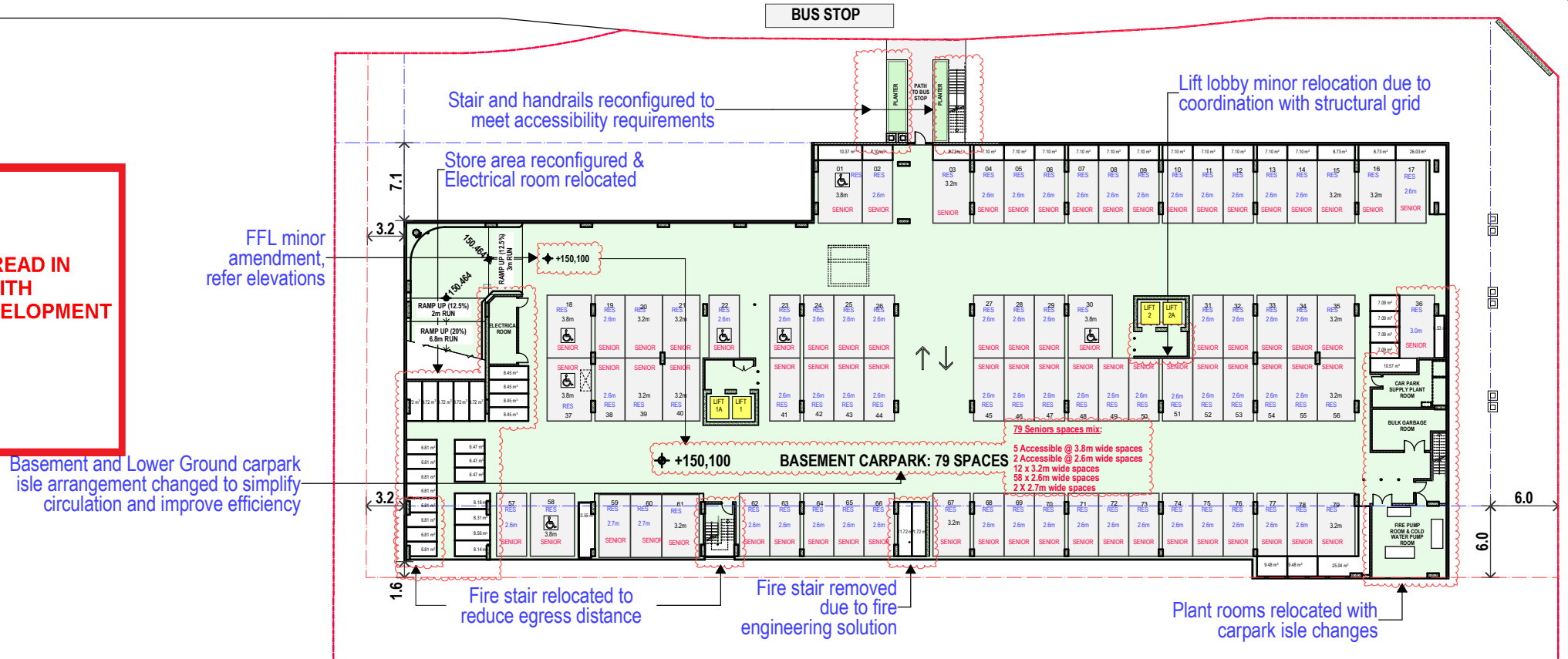


 **northern beaches council**

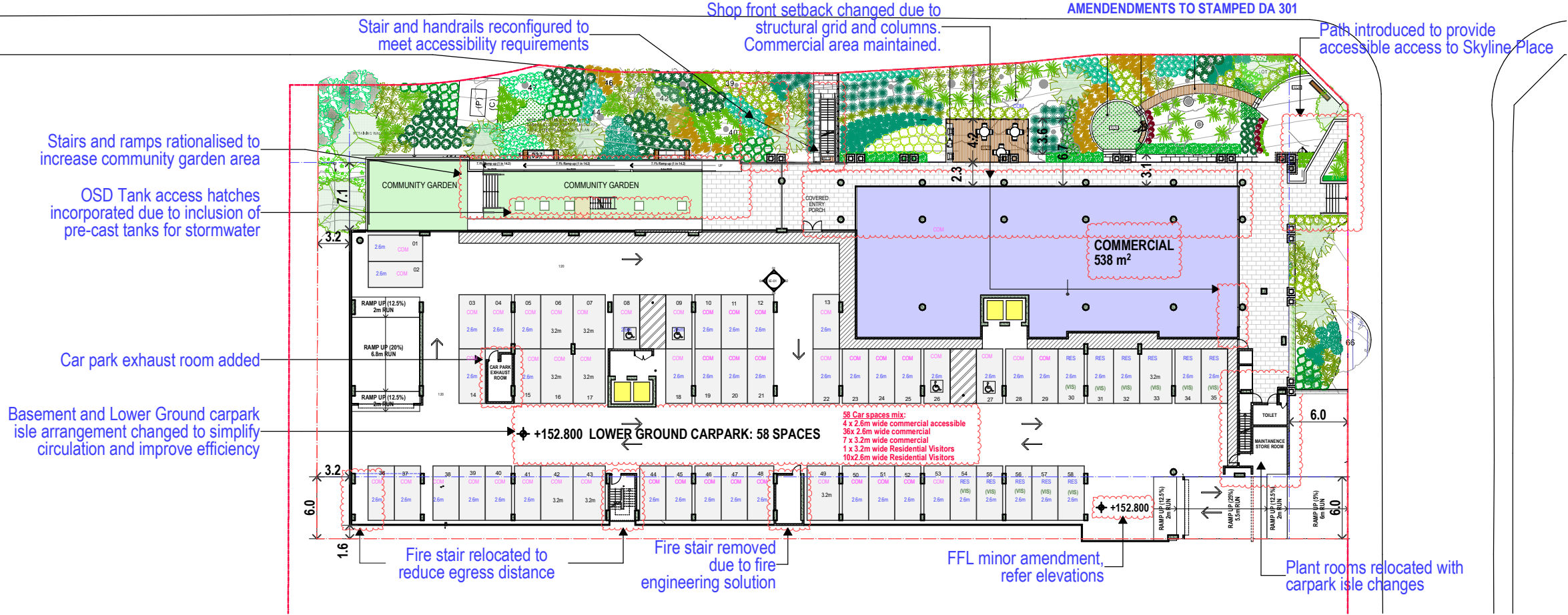
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2021/0793



BASEMENT

1:500



LOWER GROUND

1:500

G	S4.55 AMENDMENTS	24.11.21
F	S4.55 AMENDMENTS	20.08.21
E	S4.55 AMENDMENTS	10.06.20
D	SECTION 4.55 AMENDMENTS	23.10.19
C	SECTION 4.55 AMENDMENTS	19.09.19
B	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

BASEMENT & LOWER GROUND FLOOR PLANS

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

SCALE:	AS SHOWN	DRAWING	DA301
SUBSET:	S4.55	ISSUE	G
DRAWN BY:	SU/SP/DB		



Printed 24/11/2021

COMMERCIAL AREA

GROUND FLOOR: 1212 m²
LOWER GROUND: 538m²
TOTAL: 1750m²

ISSUE	REVISIONS	DATE
G	S4.55 AMENDMENTS	24.11.21
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B	SECTION 8.2 REVIEW	25.03.19
A	ORIGINAL ISSUE	28.03.18

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

GROUND FLOOR PLAN

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	DA302
SUBSET:	S4.55	ISSUE	G
DRAWN BY:	SU/SP/DB		

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) CC

Stairs and ramps rationalised to increase community garden area

Common toilets added for commercial areas

Shop front setback changed due to structural grid and columns. Commercial area maintained.

FFL minor amendment, refer elevations

BUS STOP

COMMUNITY GARDEN

COMMERCIAL 580 m²

GROUND +155.800

COMMERCIAL 427 m²

GROUND +155.800

CAFE 120 m²

COMMERCIAL 85 m²

LIFT 1A

LIFT 1B

LIFT 1C

LIFT 1D

LIFT 1E

LIFT 1F

LIFT 1G

LIFT 1H

LIFT 1I

LIFT 1J

LIFT 1K

LIFT 1L

LIFT 1M

LIFT 1N

LIFT 1O

LIFT 1P

LIFT 1Q

LIFT 1R

LIFT 1S

LIFT 1T

LIFT 1U

LIFT 1V

LIFT 1W

LIFT 1X

LIFT 1Y

LIFT 1Z

LIFT 1AA

LIFT 1AB

LIFT 1AC

LIFT 1AD

LIFT 1AE

LIFT 1AF

LIFT 1AG

LIFT 1AH

LIFT 1AI

LIFT 1AJ

LIFT 1AK

LIFT 1AL

LIFT 1AM

LIFT 1AN

LIFT 1AO

LIFT 1AP

LIFT 1AQ

LIFT 1AR

LIFT 1AS

LIFT 1AT

LIFT 1AU

LIFT 1AV

LIFT 1AW

LIFT 1AX

LIFT 1AY

LIFT 1AZ

LIFT 1BA

LIFT 1BB

LIFT 1BC

LIFT 1BD

LIFT 1BE

LIFT 1BF

LIFT 1BG

LIFT 1BH

LIFT 1BI

LIFT 1BJ

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LIFT 1CG

LIFT 1CH

LIFT 1CI

LIFT 1CJ

LIFT 1CK

LIFT 1CL

LIFT 1CM

LIFT 1CN

LIFT 1CO

LIFT 1CP

LIFT 1CQ

LIFT 1CR

LIFT 1CS

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LIFT 1GA

LIFT 1GB

LIFT 1GC

LIFT 1GD

LIFT 1GE

LIFT 1GF

LIFT 1GG

LIFT 1GH

LIFT 1GI

LIFT 1GJ

LIFT 1GK

LIFT 1GL

LIFT 1GM

LIFT 1GN

LIFT 1GO

LIFT 1GP

LIFT 1GQ

LIFT 1GR

LIFT 1GS

LIFT 1GT

LIFT 1GU

LIFT 1GV

LIFT 1GW

LIFT 1GX

LIFT 1GY

LIFT 1GZ

LIFT 1HA

LIFT 1HB

LIFT 1HC

LIFT 1HD

LIFT 1HE

LIFT 1HF

LIFT 1HG

LIFT 1HH

LIFT 1HI

LIFT 1HJ

LIFT 1HK

LIFT 1HL

LIFT 1HM

LIFT 1HN

LIFT 1HO

LIFT 1HP

LIFT 1HQ

LIFT 1HR

LIFT 1HS

LIFT 1HT

LIFT 1HU

LIFT 1HV

LIFT 1HW

LIFT 1HX

LIFT 1HY

LIFT 1HZ

LIFT 1IA

LIFT 1IB

LIFT 1IC

LIFT 1ID

LIFT 1IE

LIFT 1IF

LIFT 1IG

LIFT 1IH

LIFT 1II

LIFT 1IJ

LIFT 1IK

LIFT 1IL

LIFT 1IM

LIFT 1IN

LIFT 1IO

LIFT 1IP

LIFT 1IQ

LIFT 1IR

LIFT 1IS

LIFT 1IT

LIFT 1IU

LIFT 1IV

LIFT 1IW

LIFT 1IX

LIFT 1IY

LIFT 1IZ

LIFT 1JA

LIFT 1JB

LIFT 1JC

LIFT 1JD

LIFT 1JE

LIFT 1JF

LIFT 1JG

LIFT 1JH

LIFT 1JI

LIFT 1JJ

LIFT 1JK

LIFT 1JL

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LIFT 1JQ

LIFT 1JR


LIFT 1JS

LIFT 1JT

LIFT 1JU

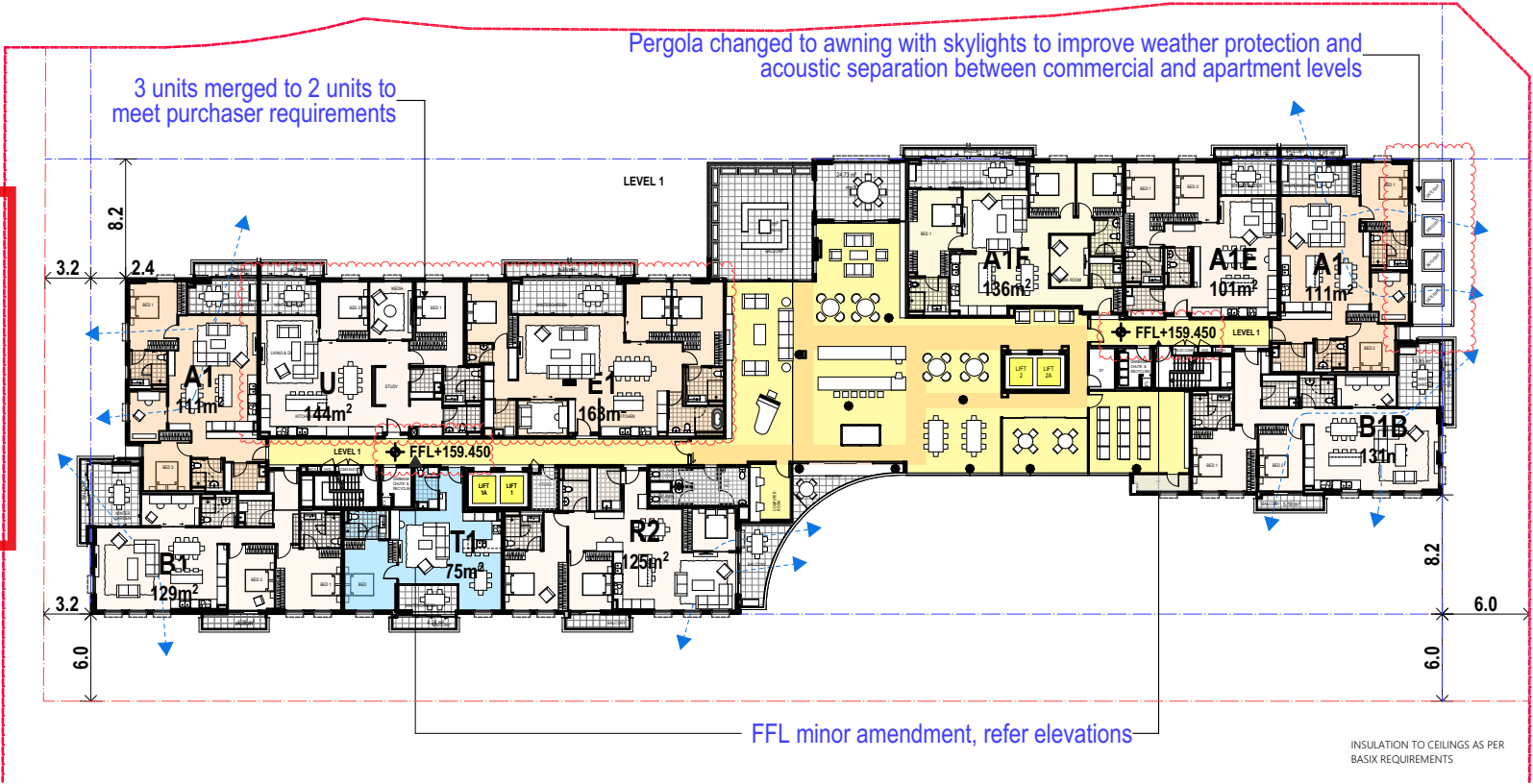
LIFT 1JV

LIFT 1JW

 northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

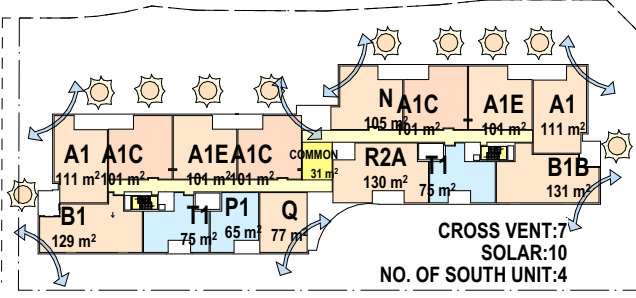
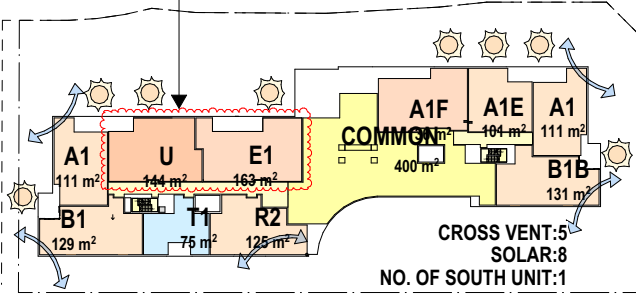
MOD2021/0793



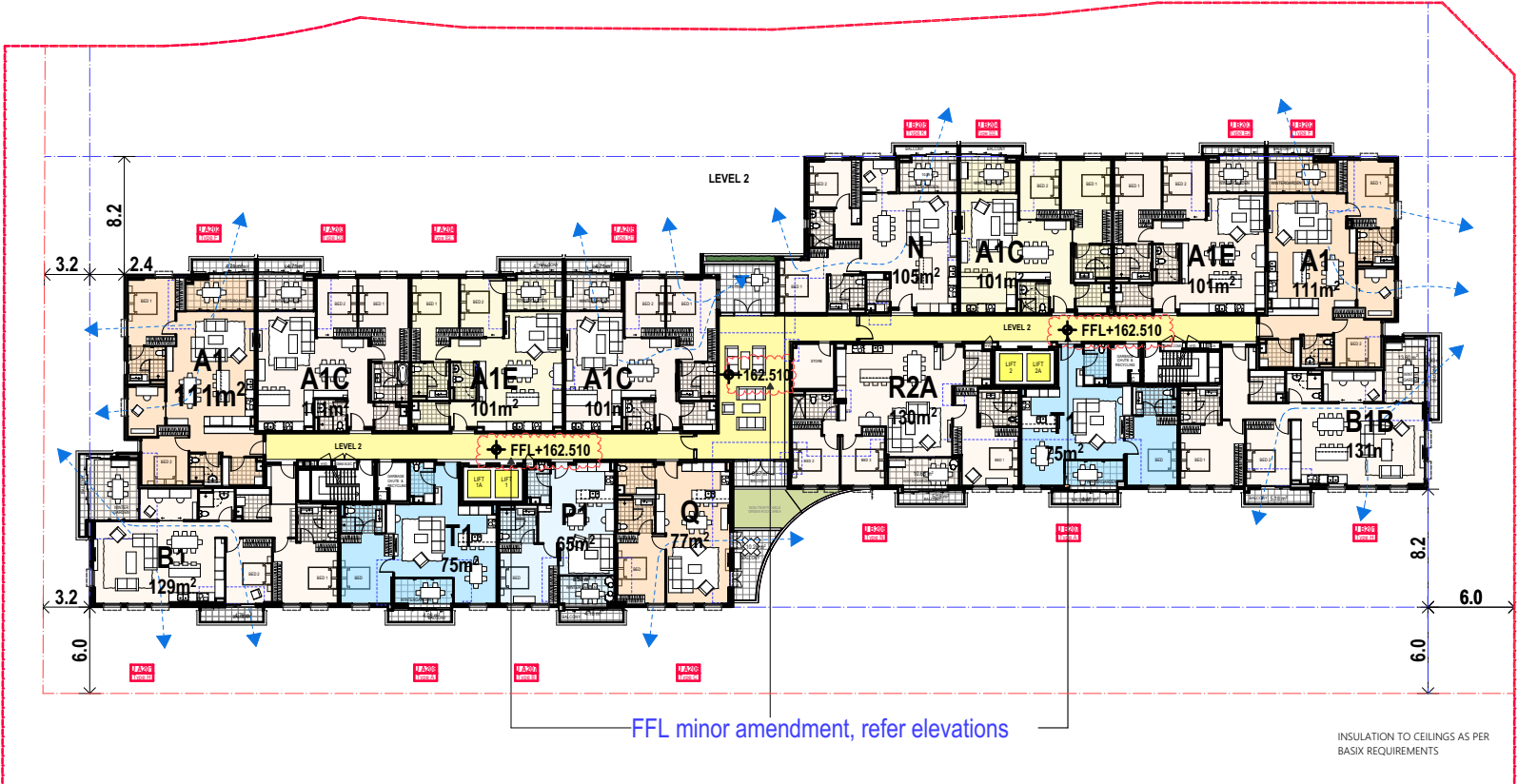
LEVEL 1

1:500

3 units merged to 2 units.



LEVEL 2



LEVEL 2

1:500

G	S4.55 AMENDMENTS	24.11.21
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ISSUE	REVISIONS	DATE

PROJECT:

Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

LEVEL 1 & 2 FLOOR PLANS

PA STUDIO

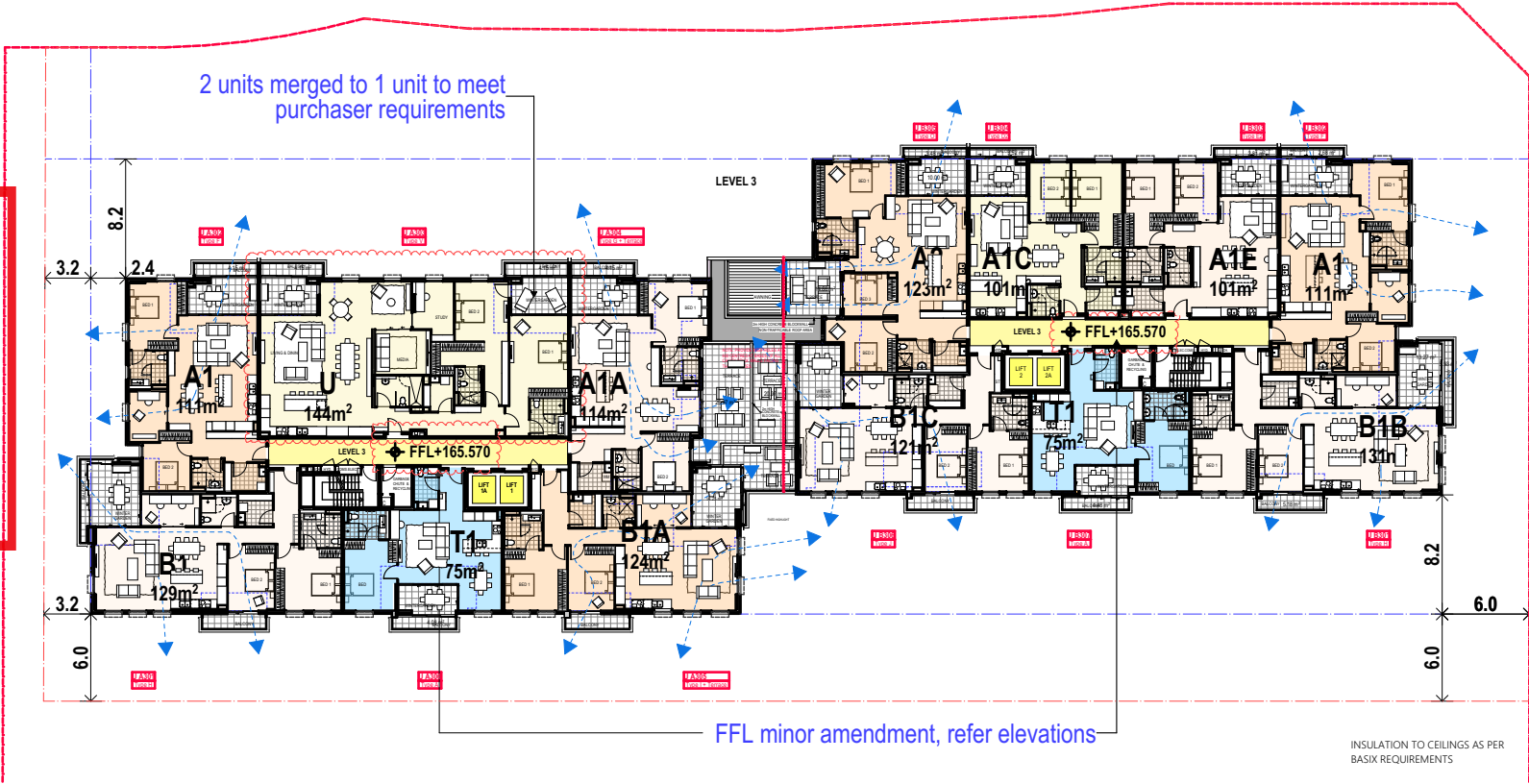
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING	DA303
SUBSET:	S4.55	ISSUE	G
DRAWN BY:	SU/SP/DB		

 **northern beaches council**

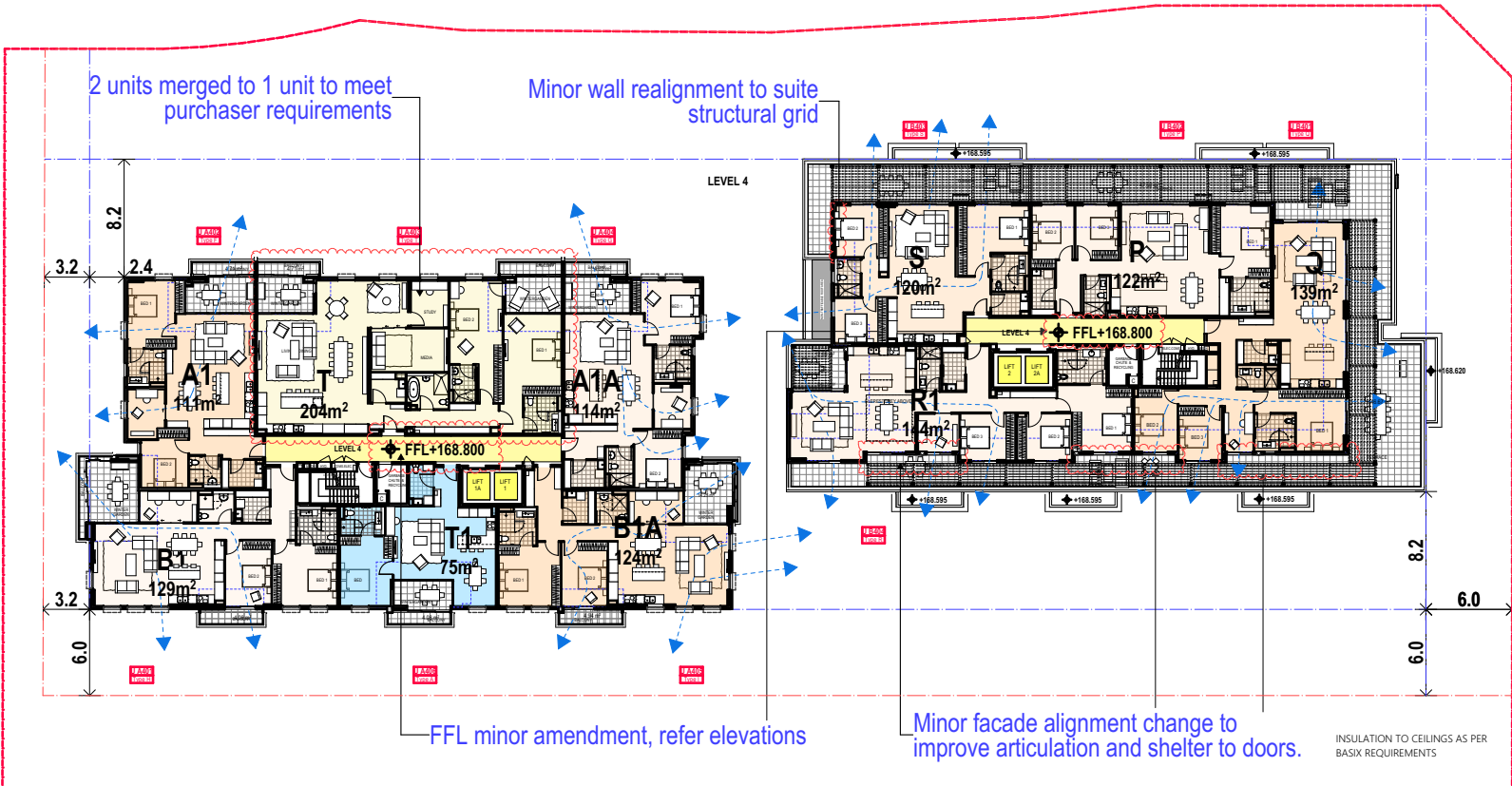
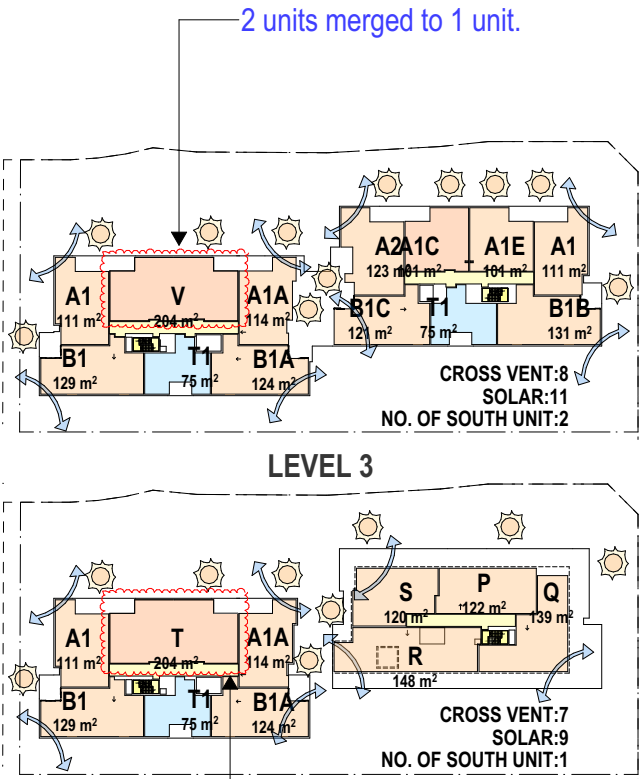
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MOD2021/0793



LEVEL 3

1:500



LEVEL 4

1:500

ISSUE	REVISIONS	DATE
G	S4.55 AMENDMENTS	24.11.21
F	S4.55 AMENDMENTS	20.08.21
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PROJECT:

Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

LEVEL 3 & 4 FLOOR PLANS

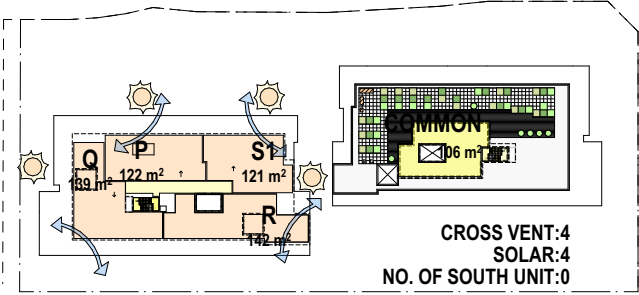
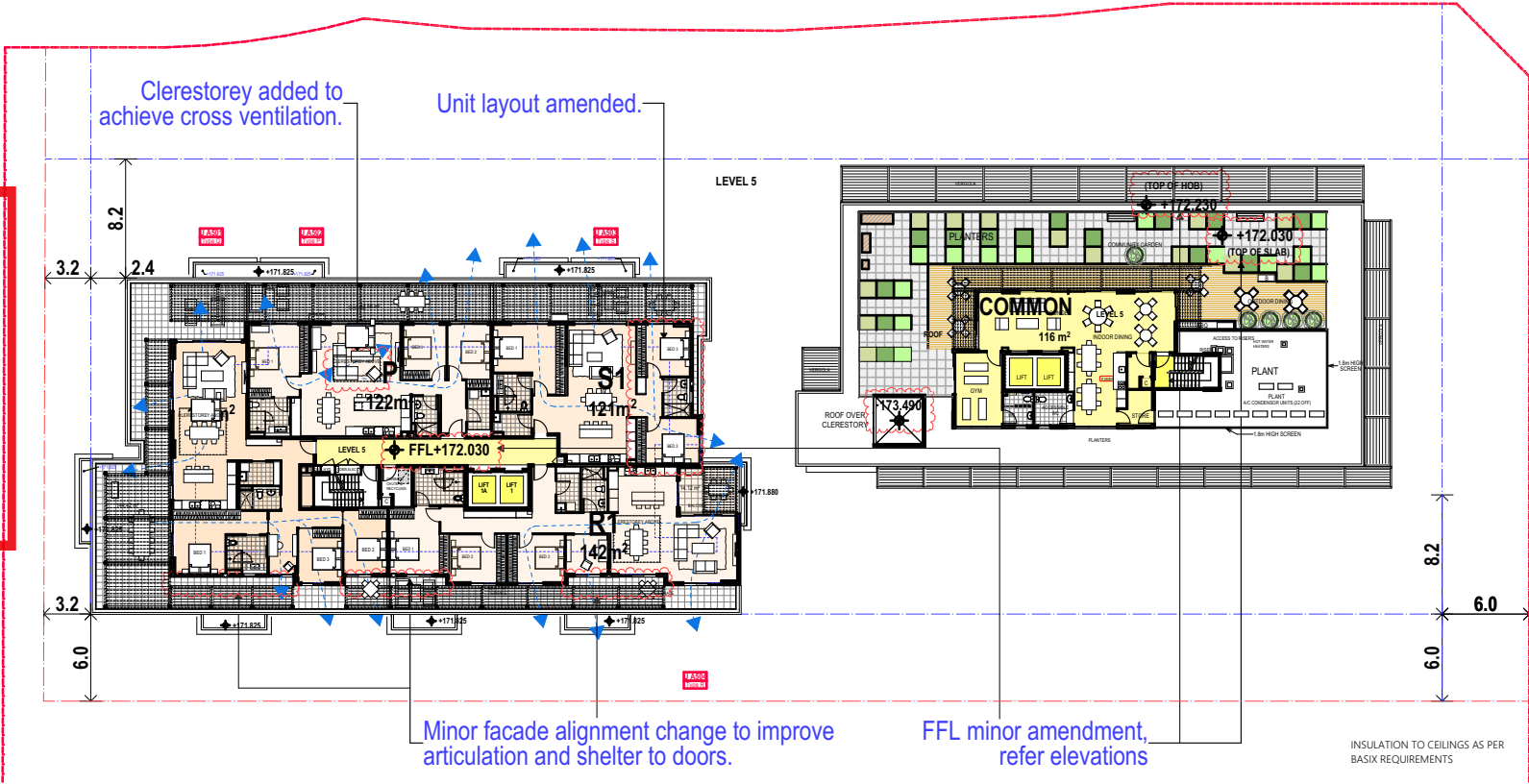
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: S4.55	DA304
DRAWN BY: SU/SP/DB	ISSUE
	G

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

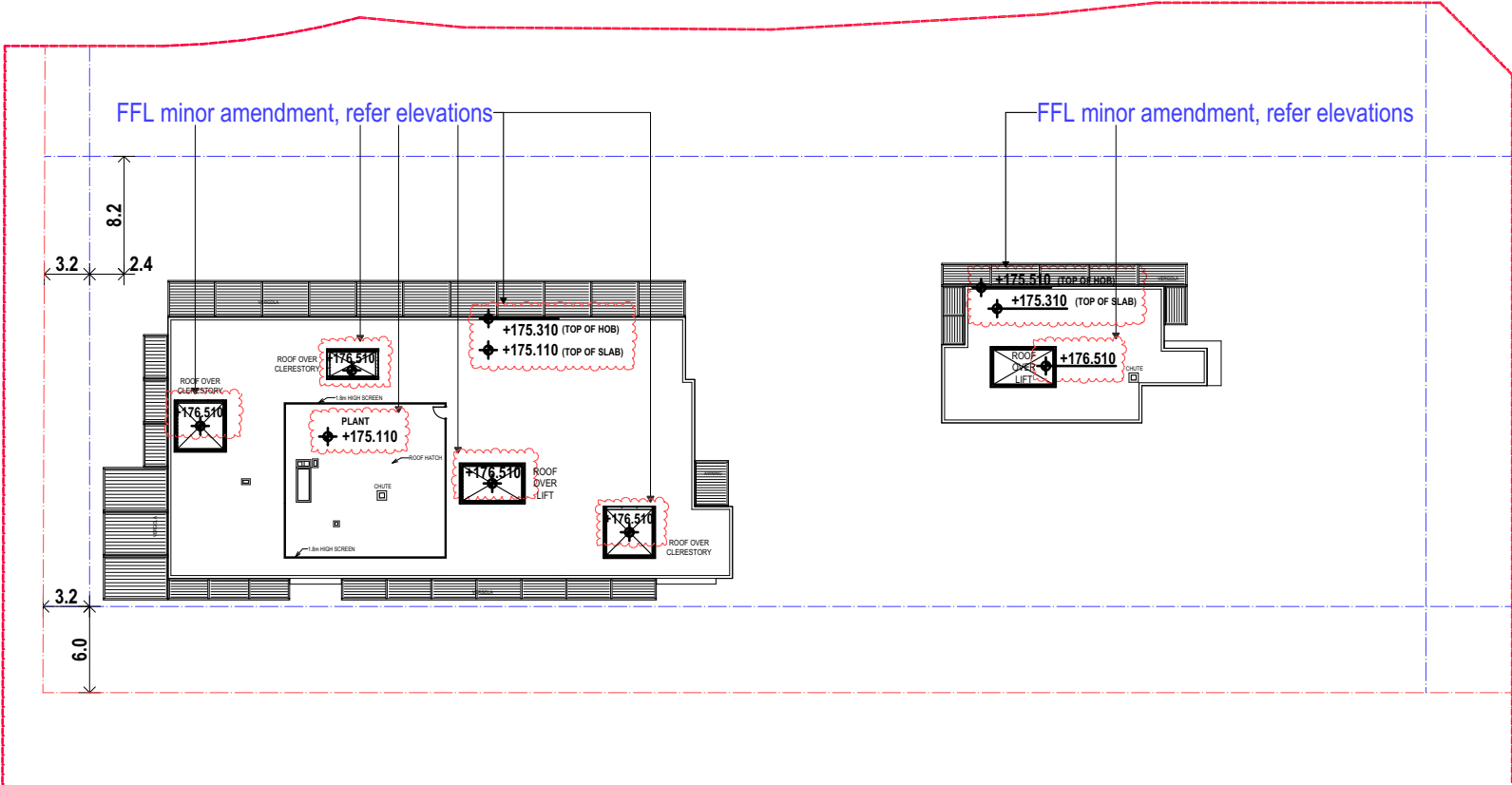
MOD2021/0793



LEVEL 5

LEVEL 5

1:500



ROOF LEVEL

1:500

ISSUE	REVISIONS	DATE
G	S4.55 AMENDMENTS	24.11.21
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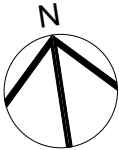
PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

LEVEL 5 & ROOF LEVEL 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	DA305
DRAWN BY: SU/SP/DB	ISSUE G



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U A103
Type U

U A104
Type E1

U A503
Type S

U A403
Type T

U A303
Type V



THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2021/0793

U
144m²

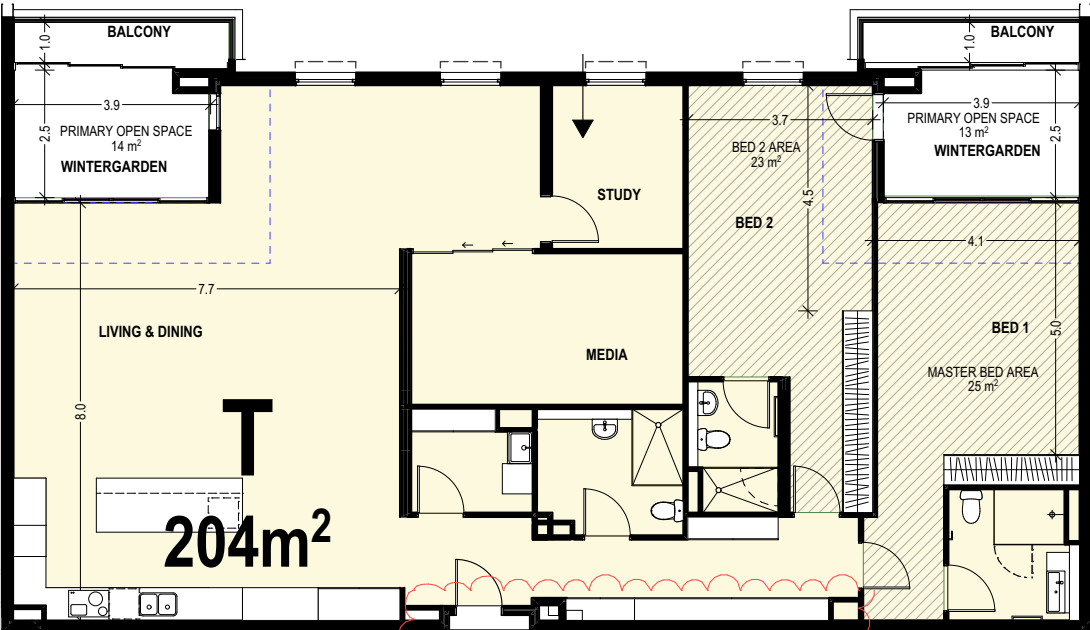
- E1
163m²

n²

LEVEL 1

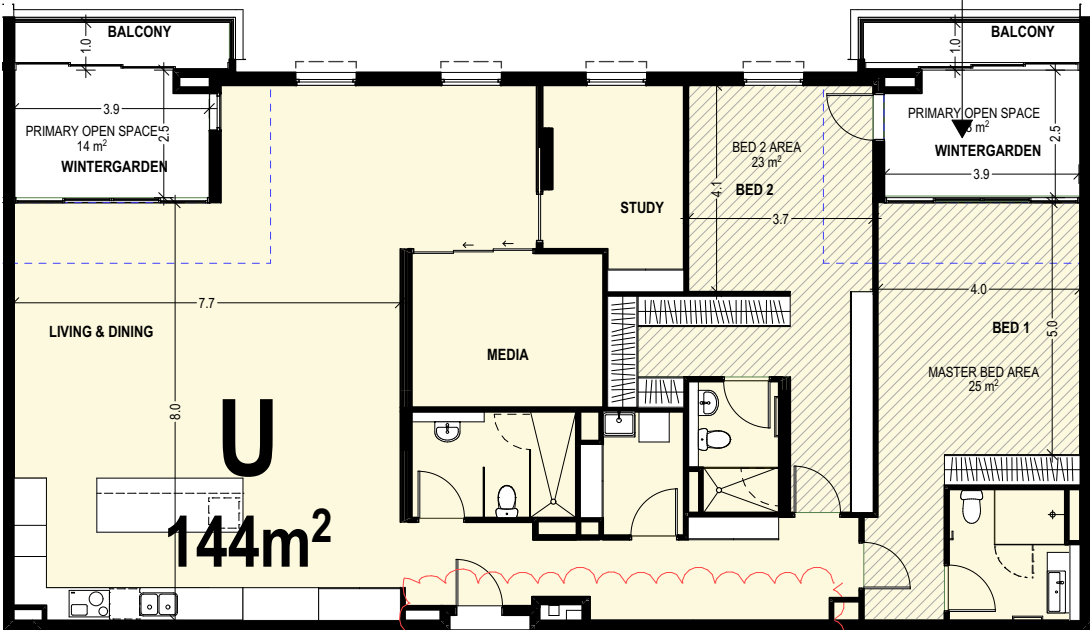
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LEVEL 5 1:150



LEVEL 4

1:150



LEVEL 3

1:150

ISSUE	REVISIONS	DATE
G	S4.55 AMENDMENTS	24.11.21
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PROJECT:

Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

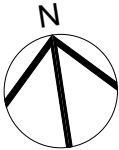
SP 49558

AMENDED UNITS

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 DA306
SUBSET:	S4.55	
DRAWN BY:	SU/SP/DB	ISSUE G

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) CC



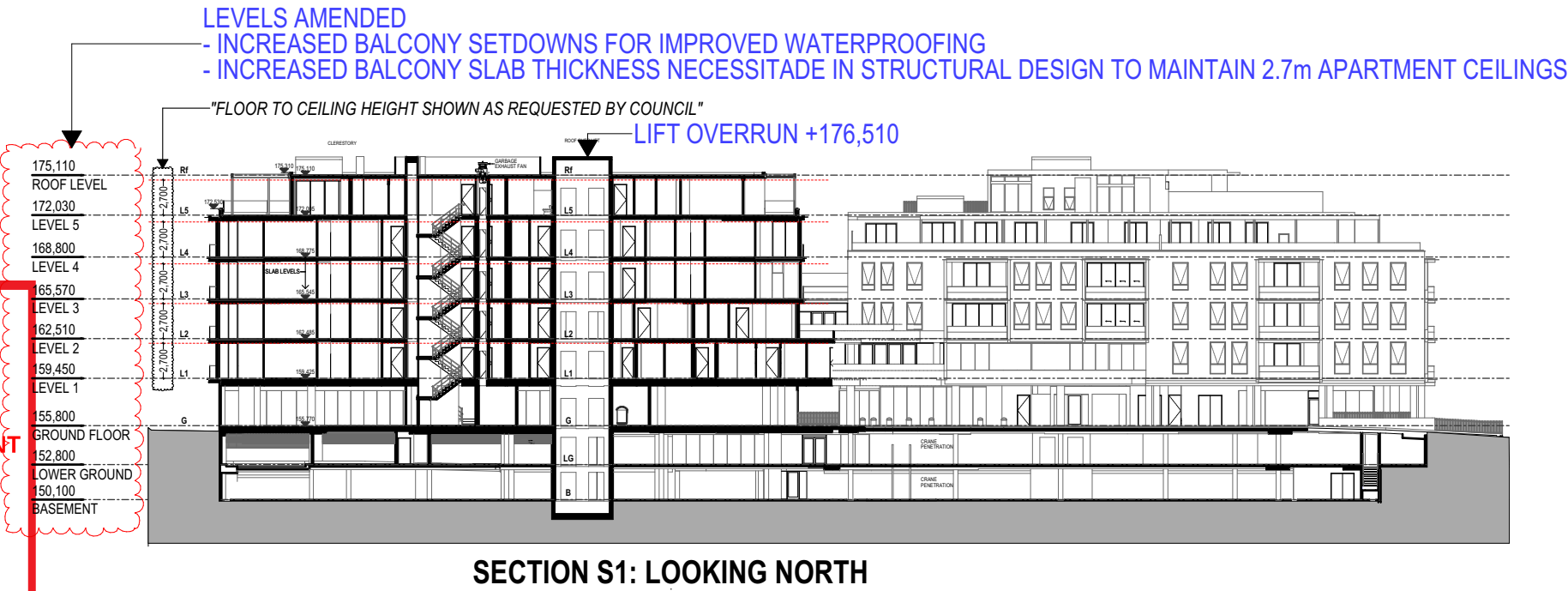
Printed 24/11/2021



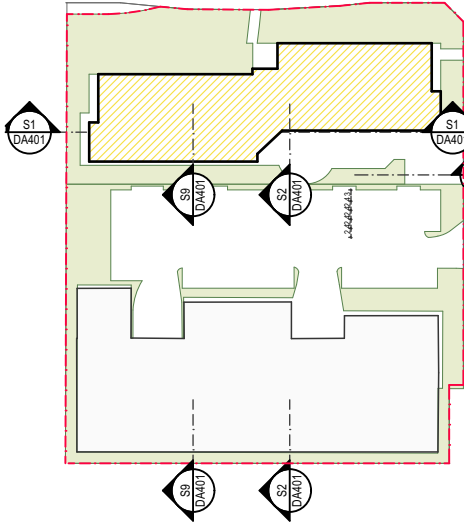
northern
beaches
council

THIS PLAN IS TO BE READ IN
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CONSENT

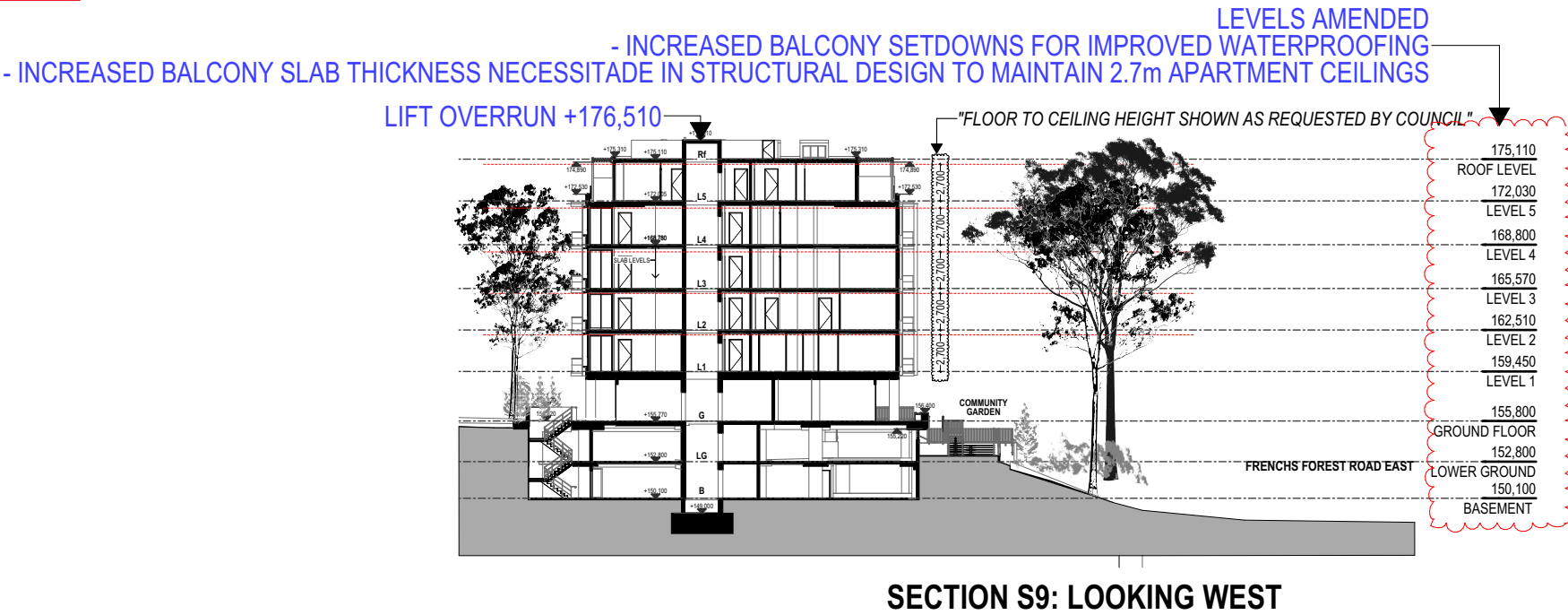
MOD2021/0793



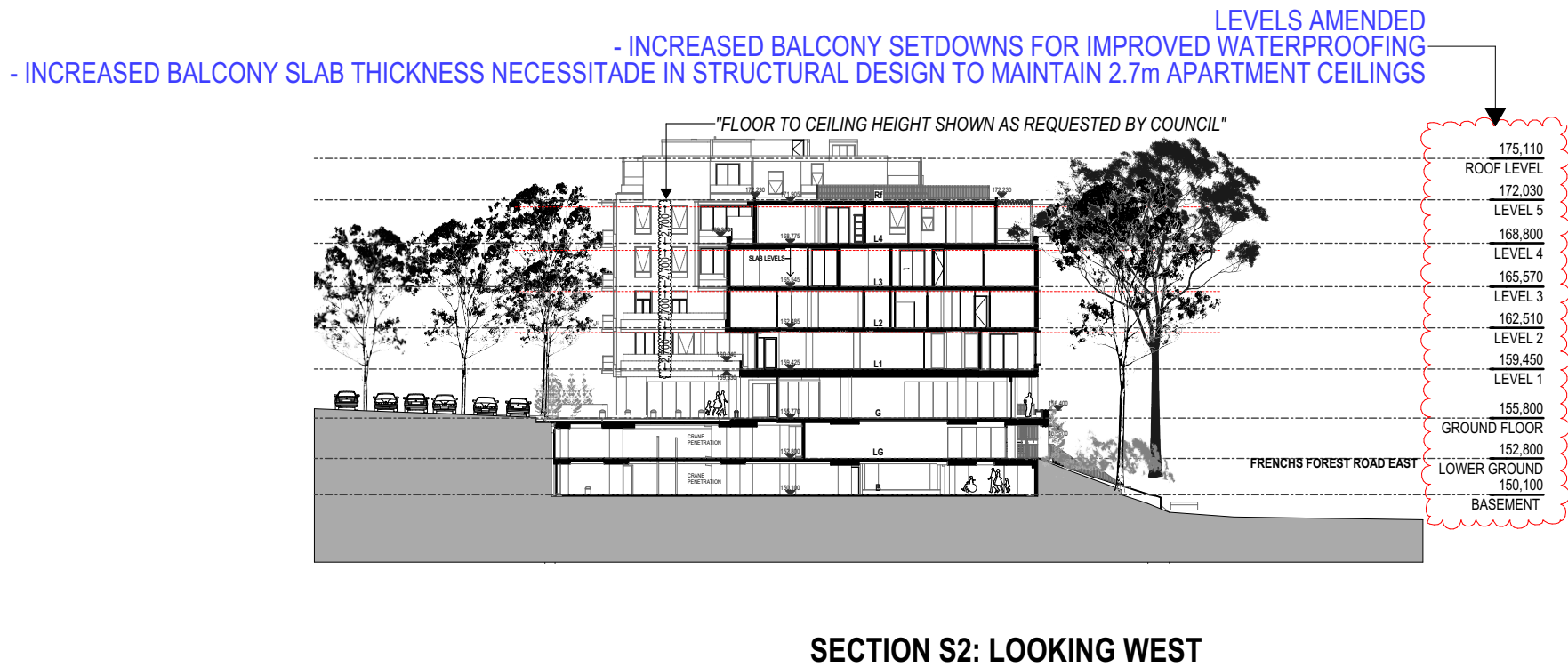
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KEY PLAN



1:500



1:500

ISSUE	REVISIONS	DATE
G	S4.55 AMENDMENTS	24.11.21
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PROJECT:

Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

SECTIONS

P A STUDIO

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

SCALE:	AS SHOWN	DRAWING DA401
SUBSET:	S4.55	
DRAWN BY:	SU/SP/DB	ISSUE G

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) CC



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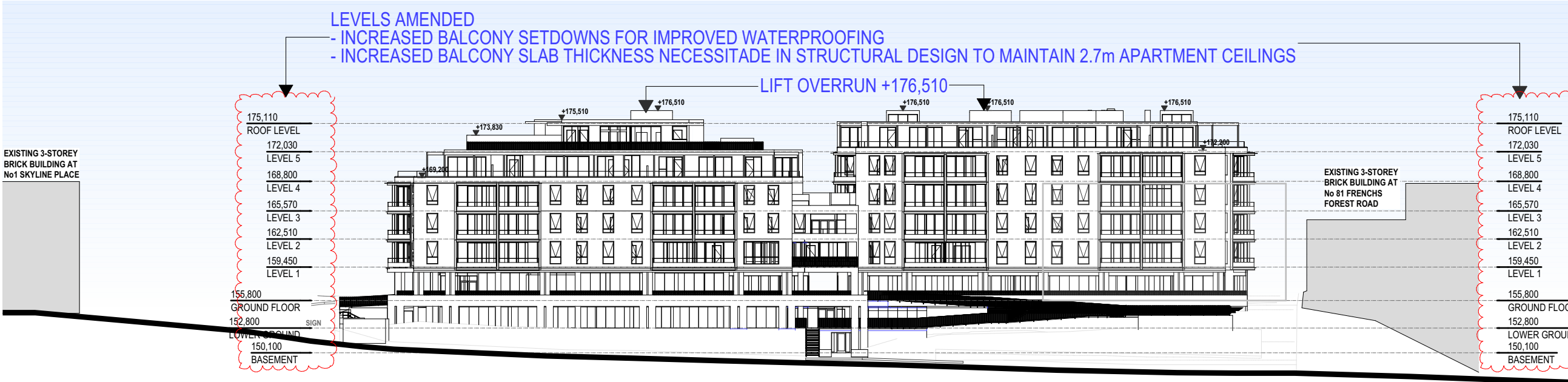
THIS PLAN IS TO BE READ IN
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CONSENT

MOD2021/0793



NORTH ELEVATION

1:500



NORTH ELEVATION

1:500

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G	S4.55 AMENDMENTS	24.11.21
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

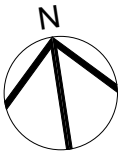
NORTH ELEVATION

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

SCALE:	AS SHOWN	DRAWING
SUBSET:	S4.55	DA501
DRAWN BY:	SU/SP/DB	ISSUE G

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) CC



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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT
MOD2021/0793

- 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



WEST ELEVATION

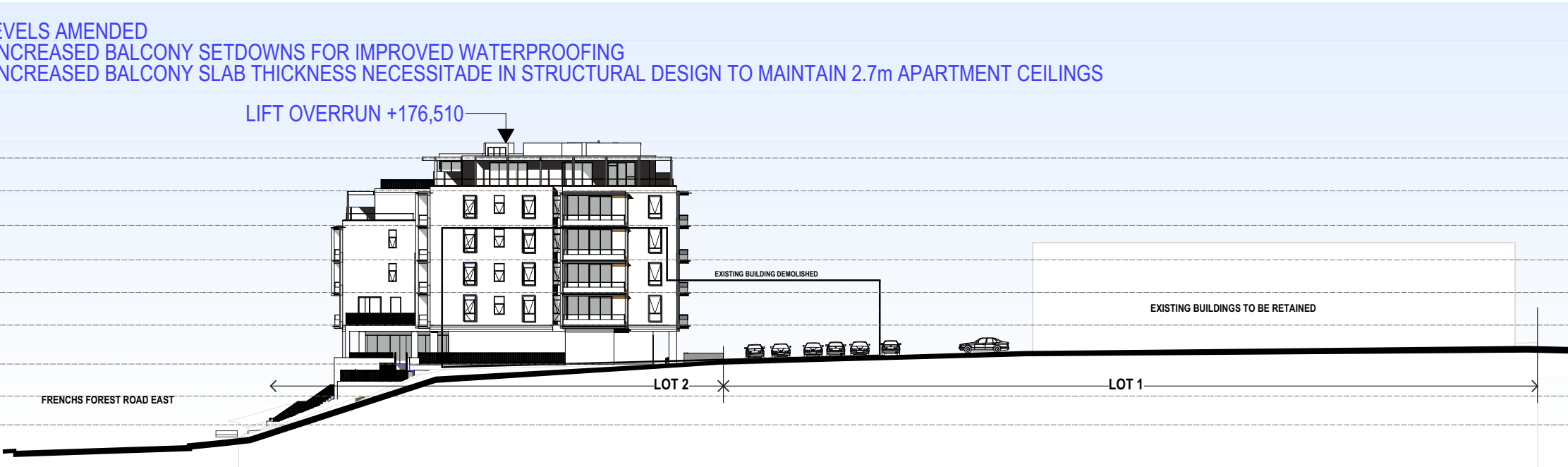
1:500

- LEVELS AMENDED
- INCREASED BALCONY SETDOWNS FOR IMPROVED WATERPROOFING

- INCREASED BALCONY SLAB THICKNESS NECESSITADE IN STRUCTURAL DESIGN TO MAINTAIN 2.7m APARTMENT CEILINGS

LIFT OVERRUN +176,510

- 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



WEST ELEVATION

1:500

ISSUE	REVISIONS	DATE
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

WEST ELEVATION

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

SCALE:	AS SHOWN	DRAWING	DA502
SUBSET:	S4.55	ISSUE	G
DRAWN BY:	SU/SP/DB		

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) CC



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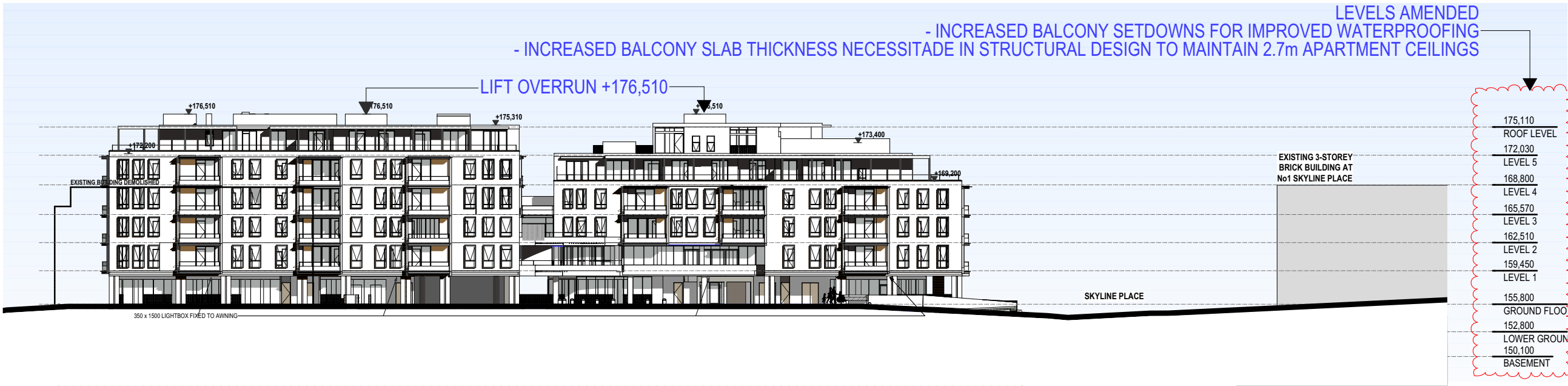
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT

MOD 2021/6/1/3



SOUTH ELEVATION

1:500



SOUTH ELEVATION

1:500

ISSUE	REVISIONS	DATE
G	S4.55 AMENDMENTS	24.11.21
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

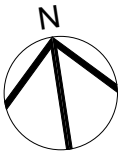
SP 49558

SOUTH 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

SCALE: AS SHOWN	DRAWING
SUBSET: S4.55	DA503
DRAWN BY: SU/SP/DB	ISSUE G

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) CC



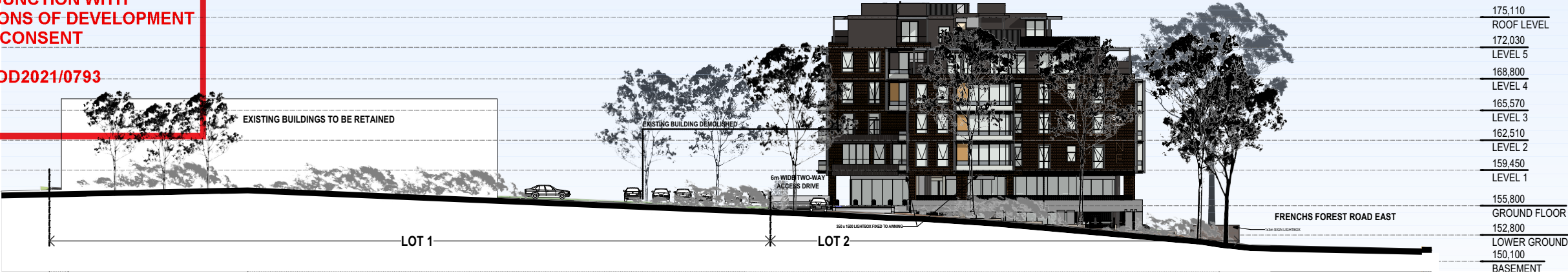
Printed 24/11/2021



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beaches
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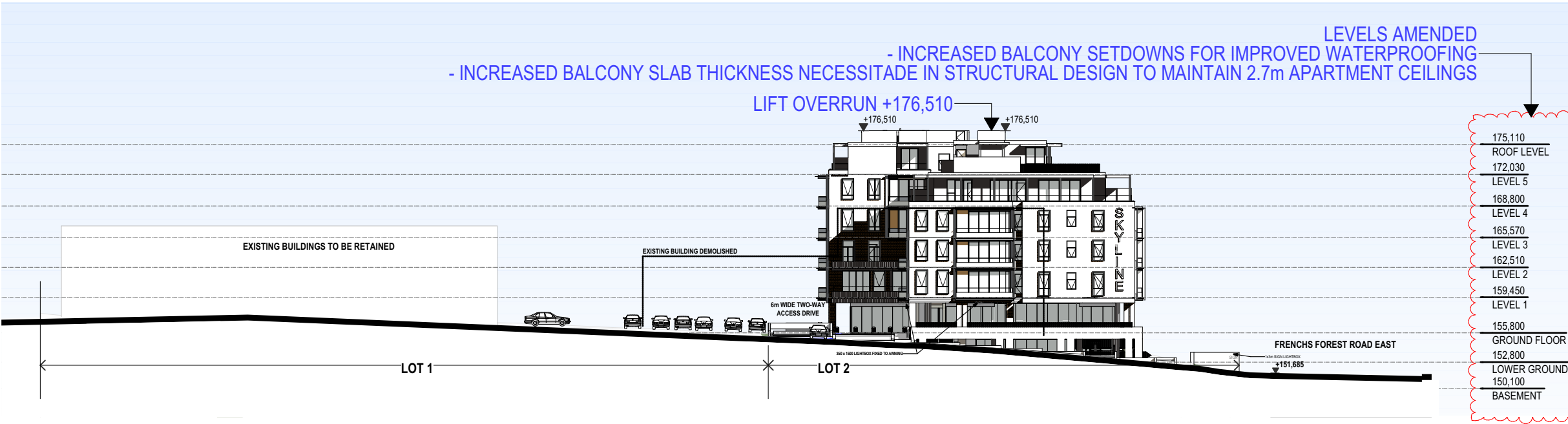
THIS PLAN IS TO BE READ IN
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CONSENT

MOD2021/0793



EAST ELEVATION

1:500



EAST ELEVATION

1:500

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G	S4.55 AMENDMENTS	24.11.21
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

EAST ELEVATION

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

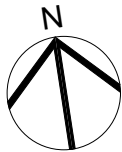
SCALE:	AS SHOWN	DRAWING	DA504
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DRAWN BY:	SU/SP/DB		

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 **THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**
MOD2021/0793

Design Criteria	Approved DA	Proposed S4.55	Comment
3D-1 1. Communal open space has a minimum area equal to 25% of the site		 No Change	Refer architectural drawings DA301-DA302 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 DA301-DA302 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	
3F-1.1 Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear of buildings are as follows: Building height up to, 4 storeys: 6m habitable rooms and 3m non habitable 5-9 storeys: 5m habitable rooms and 4.5m non habitable 9+ storeys: 12m habitable rooms and 6m non habitable		 No Change	Refer architectural drawings DA303,DA304,DA305. Envelope of the building is unchanged
3J-1 1. 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-1 1. 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,DA701-DA707 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,DA701-DA707 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. 31 out of 52 units are naturally cross ventilated :60%
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-1 1. 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 DA401 Ceiling height is unchanged
4D-1 1. Apartments are required to have the following minimum internal areas: The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m ²			Refer architectural drawing DA306. Merged units A103, A104, A303, A403 comply

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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			Refer architectural drawing DA306 Glass area in habitable room is unchanged in merged units A103, A104, A303, A403
4D-2 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height			Refer architectural drawing DA306 Habitable room depth complies in merged units A103, A104, A303, A403
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			Refer architectural drawing DA306 Habitable room depth complies in merged units A103, A104, A303, A403
4D-3 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space)			Refer architectural drawing DA306 Master bedroom area complies in merged units A103, A104, A303, A403
4D-3 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)			Refer architectural drawing DA306 Bedroom area complies in merged units A103, A104, A303, A403 & updated unit A503
4D-3 3. Living rooms or combined living/dining rooms have a minimum width of : - 3.6m for studio and 1 bedroom apartment - 4m for 2 and 3 bedroom apartments			Refer architectural drawing DA306 Living or Living/Dining width complies in merged units A103, A104, A303, A403
4E-1.1 All apartments are required to have primary balconies as follows: 1 Bedroom : 8m2 Studio : 4m2 2 Bedroom : 10m2 3+ Bedroom : 12m2			Refer architectural drawing DA306 Primary balcony/wintergarden area complies in merged units A103, A104, A303, A403
4F-1.1 The maximum number of apartments off a circulation core on a single level is eight			Refer architectural drawings DA303,DA304,DA305.
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 applicable
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			Refer architectural drawing DA306 Storage area complies in merged units A103, A104, A303, A403



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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

ADG-DESIGN CRITERIA CHECKLIST

P A S T U D I O
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SCALE: AS SHOWN	DRAWING DA601
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