

Printed 23-02-2021

DRAWINGS TO BE APPROVED

D. No.	NAME	REV	DATE
COVER			
DA000	COVER PAGE & DRAWING LIST	A	23.02.21
PLANS			
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DA701	BASIX COMMITMENTS	A	23.02.21

SUPPLEMENTARY DRAWINGS NOT REQUIRING APPROVAL

D. No.	NAME	REV	DATE
SHADOW DIAGRAMS & VIEWS FROM THE SUN			
DA801	SHADOW DIAGRAMS - JUNE 21 - MID WINTER	A	23.02.21
DA802	SHADOW DIAGRAMS - MARCH 21 - EQUINOX	A	23.02.21
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SOLAR ACCESS & CROSS VENTILATION			
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DA902	CROSS VENTILATION	A	23.02.21
CALCULATIONS			
DA1001	FLOOR AREA CALCULATIONS	A	23.02.21
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DA1003	DCP LANDSCAPE CALCULATION	A	23.02.21
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ADAPTABLE UNIT DIAGRAMS			
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DA1103	UNIT TYPES N2 & N2R	A	23.02.21
DA1104	UNITS N3, N3R, M7 & M7R	A	23.02.21
DA1105	UNITS M8, M8R & M9	A	23.02.21
DA1106	UNITS P1, P2 & P3	A	23.02.21
DA1107	UNITS M5, M5R, N8 & N9	A	23.02.21
DA1108	UNITS M5, M5R, N8 & N9B	A	23.02.21
DA1109	UNITS PH1, PH2 & PH3	A	23.02.21
DA1110	UNITS N8B, N8C & N8D	A	23.02.21
DA1111	UNIT TYPES N2e, N2eR, N7 & N7R	A	23.02.21
DA1112	UNITS S1, M5, N8 & N9	A	23.02.21
3D VIEWS			
DA1201	EXTERNAL VIEWS	A	23.02.21
DA1202	LANDSCAPED AREAS	A	23.02.21
DA1203	COMMON AREAS	A	23.02.21
SURVEY			
DA1301	SURVEY PLAN	A	23.02.21



0 1 2 3 4 5 6 7 8 9 10

A ORIGINAL ISSUE 23.02.21

ISSUE REVISIONS DATE

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

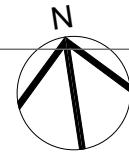
COVER PAGE & DRAWING LIST

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

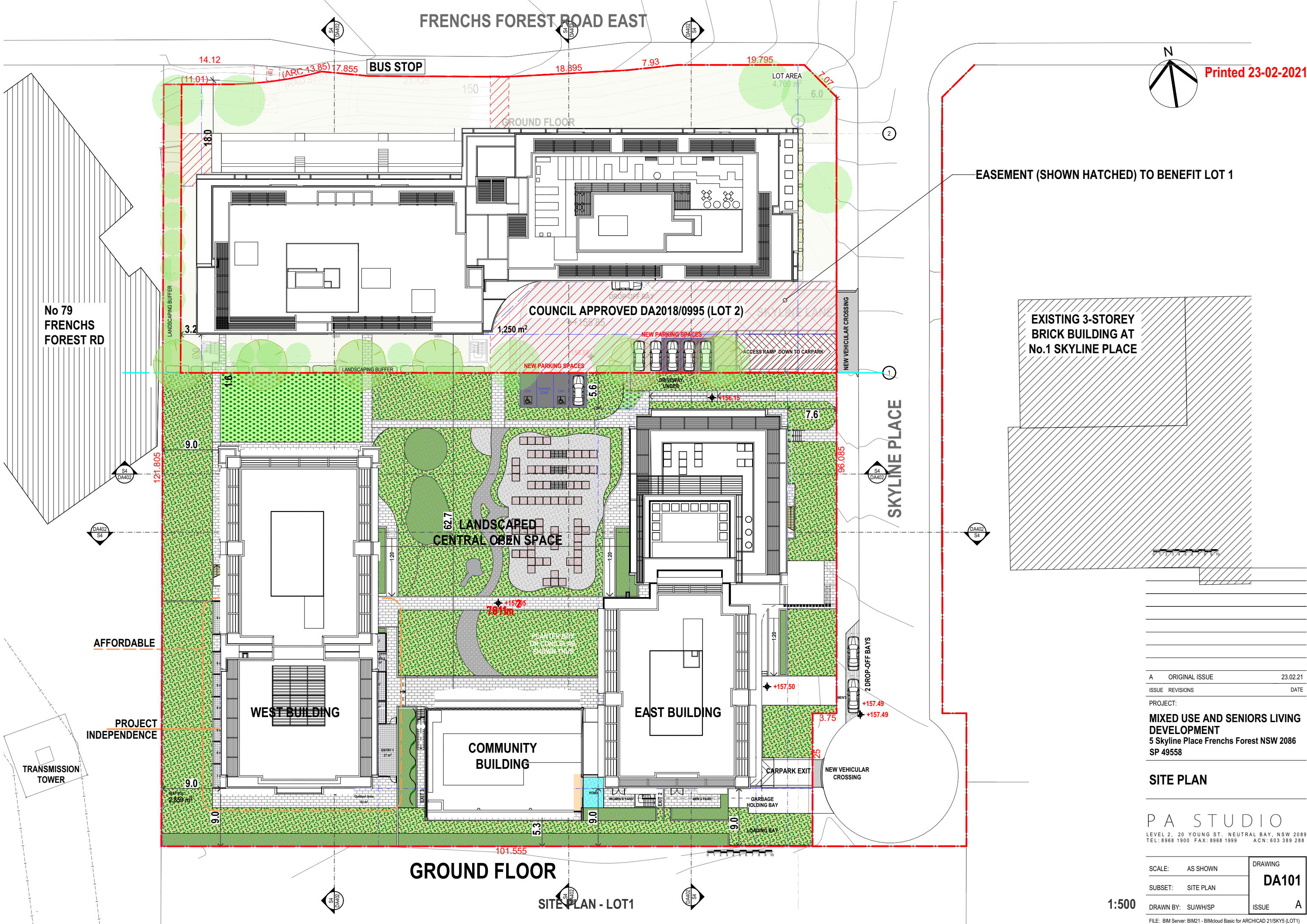
SCALE: AS SHOWN	DRAWING DA000 ISSUE A
SUBSET: DA	
DRAWN BY: SU/WH/SP	

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

FRENCHS FOREST ROAD EAST



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PROJECT:		
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5 Skyline Place Frenchs Forest NSW 2086		
SP 49558		

SITE 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 DA101
SUBSET:	SITE PLAN	
DRAWN BY:	SU/WH/SP	ISSUE A

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

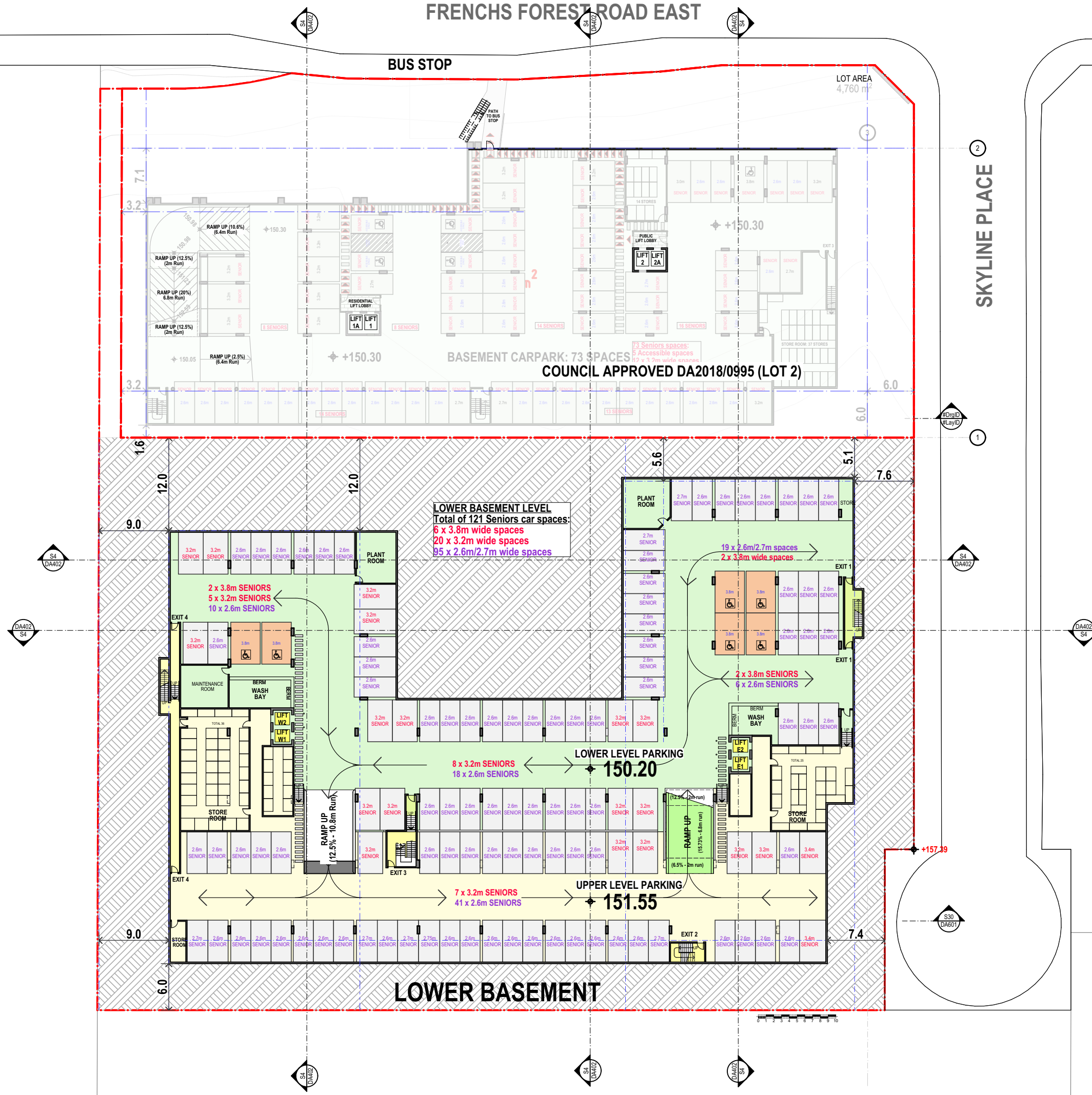


Figure 1: Schematic representation of the 1000 Genomes Project. The top part shows a chromosome with a red segment indicating a region of interest. The bottom part shows a bar chart with 10 categories labeled 0 to 9, representing different populations or groups.

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SP 49558

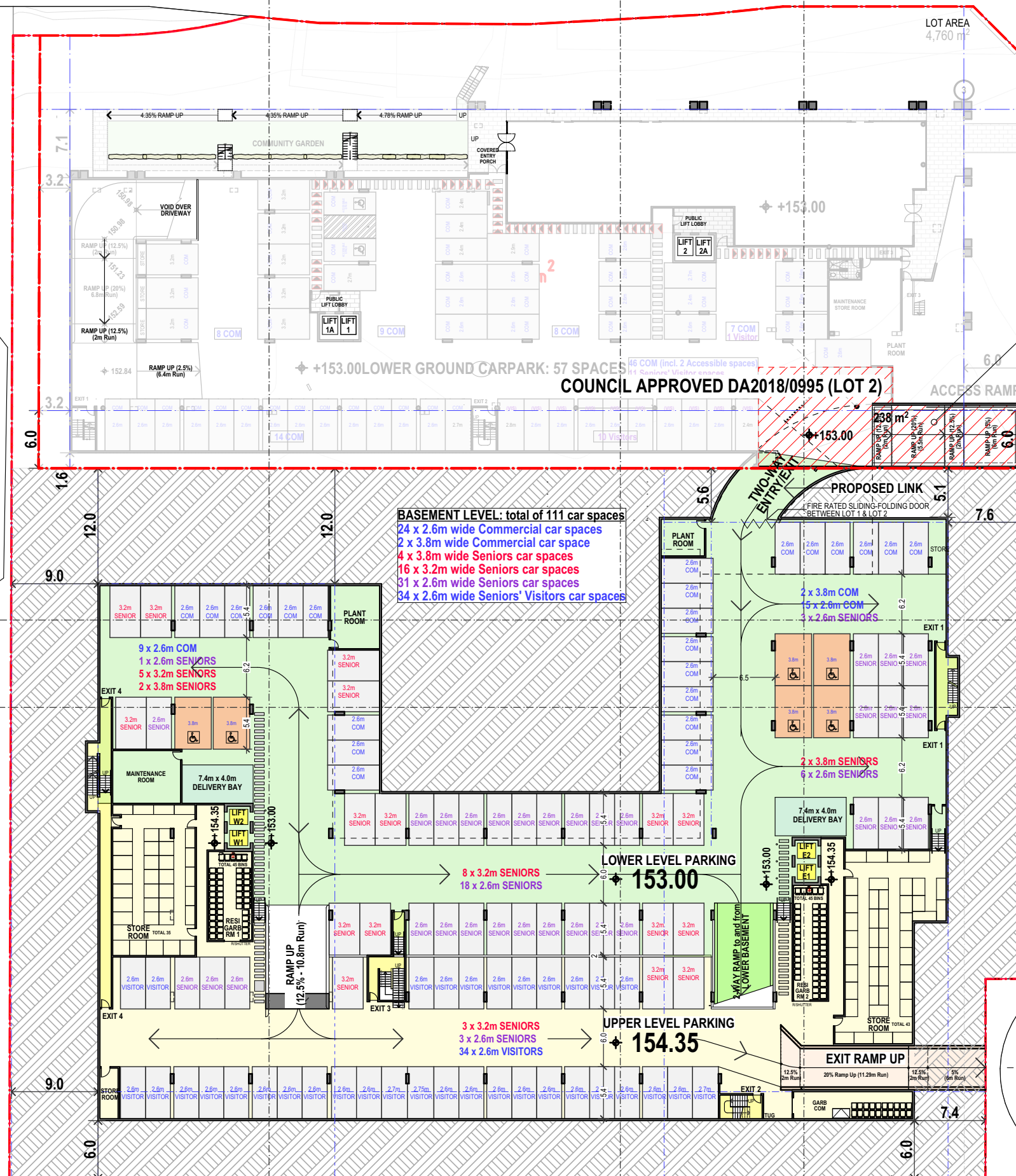
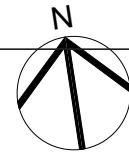
LOWER BASEMENT CARPARK

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 DA201 A
SUBSET:	PLANS	
DRAWN BY:	SU/WH/SP	

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



SKYLINE PLACE

EASEMENT (SHOWN HATCHED) TO BENEFIT LOT 1

0 1 2 3 4 5 6 7 8 9 10

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PROJECT:

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BASEMENT CARPARK

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

SUBSET: PLANS

DRAWN BY: SU/WH/SP

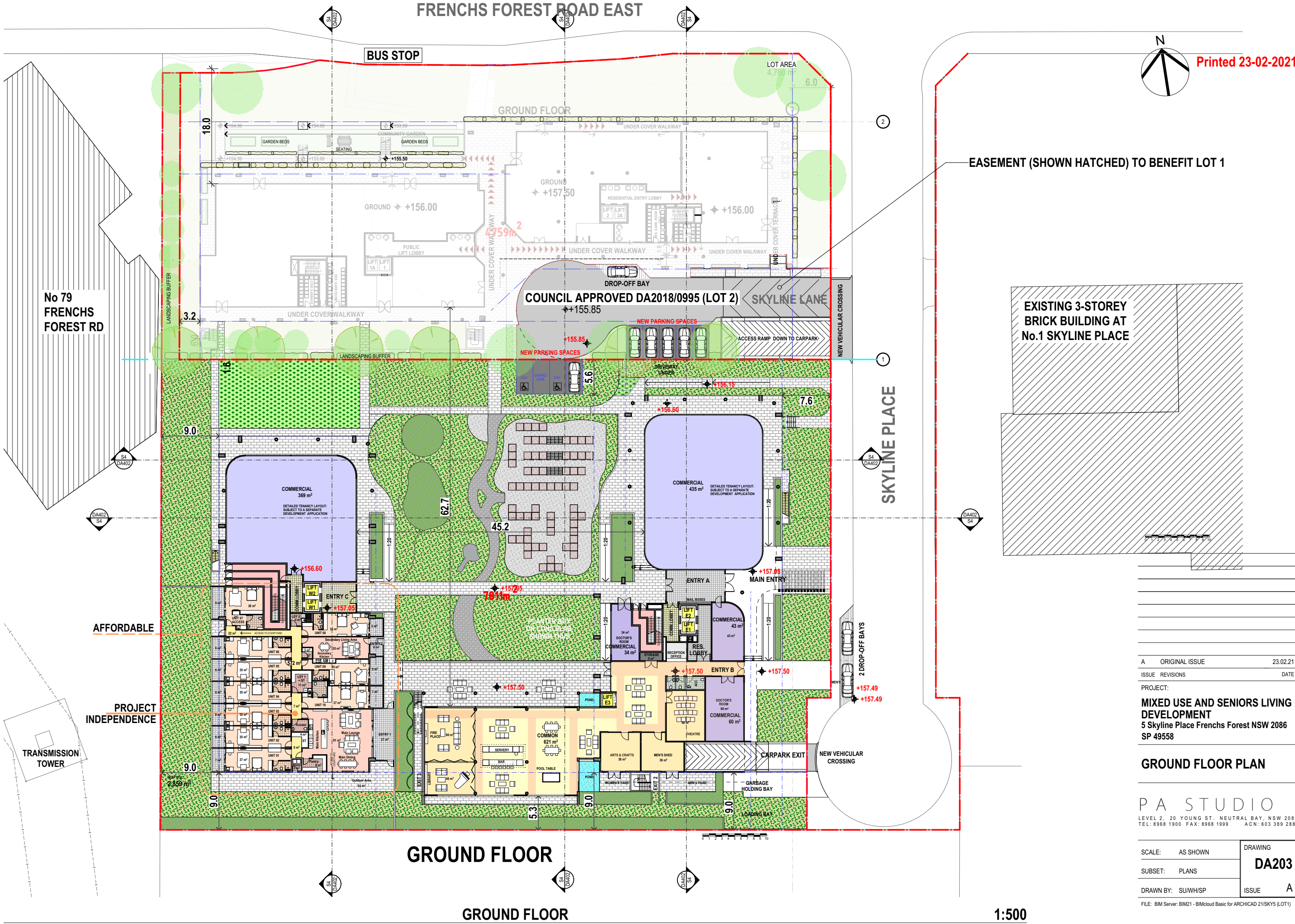
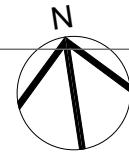
DRAWING

DA202

ISSUE A

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

BASEMENT**1:500**



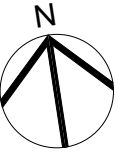
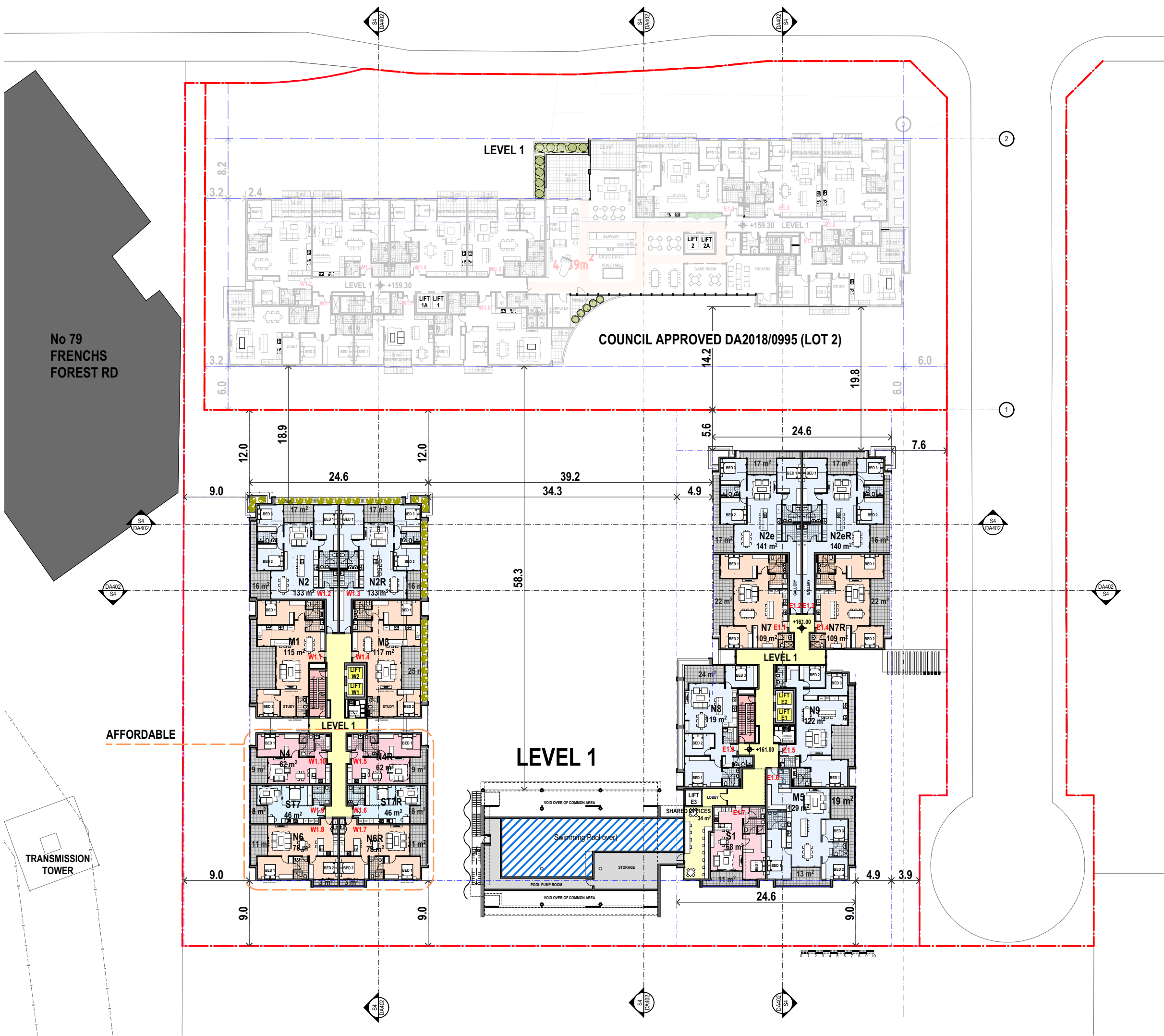
A	ORIGINAL ISSUE	23.02.21
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PROJECT:		
MIXED USE AND SENIORS LIVING DEVELOPMENT		
5 Skyline Place Frenchs Forest NSW 2086		
SP 49558		

GROUND FLOOR PLAN

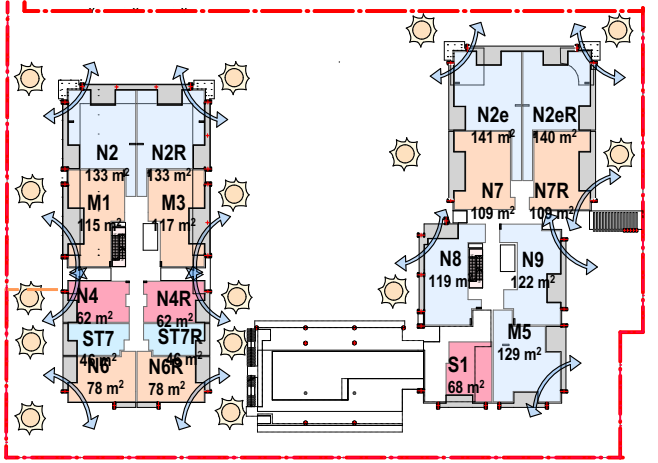
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
SUBSET:	PLANS	DA203
DRAWN BY:	SU/WH/SP	ISSUE
		A

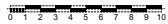
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)



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LEVEL 1
CROSS VENT: 14
SOLAR: 15
No. OF SOUTH UNITS: 0



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LEVEL 1 FLOOR PLAN

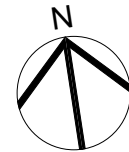
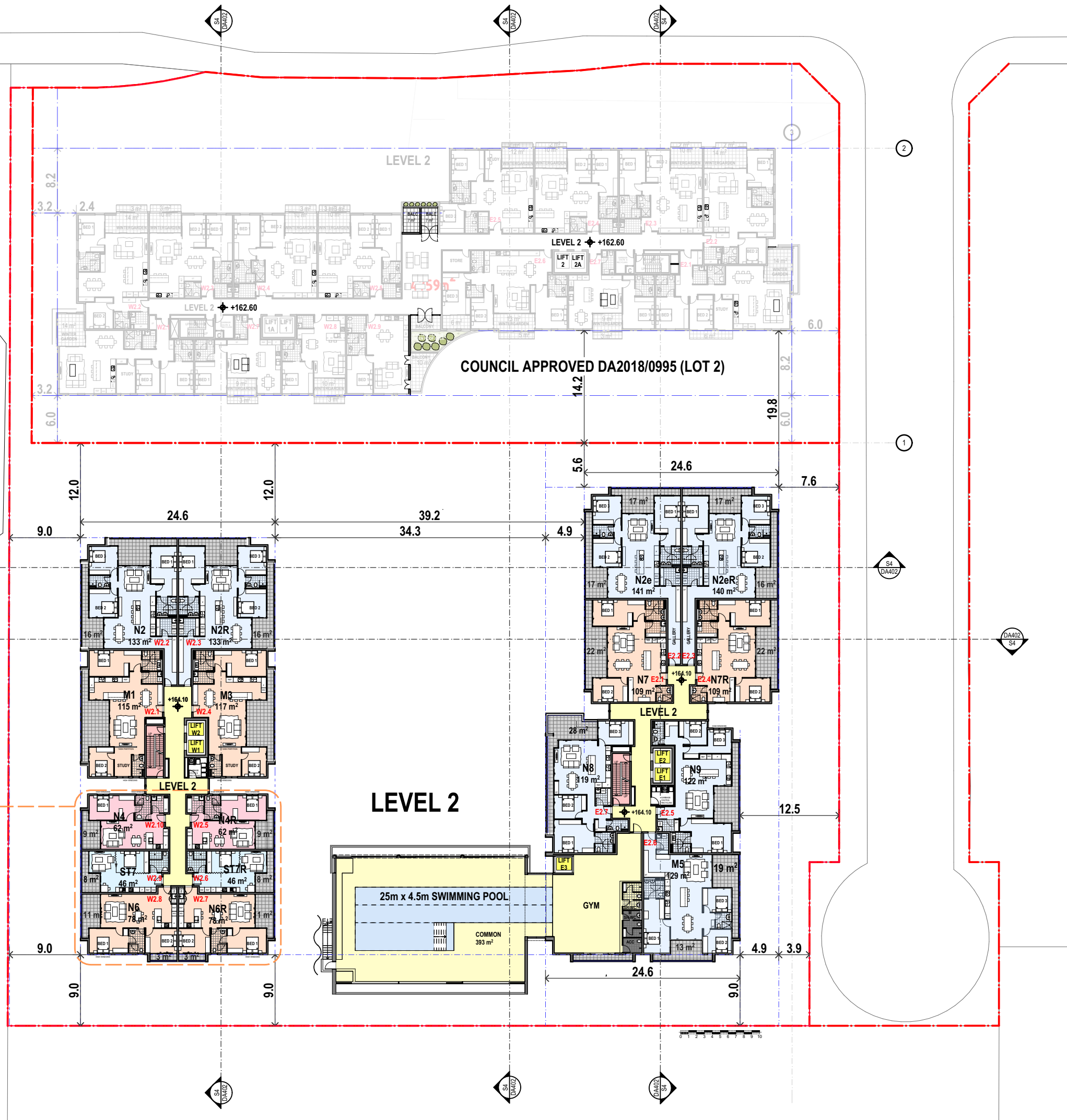
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING DA204
SUBSET:	PLANS	
DRAWN BY:	SU/WH/SP	ISSUE A

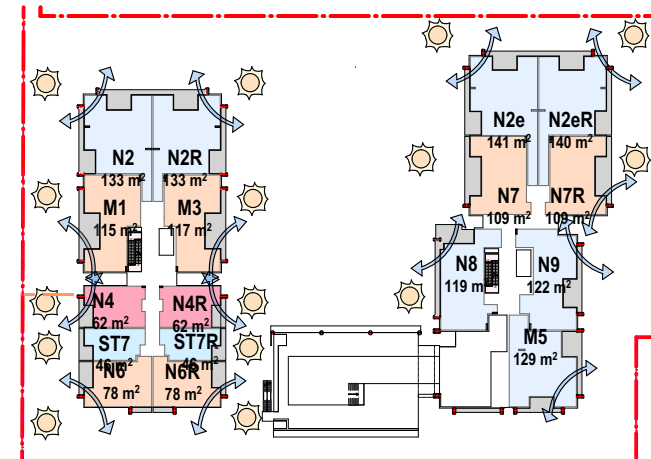
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)

No 79
FRENCHS
FOREST RD

TRANSMISSION
TOWER



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LEVEL 2

CROSS VENT: 14
SOLAR: 15
No. OF SOUTH UNITS: 0

0 1 2 3 4 5 6 7 8 9 10

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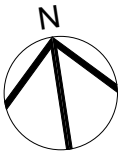
LEVEL 2 FLOOR PLAN

P A STUDIO

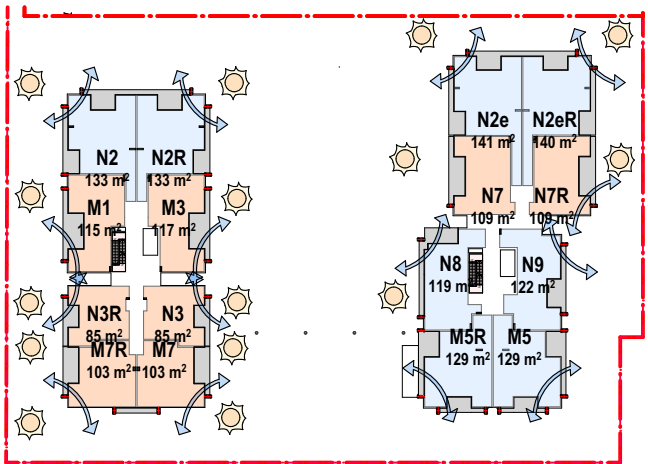
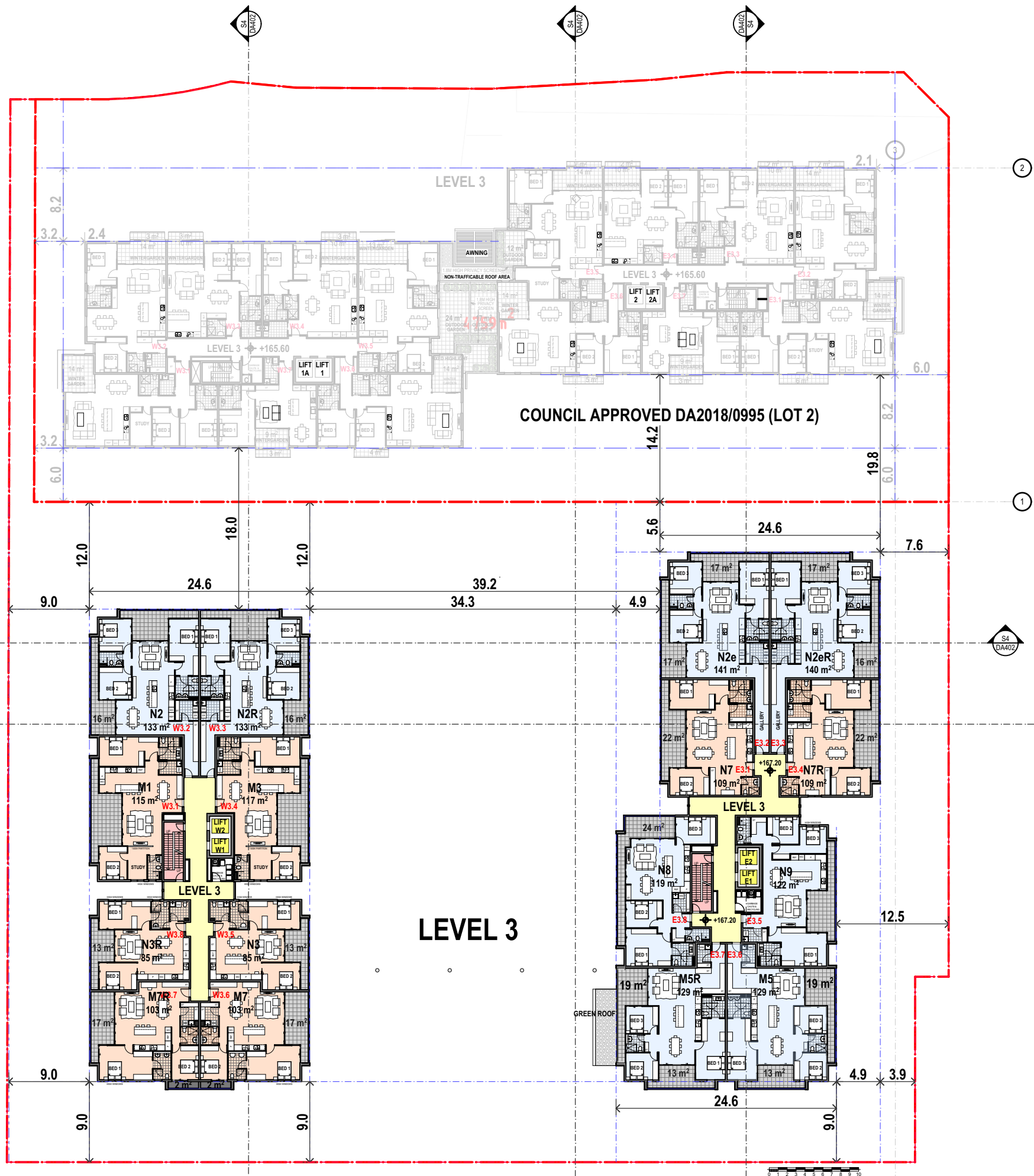
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING DA205
SUBSET:	PLANS	
DRAWN BY:	SU/WH/SP	ISSUE A

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

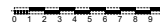


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LEVEL 3

CROSS VENT: 15
SOLAR: 13
No. OF SOUTH UNITS: 0



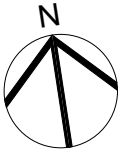
A ORIGINAL ISSUE 23.02.21
ISSUE REVISIONS DATE
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 3 FLOOR PLAN

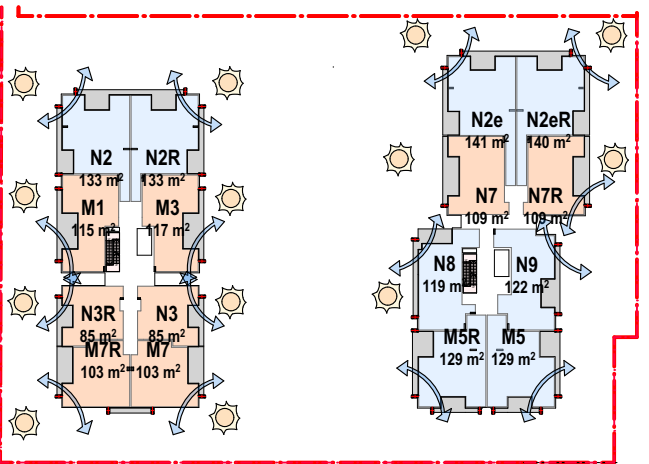
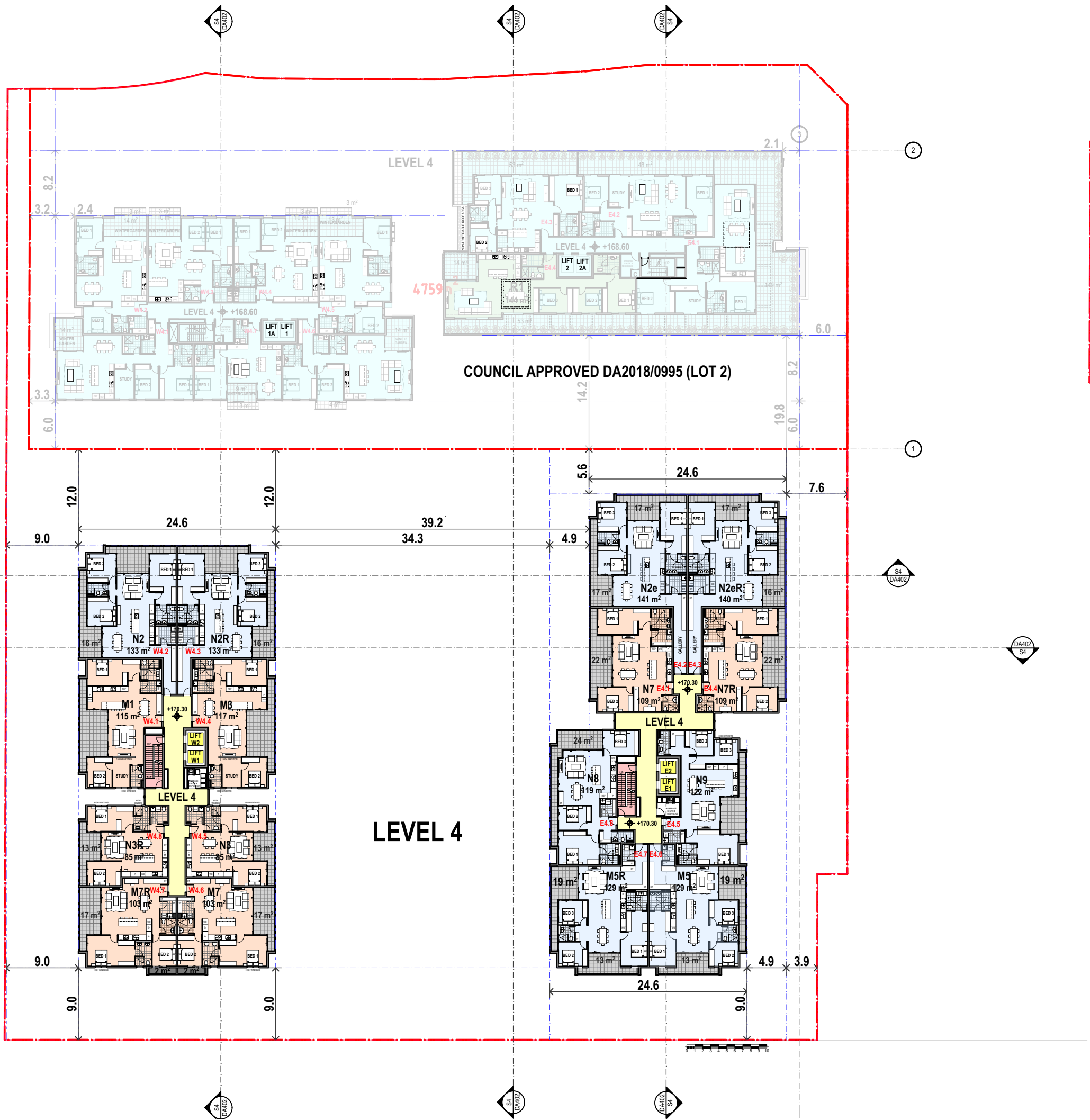
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: PLANS	DA206
DRAWN BY: SU/WH/SP	ISSUE A

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



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LEVEL 4

CROSS VENT: 15
SOLAR: 13
No. OF SOUTH UNITS: 0

0 1 2 3 4 5 6 7 8 9 10

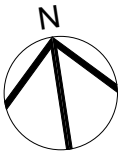
A ORIGINAL ISSUE 23.02.21
ISSUE REVISIONS DATE
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 4 FLOOR PLAN

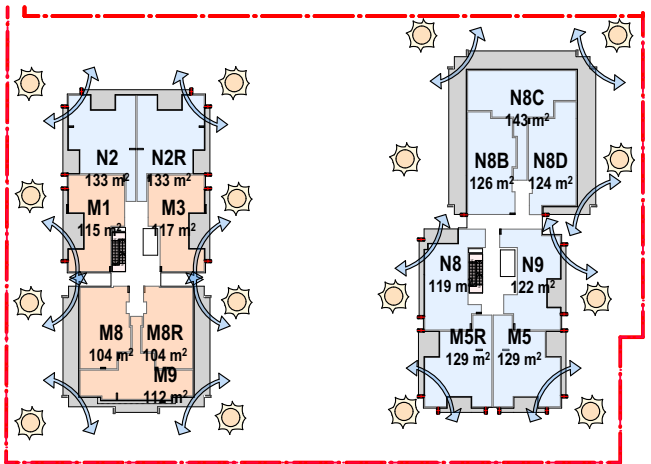
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA207
SUBSET: PLANS	
DRAWN BY: SU/WH/SP	ISSUE A

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

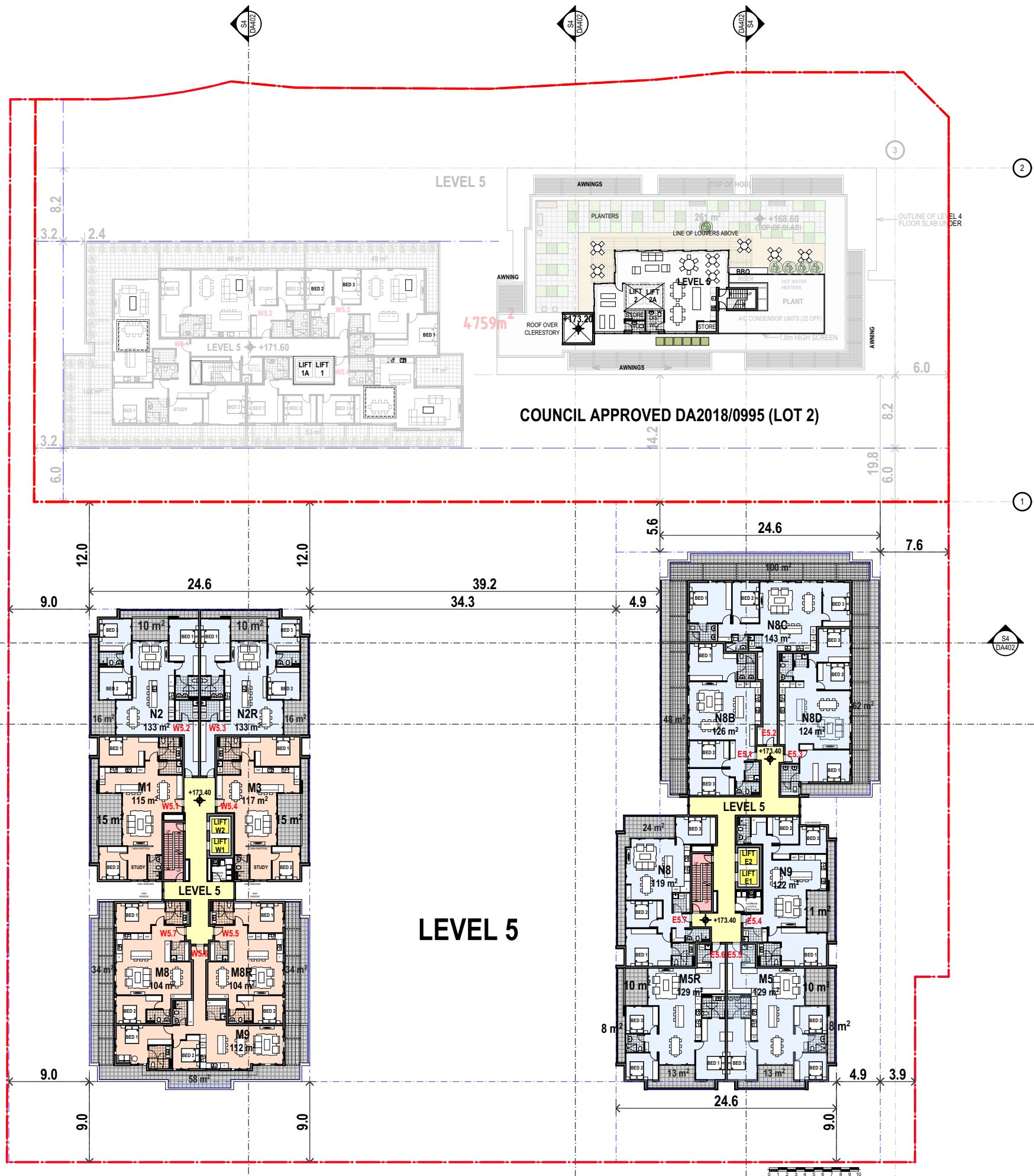


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LEVEL 5

CROSS VENT: 13
SOLAR: 14
No. OF SOUTH UNITS: 0



LEVEL 5

0 1 2 3 4 5 6 7 8 9 10

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ISSUE REVISIONS DATE

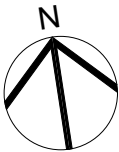
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 5 FLOOR PLAN

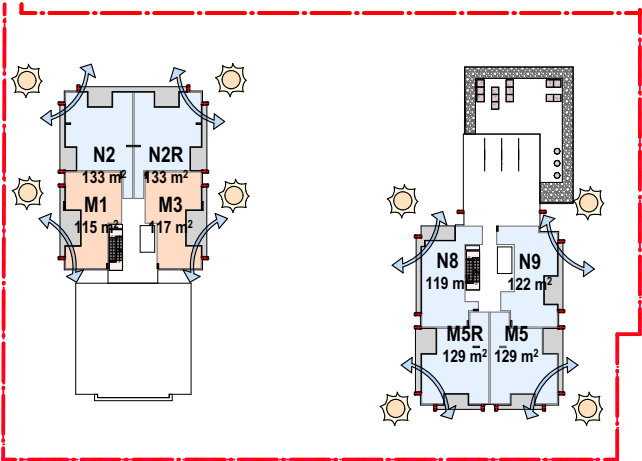
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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

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

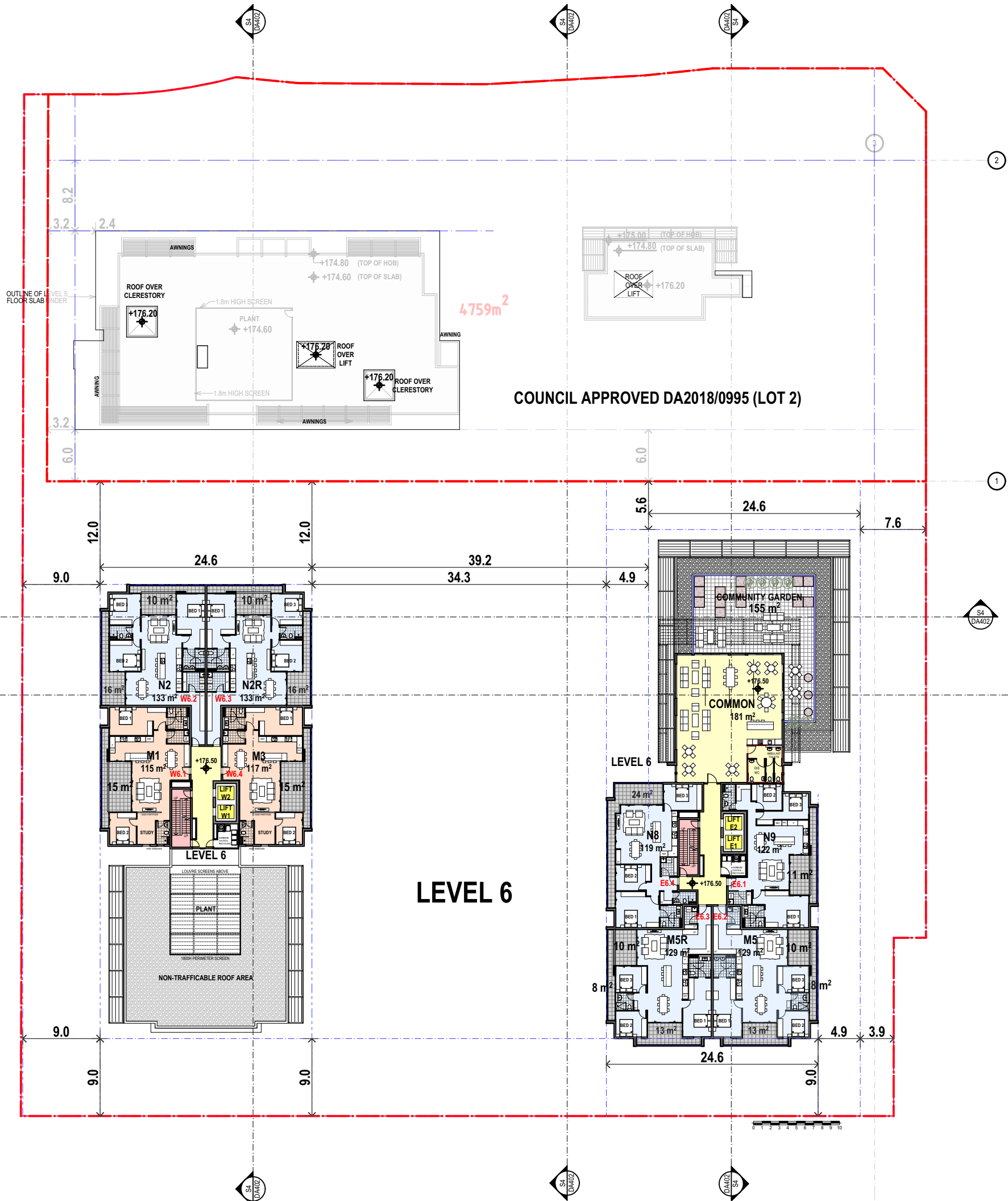


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LEVEL 6

CROSS VENT: 08
SOLAR: 08
No. OF SOUTH UNITS: 0



0 1 2 3 4 5 6 7 8 9 10

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ISSUE REVISIONS DATE

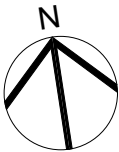
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 6 FLOOR PLAN

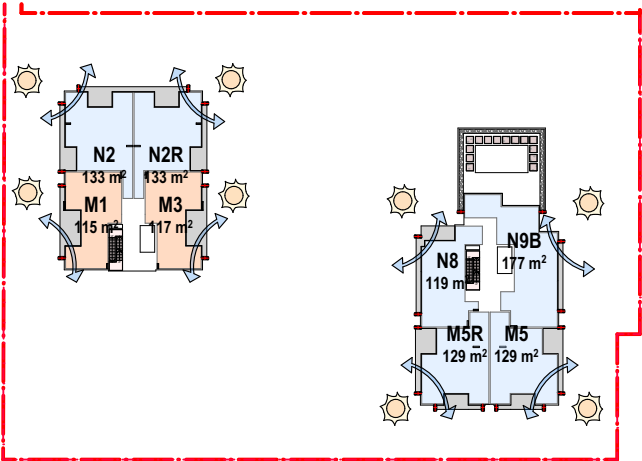
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA209 ISSUE A
SUBSET: PLANS	
DRAWN BY: SU/WH/SP	

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

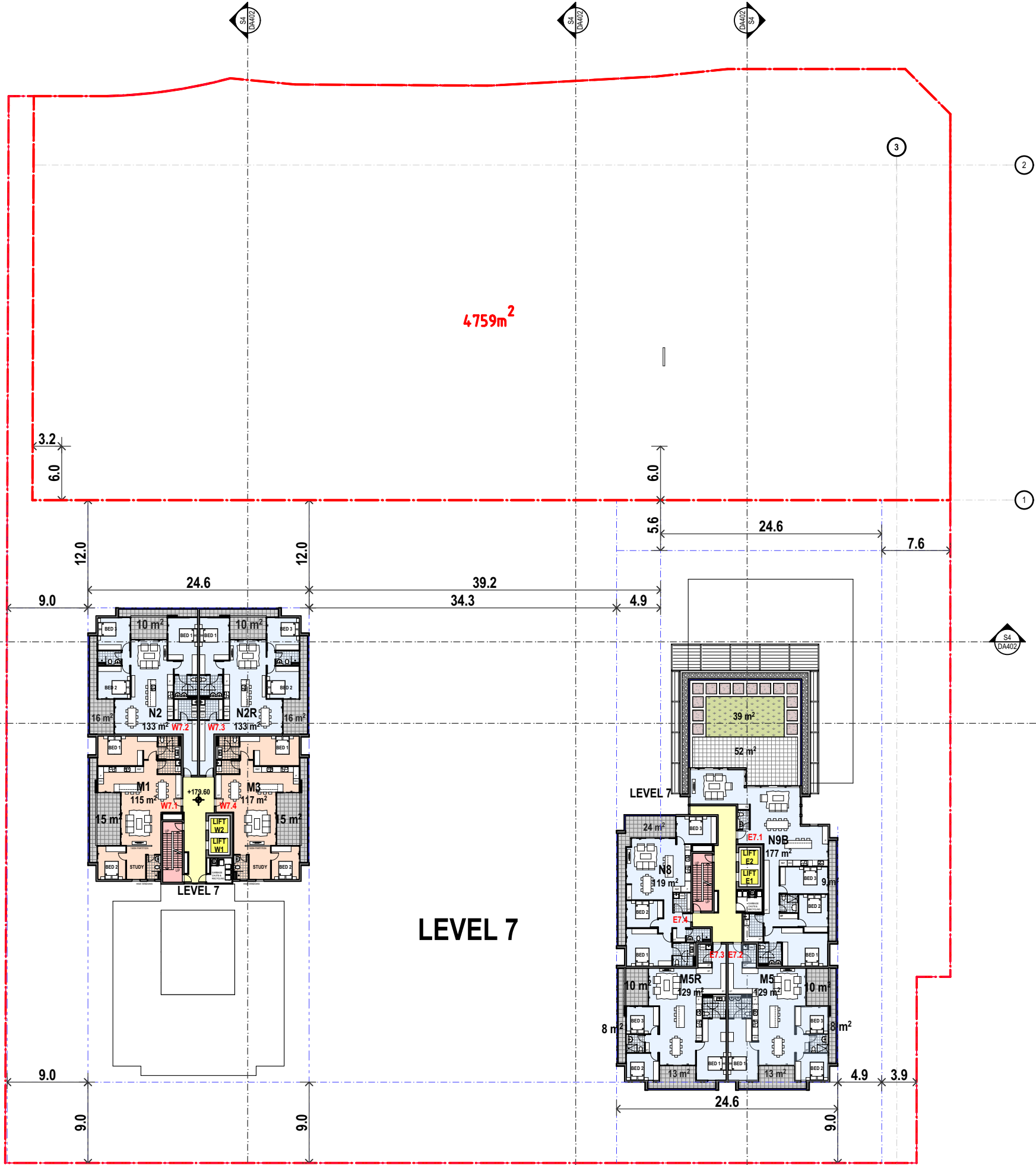


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LEVEL 7

CROSS VENT: 08
SOLAR: 08
No. OF SOUTH UNITS: 0



LEVEL 7

0 1 2 3 4 5 6 7 8 9 10

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ISSUE REVISIONS DATE

PROJECT:

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

LEVEL 7 FLOOR PLAN

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

SUBSET: PLANS

DRAWN BY: SU/WH/SP

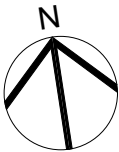
DRAWING

DA210

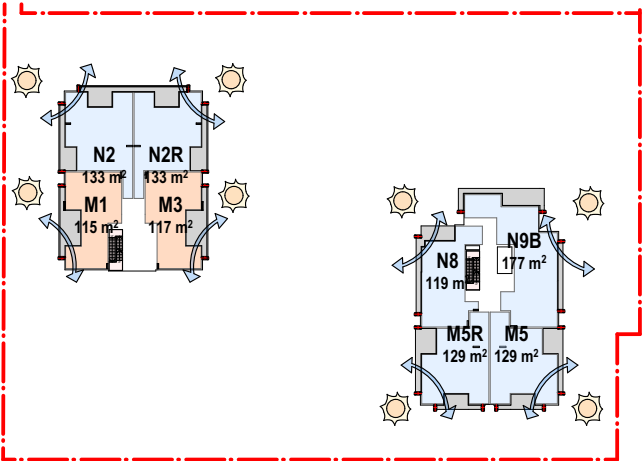
ISSUE

A

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

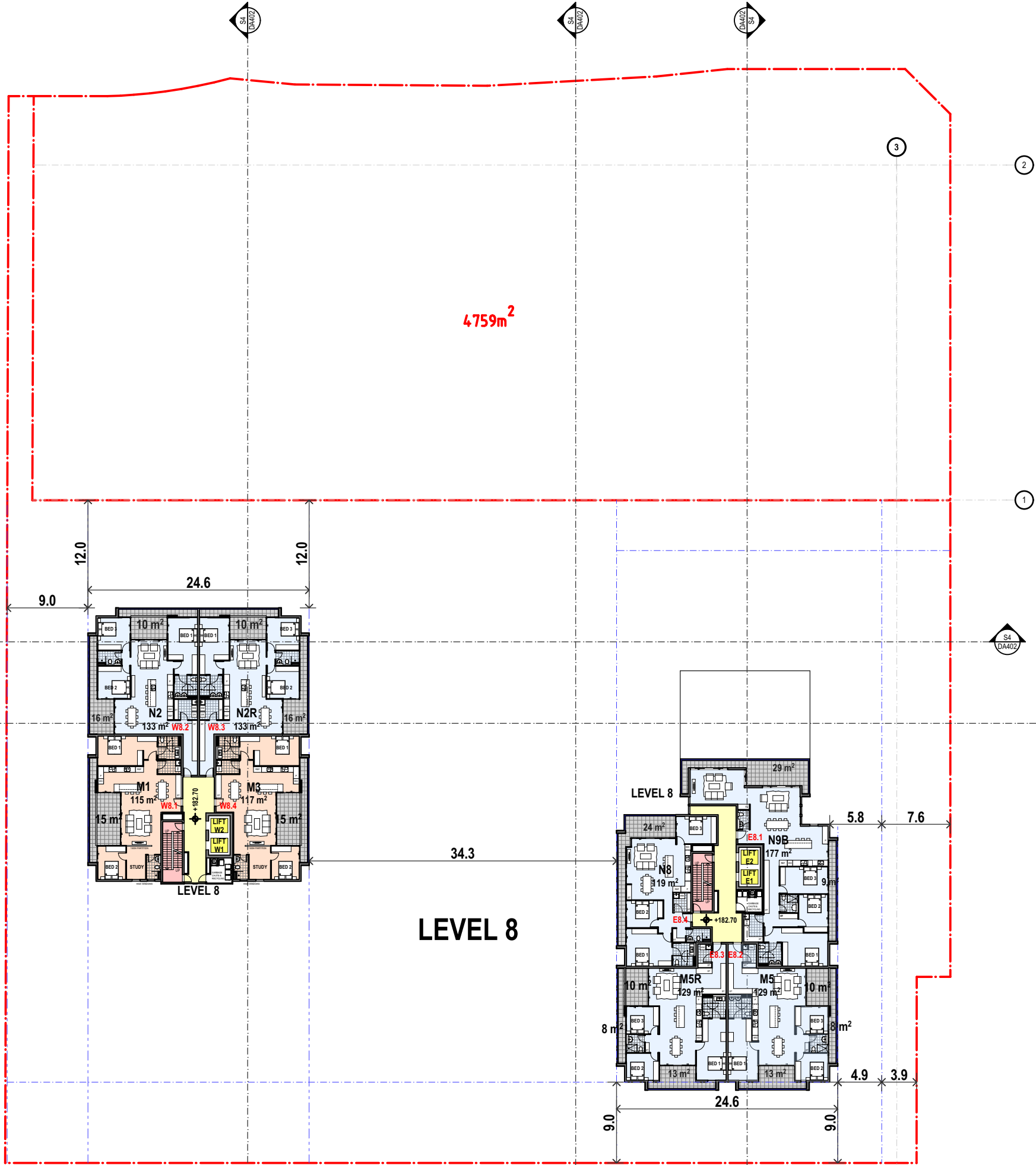


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LEVEL 8

CROSS VENT: 08
SOLAR: 08
No. OF SOUTH UNITS: 0



0 1 2 3 4 5 6 7 8 9 10

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ISSUE REVISIONS DATE

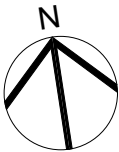
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 8 FLOOR PLAN

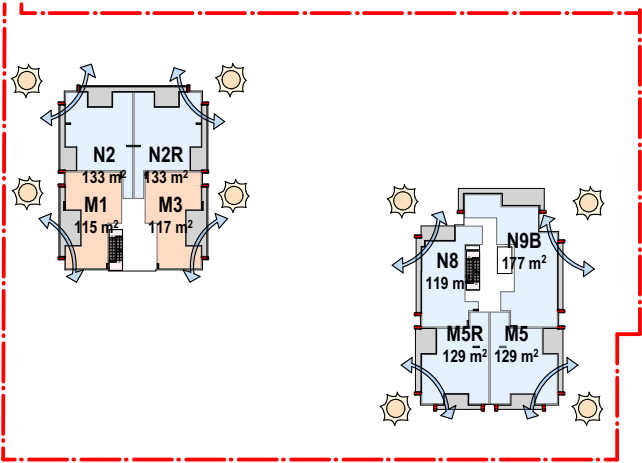
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA211
SUBSET: PLANS	
DRAWN BY: SU/WH/SP	ISSUE A

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

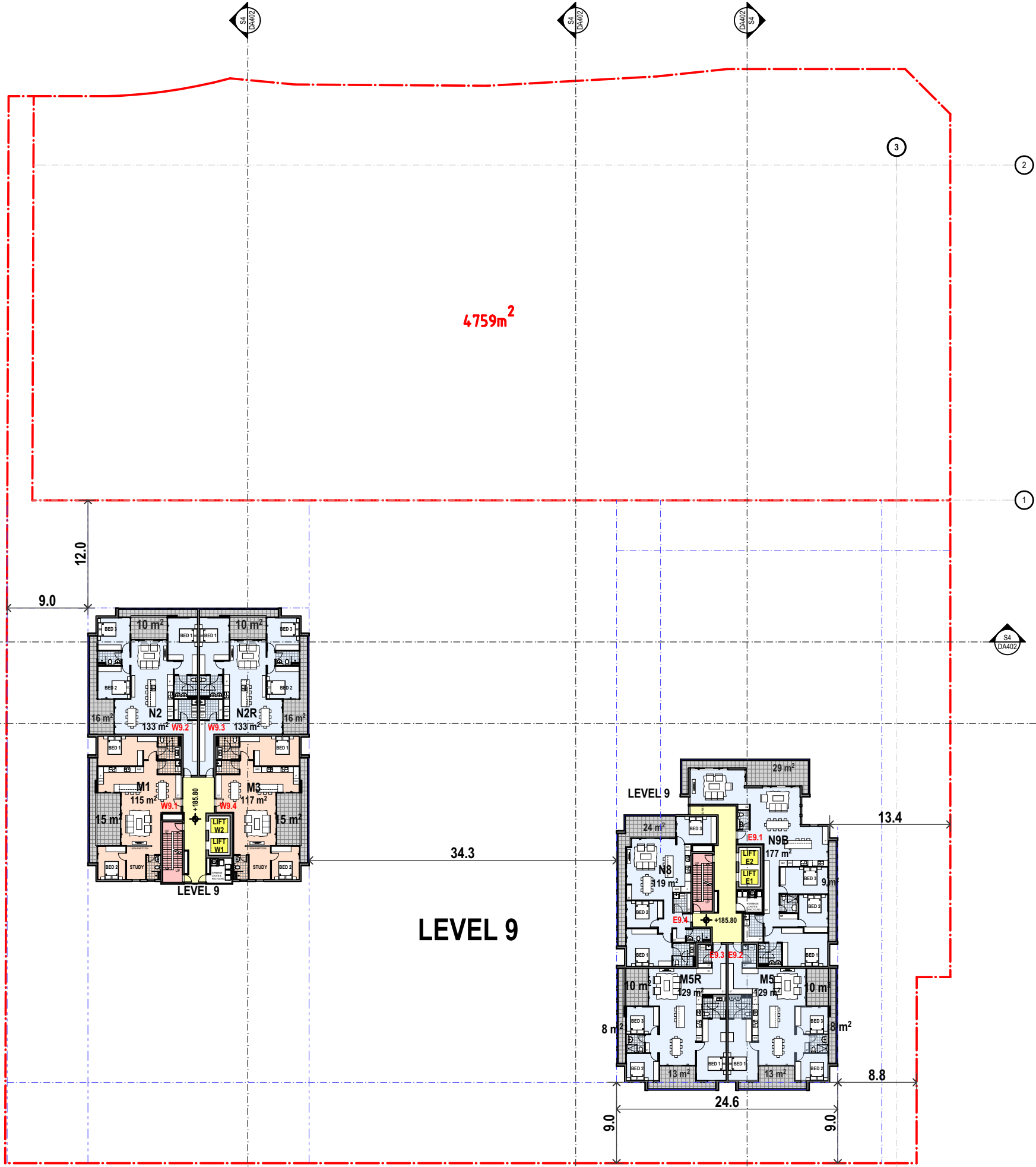


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LEVEL 9

CROSS VENT: 08
SOLAR: 08
No. OF SOUTH UNITS: 0



0 1 2 3 4 5 6 7 8 9 10

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ISSUE REVISIONS DATE

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

LEVEL 9 FLOOR PLAN

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

SUBSET: PLANS

DRAWN BY: SU/WH/SP

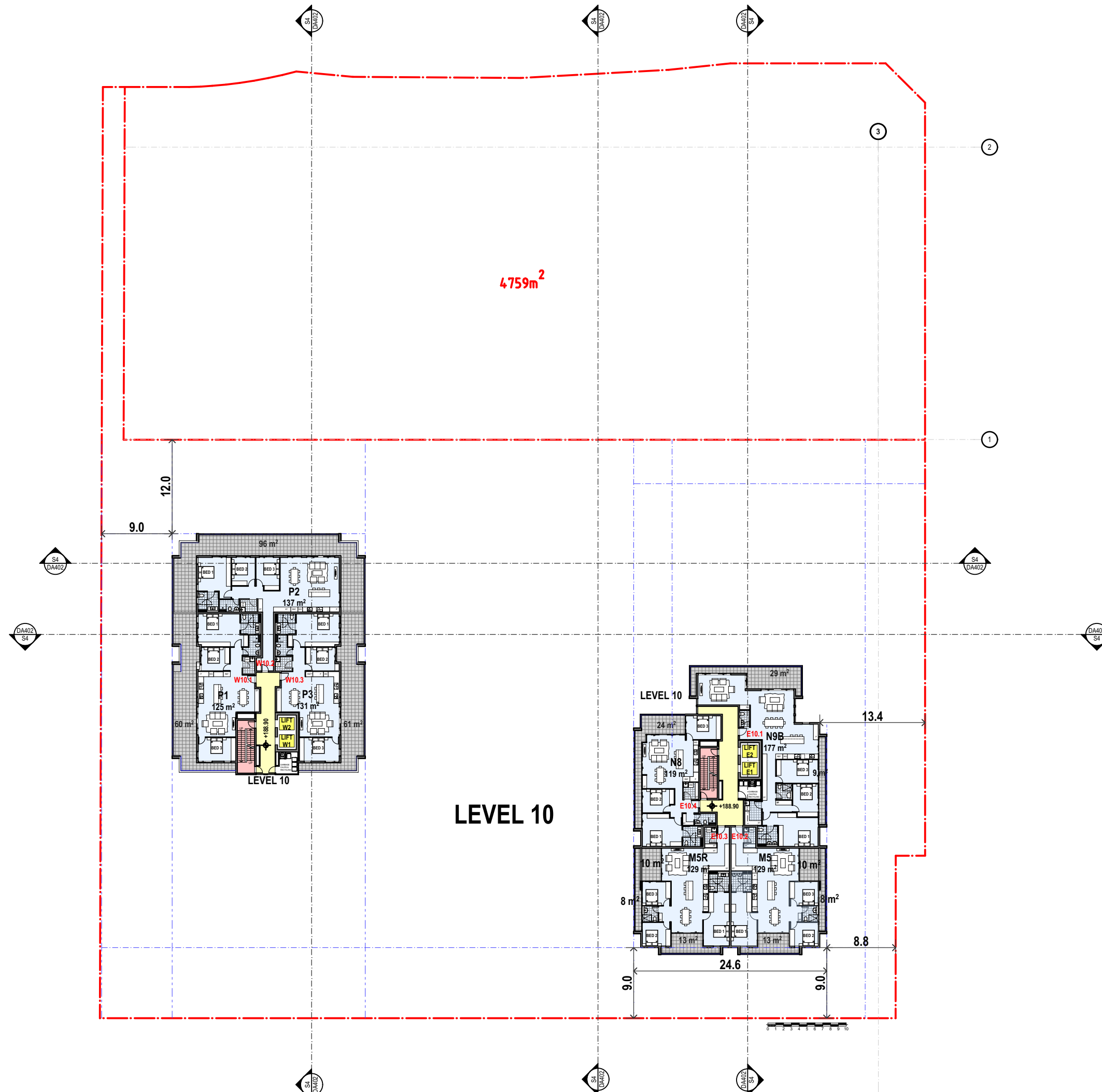
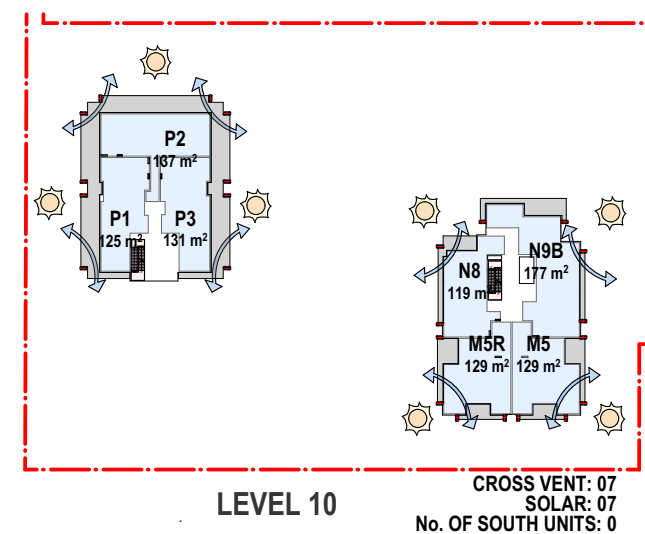
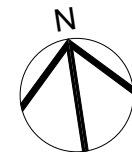
DRAWING

DA212

ISSUE

A

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



A	ORIGINAL ISSUE	23.02.21
ISSUE	REVISIONS	DATE

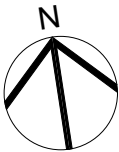
PROJECT:
**MIXED USE AND SENIORS LIVING
DEVELOPMENT**
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 10 FLOOR PLAN

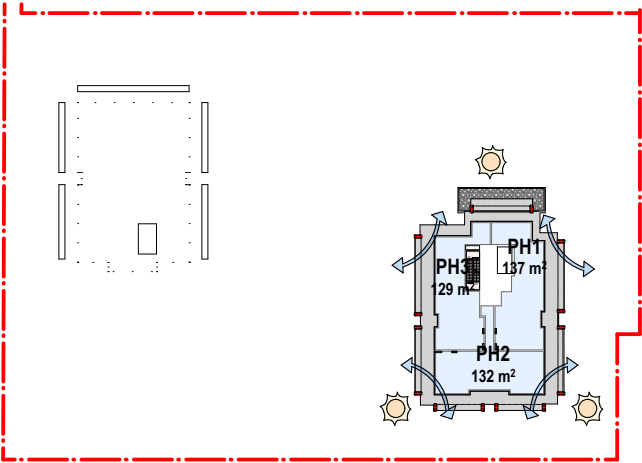
P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2088
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING DA213 ISSUE A
SUBSET:	PLANS	
DRAWN BY:	SU/WH/SP	

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



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LEVEL 11

CROSS VENT: 03
SOLAR: 03
No. Of SOUTH UNITS: 0

0 1 2 3 4 5 6 7 8 9 10

A ORIGINAL ISSUE 23.02.21

ISSUE REVISIONS DATE

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

LEVEL 11 FLOOR PLAN

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

SUBSET: PLANS

DRAWN BY: SU/WH/SP

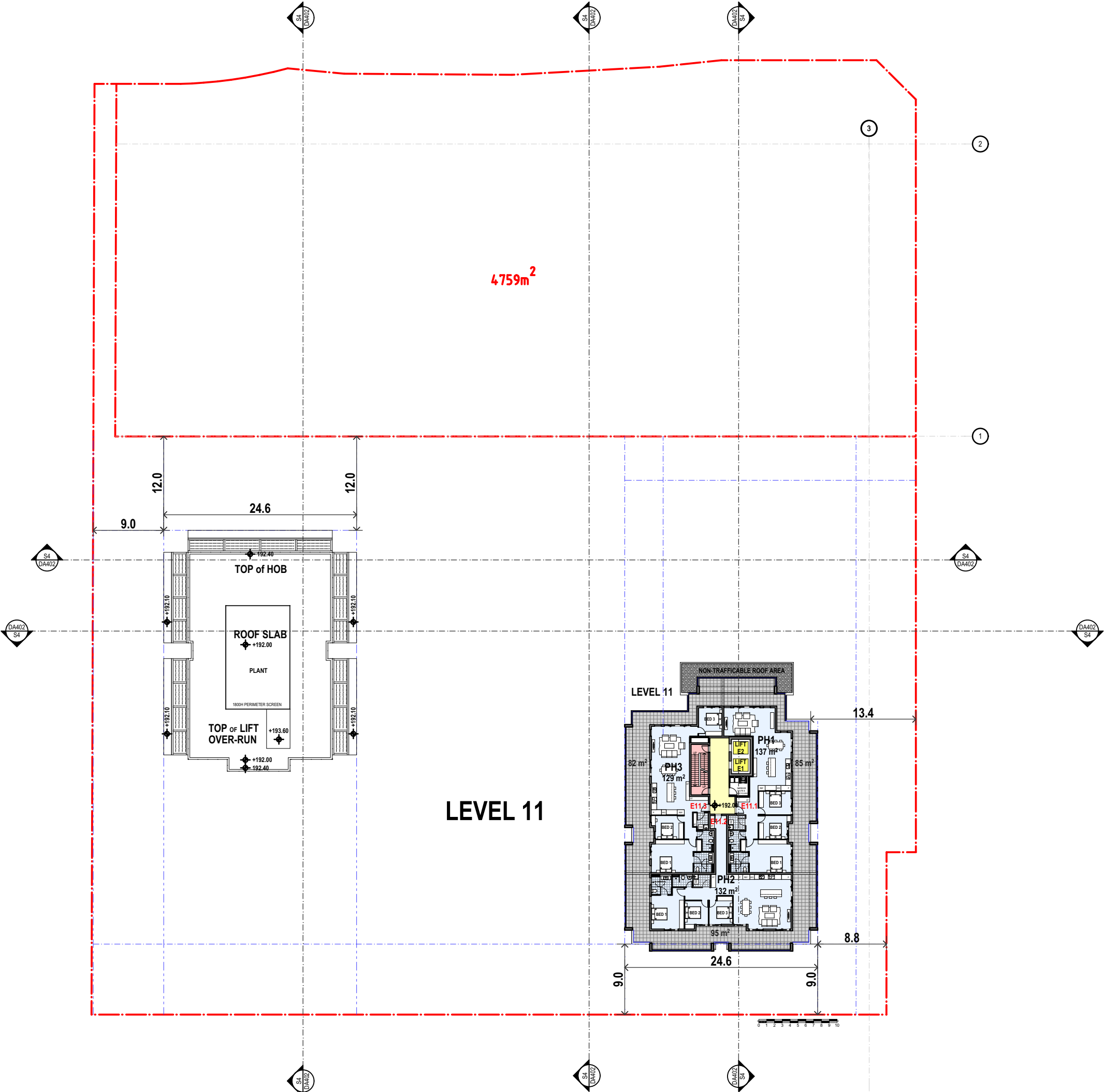
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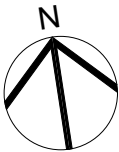
DA214

ISSUE

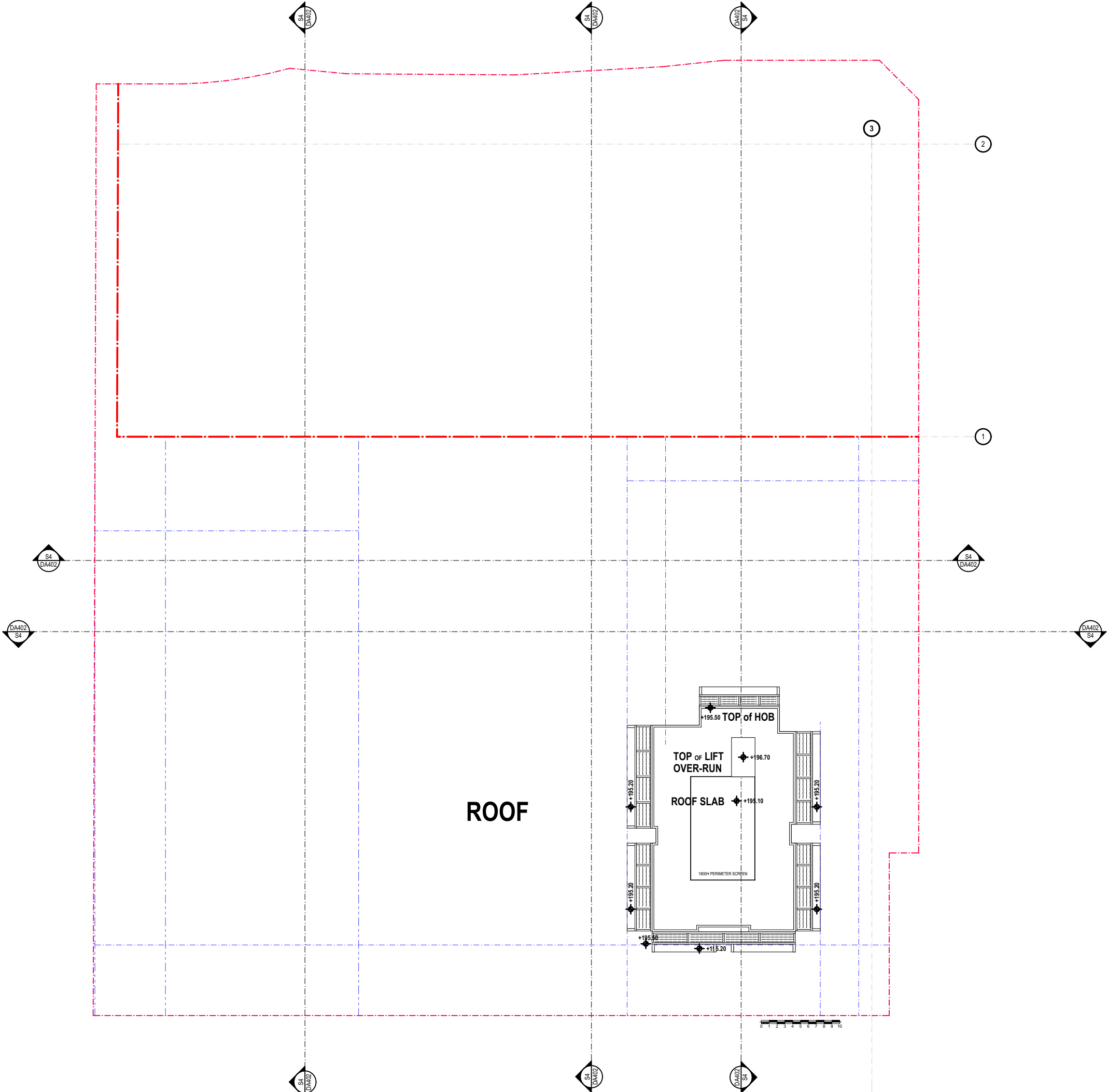
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FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)





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0 1 2 3 4 5 6 7 8 9 10

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ISSUE	REVISIONS	DATE

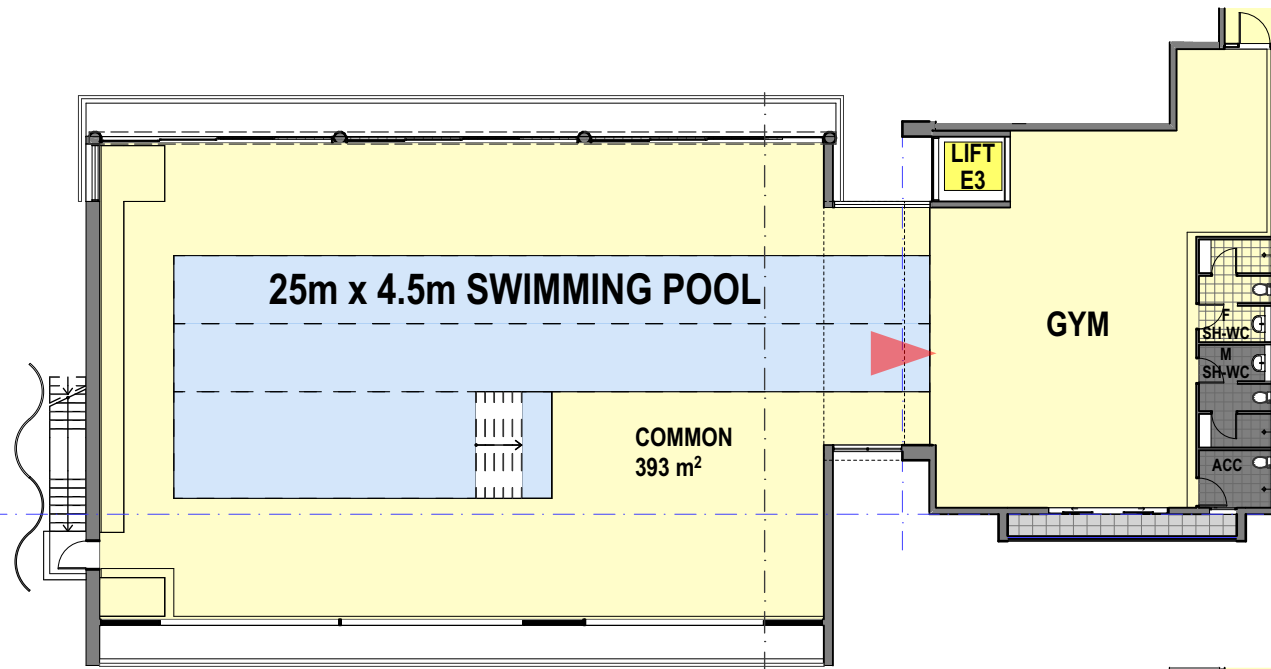
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

ROOF PLAN

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

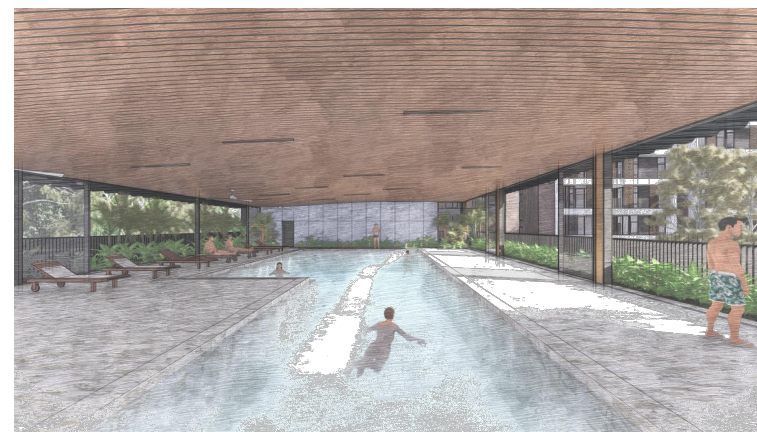
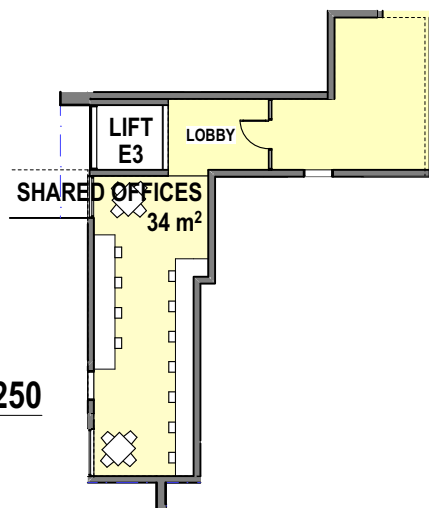
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SUBSET: PLANS	
DRAWN BY: SU/WH/SP	

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



COMMON AREA LEVEL 1

1:250



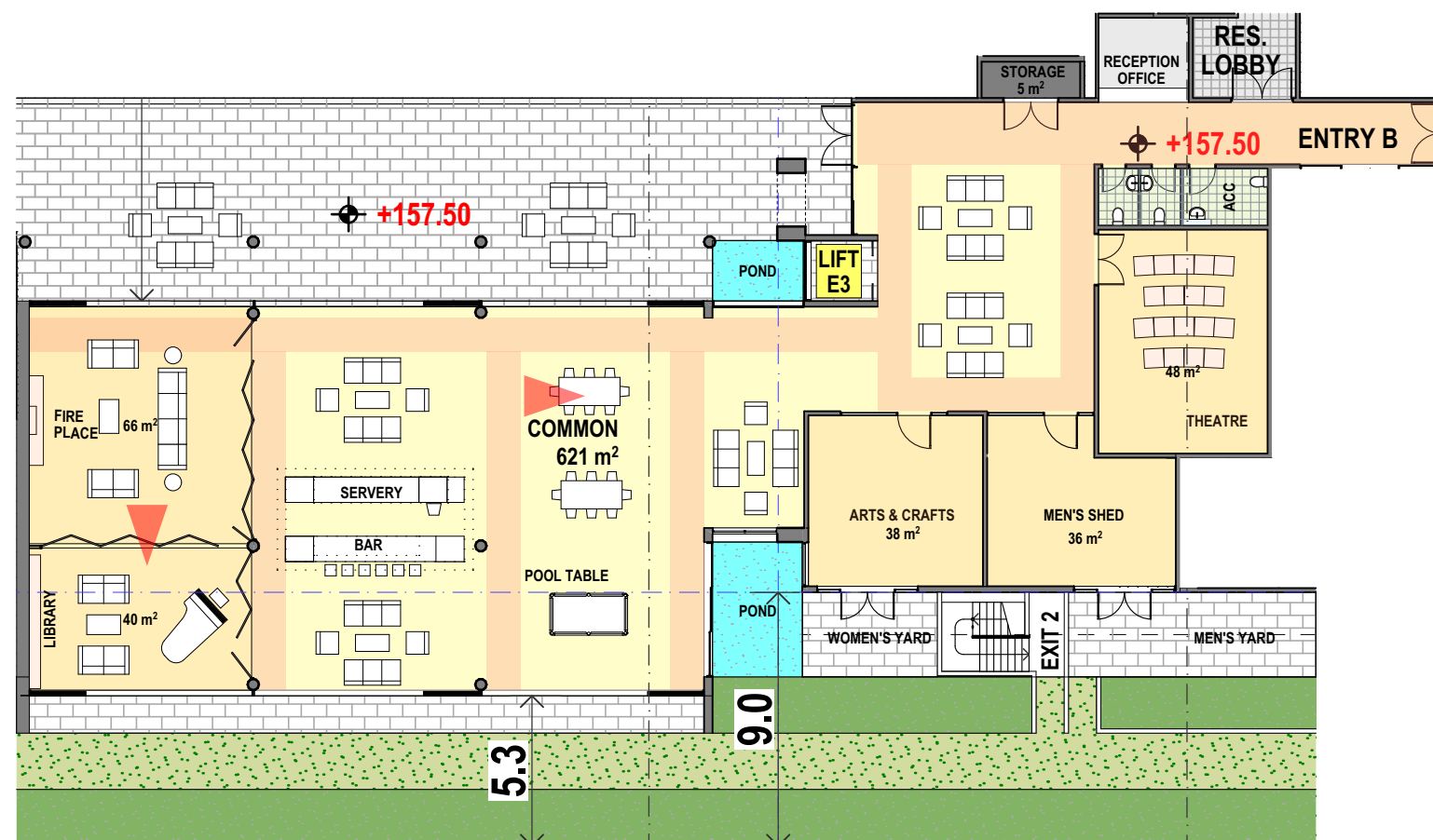
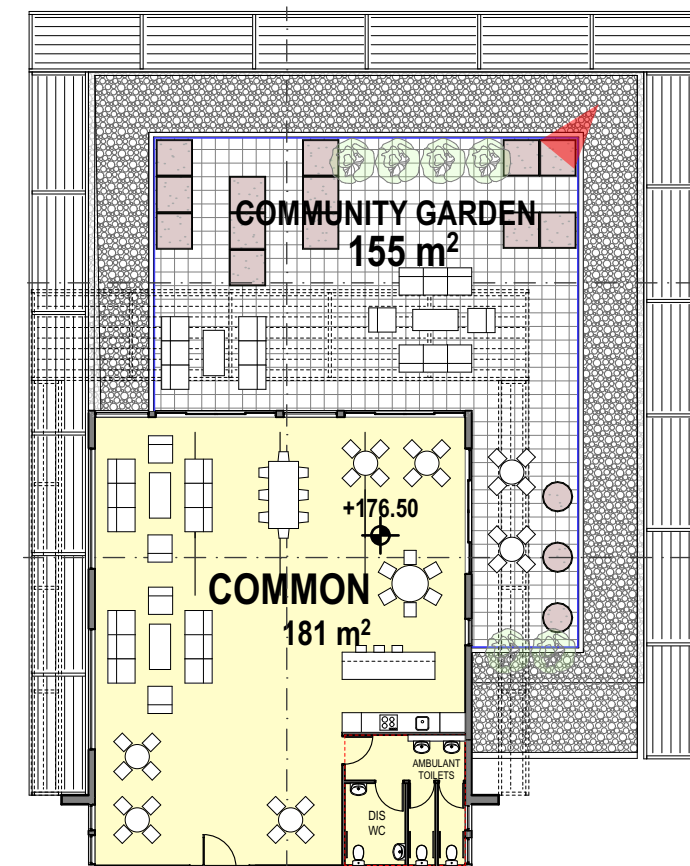
COMMON AREA - POOL - LEVEL 2

1:250



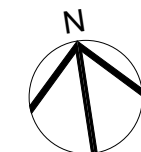
COMMON AREA LEVEL 6

1:250



COMMON AREA GROUND FLOOR

1:250



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0 1 2 3 4 5 6 7 8 9 10

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PROJECT:

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

COMMON AREAS

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

SCALE: AS SHOWN

SUBSET: PLANS

DRAWN BY: SU/WH/SP

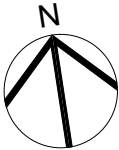
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DRAWING

DA216

ISSUE

A

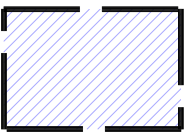


LOT 2

LOT 1

LOT 2

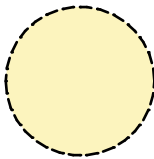
LEGEND:



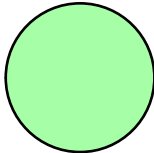
EXISTING PAVED AREAS
& TREES SHOWN THEREIN
TO BE REMOVED



EXISTING BUILDINGS
TO BE REMOVED



EXISTING TREES
TO BE REMOVED



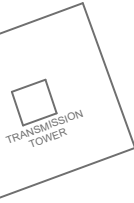
EXISTING TREES TO BE
PRESERVED & PROTECTED
(REFER TO TREE REPORT FOR DETAILS)

EXTENT OF EXISTING CARPARK, PAVED PATHWAYS
AND TREES TO BE DEMOLISHED AND REMOVED

EXISTING ONE AND TWO STOREY OFFICES AND
WAREHOUSES TO BE DEMOLISHED & REMOVED

LOT 1

SKYLINE PLACE



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DEMOLITION PLAN

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 DA217
SUBSET:	PLANS	
DRAWN BY:	SU/WH/SP	ISSUE A

LOT 1 - RESIDENTIAL

LOT 2 - AFFORDABLE

LOT 3 - COMMERCIAL

PROPOSED EASEMENTS TO BENEFIT LOT 1

RA4 RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

PROPOSED EASEMENTS TO BENEFIT LOT 2

RL1 RIGHT TO USE LIFT LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RA1 RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RA2 RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RA3 RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RVA1 RIGHT TO VEHICLE ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RVA2 RIGHT TO VEHICLE ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

PROPOSED EASEMENTS TO BENEFIT LOT 3

RL1 RIGHT TO USE LIFT LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RA1 RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RA2 RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RA3 RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RVA1 RIGHT TO VEHICLE ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

RVA2 RIGHT TO VEHICLE ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

PT LOT 1 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:

- L1

LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
- L3

LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
- L4

LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
- L5

LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
- L7

LIMITED IN DEPTH TO RL ??? AND UNLIMITED IN HEIGHT

PT LOT 2 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:

- L2

LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
- L6

LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

PT LOT 3 IS A STRATUM LOT LIMITED IN HEIGHT AND DEPTH BY LEVELS ON AUSTRALIAN HEIGHT DATUM (A.H.D) AS DENOTED HERE UNDER:

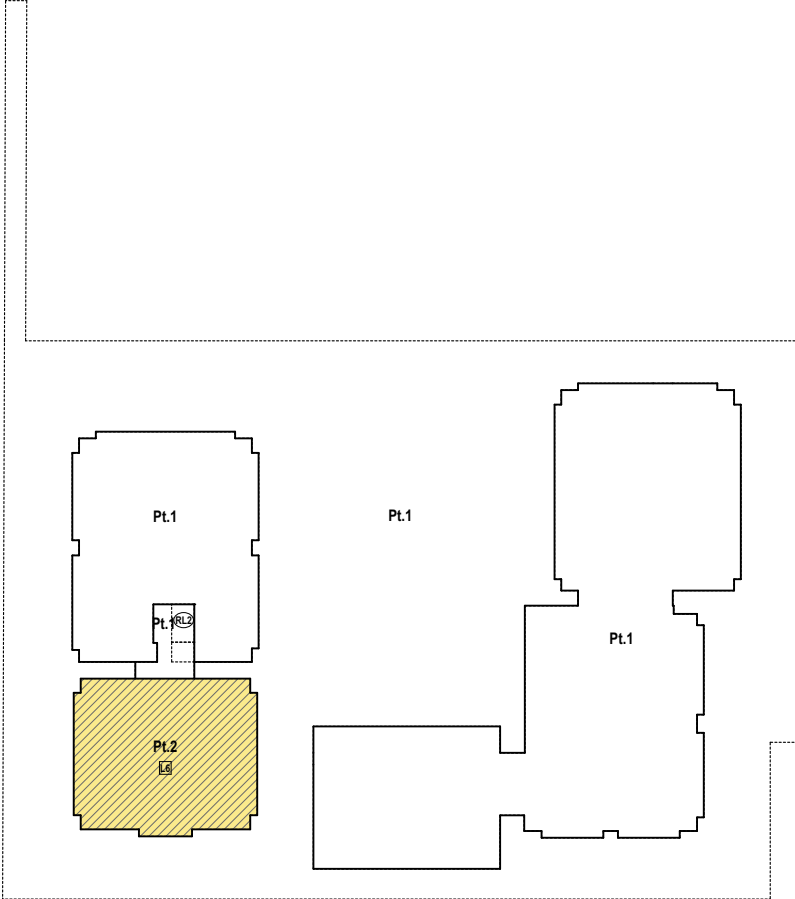
- L8

LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
- L9

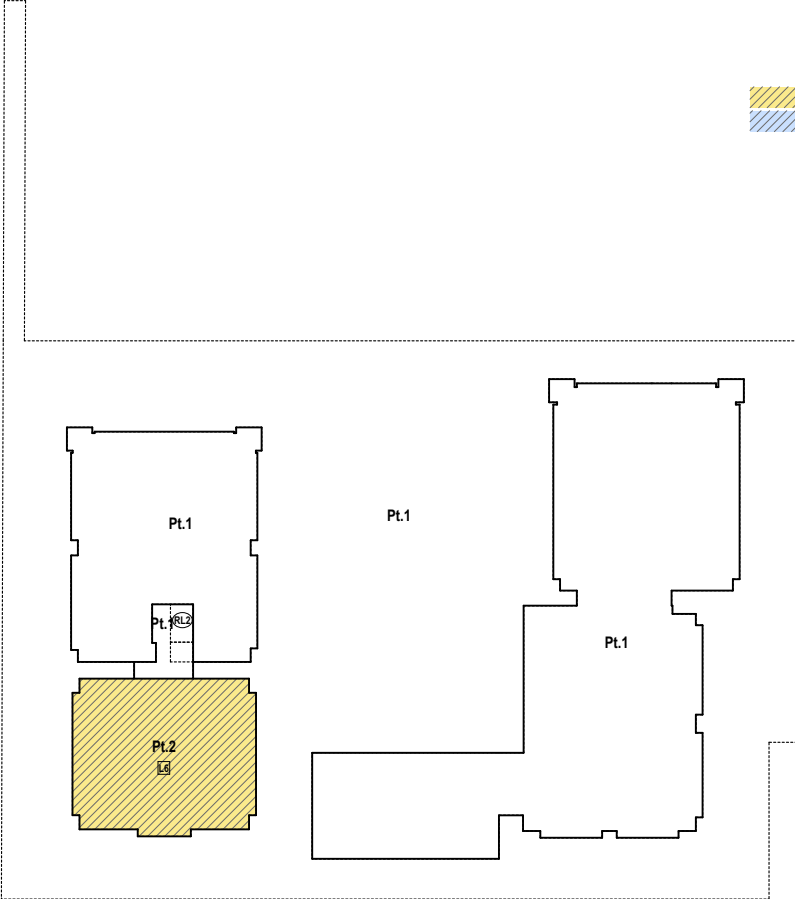
LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???



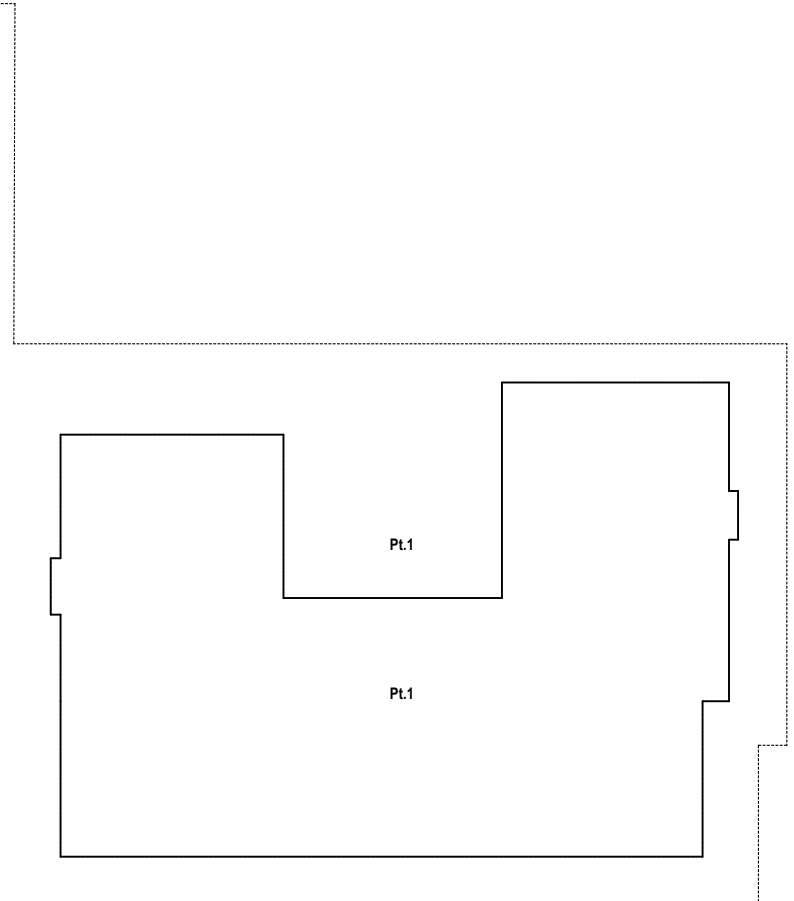
LEVEL 3



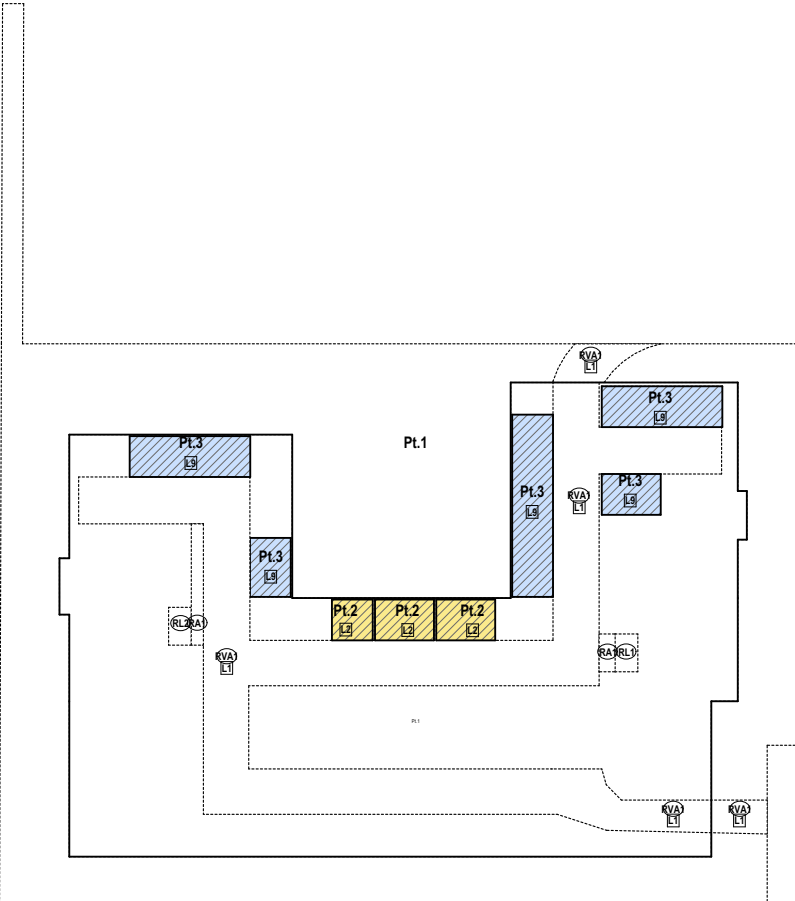
LEVEL 2



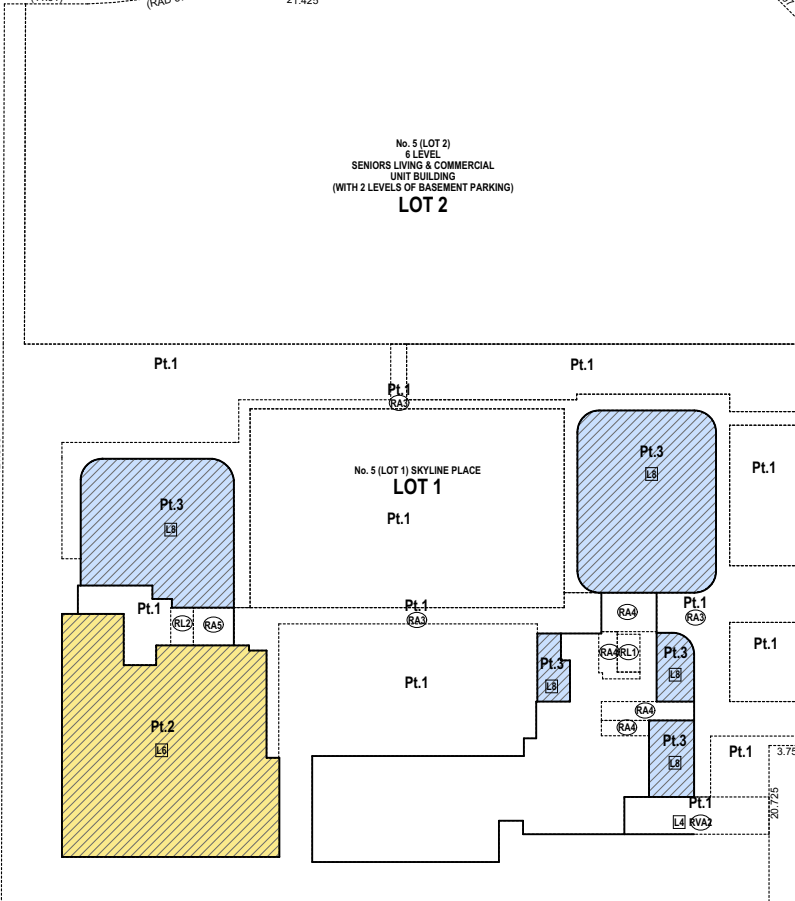
LEVEL 1



LOWER BASEMENT



BASEMENT



GROUND FLOOR

DRAFT STRATUM PLAN

LOCATION & LOWER BASEMNT & BASEMENT & GROUND FLOOR & FIRST FLOOR PLANS

DRAWING

DA218

ISSUE

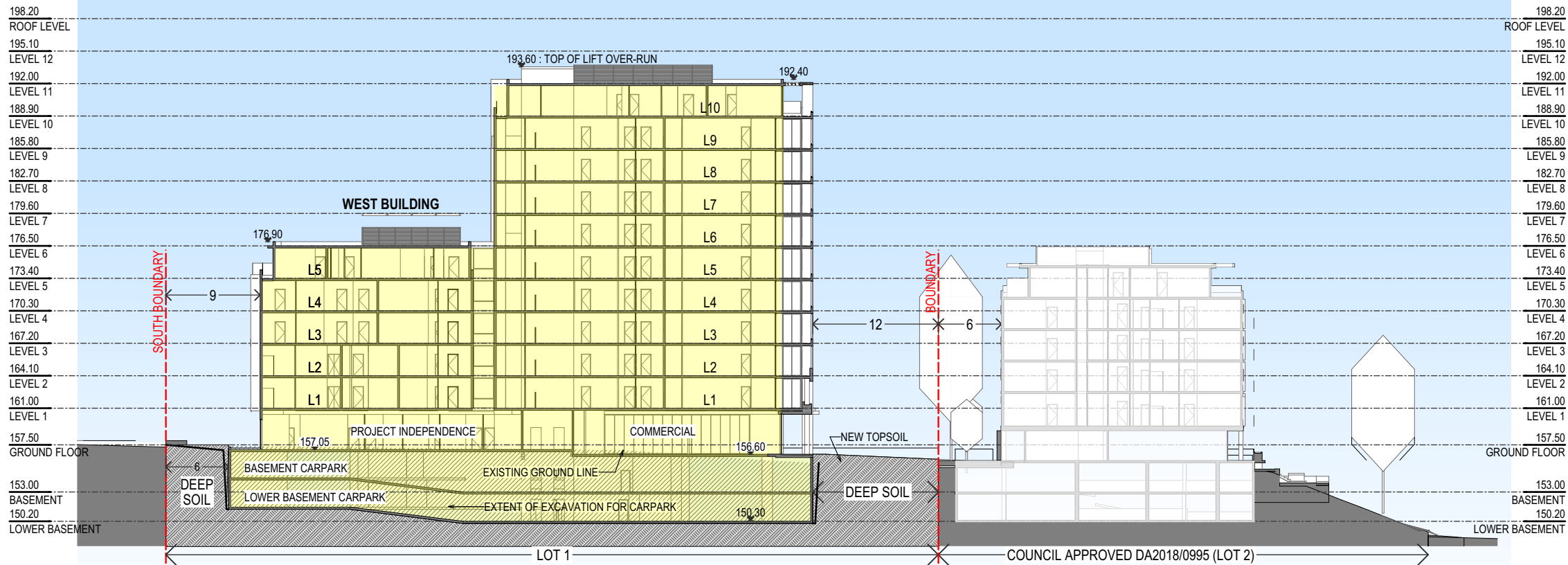
A

ARCHITECTS: PA STUDIO
LEVEL 2, 20 YOUNG ST, NEUTRAL BAY
NSW 2089 TEL: 8968 1900 FAX: 8968 1999

THE FOLLOWING NEW EASEMENTS AFFECT THE WHOLE OF LOTS:
EASEMENT FOR SHELTER AND SUPPORT
EASEMENT FOR SERVICES
EASEMENT FOR EMERGENCY EGRESS

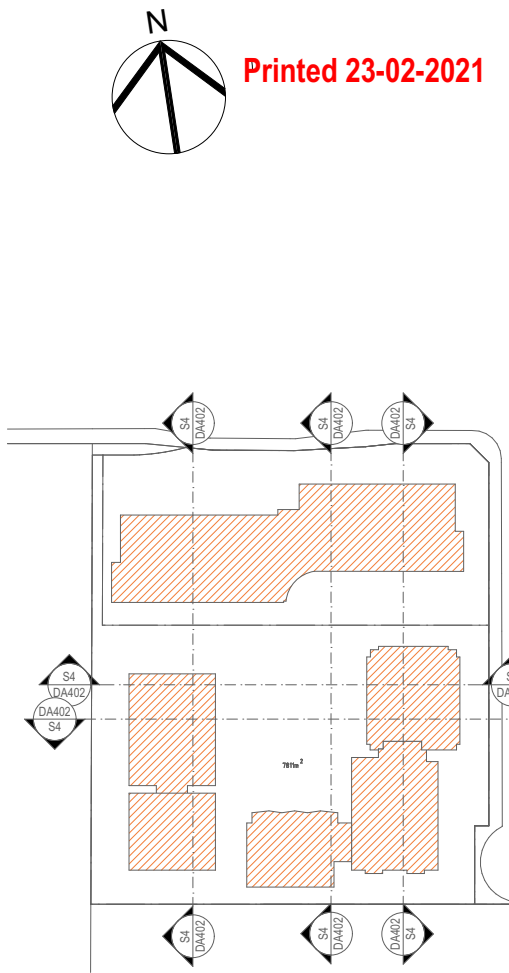
LOTS 1, 2 & 3 ARE STRATUM LOTS
LIMITED IN HEIGHTS & DEPTH.

BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)
NOTE: LOT LAYOUTS, DIMENSIONS, AREAS & EASEMENTS SUBJECT TO SURVEY

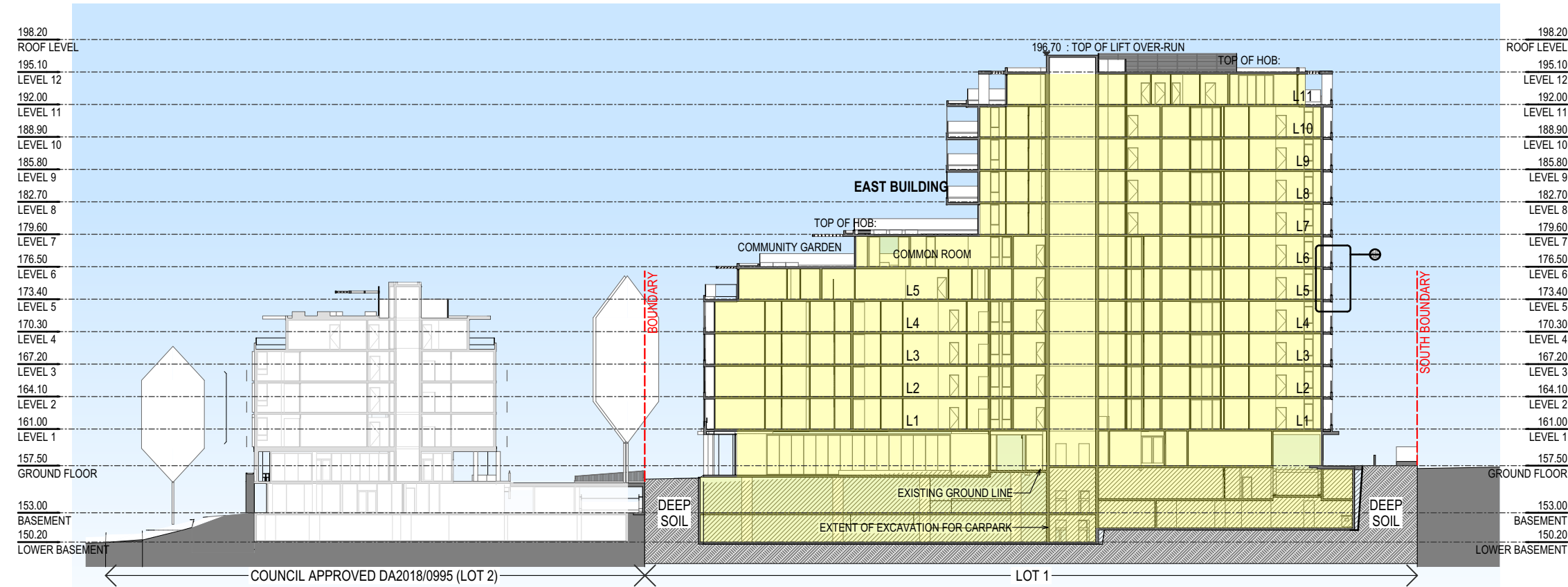


SECTION S1: LOOKING WEST

1:500



KEY PLAN



SECTION S2: LOOKING EAST

1:500



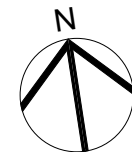
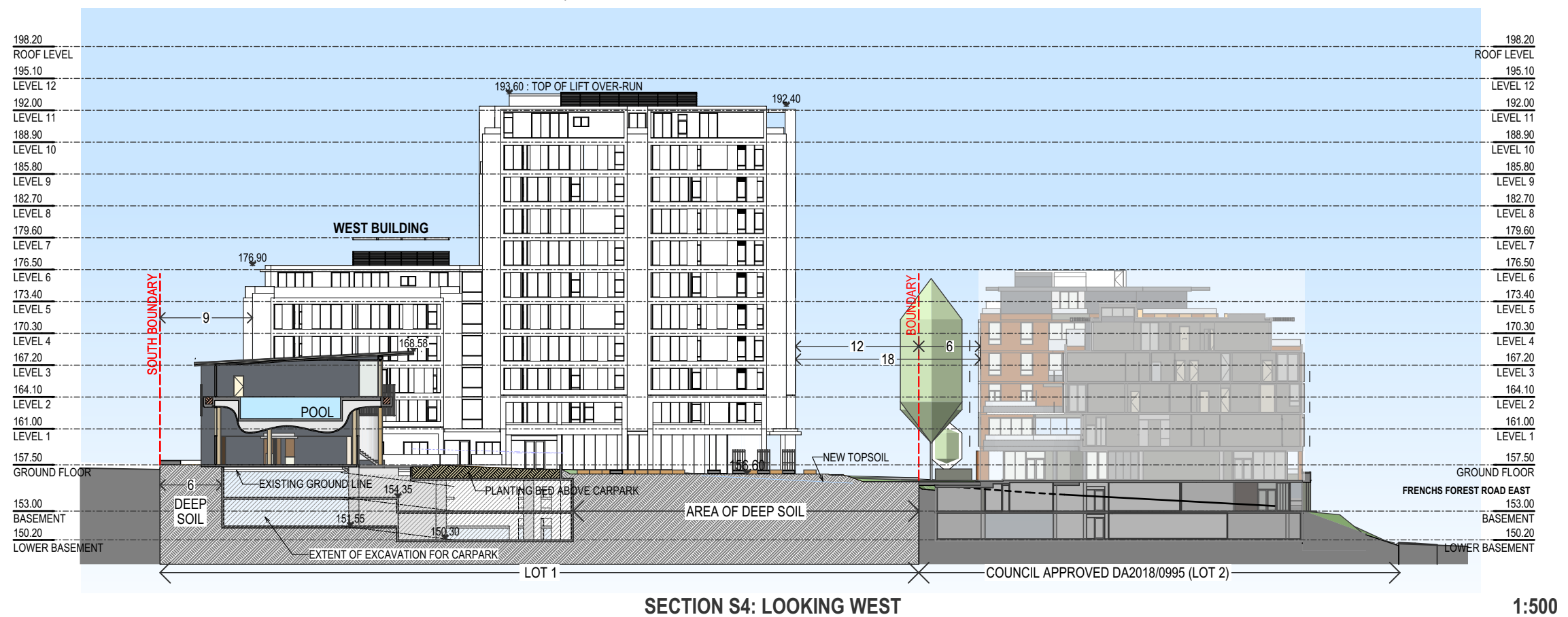
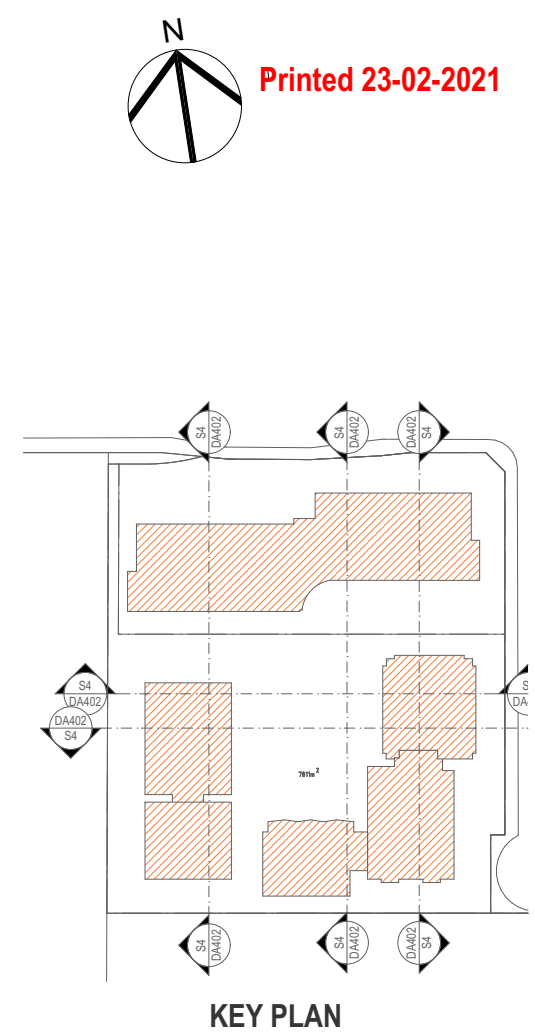
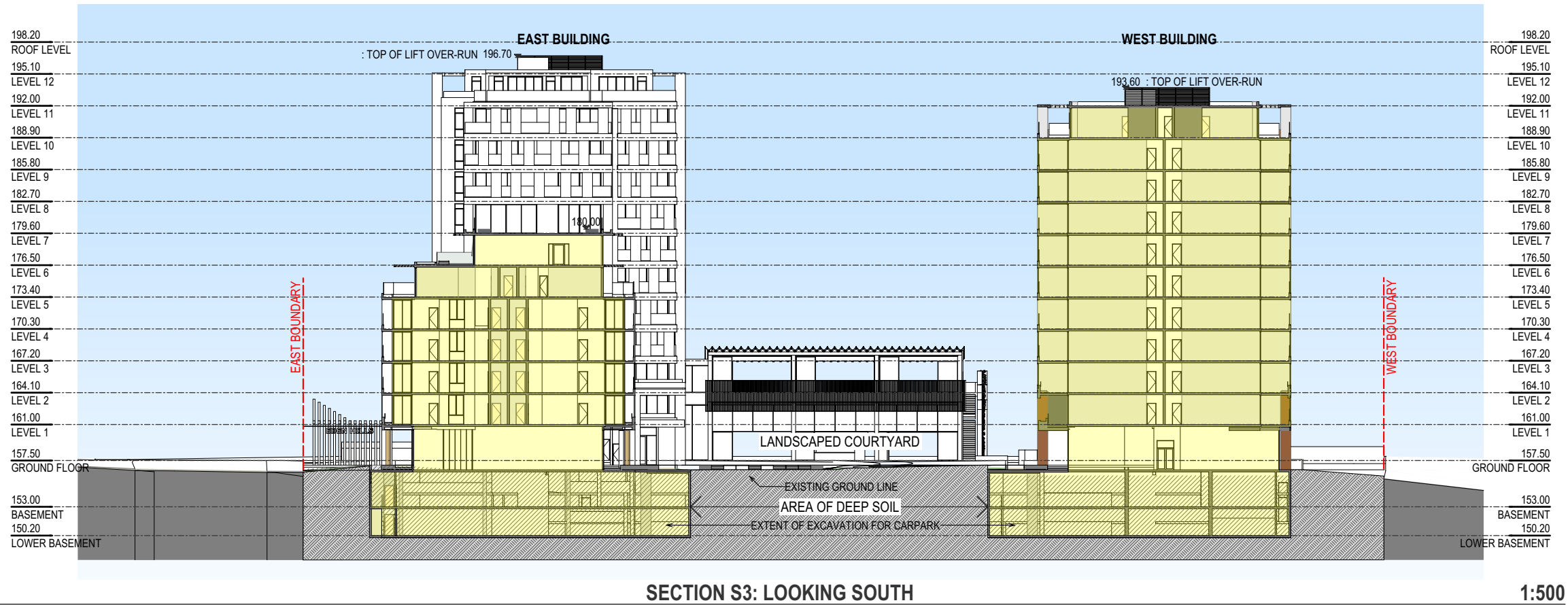
A	ORIGINAL ISSUE	23.02.21
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MIXED USE AND SENIORS LIVING DEVELOPMENT		
5 Skyline Place Frenchs Forest NSW 2086		
SP 49558		

SECTIONS S1 & S2

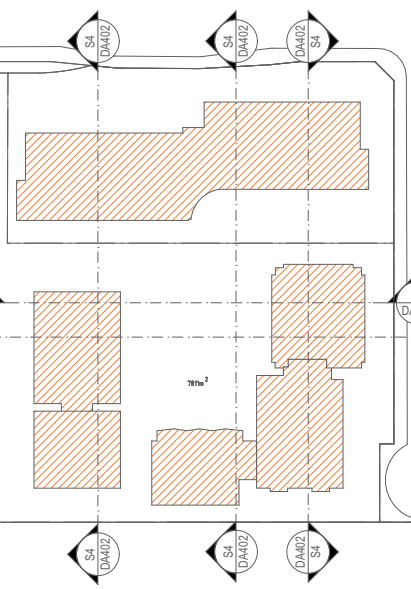
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING DA301
SUBSET:	SECTIONS	
DRAWN BY:	SU/WH/SP	ISSUE A

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



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KEY PLAN

0 1 2 3 4 5 6 7 8 9 10

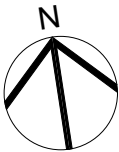
A ORIGINAL ISSUE 23.02.21
ISSUE REVISIONS DATE
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

SECTIONS S3 & S4

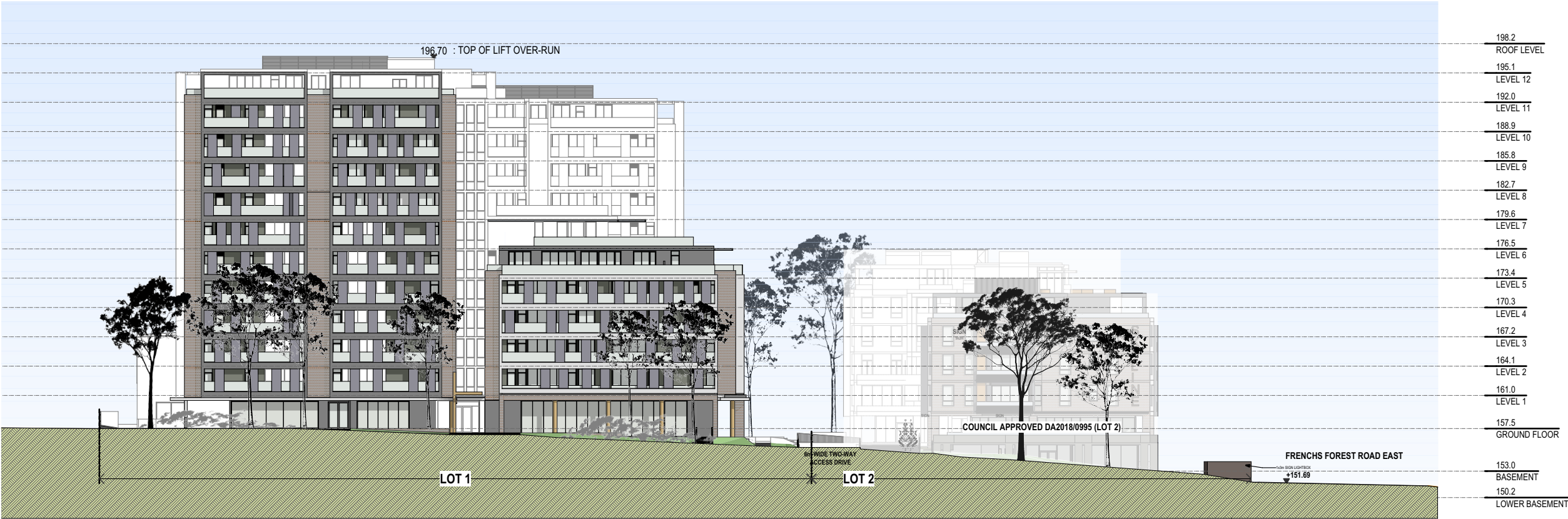
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: SECTIONS	DA302
DRAWN BY: SU/WH/SP	ISSUE A

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



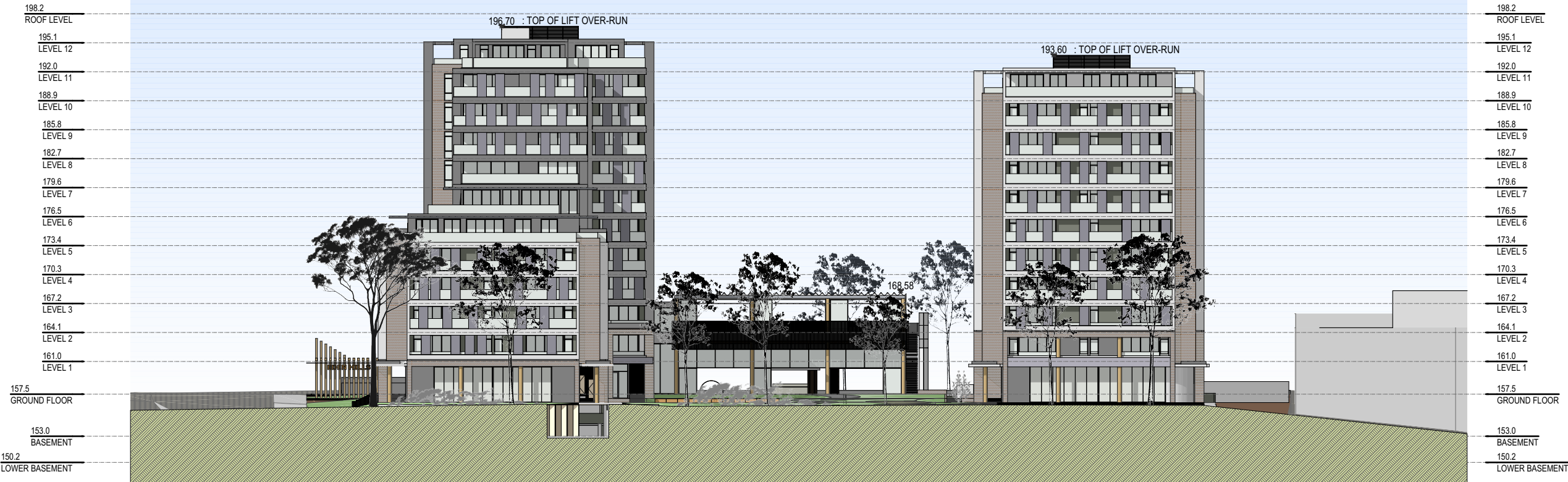
Printed 23-02-2021



E-02

EAST ELEVATION CONTEXTUAL

1:500



E-01

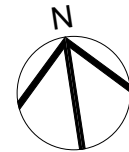
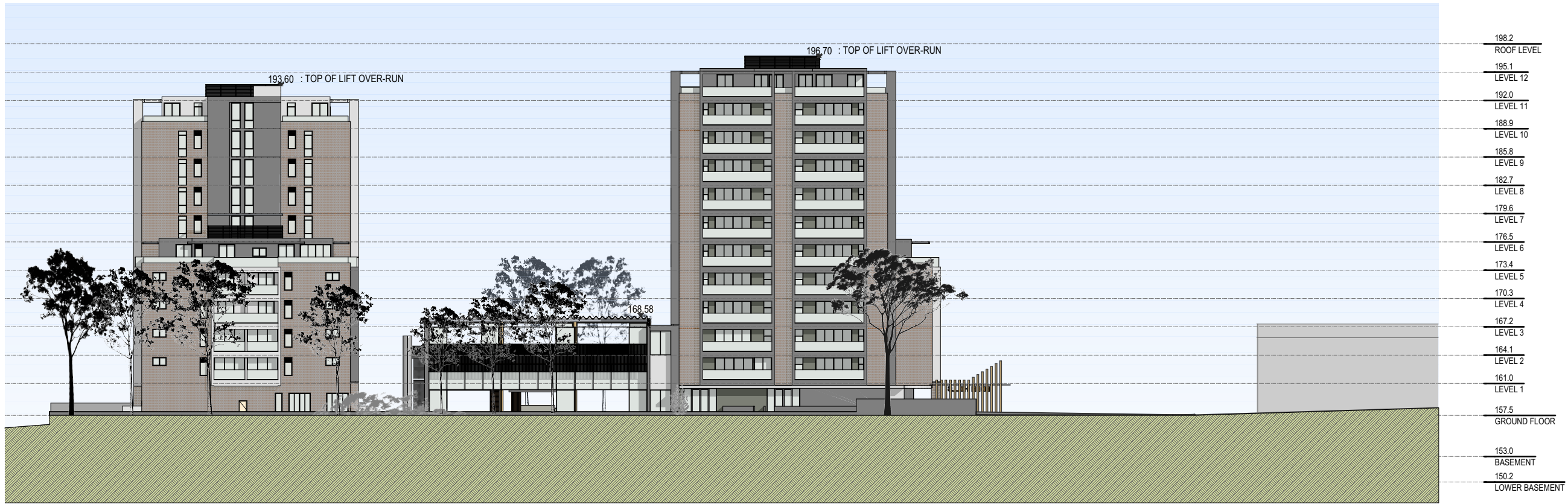
NORTH ELEVATION CONTEXTUAL

1:500

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: ELEVATIONS	DA401
DRAWN BY: SU/WH/SP	ISSUE A

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

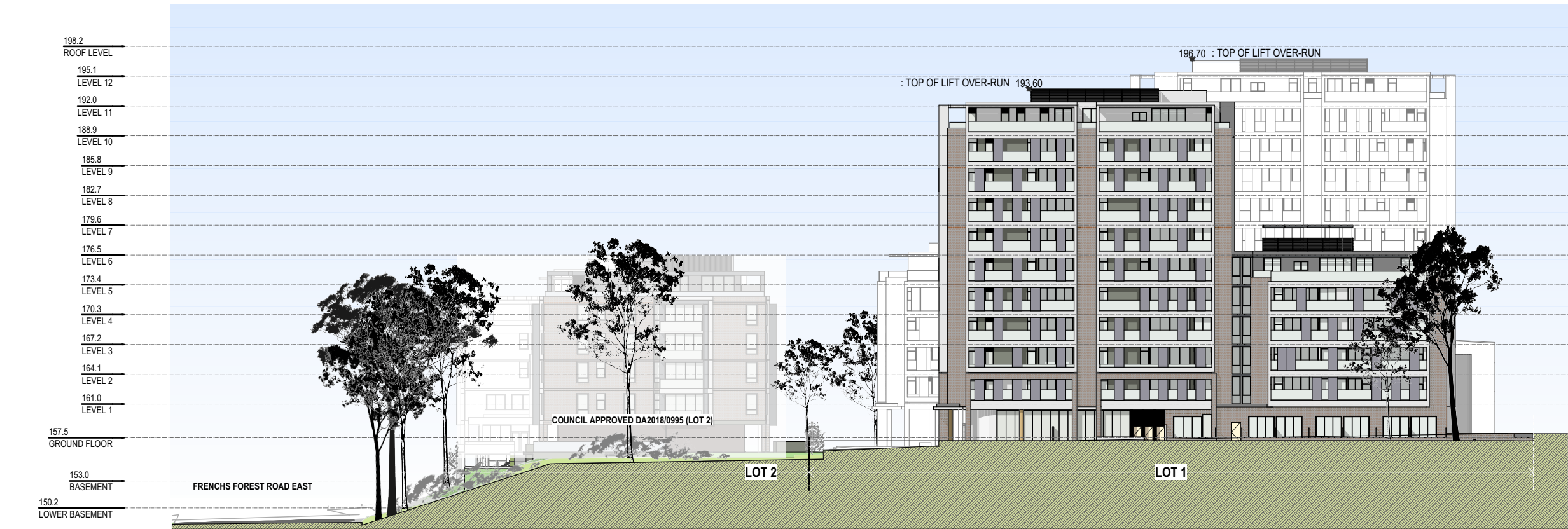


Printed 23-02-2021

E-03

SOUTH ELEVATION CONTEXTUAL

1:500



0 1 2 3 4 5 6 7 8 9 10

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

SOUTH AND WEST ELEVATIONS

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

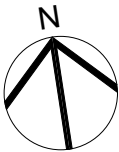
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SUBSET: ELEVATIONS	DA402
DRAWN BY: SU/WH/SP	ISSUE A

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

E-04

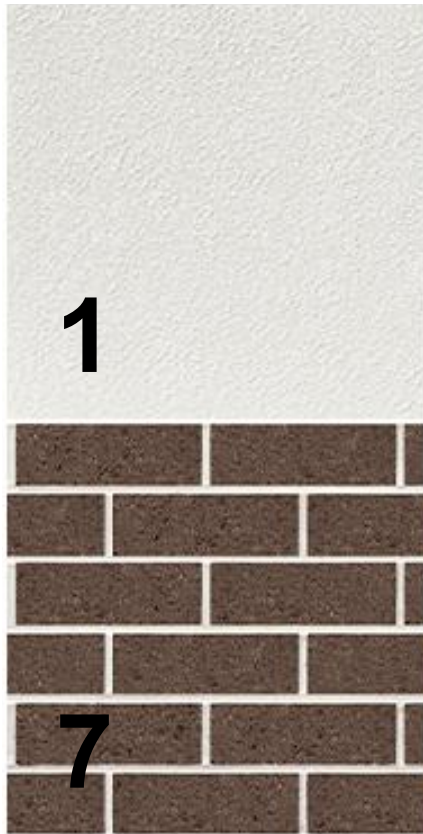
WEST ELEVATION CONTEXTUAL

1:500



NORTHERN BUILDINGS

Walling and Slab Edges
Dulux "Terrace White" Render Finish



Walling and Slab Edges
Dark Brick Masonry

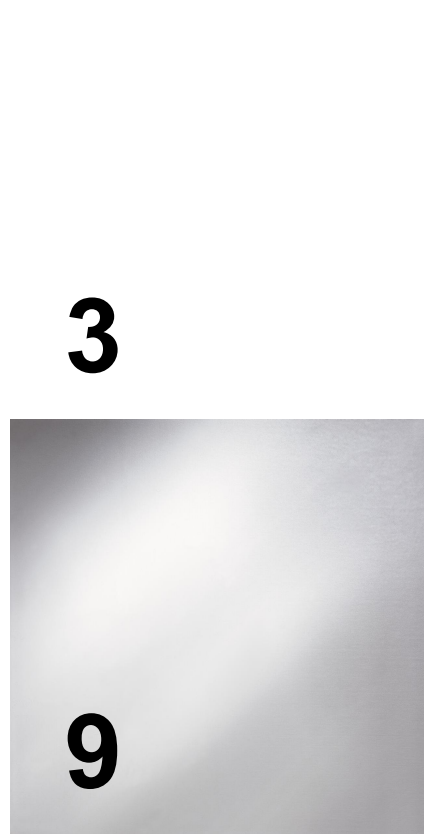
SOUTHERN BUILDINGS

Walling and Slab Edges
Dulux "Malay Grey" Render Finish



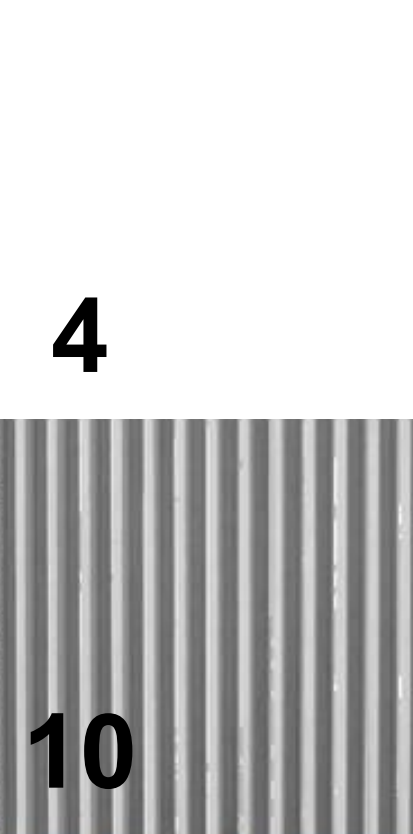
Walling and Slab Edges
Light Brick Masonry

Anodised Aluminum Flat Bar Railing
Paint Dulux Monument



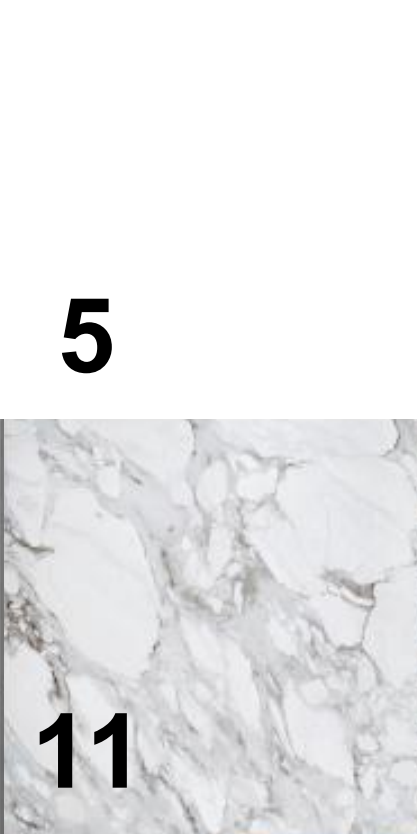
Balustrades
White Glass Clear

Walling
Hebel PowerPattern Pre-routed pattern panels



Walling and Slab Edges
Textured concrete RECKLI 1_148 Lanzarote

Perforated Aluminium Sunscreens
Paint Dulux Marais GR 13



External Walls Entrance Area
White Marble

Aluminium Window Frames & Joinery
Powdercoat - Colour MONUMENT Aluminium



Outside Paving



NORTH ELEVATION CONTEXTUAL

1:500

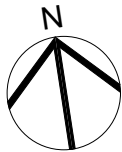
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MIXED USE AND SENIORS LIVING DEVELOPMENT		
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MATERIALS AND FINISHES

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 DA501
SUBSET:	MATERIALS & FINISHES	
DRAWN BY:	SU/WH/SP	ISSUE A



Design Specification - FABRIC:
External Walls: A minimum of R2.5 insulation added to Concrete Block Walls to give a Total R-Value of R2.8. Walls to Internal Corridors or Non-Conditioned Zones: A minimum of R1.5 insulation added to partition walls between apartments, and corridors or non-conditioned internal zones to give a total R-Value of R1.8. Internal Walls to Adjoining Apartment: As the adjoining apartment is considered a conditioned space there is no thermal insulation requirement for this wall. Insulation to this wall shall be as per acoustic requirements.
Ceilings: We have assumed floor to ceiling heights as indicated on the architectural drawings received.
Roof Type: A minimum of R3.0 insulation to be added to all apartments below roof or where there is an exposed concrete terrace/balcony area above (Total R-value R3.2).
Suspended Floor Slabs: Add R1.0 insulation to underside of suspended concrete slabs for enclosed floor levels between conditioned and internal non-conditioned spaces (i.e. non-conditioned lobbies/store rooms below).
Floor Coverings The following design specifications have been included within the NatHERS Assessments: Carpet to all bedrooms Timber floor boards to the living spaces; and Ceramic tiles to the bathrooms/wet areas.
Windows and Glazed Doors (Fixed and/or Operable): The glazing specification of U-Value of 4.42 W/m².K and an SHGC of 0.59 (Single Glazed Low-E, Clear) is required by the following apartments: 4.09 and 5.04 The remaining apartments require the glazing specification of U-Value of 6.07 W/m².K and an SHGC of 0.65 (Single Glazed, 6mm Clear) All windows have been specified with weather-strips to prevent air infiltration when closed. This is standard compliance with AS2047. Note: <i>The thermal performance values for all windows detailed above are for glass and framing system combined.</i>

Design Specification - WATER:
Alternative Water Supply A rainwater tank of minimum 5000L capacity is required for irrigation to landscaping areas only. For stormwater requirements, please refer to the Civil Engineer’s detailed specifications.
Fixtures & Fittings: We note that fixtures with the following WELS ratings have been included in the BASIX Assessment: Common Areas (as applicable) & all dwellings: 3 Star WELS rated Showerheads (>4.5 but<= 6 l/min) 4 Star WELS Toilets 6 Star WELS Kitchen taps 6 Star WELS Bathroom taps Dishwasher – Minimum 5 Star WELS rating required We note a reduction in the quality of these appliances will affect the water aspect of the BASIX rating.

Design Specification - ENERGY:
Air Leakage Kitchen Exhaust will be via a ducted range-hood to the external façade or roof. All bathrooms and ensuites exhaust to be via a ducted exhaust fan to external façade or roof. Back-draft dampers must be installed to prevent air infiltration.
Hot Water System A centralised hot water system (gas instantaneous) has been specified within the BASIX Certificate. Domestic Hot Water pipework is required to have minimum R0.6 insulation. It should be noted that a less efficient hot water system will affect the rating of the BASIX Energy Target.
Mechanical Ventilation Systems: Common Areas: Car park – Mechanical Supply & Exhaust with carbon monoxide monitor + VSD fan Garbage Rooms – Ventilation Exhaust Only Corridors /Fire Stairs/Storage – No mechanical ventilation
Dwelling Air-Conditioning Systems: Reverse cycle air-conditioning (Single Phase) for all dwellings (living zones). Individual systems to 3-bedroom apartments. Minimum EER ratings – Cooling 3.0-3.5, Heating 3.0-3.5
Lighting: Common Areas: Compact Fluorescent or LED lighting with motion sensor and/or time-clock control. Dwellings:

Design Specification - ENERGY:
Dedicated fluorescent or LED Lamps.
Appliance Specifications: The following minimum energy performance specifications have been included within the BASIX assessment: Energy Star Ratings: Gas cooktop and electric ovens to all dwellings. Dishwasher – not specified Clothes Dryer – not specified Clothes Washer – not specified <i>Compliance Note: A reduction in the quality of any of these appliances will affect the energy aspect of the BASIX rating. Client to confirm which appliances are to be included within base-building design.</i>



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5 Skyline Place Frenchs Forest NSW 2086

SP 49558

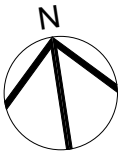
BASIX COMMITMENTS

P A S T U D I O

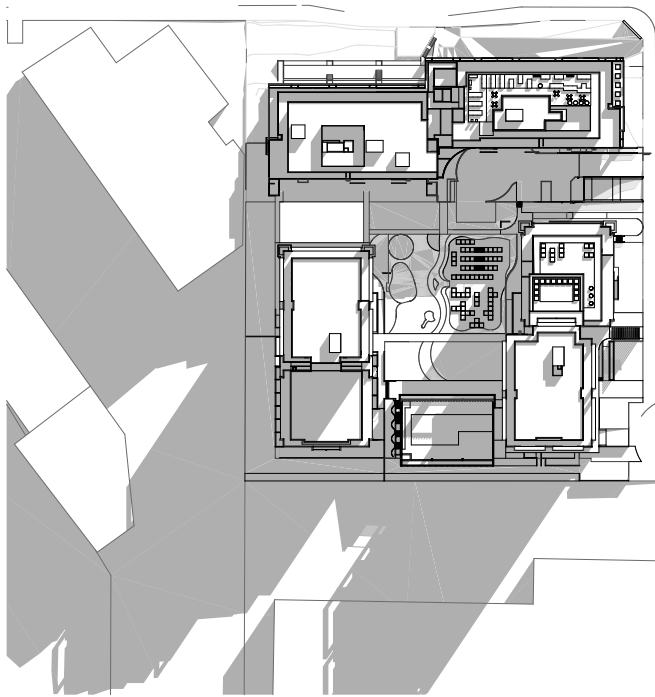
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089

TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

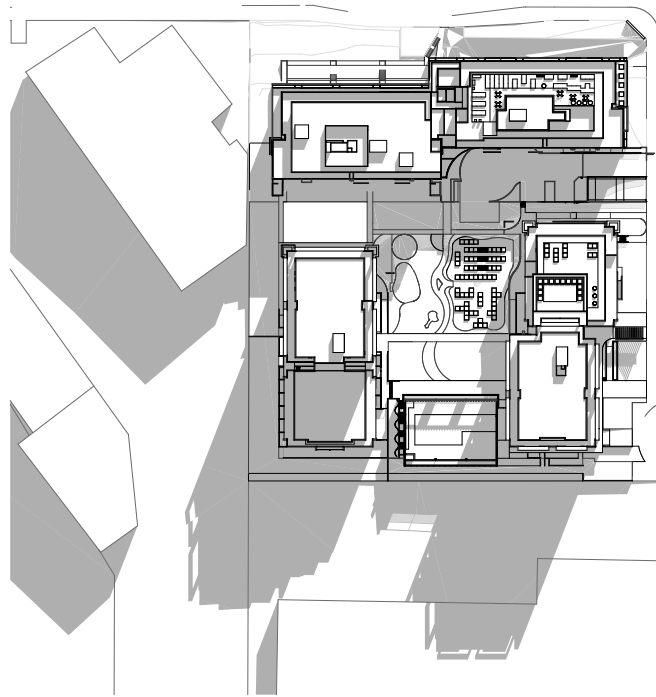
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SUBSET: BASIX COMMITMENTS	
DRAWN BY: SU/WH/SP	ISSUE A



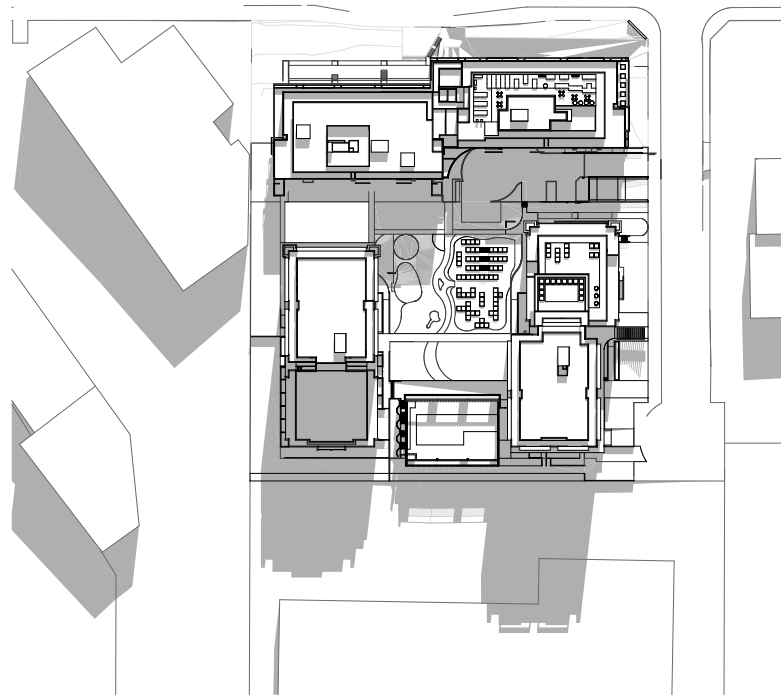
Printed 23-02-2021



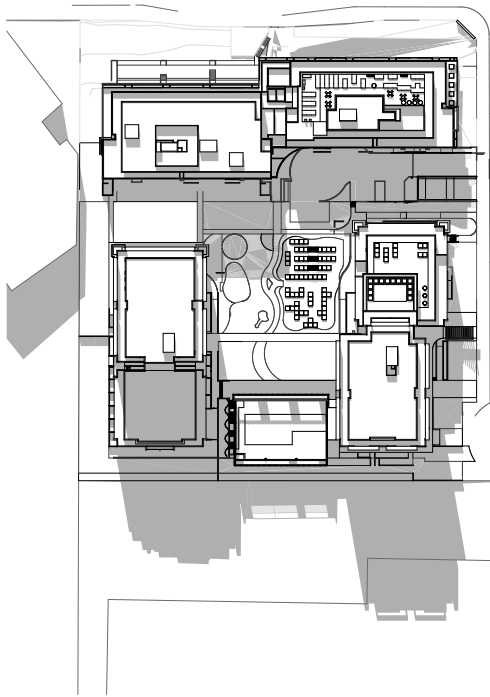
JUNE21 9AM - LOT1 1:2000



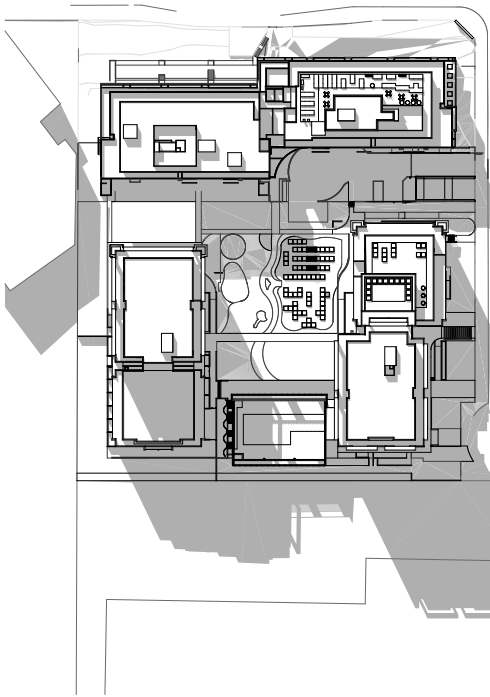
JUNE21 10AM - LOT1 1:2000



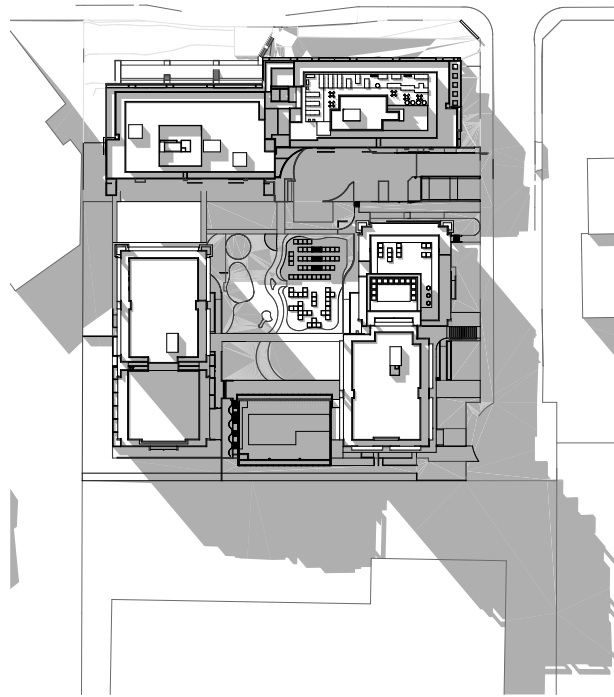
JUNE21 11AM - LOT1 1:2000



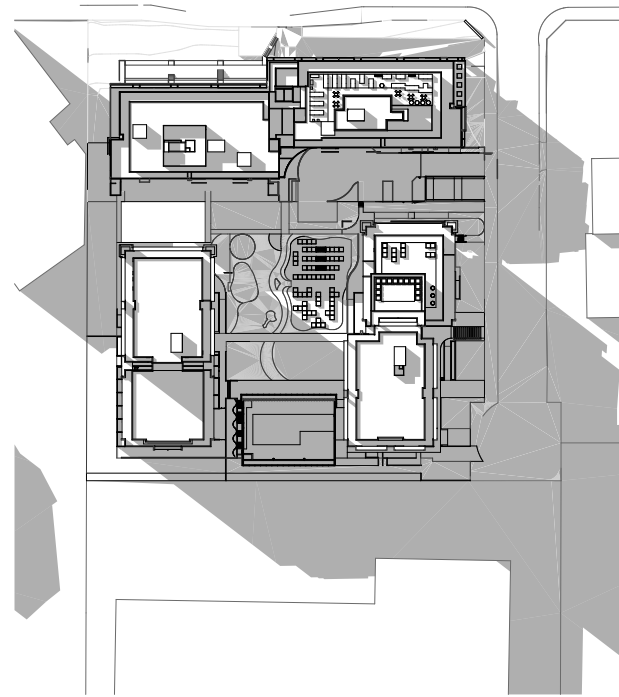
JUNE21 12PM - LOT1 1:2000



JUNE21 1PM - LOT1 1:2000



JUNE21 2PM - LOT1 1:2000



JUNE21 3PM - LOT1 1:2000

0 1 2 3 4 5 6 7 8 9 10

A	ORIGINAL ISSUE	23.02.21
ISSUE	REVISIONS	DATE

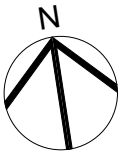
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

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

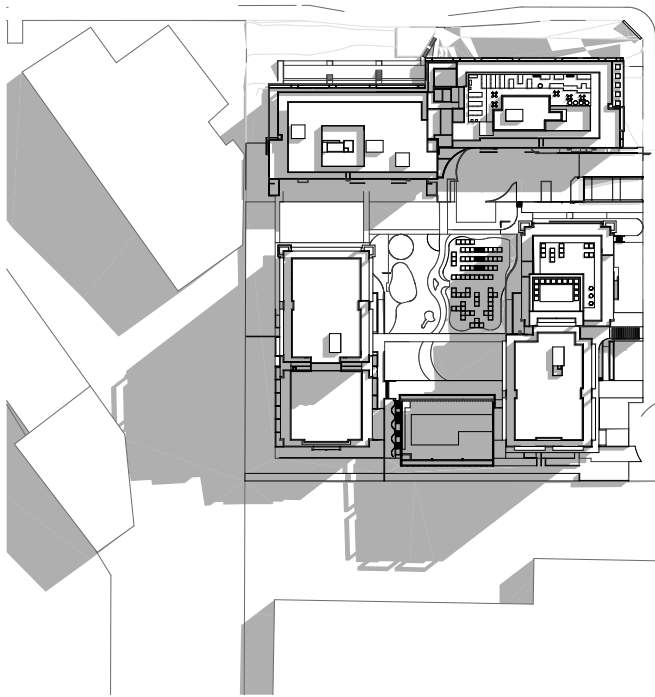
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: SHADOW DIAGRAMS & VIEWS FROM THE SUN	DRAWING DA801
SUBSET: SU/WH/SP	ISSUE A

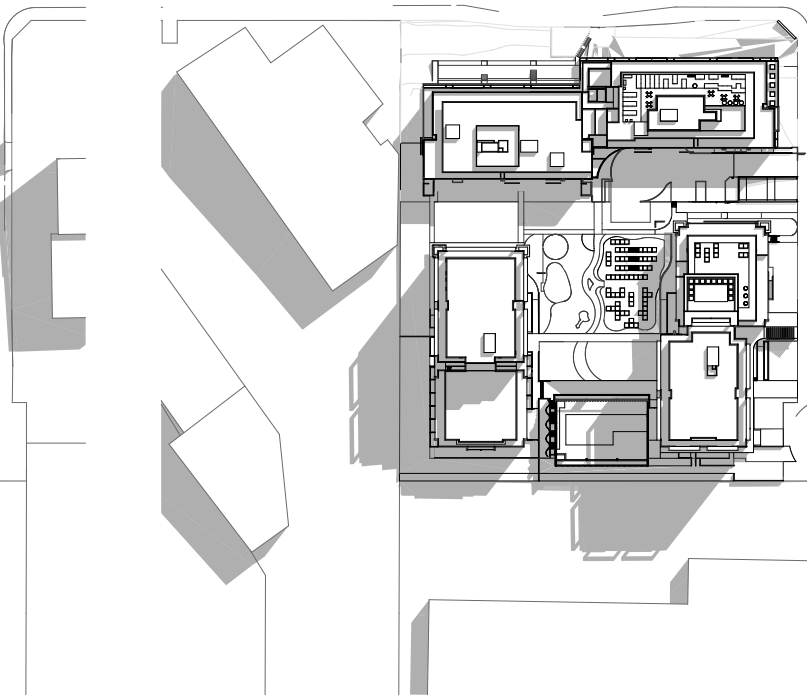
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)



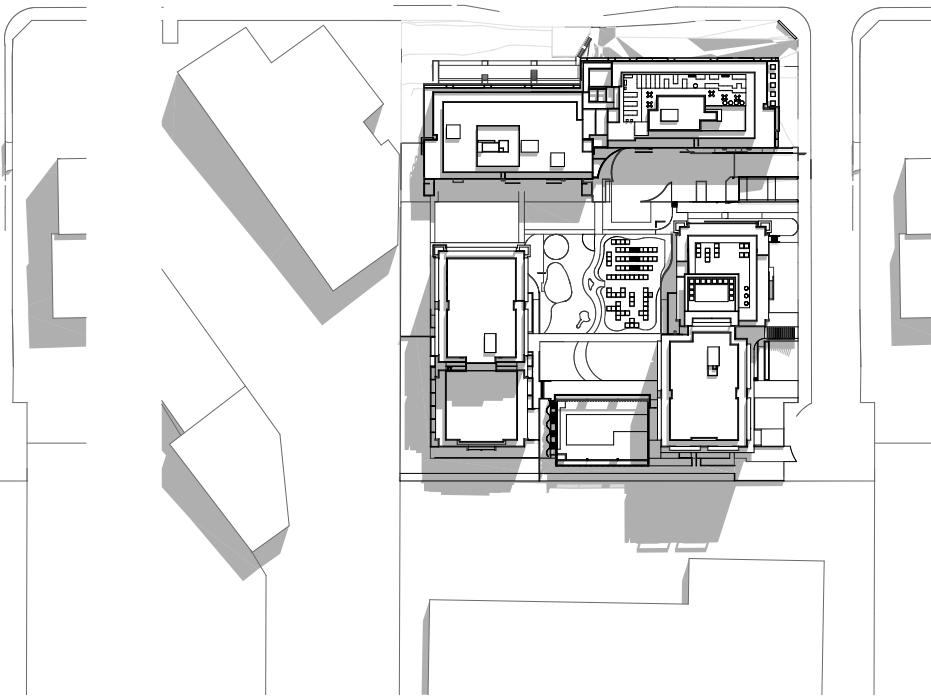
Printed 23-02-2021



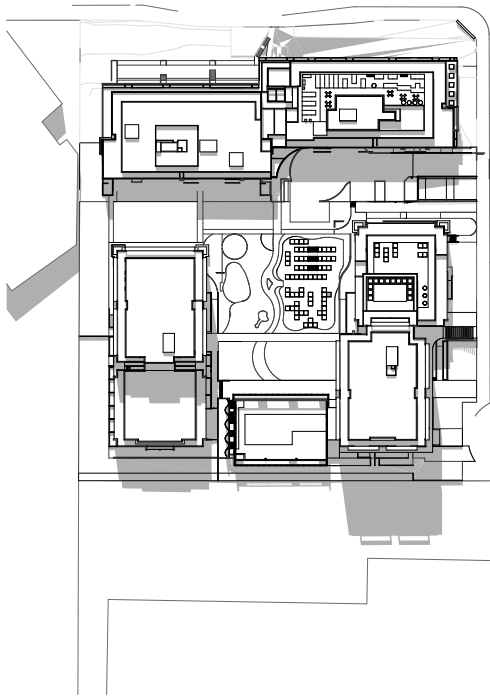
MAR21 9AM - LOT1 1:2000



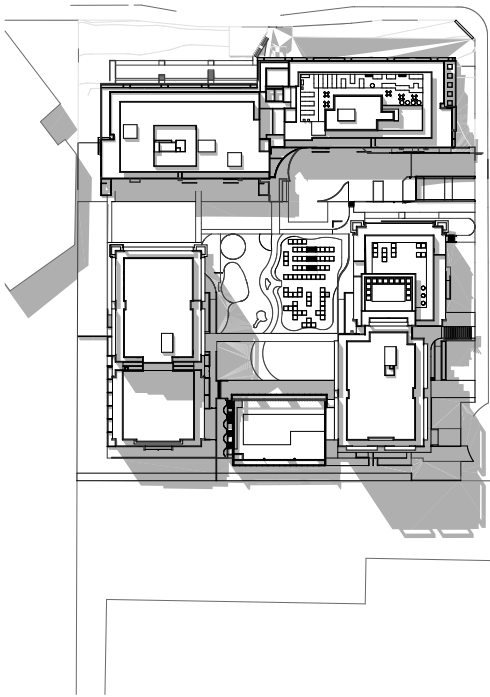
MAR21 10AM - LOT1 1:2000



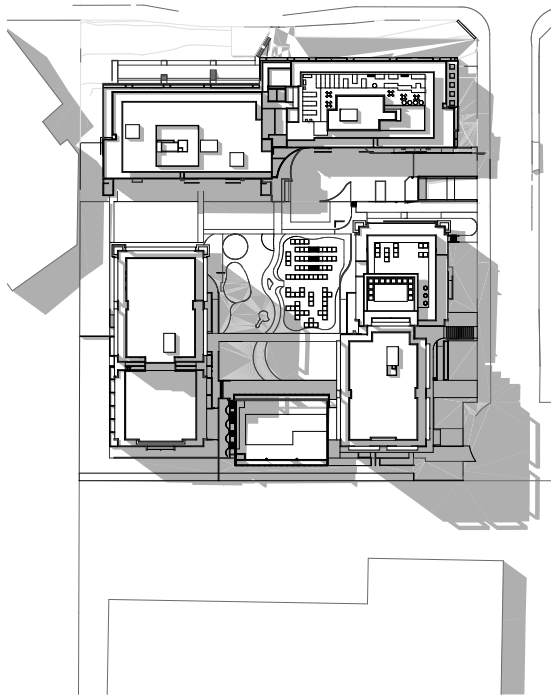
MAR21 11AM - LOT1 1:2000



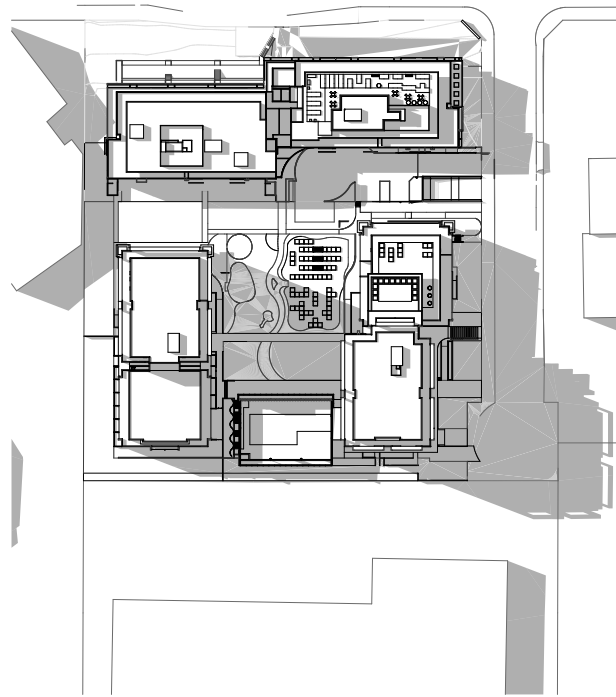
MAR21 12PM - LOT1 1:2000



MAR21 1PM - LOT1 1:2000



MAR21 2PM - LOT1 1:2000



MAR21 3PM - LOT1 1:2000

0 1 2 3 4 5 6 7 8 9 10

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ISSUE	REVISIONS	DATE

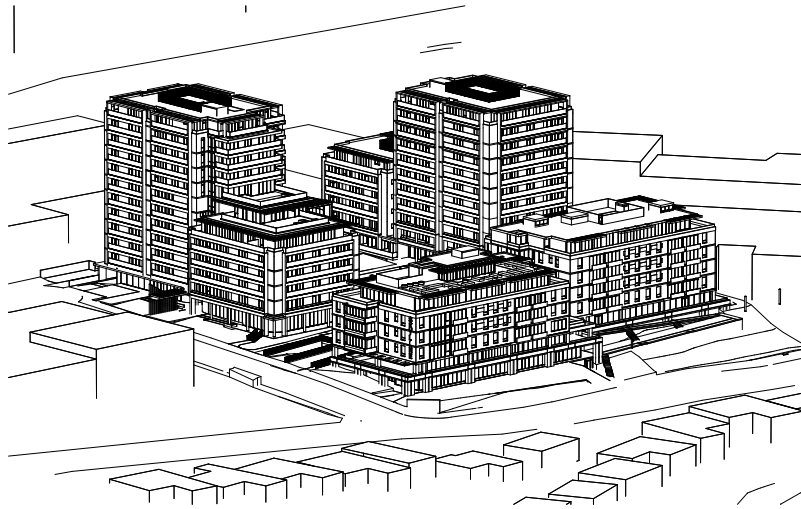
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

SHADOW DIAGRAMS - MARCH 21 - EQUINOX

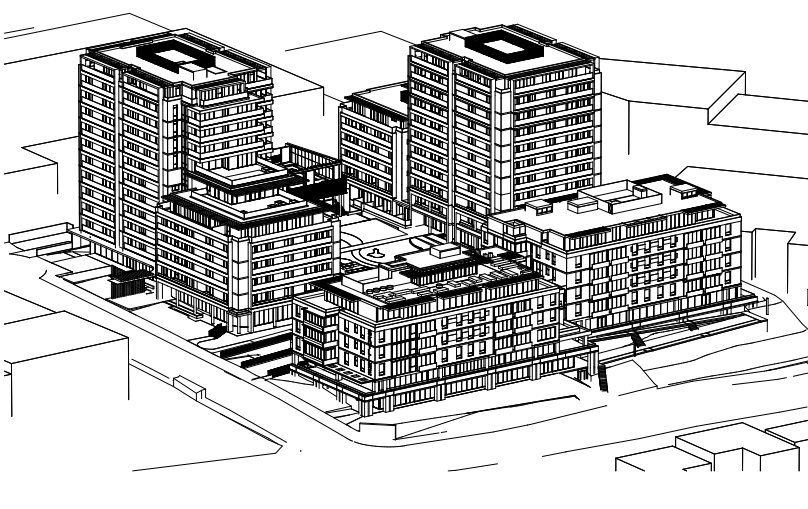
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: SHADOW DIAGRAMS & VIEWS FROM THE SUN	DRAWING DA802
SUBSET: SU/WH/SP	ISSUE A

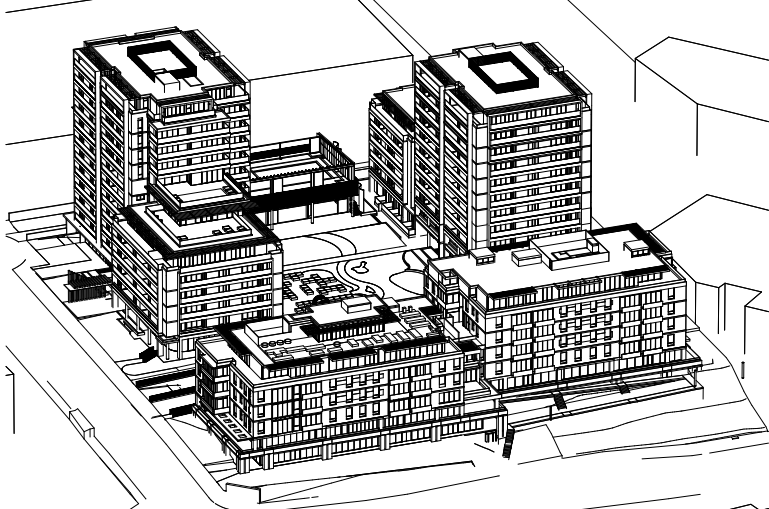
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)



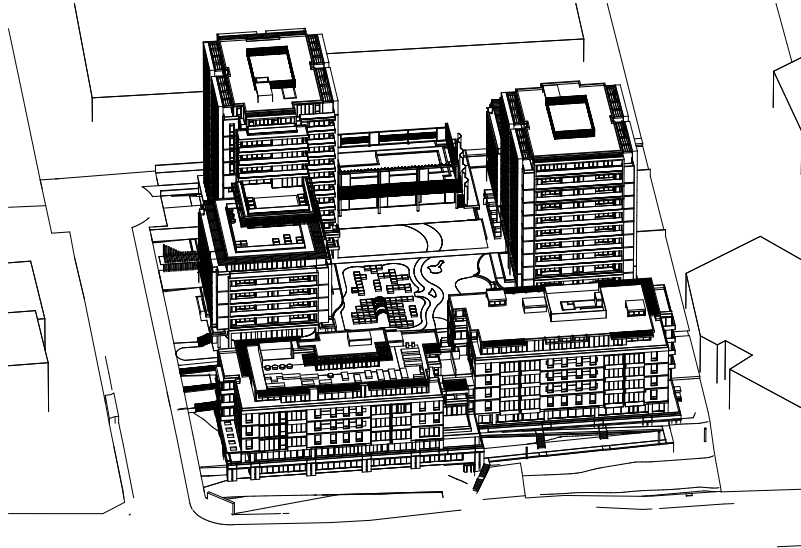
9:00AM 21ST JUNE



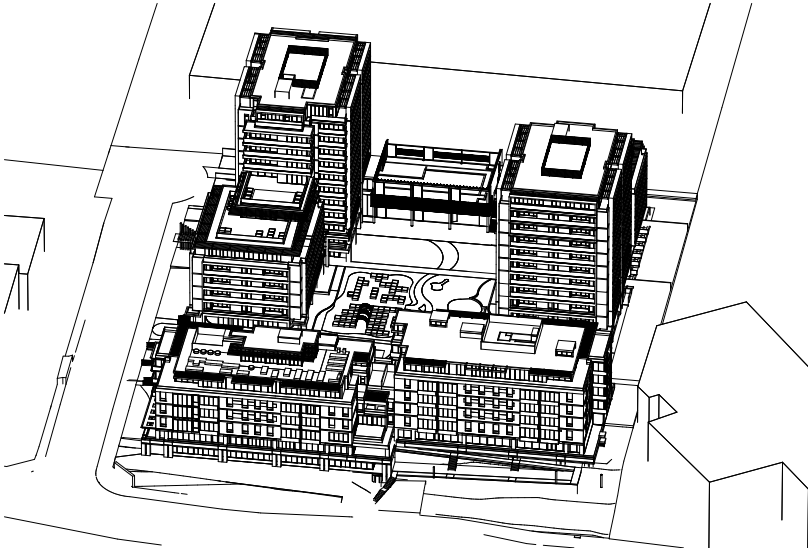
10:00AM 21ST JUNE



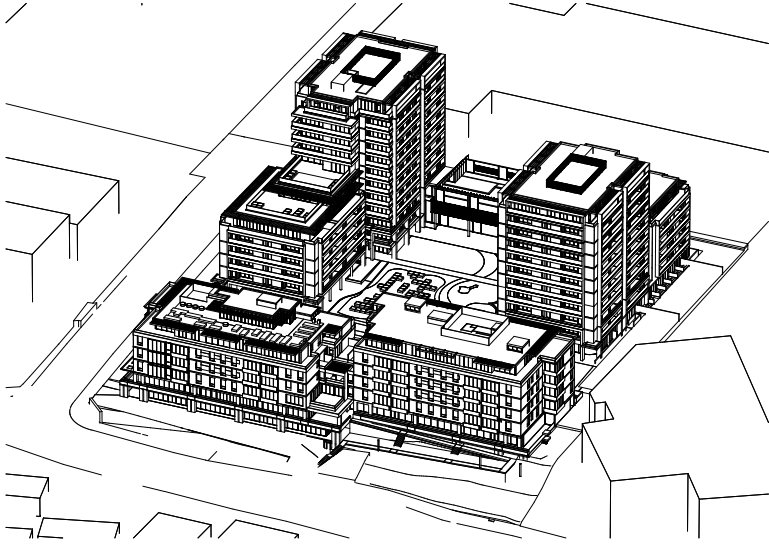
11:00AM 21ST JUNE



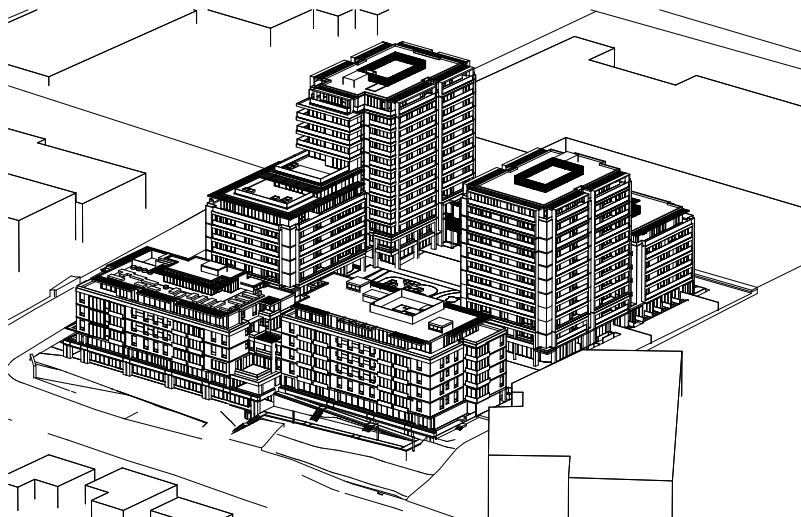
12:00AM 21ST JUNE



1:00PM 21ST JUNE

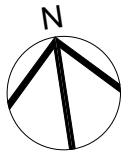


2:00PM 21ST JUNE



3:00PM 21ST JUNE

NOTE: BUILDINGS WITHIN THE SITE DONOT OVERSHADOW
EACH OTHER BETWEEN 9:30 AM AND 2:30 PM



Printed 23-02-2021

VIEWS FROM THE SUN
(location) 3D CAD model viewed
at the same azimuth and altitude
angle as the sun at the times
shown.
ie: WHAT IS SHOWN IS WHAT
IS RECEIVING DIRECT
SUNLIGHT AT THAT TIME



A	ORIGINAL ISSUE	23.02.21
ISSUE	REVISIONS	DATE

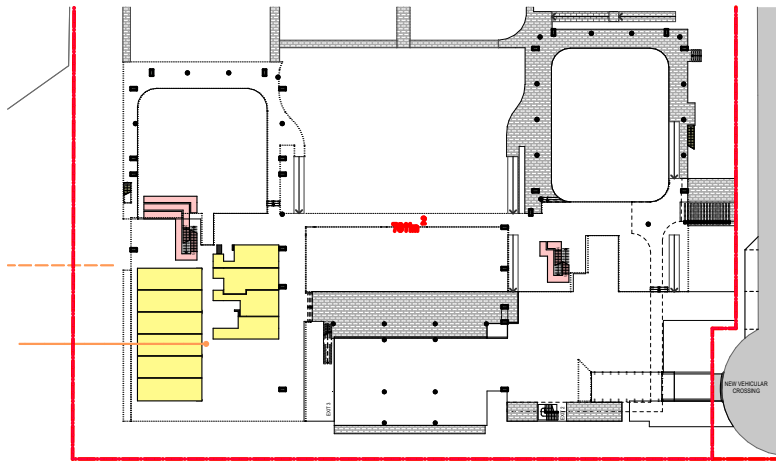
PROJECT:
**MIXED USE AND SENIORS LIVING
DEVELOPMENT**
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

**VIEWS FROM THE SUN -
JUNE 21 - MID WINTER**

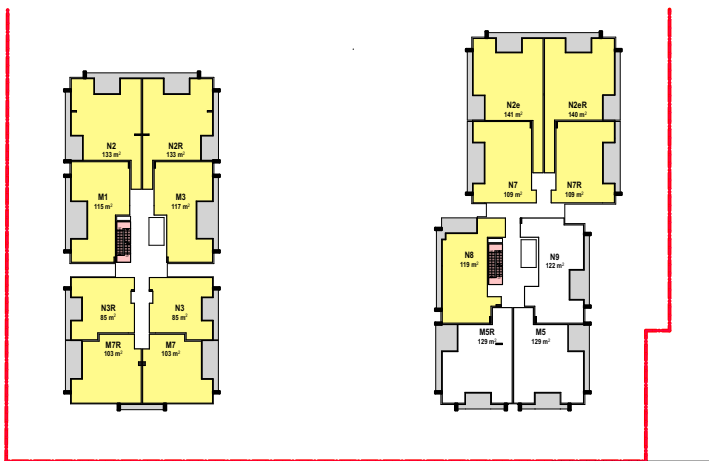
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: SHADOW DIAGRAMS & VIEWS FROM THE SUN	DRAWING DA803
SUBSET: SU/WH/SP	ISSUE A

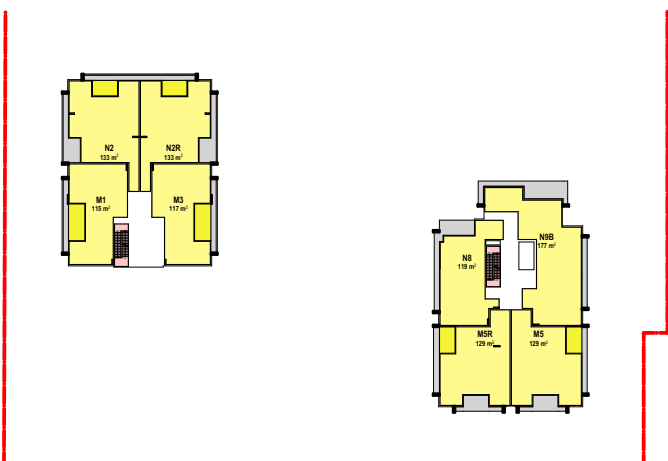
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)



GROUND FLOOR



LEVEL 4



LEVEL 8



LEVEL 1



LEVEL 5



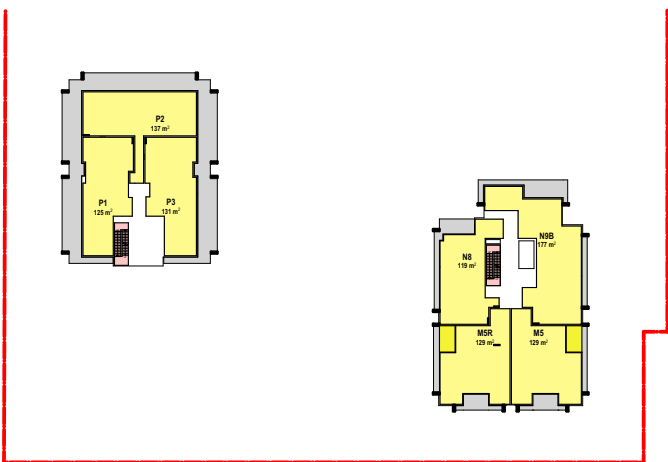
LEVEL 9



LEVEL 2



LEVEL 6



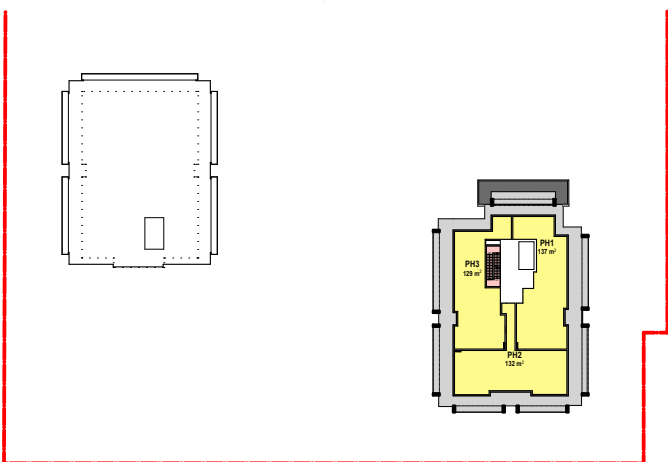
LEVEL 10



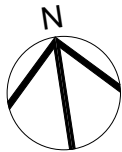
LEVEL 3



LEVEL 7



LEVEL 11



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APARTMENTS RECEIVING A MINIMUM OF 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9am AND 3pm AT MID WINTER

GROUND LEVEL	10/10
LEVEL 1	15/18
LEVEL 2	15/17
LEVEL 3	13/16
LEVEL 4	13/16
LEVEL 5	14/14
LEVEL 6	8/8
LEVEL 7	8/8
LEVEL 8	8/8
LEVEL 9	8/8
LEVEL 10	7/7
LEVEL 11	3/3
TOTAL	122/133
92% OF 133 APARTMENT	

0 1 2 3 4 5 6 7 8 9 10

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ISSUE REVISIONS DATE

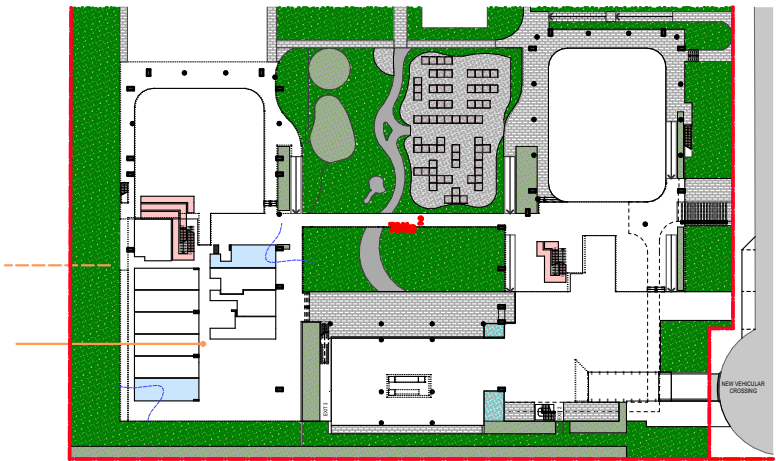
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

SOLAR ACCESS

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 DA901
SUBSET: SOLAR ACCESS & CROSS VENT	
DRAWN BY: SU/WH/SP	ISSUE A

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



GROUND FLOOR



LEVEL 4



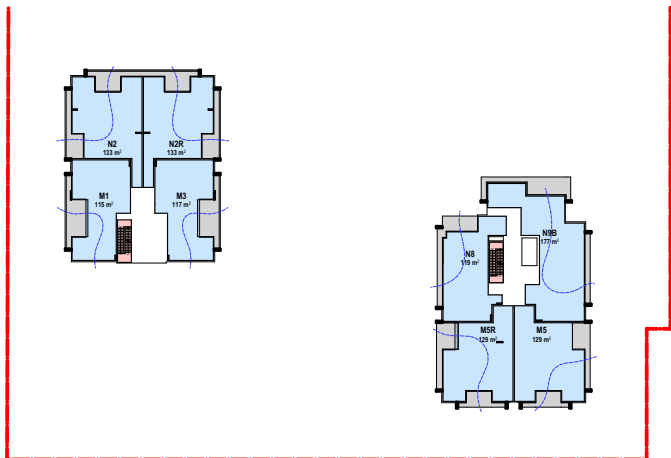
LEVEL 8



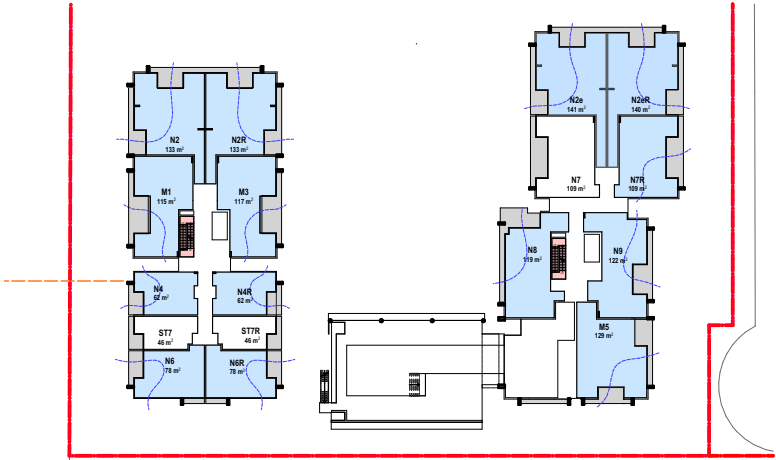
LEVEL 1



LEVEL 5



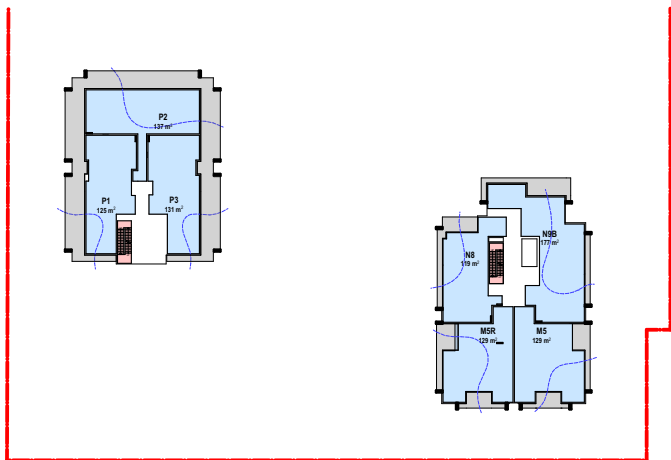
LEVEL 9



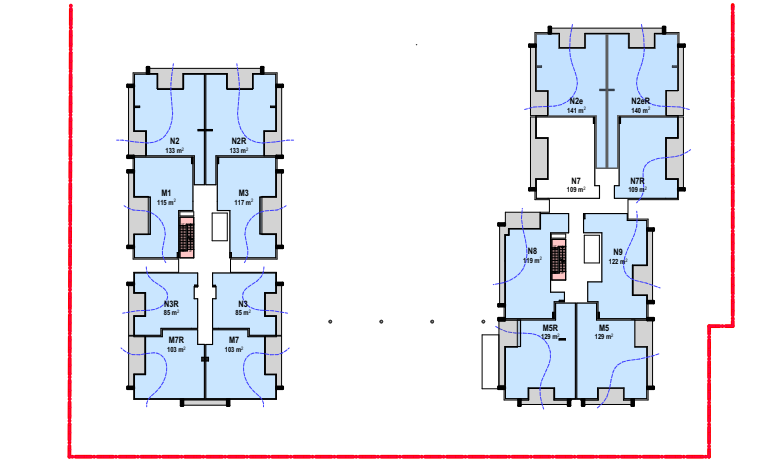
LEVEL 2



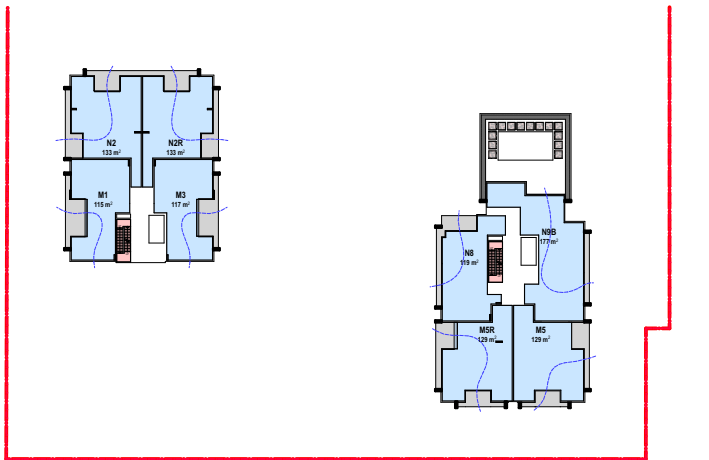
LEVEL 6



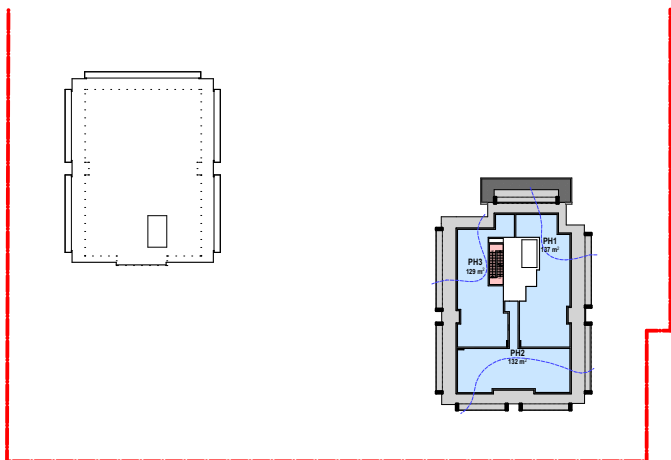
LEVEL 10



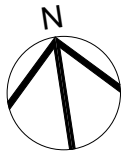
LEVEL 3



LEVEL 7



LEVEL 11



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APARTMENTS THAT ACHIEVE CROSS VENTILATION

GROUND LEVEL	2/10
LEVEL 1	14/18
LEVEL 2	14/17
LEVEL 3	15/16
LEVEL 4	15/16
LEVEL 5	13/14
LEVEL 6	8/8
LEVEL 7	8/8
LEVEL 8	8/8
LEVEL 9	8/8
LEVEL 10	7/7
LEVEL 11	3/3
TOTAL	115/133
86% OF 133 APARTMENT	

0 1 2 3 4 5 6 7 8 9 10

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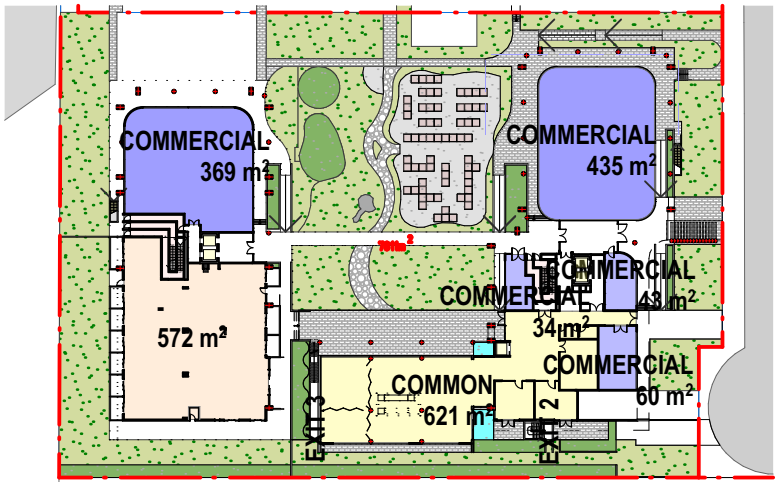
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

CROSS VENTILATION

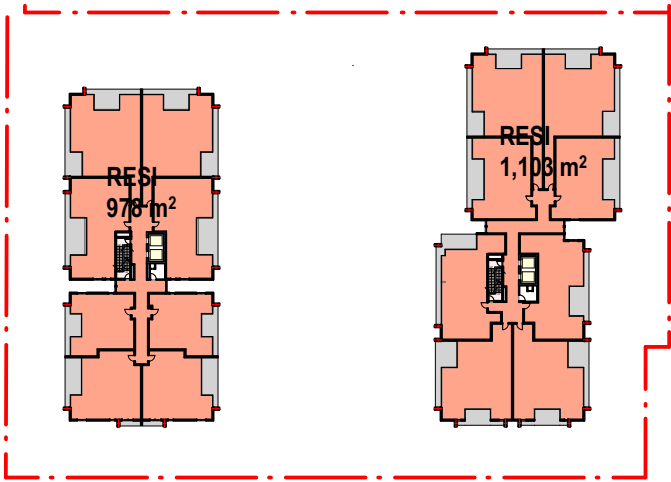
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA902
SUBSET: SOLAR ACCESS & CROSS VENT	
DRAWN BY: SU/WH/SP	ISSUE A

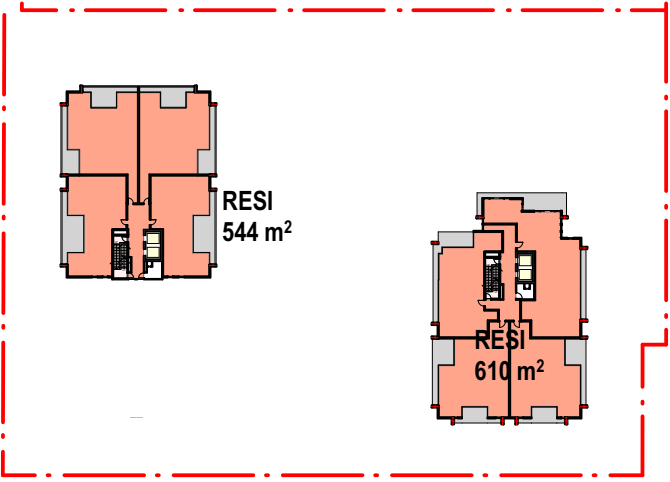
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)



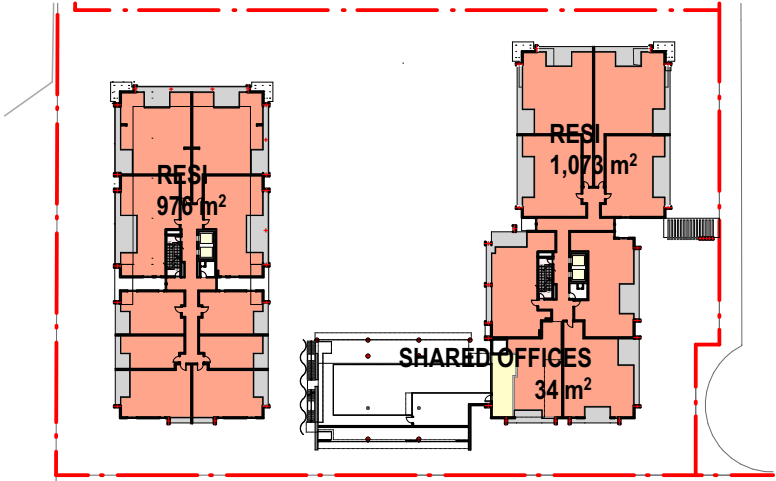
GROUND FLOOR



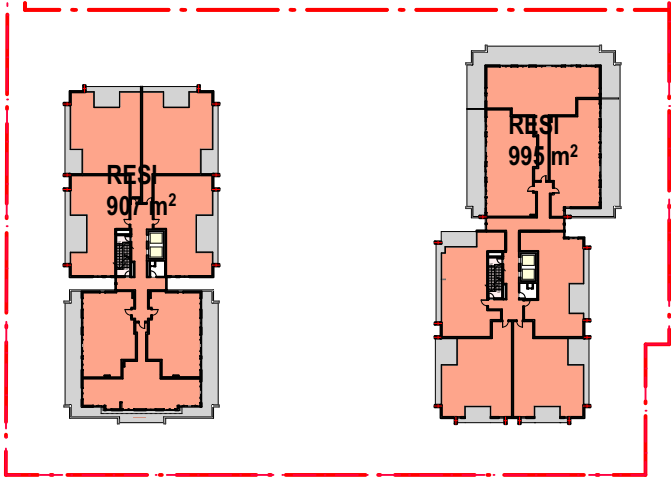
LEVEL 4



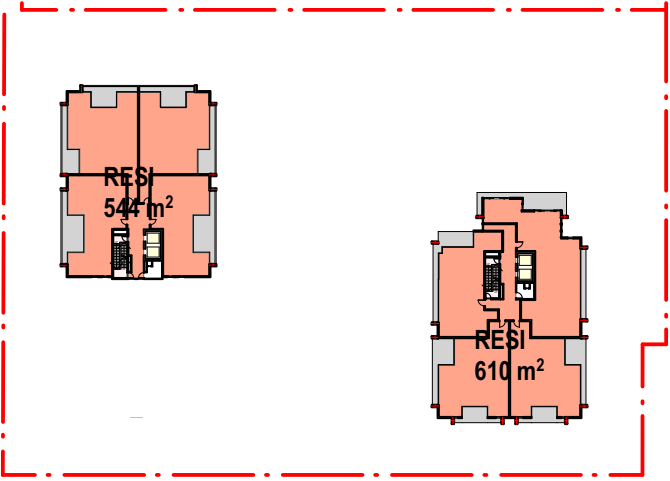
LEVEL 8



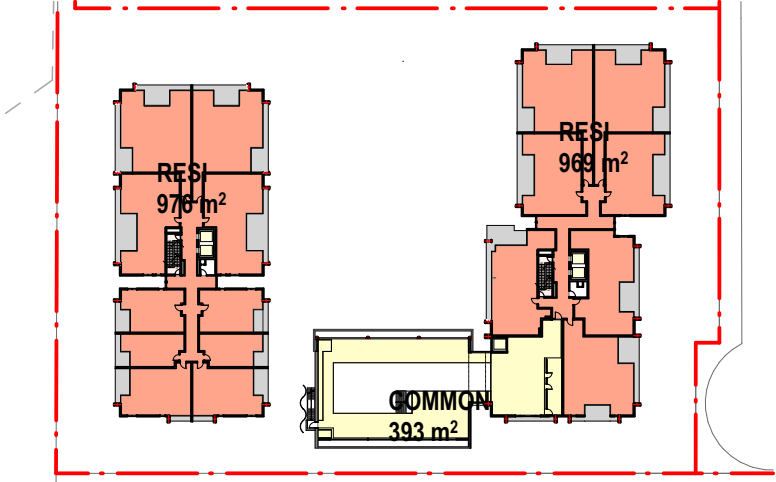
LEVEL 1



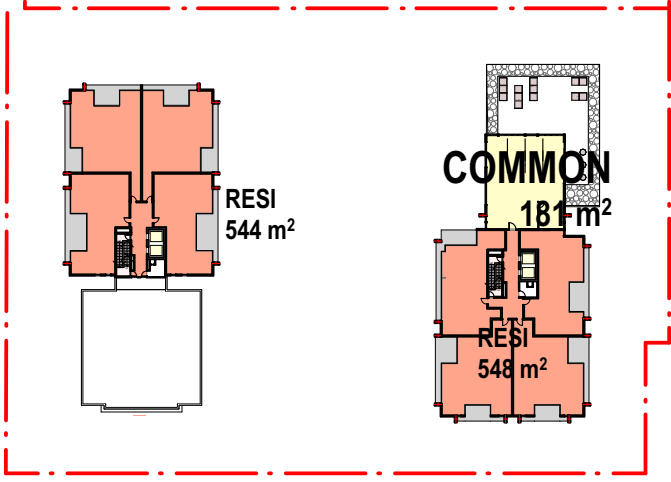
LEVEL 5



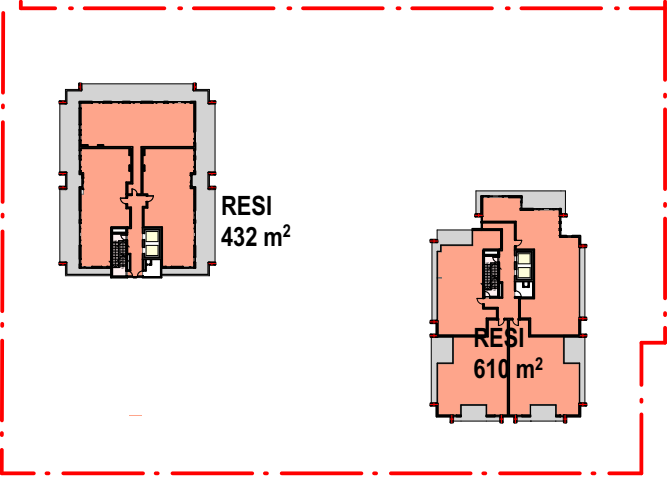
LEVEL 9



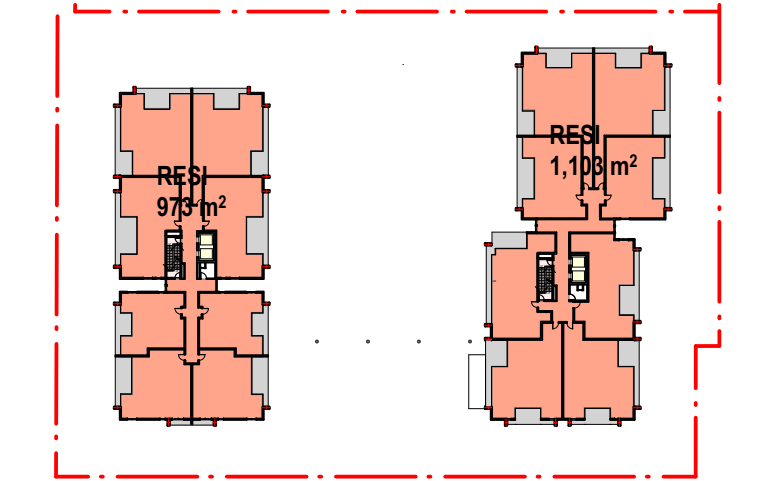
LEVEL 2



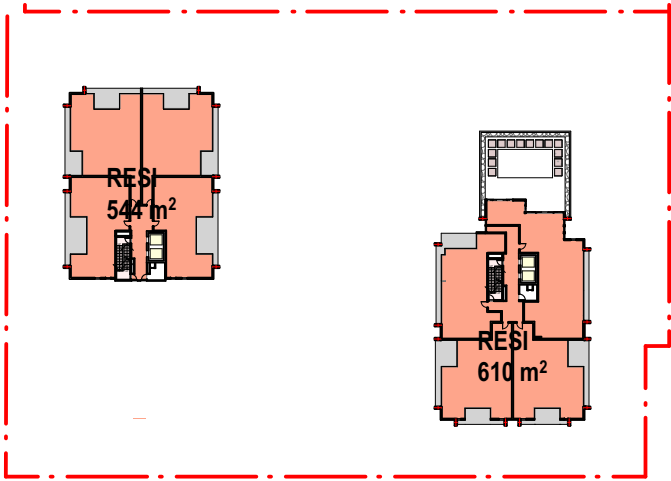
LEVEL 6



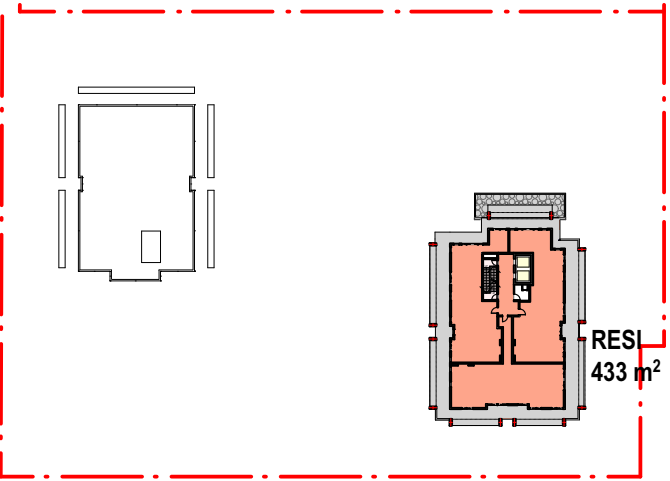
LEVEL 10



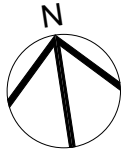
LEVEL 3



LEVEL 7



LEVEL 11



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GROSS FLOOR AREA		
USE	STOREY	AREA
COMMERCIAL GFA	GROUND FLOOR	34
COMMERCIAL GFA	GROUND FLOOR	43
COMMERCIAL GFA	GROUND FLOOR	60
COMMERCIAL GFA	GROUND FLOOR	369
COMMERCIAL GFA	GROUND FLOOR	435
		941 m²
COMMON GFA	GROUND FLOOR	621
COMMON GFA	LEVEL 1	34
COMMON GFA	LEVEL 2	393
COMMON GFA	LEVEL 6	181
		1,229 m²
PROJ. IND. GFA	GROUND FLOOR	572
		572 m²
RESIDENCE GFA	LEVEL 1	976
RESIDENCE GFA	LEVEL 1	1,073
RESIDENCE GFA	LEVEL 2	969
RESIDENCE GFA	LEVEL 2	976
RESIDENCE GFA	LEVEL 3	973
RESIDENCE GFA	LEVEL 3	1,103
RESIDENCE GFA	LEVEL 4	978
RESIDENCE GFA	LEVEL 4	1,103
RESIDENCE GFA	LEVEL 5	907
RESIDENCE GFA	LEVEL 5	995
RESIDENCE GFA	LEVEL 6	544
RESIDENCE GFA	LEVEL 6	548
RESIDENCE GFA	LEVEL 7	544
RESIDENCE GFA	LEVEL 7	610
RESIDENCE GFA	LEVEL 8	544
RESIDENCE GFA	LEVEL 8	610
RESIDENCE GFA	LEVEL 9	544
RESIDENCE GFA	LEVEL 9	610
RESIDENCE GFA	LEVEL 10	432
RESIDENCE GFA	LEVEL 10	610
RESIDENCE GFA	LEVEL 11	433
		16,082 m²
		18,824 m²

SITE AREA = 7811m²

PROPOSED FLOOR SPACE RATIO:
(18,824:7,811) OR 2.41:1

0 1 2 3 4 5 6 7 8 9 10

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

FLOOR AREA CALCULATIONS

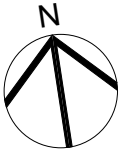
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: CALCULATIONS	DA1001
DRAWN BY: SU/WH/SP	ISSUE A

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

UNIT TYPES & AREAS - LOT 1 - WEST BUILDING					
Unit Type	Home Story	Unit Name	Area	Winter Garden	Quantity
0PROJ. IND.+COMMON AREA (West)	GROUND FLOOR	-	572	-	10
			572 m²		10
1 BED (West)	LEVEL 1	N4	62	-	1
1 BED (West)	LEVEL 1	N4R	62	-	1
1 BED (West)	LEVEL 2	N4	62	-	1
1 BED (West)	LEVEL 2	N4R	62	-	1
			248 m²		4
2BED (West)	LEVEL 1	N6	78	-	1
2BED (West)	LEVEL 1	N6R	78	-	1
2BED (West)	LEVEL 2	N6	78	-	1
2BED (West)	LEVEL 2	N6R	78	-	1
2BED (West)	LEVEL 3	M7	103	-	1
2BED (West)	LEVEL 3	M7R	103	-	1
2BED (West)	LEVEL 3	N3	85	-	1
2BED (West)	LEVEL 3	N3R	85	-	1
2BED (West)	LEVEL 4	M7	103	-	1
2BED (West)	LEVEL 4	M7R	103	-	1
2BED (West)	LEVEL 4	N3	85	-	1
2BED (West)	LEVEL 4	N3R	85	-	1
2BED (West)	LEVEL 5	M8	104	-	1
2BED (West)	LEVEL 5	M8R	104	-	1
2BED (West)	LEVEL 5	M9	112	-	1
			1,384 m²		15
2BED+Study (West)	LEVEL 1	M1	115	-	1
2BED+Study (West)	LEVEL 1	M3	117	-	1
2BED+Study (West)	LEVEL 2	M1	115	-	1
2BED+Study (West)	LEVEL 2	M3	117	-	1
2BED+Study (West)	LEVEL 3	M1	115	-	1
2BED+Study (West)	LEVEL 3	M3	117	-	1
2BED+Study (West)	LEVEL 4	M1	115	-	1
2BED+Study (West)	LEVEL 4	M3	117	-	1
2BED+Study (West)	LEVEL 5	M1	115	15	1
2BED+Study (West)	LEVEL 5	M3	117	15	1
2BED+Study (West)	LEVEL 6	M1	115	15	1
2BED+Study (West)	LEVEL 6	M3	117	15	1
2BED+Study (West)	LEVEL 7	M1	115	15	1
2BED+Study (West)	LEVEL 7	M3	117	15	1
2BED+Study (West)	LEVEL 8	M1	115	15	1
2BED+Study (West)	LEVEL 8	M3	117	15	1
2BED+Study (West)	LEVEL 9	M1	115	15	1
2BED+Study (West)	LEVEL 9	M3	117	15	1
			2,088 m²		18
3BED (West)	LEVEL 1	N2	133	-	1
3BED (West)	LEVEL 1	N2R	133	-	1
3BED (West)	LEVEL 2	N2	133	-	1
3BED (West)	LEVEL 2	N2R	133	-	1
3BED (West)	LEVEL 3	N2	133	-	1
3BED (West)	LEVEL 3	N2R	133	-	1
3BED (West)	LEVEL 4	N2	133	-	1
3BED (West)	LEVEL 4	N2R	133	-	1
3BED (West)	LEVEL 5	N2	133	10	1
3BED (West)	LEVEL 5	N2R	133	10	1
3BED (West)	LEVEL 6	N2	133	10	1
3BED (West)	LEVEL 6	N2R	133	10	1
3BED (West)	LEVEL 7	N2	133	10	1
3BED (West)	LEVEL 7	N2R	133	10	1
3BED (West)	LEVEL 8	N2	133	10	1
3BED (West)	LEVEL 8	N2R	133	10	1
3BED (West)	LEVEL 9	N2	133	10	1
3BED (West)	LEVEL 9	N2R	133	10	1
3BED (West)	LEVEL 10	P1	125	-	1
3BED (West)	LEVEL 10	P2	137	-	1
3BED (West)	LEVEL 10	P3	131	-	1
			2,787 m²		21
STUDIO (West)	LEVEL 1	ST7	46	-	1
STUDIO (West)	LEVEL 1	ST7R	46	-	1
STUDIO (West)	LEVEL 2	ST7	46	-	1
STUDIO (West)	LEVEL 2	ST7R	46	-	1
			184 m²		4
			7,263 m²		63

UNIT TYPES & AREAS - LOT 1 - EAST BUILDING					
Unit Type	Home Story	Unit Name	Area	Winter Garden	Quantity
1 BED (East)	LEVEL 1	S1	68	-	1
			68 m²		1
2BED (East)	LEVEL 1	N7	109	-	1
2BED (East)	LEVEL 1	N7R	109	-	1
2BED (East)	LEVEL 2	N7	109	-	1
2BED (East)	LEVEL 2	N7R	109	-	1
2BED (East)	LEVEL 3	N7	109	-	1
2BED (East)	LEVEL 3	N7R	109	-	1
2BED (East)	LEVEL 4	N7	109	-	1
2BED (East)	LEVEL 4	N7R	109	-	1
			872 m²		8
3BED (East)	LEVEL 1	M5	129	-	1
3BED (East)	LEVEL 1	N2e	141	-	1
3BED (East)	LEVEL 1	N2eR	140	-	1
3BED (East)	LEVEL 1	N8	119	-	1
3BED (East)	LEVEL 1	N9	122	-	1
3BED (East)	LEVEL 2	M5	129	-	1
3BED (East)	LEVEL 2	N2e	141	-	1
3BED (East)	LEVEL 2	N2eR	140	-	1
3BED (East)	LEVEL 2	N8	119	-	1
3BED (East)	LEVEL 2	N9	122	-	1
3BED (East)	LEVEL 2	N2e	141	-	1
3BED (East)	LEVEL 2	N2eR	140	-	1
3BED (East)	LEVEL 2	N8	119	-	1
3BED (East)	LEVEL 2	N9	122	-	1
3BED (East)	LEVEL 3	M5	129	-	1
3BED (East)	LEVEL 3	M5R	129	-	1
3BED (East)	LEVEL 3	N2e	141	-	1
3BED (East)	LEVEL 3	N2eR	140	-	1
3BED (East)	LEVEL 3	N8	119	-	1
3BED (East)	LEVEL 3	N9	122	-	1
3BED (East)	LEVEL 4	M5	129	-	1
3BED (East)	LEVEL 4	M5R	129	-	1
3BED (East)	LEVEL 4	N2e	141	-	1
3BED (East)	LEVEL 4	N2eR	140	-	1
3BED (East)	LEVEL 4	N8	119	-	1
3BED (East)	LEVEL 4	N9	122	-	1
3BED (East)	LEVEL 5	M5	129	10	1
3BED (East)	LEVEL 5	M5R	129	10	1
3BED (East)	LEVEL 5	N8	119	-	1
3BED (East)	LEVEL 5	N8B	126	-	1
3BED (East)	LEVEL 5	N8C	143	-	1
3BED (East)	LEVEL 5	N8D	124	-	1
3BED (East)	LEVEL 5	N9	122	10	1
3BED (East)	LEVEL 6	M5	129	10	1
3BED (East)	LEVEL 6	M5R	129	10	1
3BED (East)	LEVEL 6	N8	119	-	1
3BED (East)	LEVEL 6	N9	122	10	1
3BED (East)	LEVEL 7	M5	129	10	1
3BED (East)	LEVEL 7	M5R	129	10	1
3BED (East)	LEVEL 7	N8	119	-	1
3BED (East)	LEVEL 7	N9B	177	-	1
3BED (East)	LEVEL 8	M5	129	10	1
3BED (East)	LEVEL 8	M5R	129	10	1
3BED (East)	LEVEL 8	N8	119	-	1
3BED (East)	LEVEL 8	N9B	177	-	1
3BED (East)	LEVEL 9	M5	129	10	1
3BED (East)	LEVEL 9	M5R	129	10	1
3BED (East)	LEVEL 9	N8	119	-	1
3BED (East)	LEVEL 9	N9B	177	-	1
3BED (East)	LEVEL 10	M5	129	10	1
3BED (East)	LEVEL 10	M5R	129	10	1
3BED (East)	LEVEL 10	N8	119	-	1
3BED (East)	LEVEL 10	N9B	177	-	1
3BED (East)	LEVEL 11	PH1	137	-	1
3BED (East)	LEVEL 11	PH2	132	-	1
3BED (East)	LEVEL 11	PH3	129	-	1
			6,867 m²		52
			7,807 m²		61



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-- TABLE SHOWING INTERNAL AREAS OF APARTMENTS AND NO. OF APARTMENTS

NOTE: ALL APARTMENTS EXCEED THE MINIMUM AREAS PRESCRIBED BY ADG

0 1 2 3 4 5 6 7 8 9 10

A ORIGINAL ISSUE 23.02.21

ISSUE REVISIONS DATE

PROJECT:

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

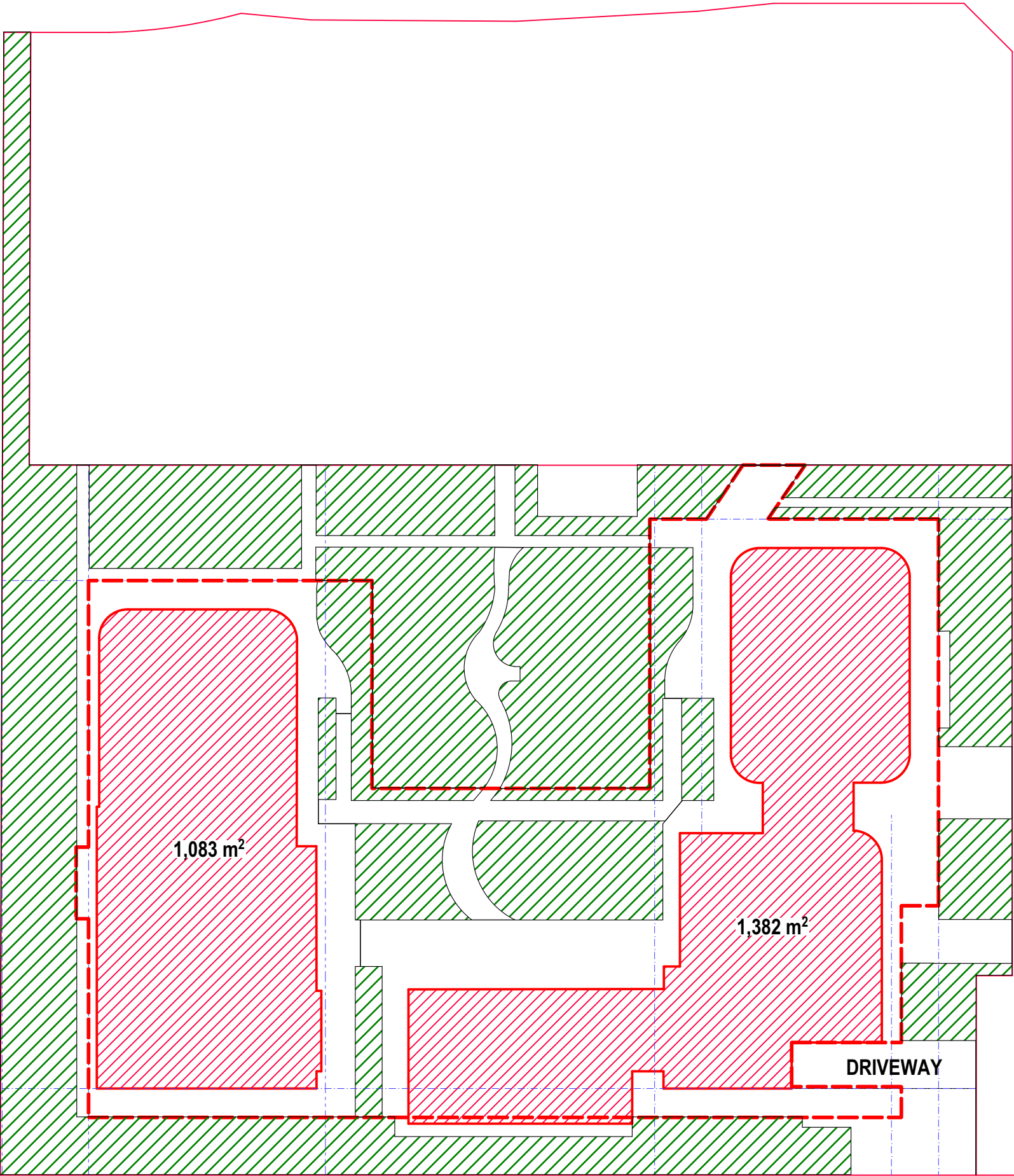
DWELLING TYPES AND NET FLOOR AREAS

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 DA1002
SUBSET: CALCULATIONS	
DRAWN BY: SU/WH/SP	ISSUE A

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

TOTAL UNITS	
UNIT TYPE	QUANTITY
PROJ. IND. STUDIO	10
STUDIO	4
1 BED	5
2 BED	23
2 BED + STUDY	18
3 BED	73



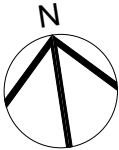
Warringah LEP:
landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.
No definition of deep soil.

- Warringah DCP:
. To measure the area of landscaped open space:
- a) Driveways, paved areas, roofed areas, tennis courts, car parking and stormwater structures, decks, etc, and any open space areas with a dimension of less than 2 metres are excluded from the calculation;
 - b) The water surface of swimming pools and impervious surfaces which occur naturally such as rock outcrops are included in the calculation;
 - c) Landscaped open space must be at ground level (finished); and
 - d) The minimum soil depth of land that can be included as landscaped open space is 1 metre.

33% of the site must be landscaped area.
Deep soil landscape area means that area of a site with no above ground, ground level or subterranean development.

DCP LANDSCAPE CALC
SITE AREA OF LOT 1 = 7811 m²

TOTAL LANDSCAPE AREA : 3280 m² (42%)
More than 33% of Site Area



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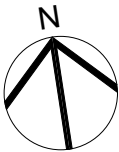
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

DCP LANDSCAPE CALCULATION

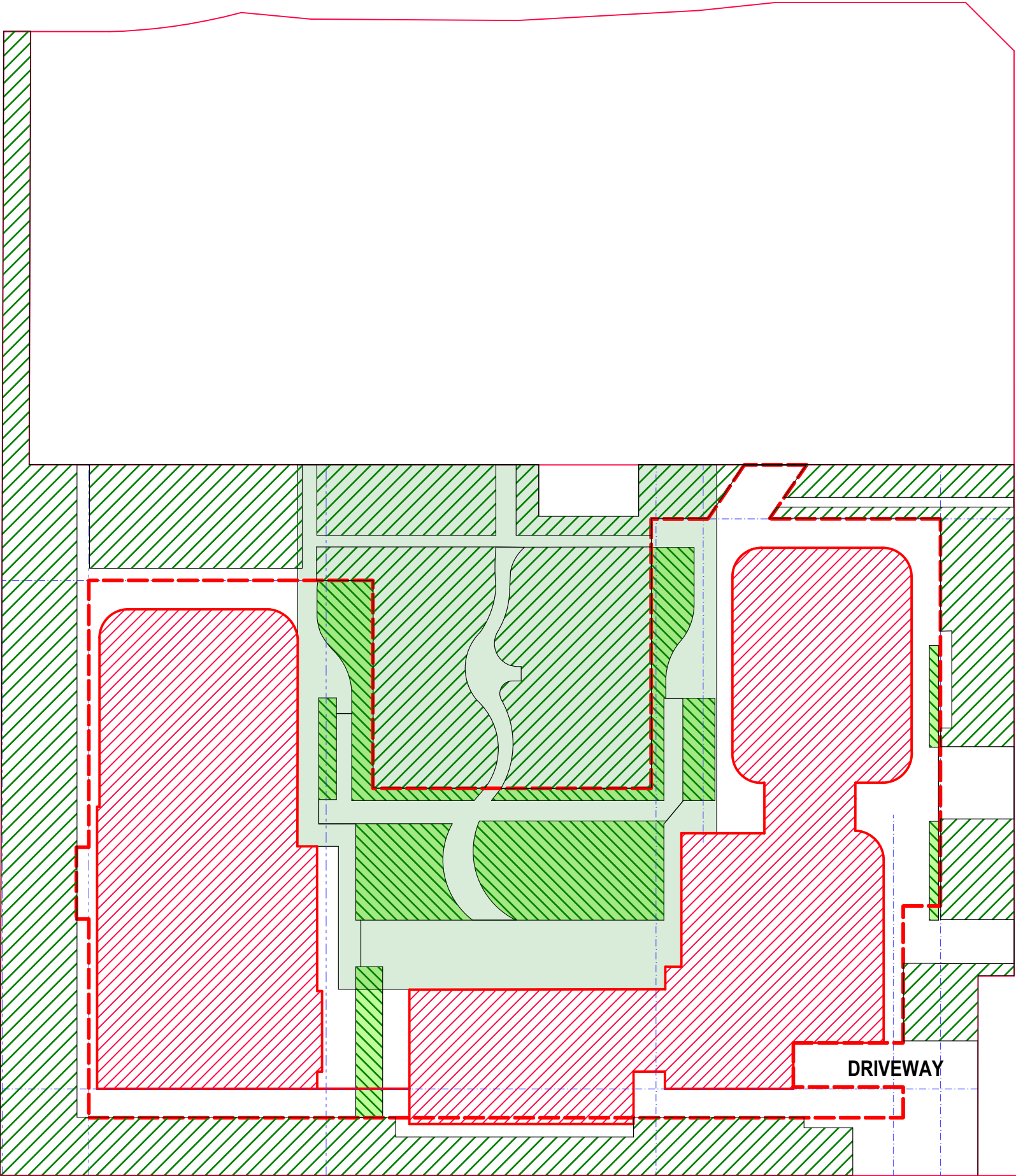
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: CALCULATIONS	DA1003
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ADG:

Deep soil zones are areas of soil not covered by buildings or structures within a development. They exclude basement car parks, services, swimming pools, tennis courts and impervious surfaces including car parks, driveways and roof areas.

- 10% of the site as deep soil on sites with an area of 650m² - 1,500m²
- 15% of the site as deep soil on sites greater than 1,500m²

Communal open space has a minimum area equal to 25% of the site. Where developments are unable to achieve the design criteria, such as on small lots, sites within business zones, or in a dense urban area, they should:

- provide communal spaces elsewhere such as a landscaped roof top terrace or a common room
- provide larger balconies or increased private open space for apartment

ADG LANDSCAPE CALC

SITE AREA OF LOT 1 = 7811 m²

OUTLINE OF CARPARK BELOW GROUND 4,411 m²

AREA OCCUPIED BY BUILDINGS AT GROUND FLOOR LEVEL 2,465 m²

LANDSCAPING

DEEP SOIL ZONE, AS DEFINED IN APARTMENT DESIGN GUIDE (ADG): Minimum 15% of Site Area, i.e 1172 m²

DEEP SOIL ZONE PROVIDED: 2,711 m²
i.e 34.7% of Site Area (more than 15% of Site Area)

LANDSCAPE AREA WITH SOIL DEPTH OF 0.5m - 1m 569 m²

COMMUNAL OPEN SPACE: 2,188 m²
i.e 28.01% of Site Area (more than 25% of Site Area)

0 1 2 3 4 5 6 7 8 9 10

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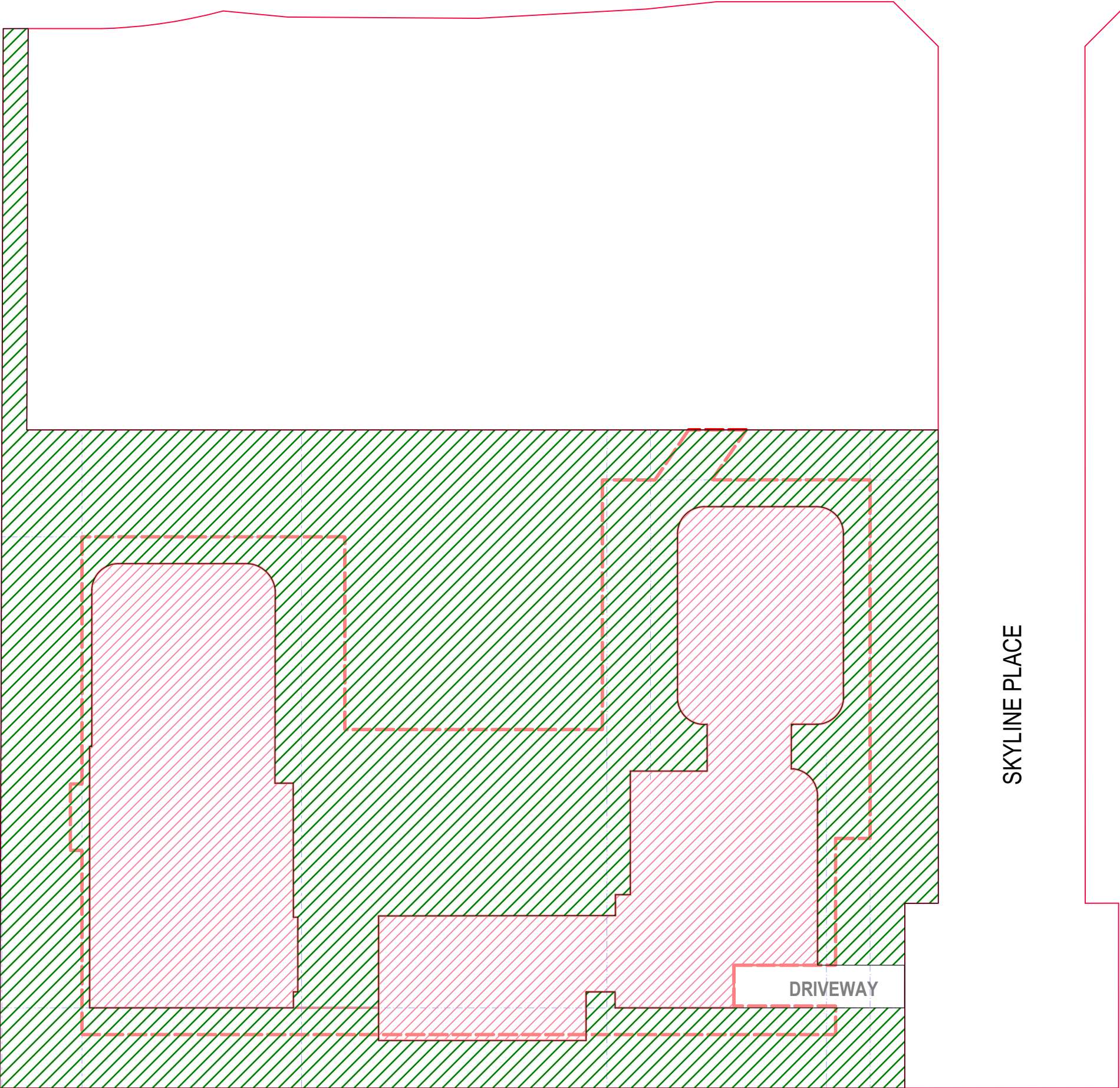
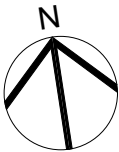
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

ADG LANDSCAPE CALCULATION

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: CALCULATIONS	DA1004
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SKYLINE PLACE

SEPP (Seniors):
landscaped area means that part of the site area that is not occupied by any building and includes so much of that part as is used or to be used for rainwater tanks, swimming pools or open-air recreation facilities, but does not include so much of that part as is used or to be used for driveways or parking areas.

There is no definition for deep soil.
Under the Urban Design Guidelines for infill development, the minimum requirement for landscaped area is 30%. Minimum deep soil is 15%.

SEPP LANDSCAPE CALC

SITE AREA OF LOT 1 = 7811 m²

-  OUTLINE OF CARPARK BELOW GROUND **4,411 m²**
-  AREA OCCUPIED BY BUILDINGS AT GROUND FLOOR LEVEL **2,465 m²**

LANDSCAPING

LANDSCAPE AREA, AS DEFINED IN SEPP (HOUSING FOR SENIORS OR PEOPLE WITH A DISABILITY) 2004:
Minimum, 30% of Site Area.

LANDSCAPE AREA PROVIDED: 5,252 m²
i.e 67.2% of Site Area (more than 30% of Site Area)



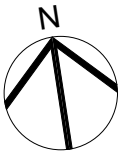
A	ORIGINAL ISSUE	23.02.21
ISSUE	REVISIONS	DATE

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

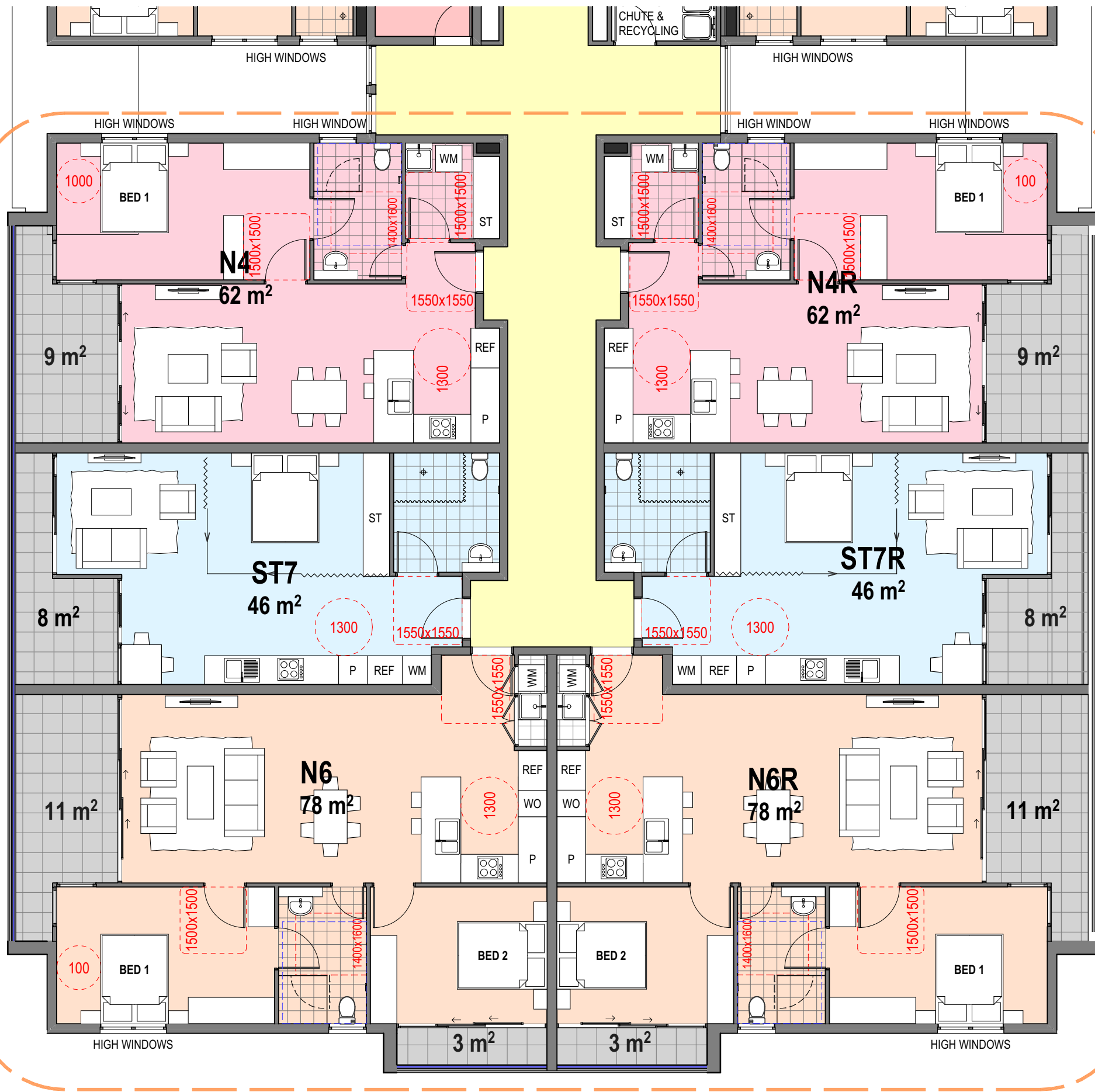
SEPP LANDSCAPE CALCULATION

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: CALCULATIONS	DA1005
DRAWN BY: SU/WH/SP	ISSUE A

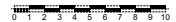


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UNITS N4, N4R, ST7, ST7R, N6 & N6R - WEST BUILDING

1:100



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ISSUE	REVISIONS	DATE

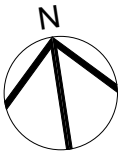
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

UNITS N4, N4R, ST7, ST7R, N6 & N6R

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	DA1101
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	A
DRAWN BY:	SU/WH/SP		

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



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UNITS M1 & M3 - WEST BUILDING

1:100

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ISSUE REVISIONS DATE

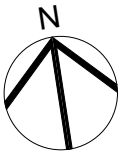
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

UNITS M1 & M3

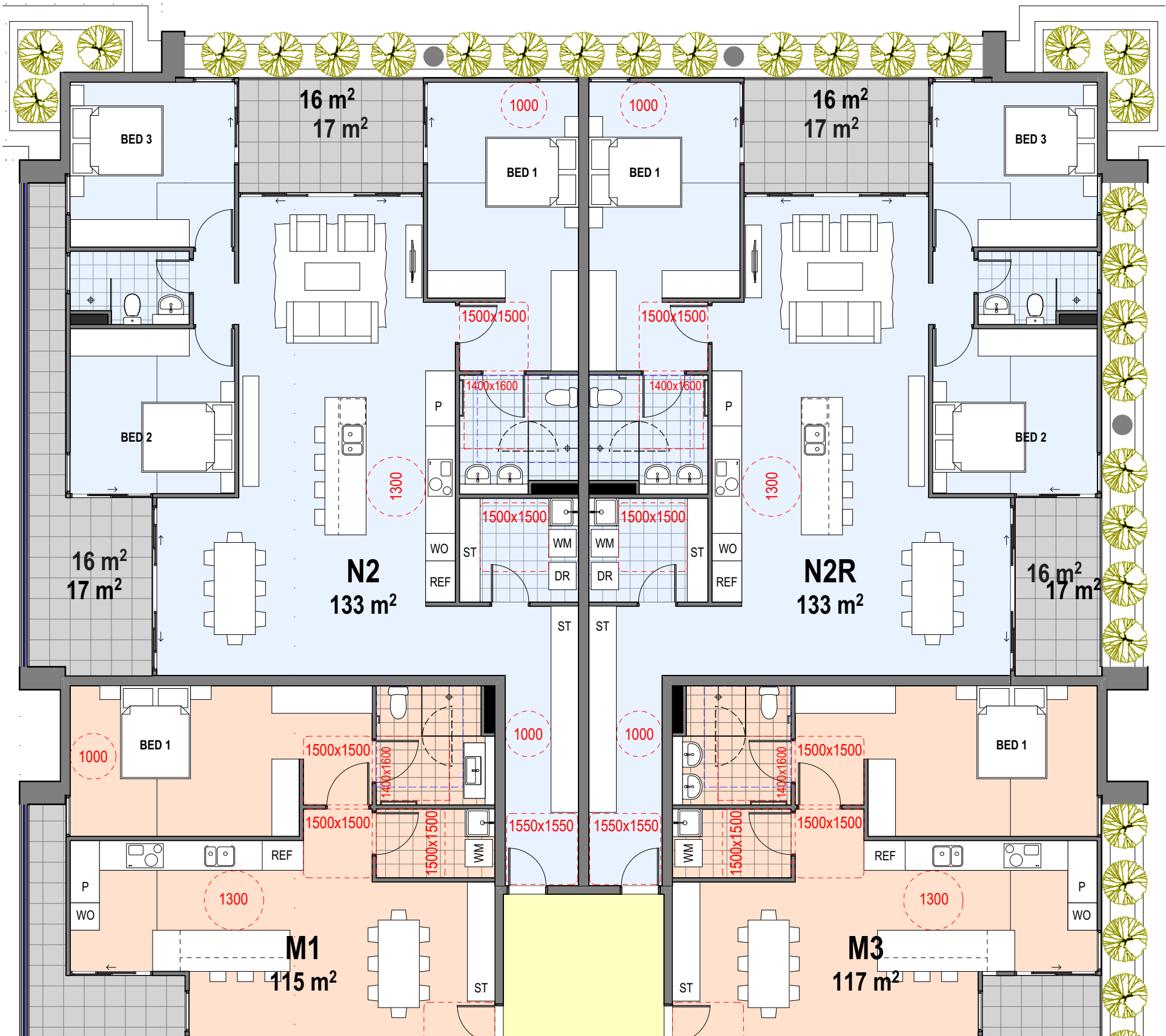
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING	DA1102
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	A
DRAWN BY:	SU/WH/SP		

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



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UNITS N2 & N2R - WEST BUILDING

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ISSUE REVISIONS DATE

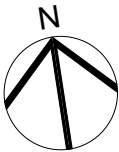
PROJECT:
**MIXED USE AND SENIORS LIVING
DEVELOPMENT**
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

UNIT TYPES N2 & N2R

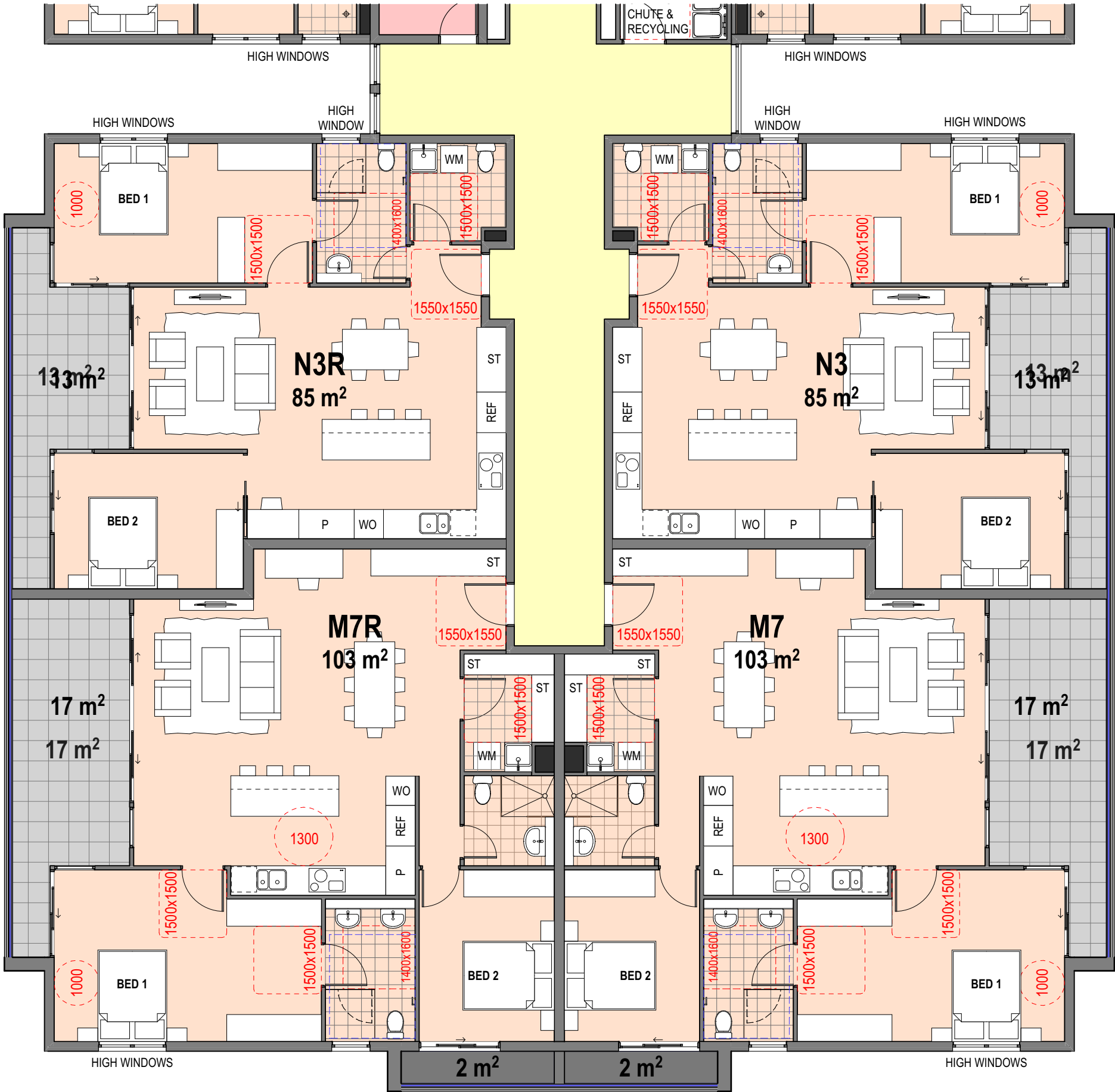
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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SUBSET: 1:100 UNIT LAYOUT PLANS	DA1103
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FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)



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UNITS N3, N3R, M7 & M7R - WEST BUILDING

1:100



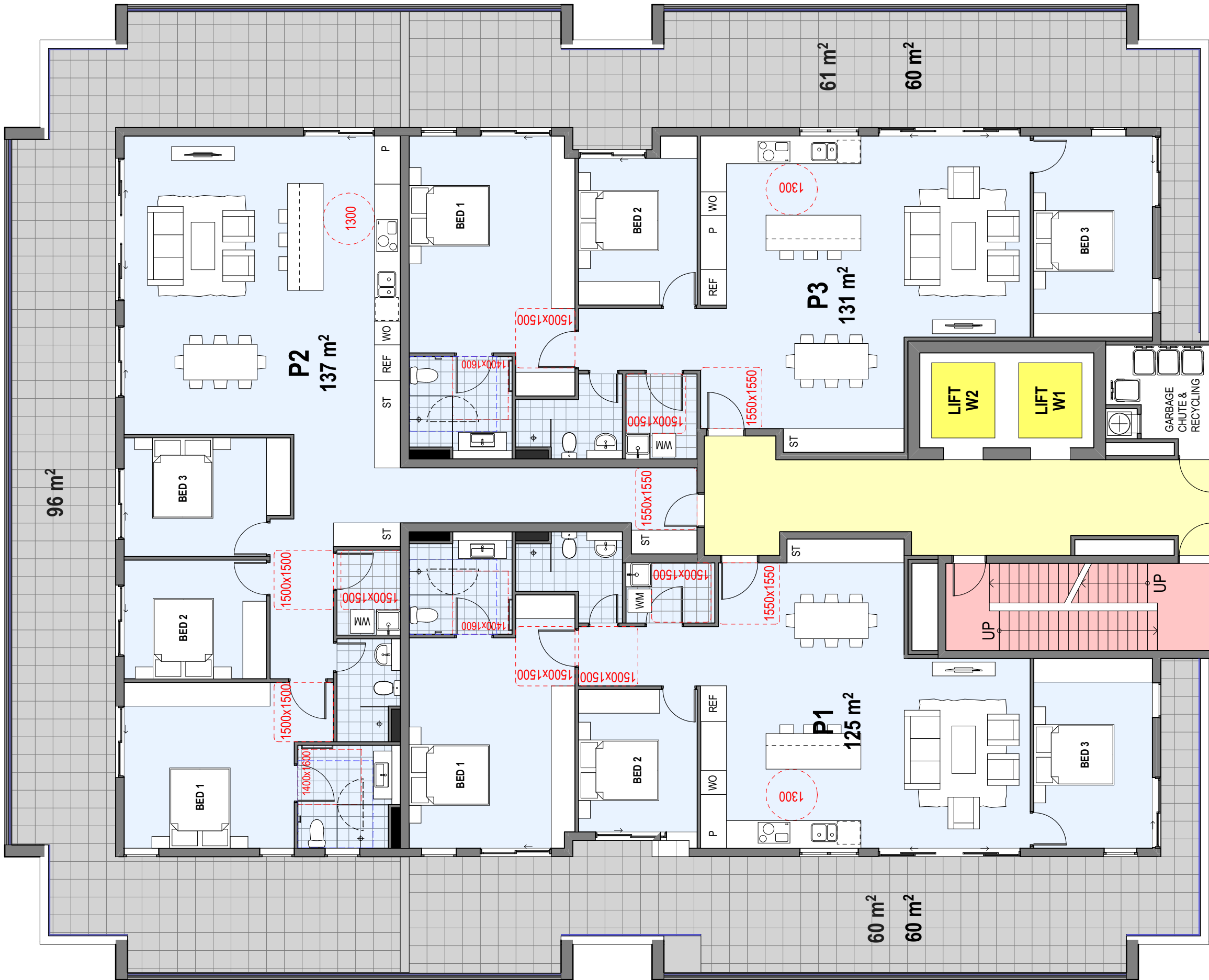
A	ORIGINAL ISSUE	23.02.21
ISSUE	REVISIONS	DATE
PROJECT:		
MIXED USE AND SENIORS LIVING DEVELOPMENT		
5 Skyline Place Frenchs Forest NSW 2086		
SP 49558		

UNITS N3, N3R, M7 & M7R

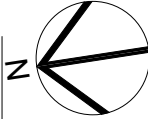
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	A
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FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)



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UNITS P1, P2 & P3 - WEST BUILDING

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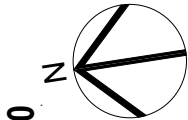
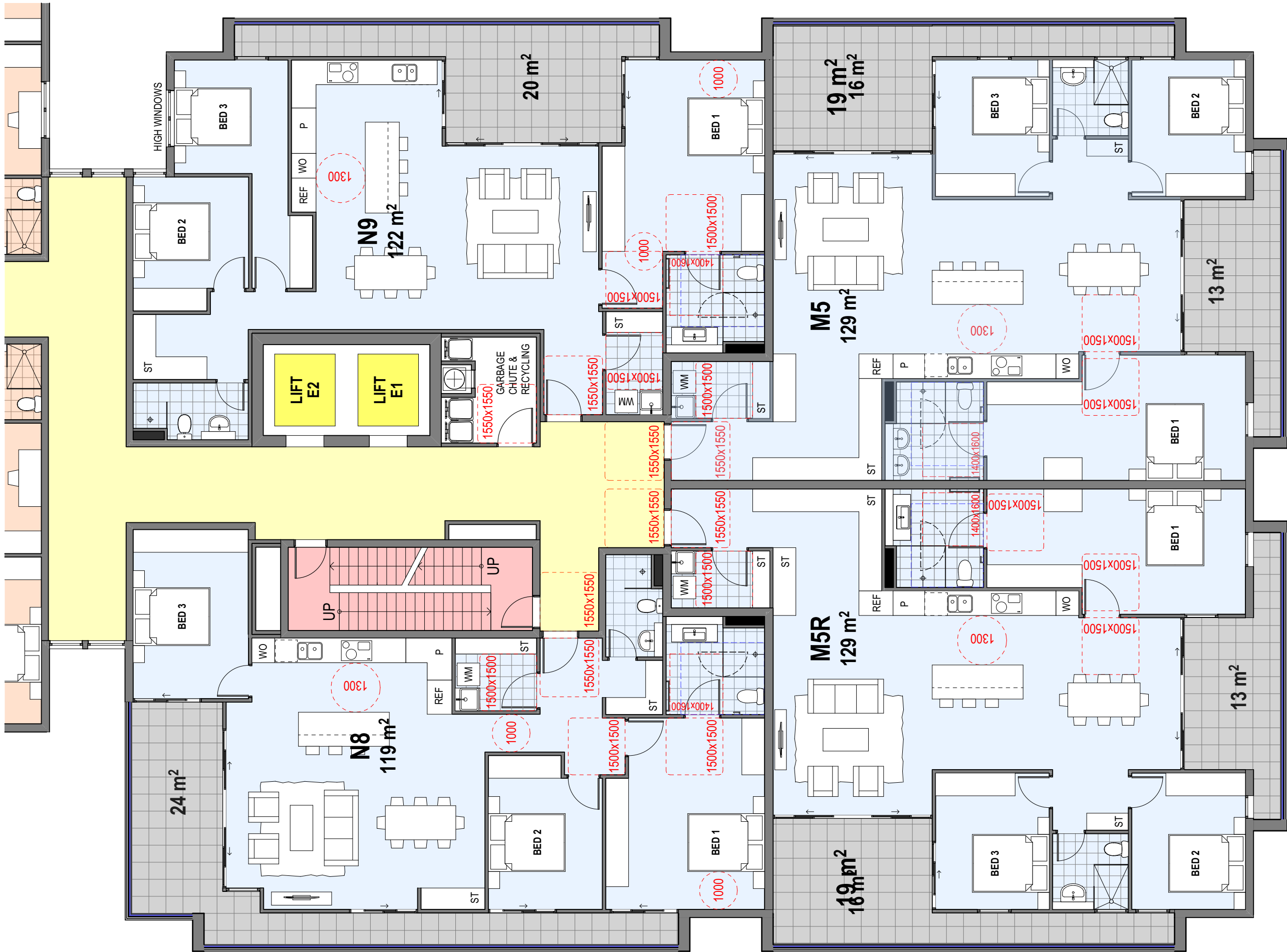
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

UNITS P1, P2 & P3

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	DA1106
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	A
DRAWN BY:	SU/WH/SP		

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



1:100

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UNITS M5, M5R, N8 & N9 - EAST BUILDING



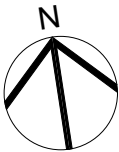
A	ORIGINAL ISSUE	23.02.21
ISSUE	REVISIONS	DATE
PROJECT:		
MIXED USE AND SENIORS LIVING DEVELOPMENT		
5 Skyline Place Frenchs Forest NSW 2086		
SP 49558		

UNITS M5, M5R, N8 & N9

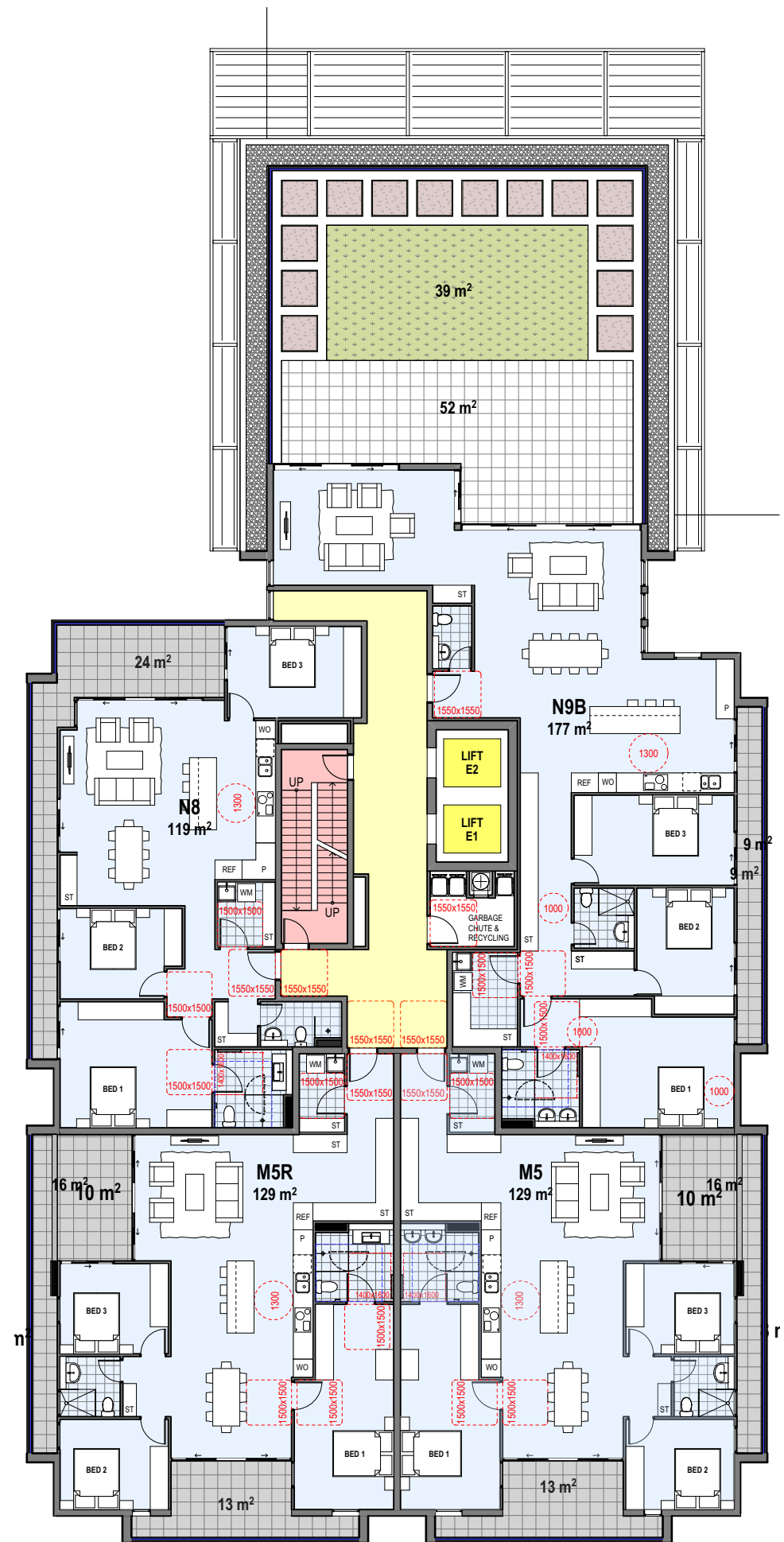
PA STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
SUBSET:	1:100 UNIT LAYOUT PLANS	DA1107
DRAWN BY:	SU/WH/SP	ISSUE A

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



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UNITS M5, M5R, N8 & N9B - EAST BUILDING 1:200



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

UNITS M5, M5R, N8 & N9B

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 DA1108
SUBSET:	1:100 UNIT LAYOUT PLANS	
DRAWN BY:	SU/WH/SP	
		ISSUE A

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



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1:100

UNITS PH1, PH2 & PH3 - EAST BUILDING

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ISSUE REVISIONS DATE

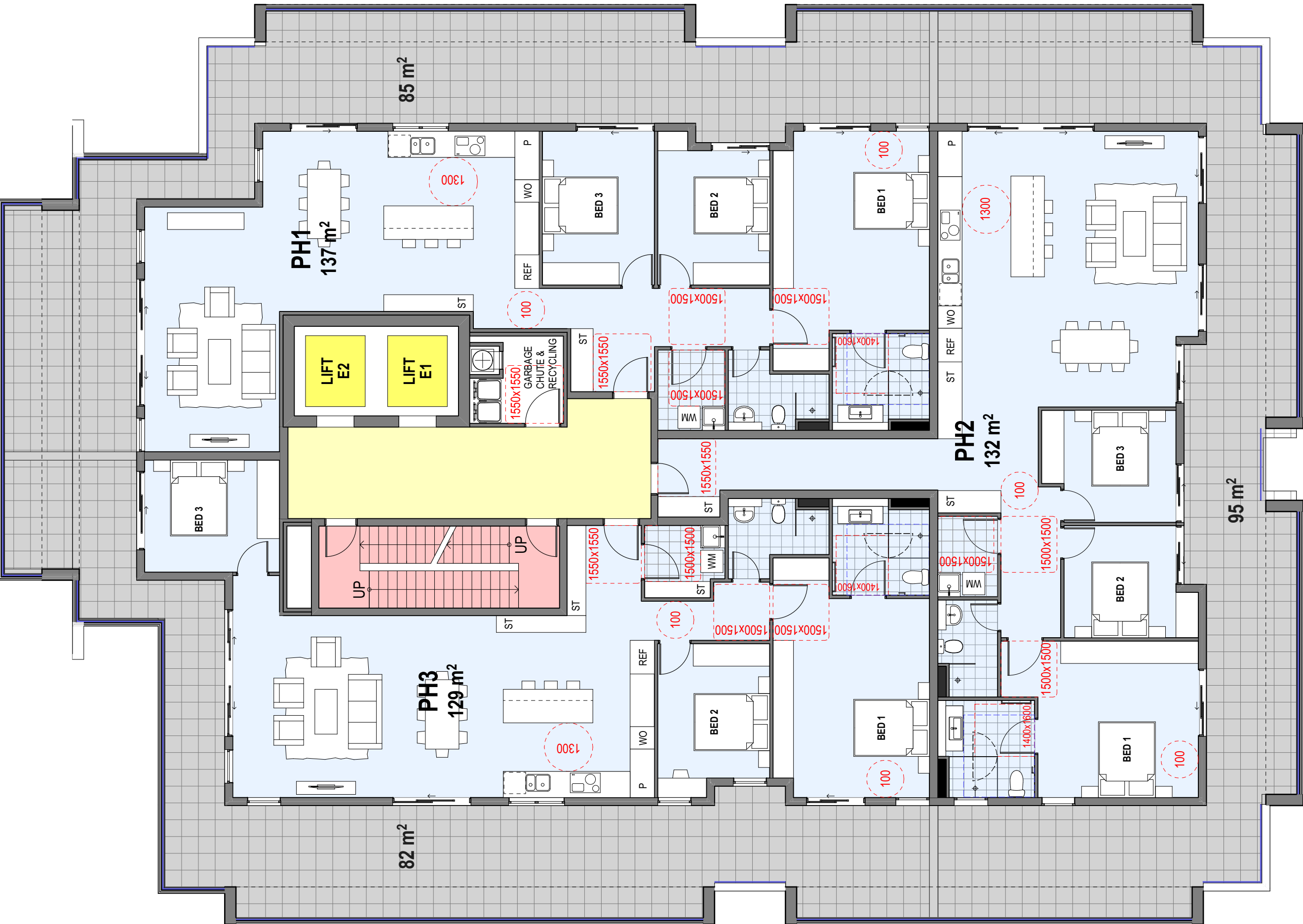
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

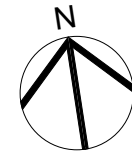
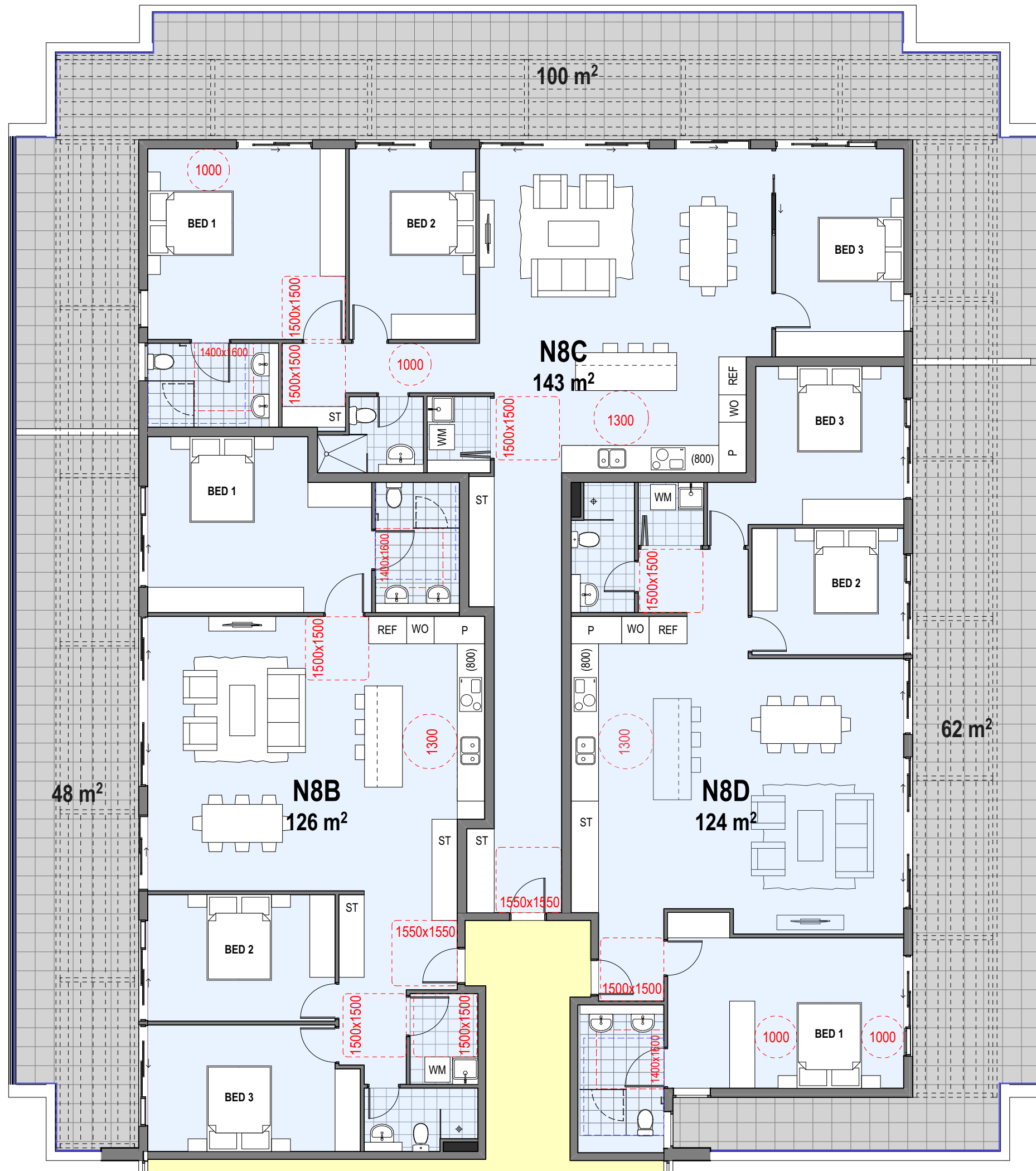
UNITS PH1, PH2 & PH3

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: LAYOUT PLANS	DA1109
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FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)





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PROJECT:

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

UNITS N8B, N8C & N8D

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

SUBSET: LAYOUT PLANS

DRAWN BY: SU/WH/SP

DRAWING

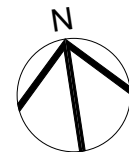
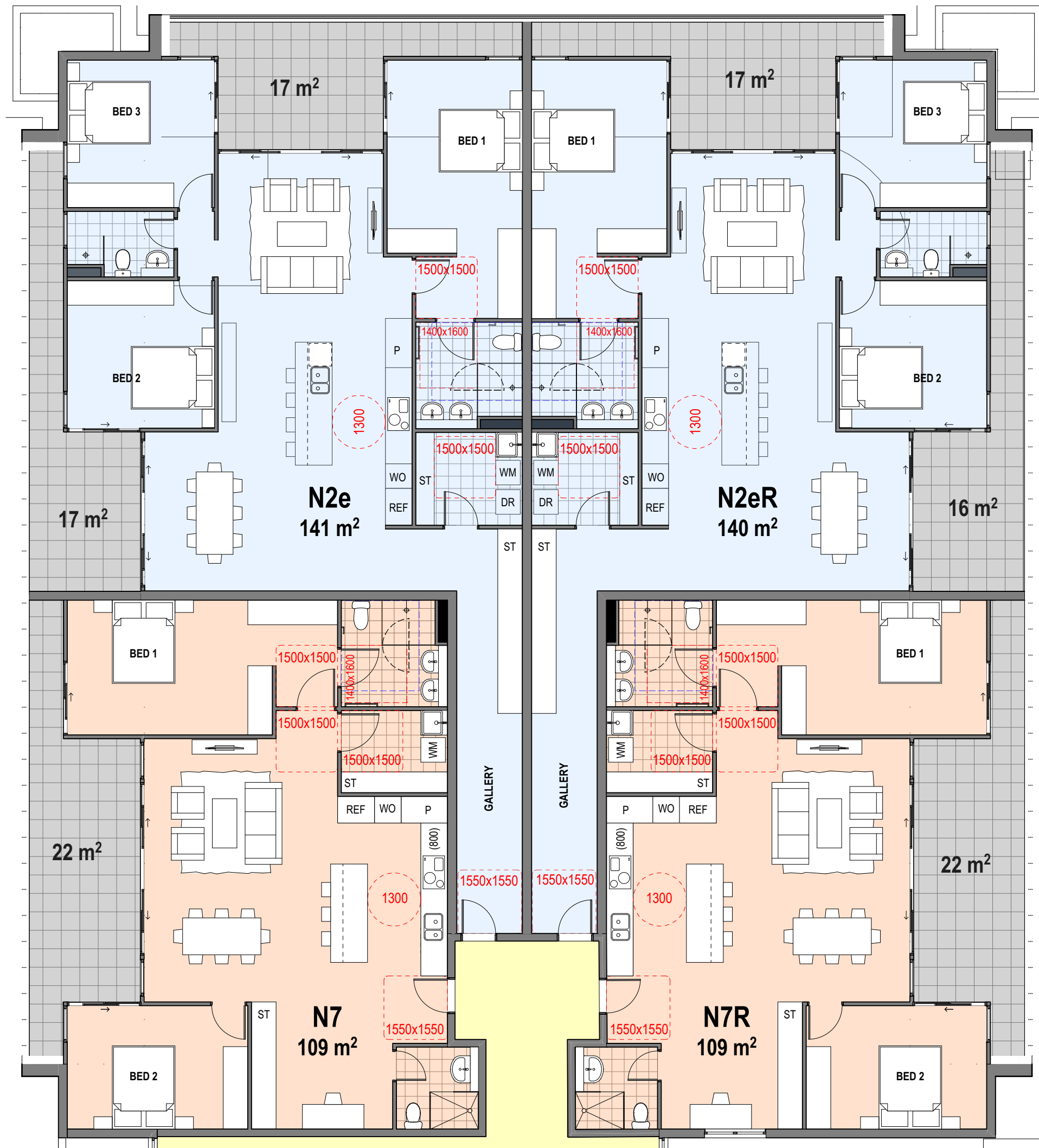
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ISSUE A

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

UNITS N8B, N8C & N8D - EAST BUILDING

1:100



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ISSUE	REVISIONS	DATE

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

UNIT TYPES N2e, N2eR, N7 & N7R

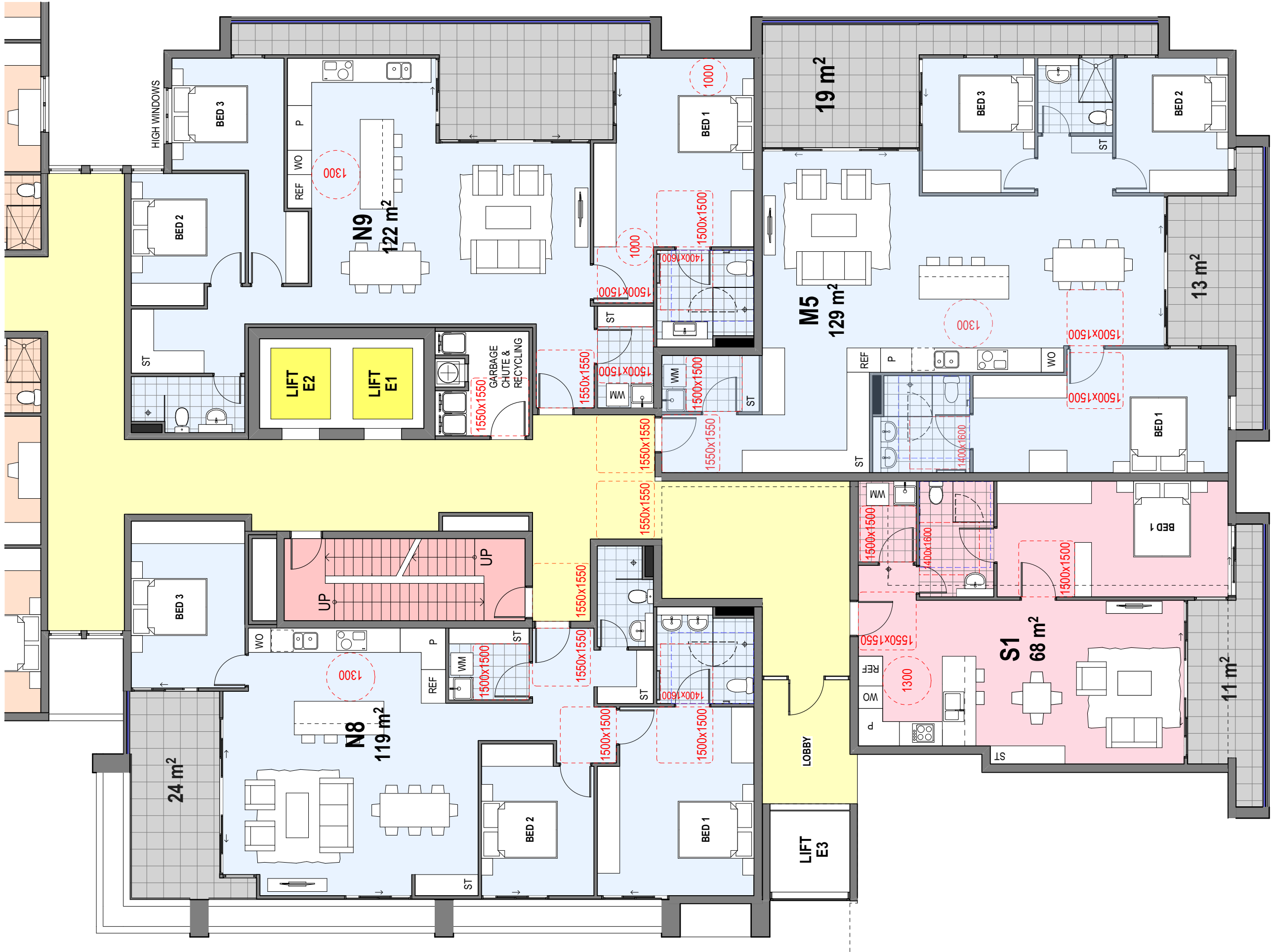
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DRAWN BY:	SU/WH/SP		

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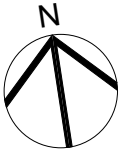
UNITS N2e, N2eR, N7 & N7R - EAST BUILDING

1:100



UNITS S1, M5, N8 & N9 - EAST BUILDING

1:100



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SP 49558		

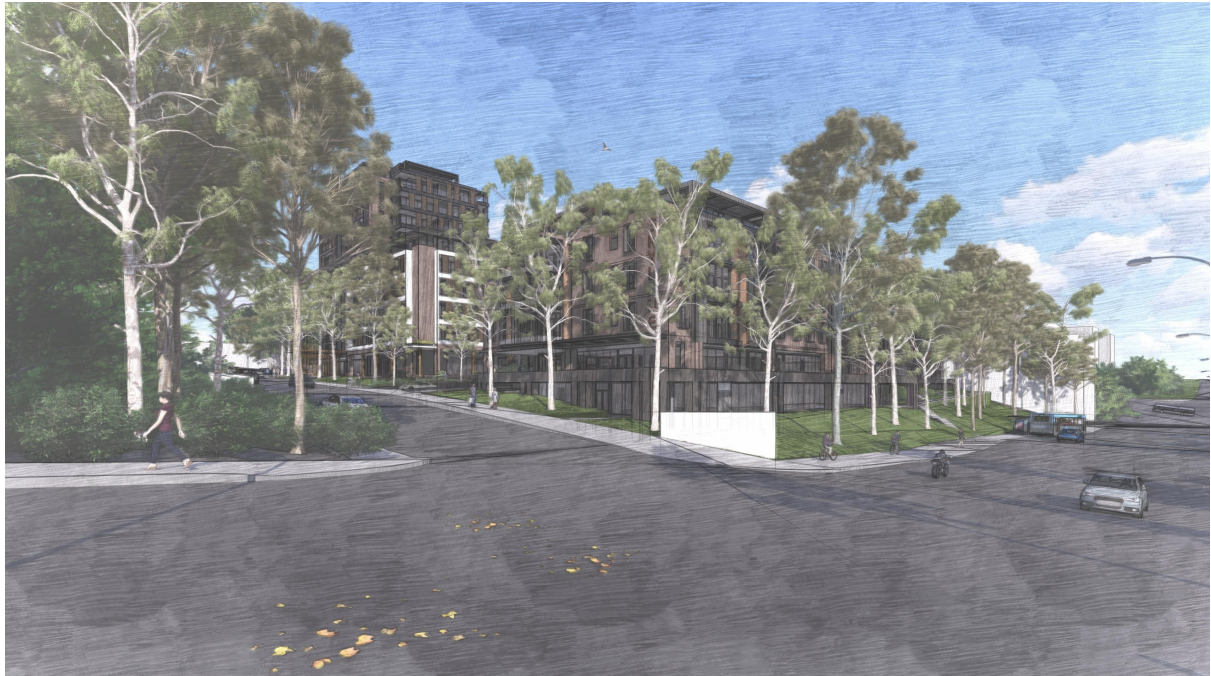
UNITS S1, M5, N8 & N9

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	DA1112
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	A
DRAWN BY:	SU/WH/SP	FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1)	



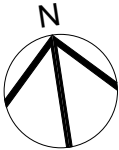
VIEW FROM SKYLINE PL



VIEW FROM FRENCHS FOREST RD



ENTRANCE FROM SKYLINE PL



Printed 23-02-2021

0 1 2 3 4 5 6 7 8 9 10

A	ORIGINAL ISSUE	23.02.21
ISSUE	REVISIONS	DATE
PROJECT:		
MIXED USE AND SENIORS LIVING DEVELOPMENT		
5 Skyline Place Frenchs Forest NSW 2086		
SP 49558		

EXTERNAL VIEWS

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	DA1201
SUBSET:	3D VIEWS	ISSUE	A
DRAWN BY:	SU/WH/SP		

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



VIEW LOOKING SOUTH



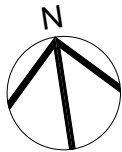
GRADED TURF AREA WITH DENSE PLANTATION



COMMUNITY GARDEN



VIEW LOOKING NORTH



Printed 23-02-2021



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ISSUE	REVISIONS	DATE
PROJECT:		
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5 Skyline Place Frenchs Forest NSW 2086		
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LANDSCAPED AREAS

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:	3D VIEWS	DA1202
DRAWN BY:	SU/WH/SP	ISSUE
		A



COMMON LOUNGE



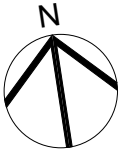
COMMON LOUNGE



SWIMMING POOL



TERRACE LOUNGE



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0 1 2 3 4 5 6 7 8 9 10

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ISSUE	REVISIONS	DATE

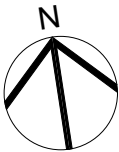
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

COMMON AREAS

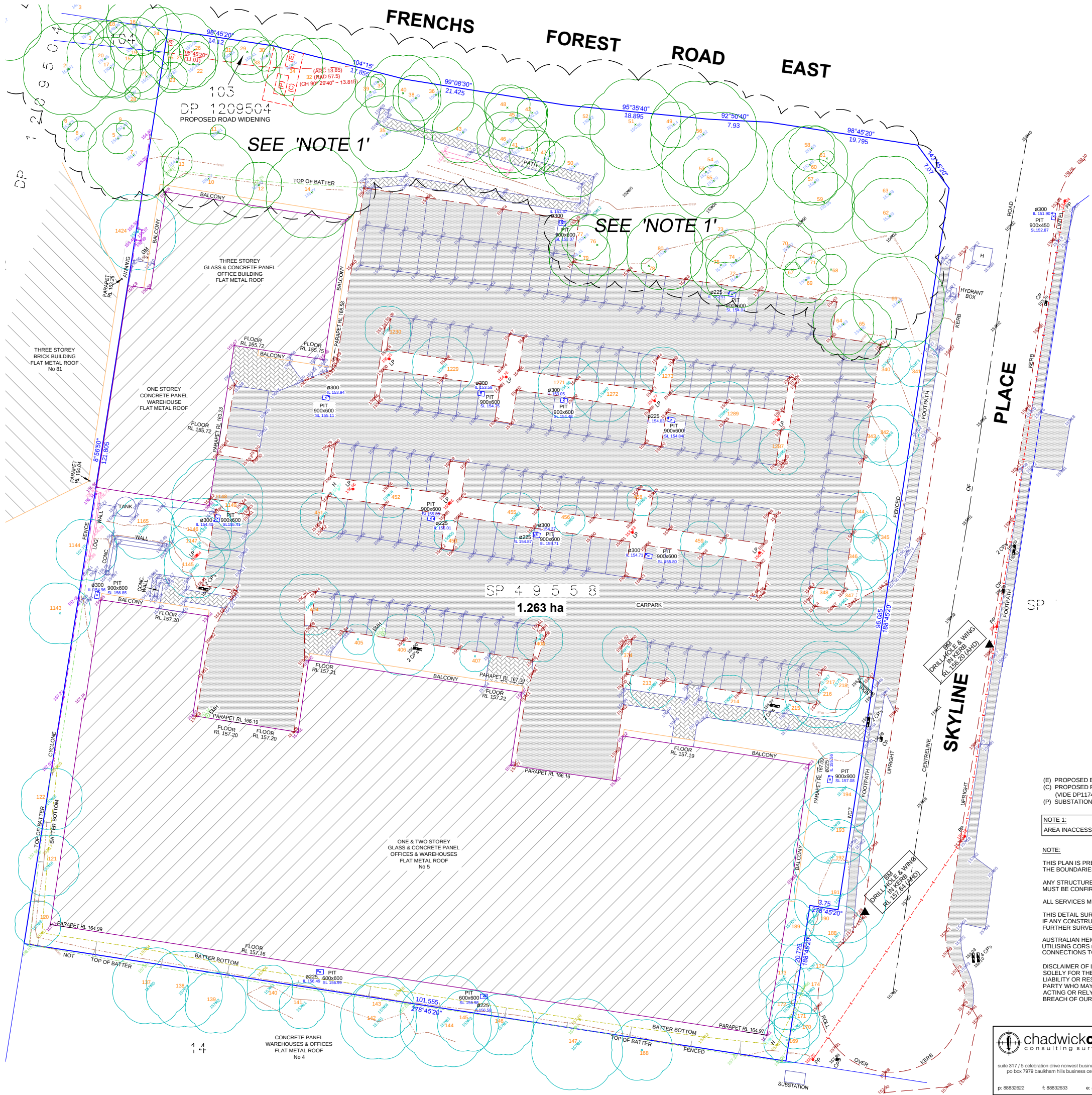
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING	DA1203
SUBSET:	3D VIEWS	ISSUE	A
DRAWN BY:	SU/WH/SP		

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



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NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

LEGEND:	
	PAVED AREA
	CONCRETE
	BUILDING
	ELECTRICITY LINE
IL	INVERT LEVEL
SL	PIT SURFACE LEVEL
PP	POWER POLE
CP	COMMUNICATION PIT
H	HYDRANT
LP	LIGHT POLE
GM	GAS METER
SMH	SEWER MANHOLE



(E) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE (VIDE DP1174210)
(C) PROPOSED RIGHT OF WAY & EASEMENT FOR ELECTRICITY PURPOSES 2 & 4 WID (VIDE DP1174210)
(P) SUBSTATION PREMISES No 16373 (VIDE DP1174210)

NOTE 1:
AREA INACCESSIBLE. DETAIL INFORMATION FROM SURVEY DATED 26.09.2015

NOTE:
THIS PLAN IS PREPARED FOR DETAIL AND LEVEL PURPOSES ONLY AND AS SUCH THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED OR MARKED.
ANY STRUCTURES RELATED TO PHYSICAL FEATURES (BUILDINGS, TREES, ETC.) MUST BE CONFIRMED PRIOR TO FINAL DESIGN.
ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.
AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN OBTAIN FROM GNSS OBSERVATIONS UTILISING CORS net - NSW. IF AHD HEIGHT IS CRITICAL ADDITIONAL SURVEY CONNECTIONS TO LOCAL CO-ORDINATED MARKS SHOULD BE MADE.
DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES : THIS PLAN IS MADE SOLELY FOR THE USE AND BENEFIT OF THE CLIENT NAMED ABOVE AND NO LIABILITY OR RESPONSIBILITY WHATSOEVER IS ACCEPTED TO ANY THIRD PARTY WHO MAY RELY ON THIS PLAN WHOLLY OR IN PART. ANY THIRD PARTIES ACTING OR RELYING OF THIS PLAN WHETHER WHOLLY OR IN PART ARE IN BREACH OF OUR COPYRIGHT AND DO SO AT THEIR OWN RISK.

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ISSUE	REVISIONS	DATE

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

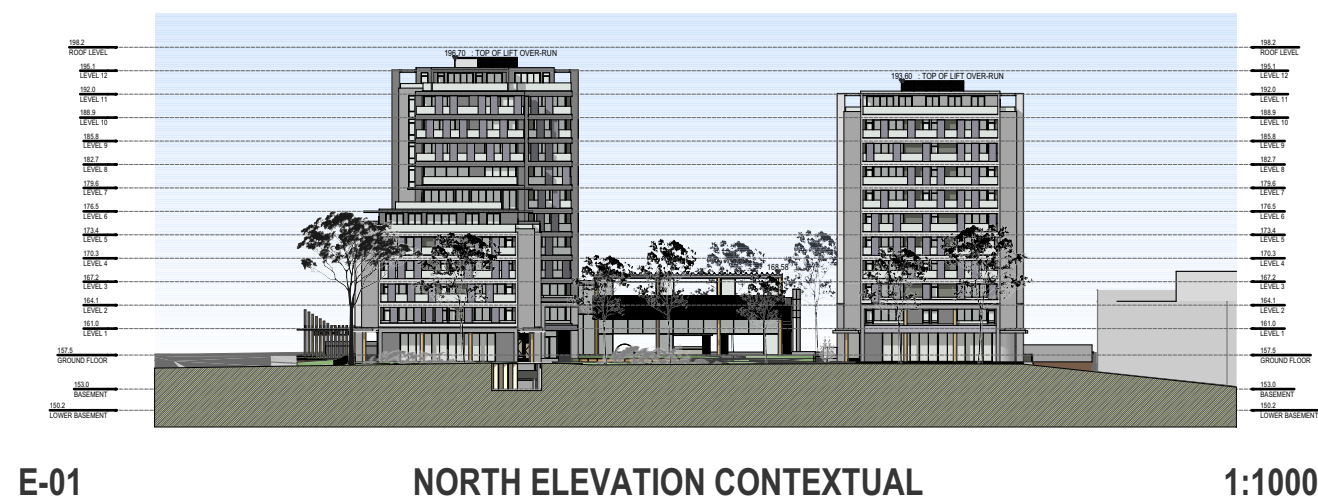
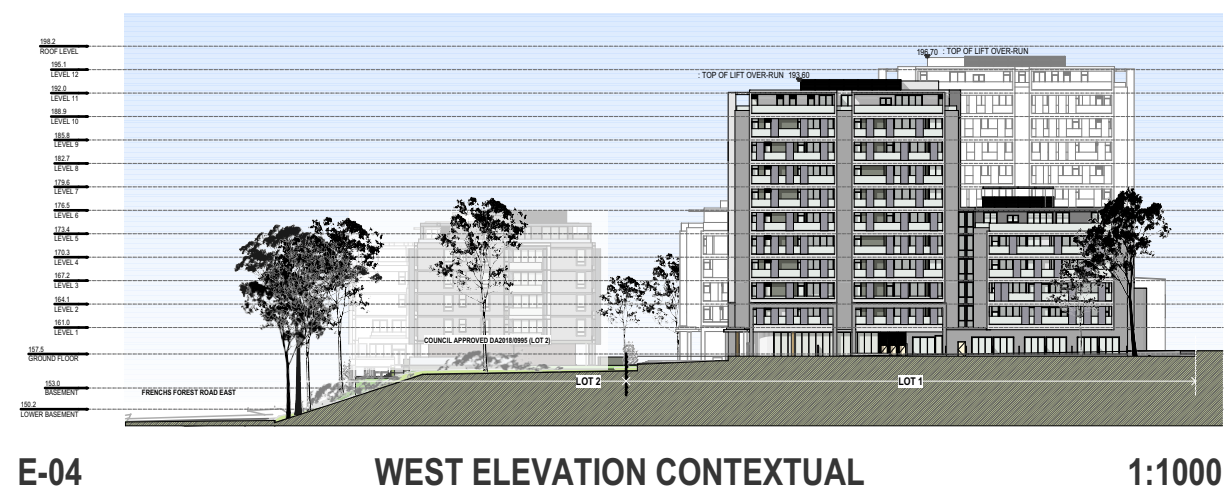
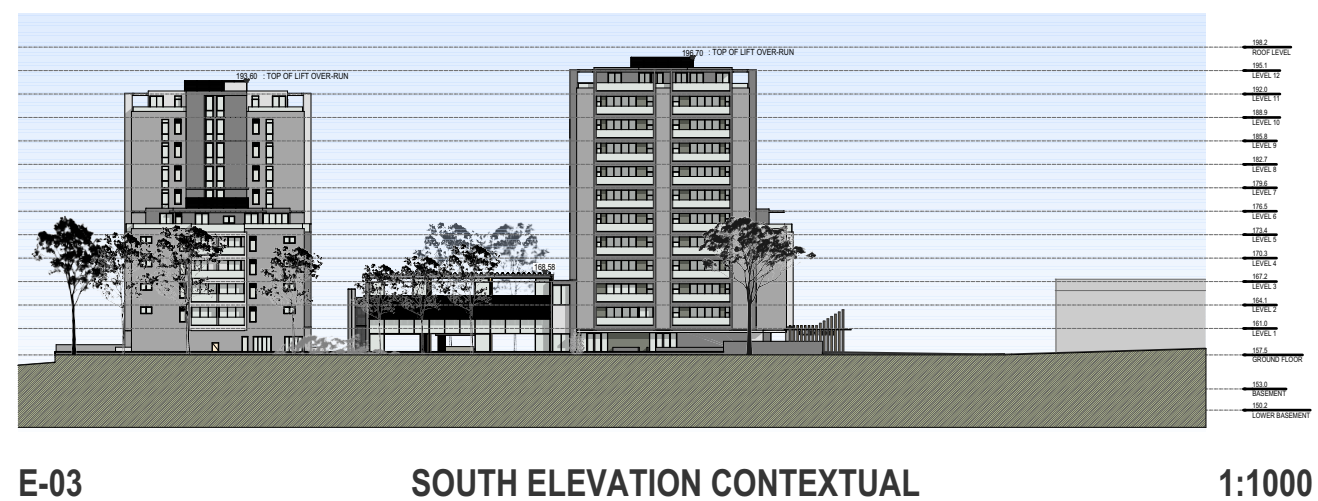
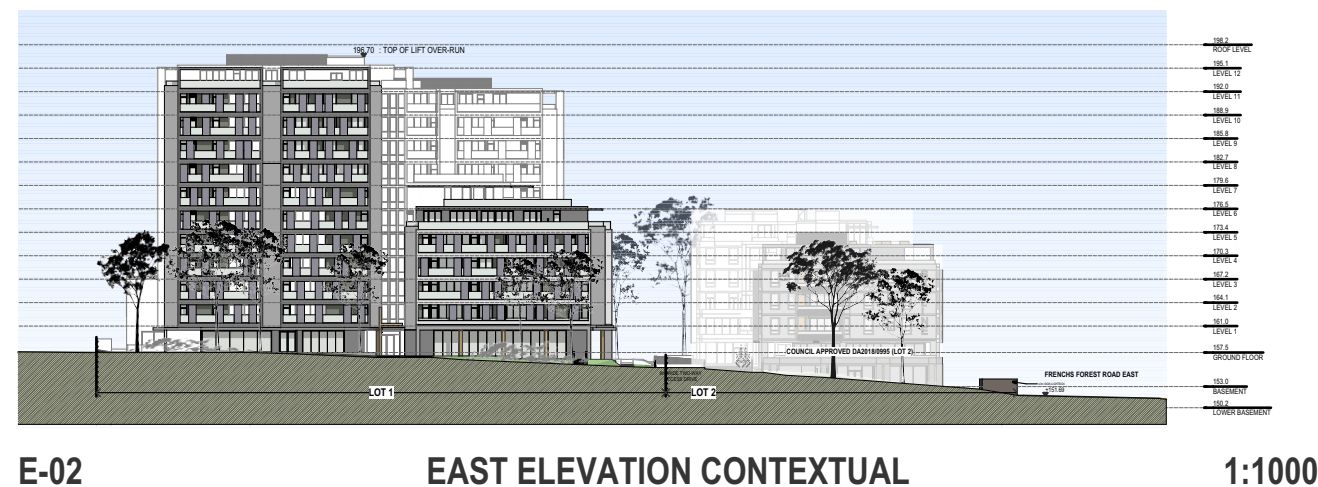
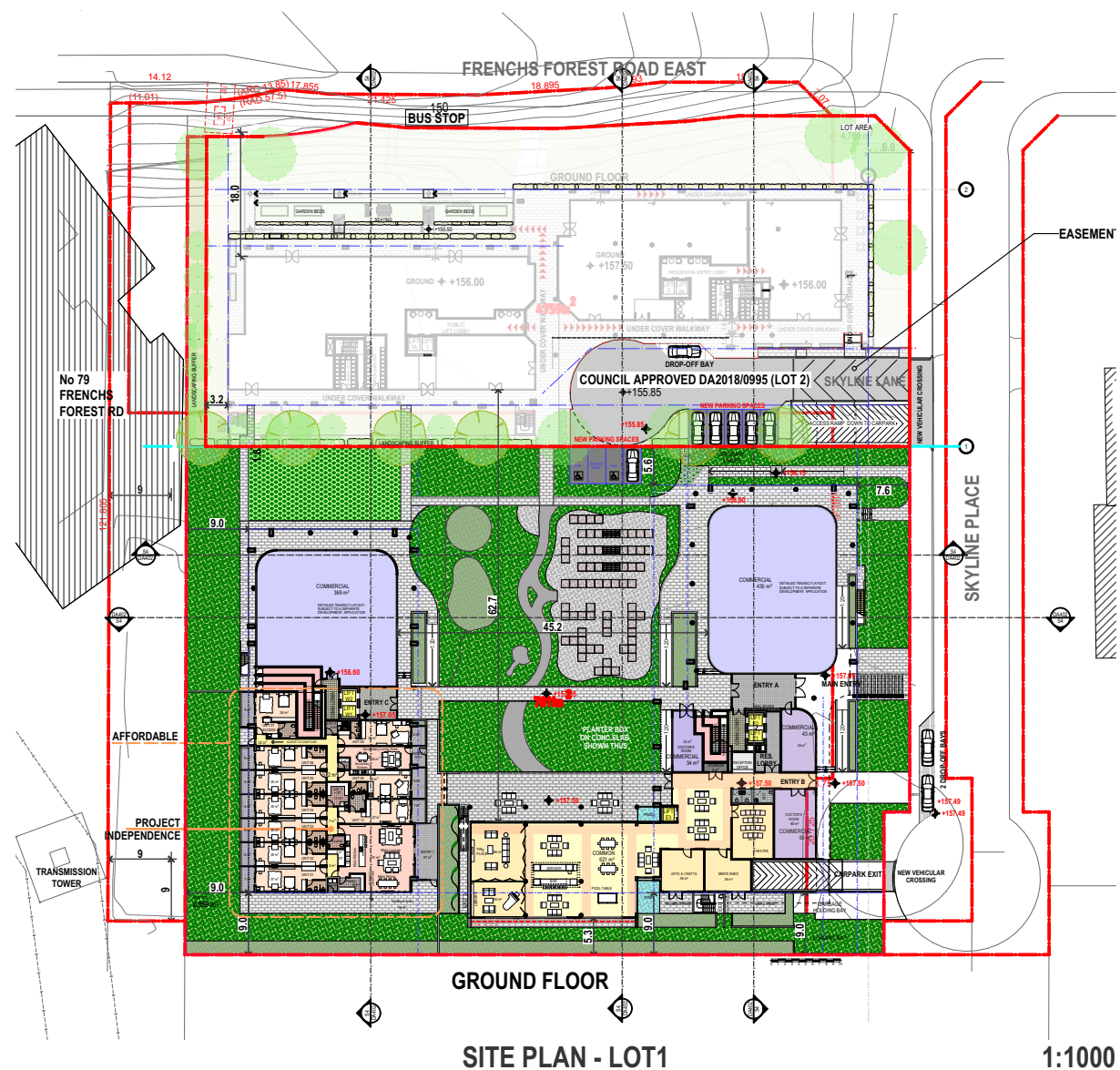
SURVEY PLAN

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	1
SUBSET:	SURVEY	DA1301	OF 2 SHEETS
DRAWN BY:	SU/WH/SP	ISSUE	A

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

 chadwickcheng consulting surveyors		PLAN SHOWING DETAILS & LEVELS OVER SP 49558 AT No 5 SKYLINE PLACE, FRENCHS FOREST		SHEET 1 OF 2 SHEETS
suite 317 / 5 celebration drive newest business park new 2153 po box 7979 baulkham hills business centre new 2153				REFERENCE
DATE: AHD		RATIO: 1 : 250 (A1)		37125 / D-MGA
DATE: 11.12.2017		PLATINO PROPERTIES PRINCIPAL:		
p: 88832622 f: 88832633 e: admin@ccca.net.au				



A	ORIGINAL ISSUE	26.02.21
ISSUE	REVISIONS	DATE

NOTIFICATION 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

SCALE:	AS SHOWN	DRAWING DA1401 ISSUE A
SUBSET:	NOTIFICATION PLAN	
DRAWN BY:	SU/WH/SP	

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