

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 <b>DA301</b>
SUBSET: S4.55	
DRAWN BY: SU/SP/DB	ISSUE <b>G</b>



GROUND FLOOR:1212 m<sup>2</sup>  
LOWER GROUND: 538m<sup>2</sup>  
TOTAL: 1750m<sup>2</sup>

PROJECT: \_\_\_\_\_

PROJECT: \_\_\_\_\_

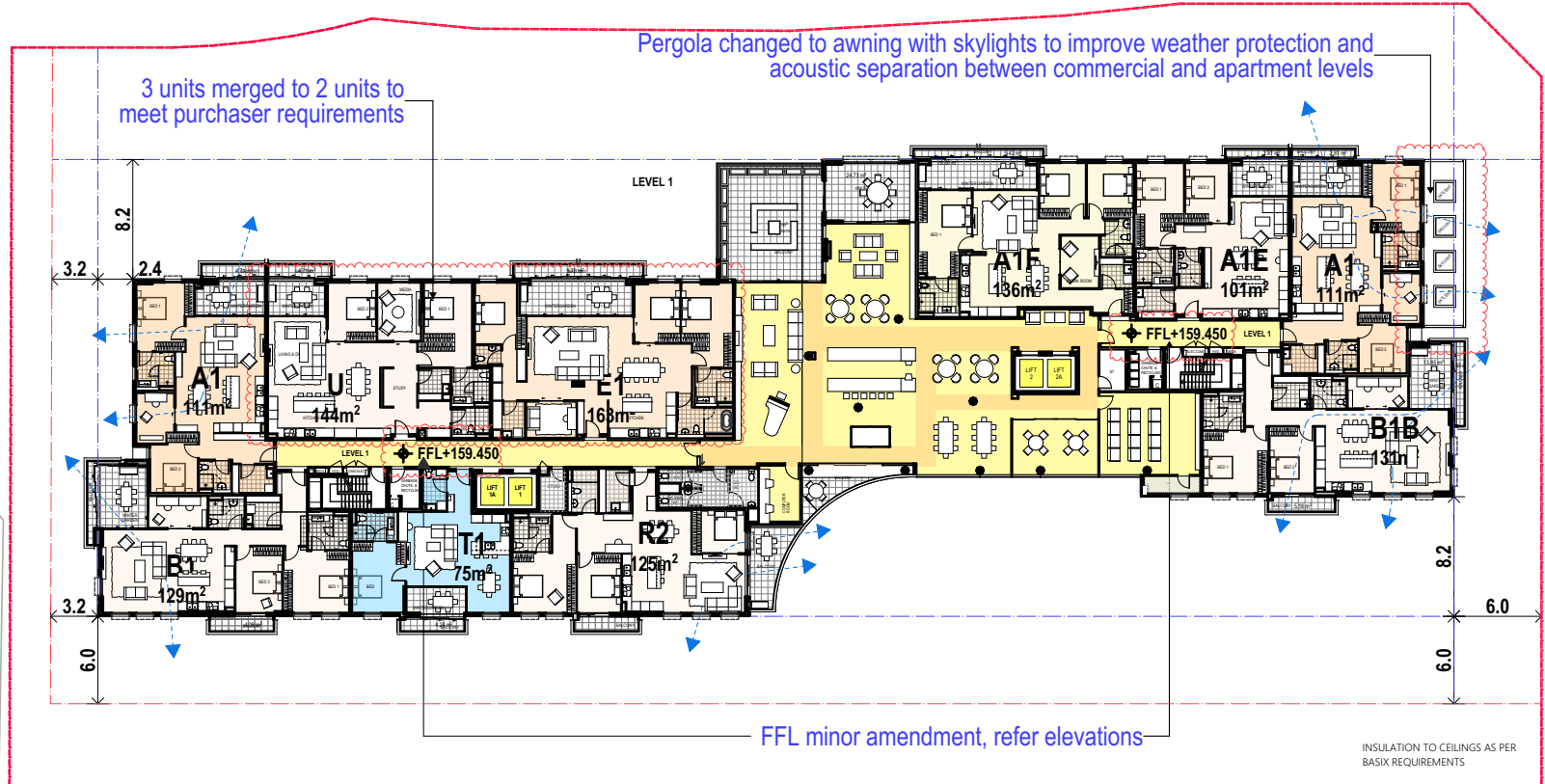
SP 49558

P A S T U D I O  
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 208  
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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



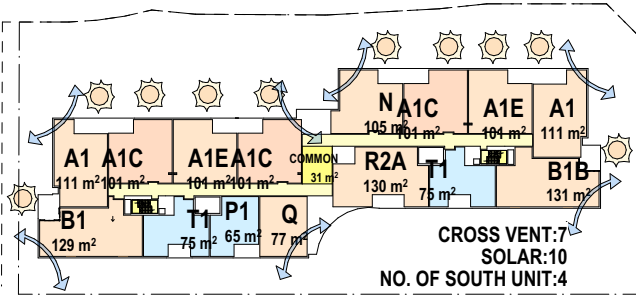
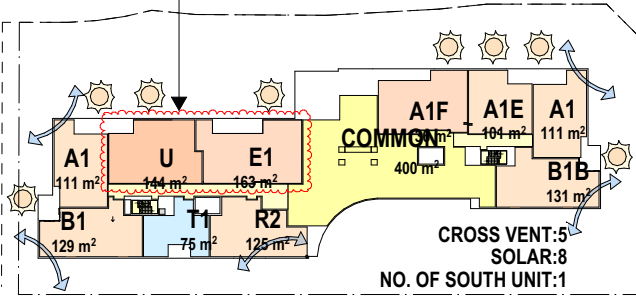
**1:500**



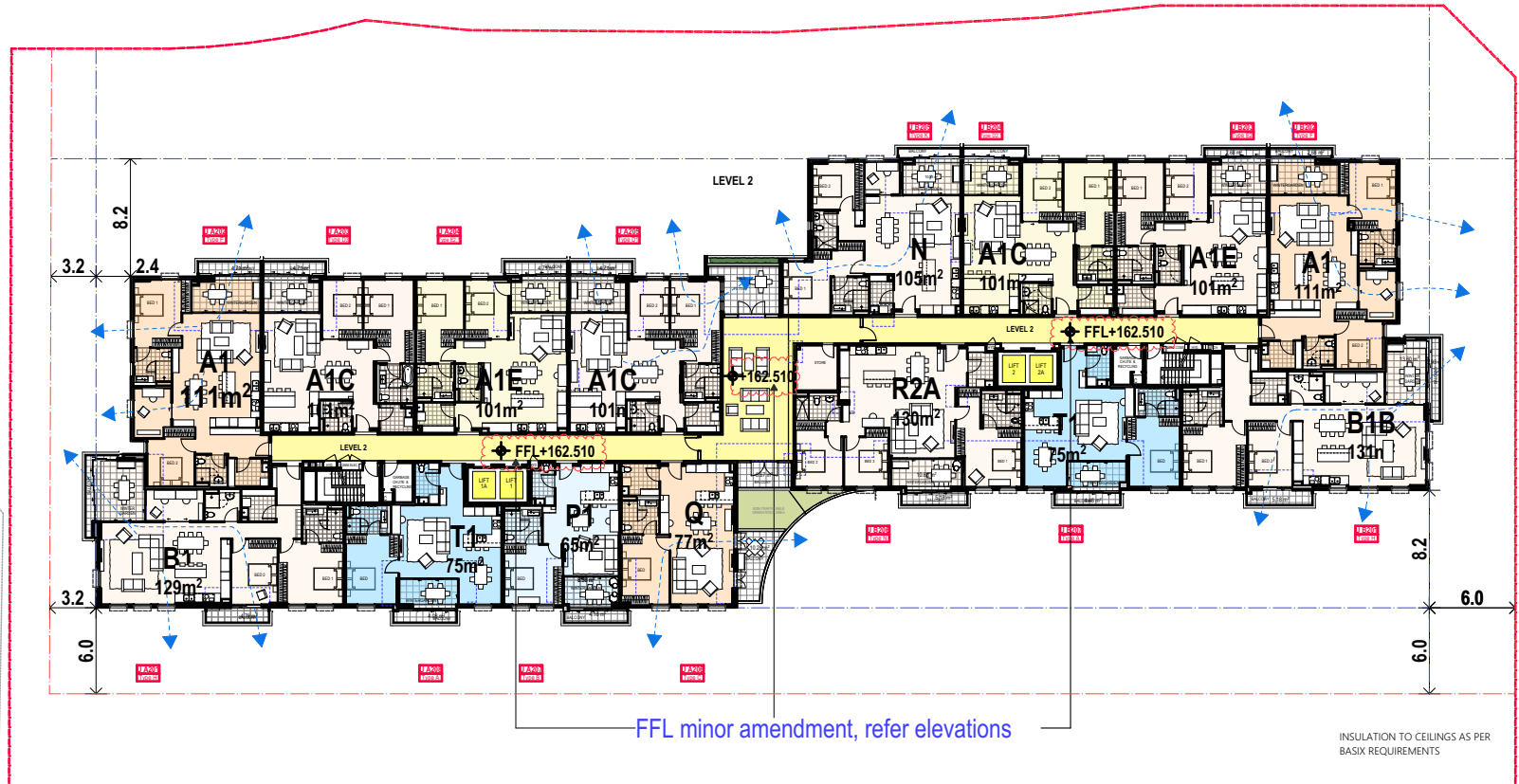
LEVEL 1

1:500

3 units merged to 2 units.



LEVEL 2



LEVEL 2

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

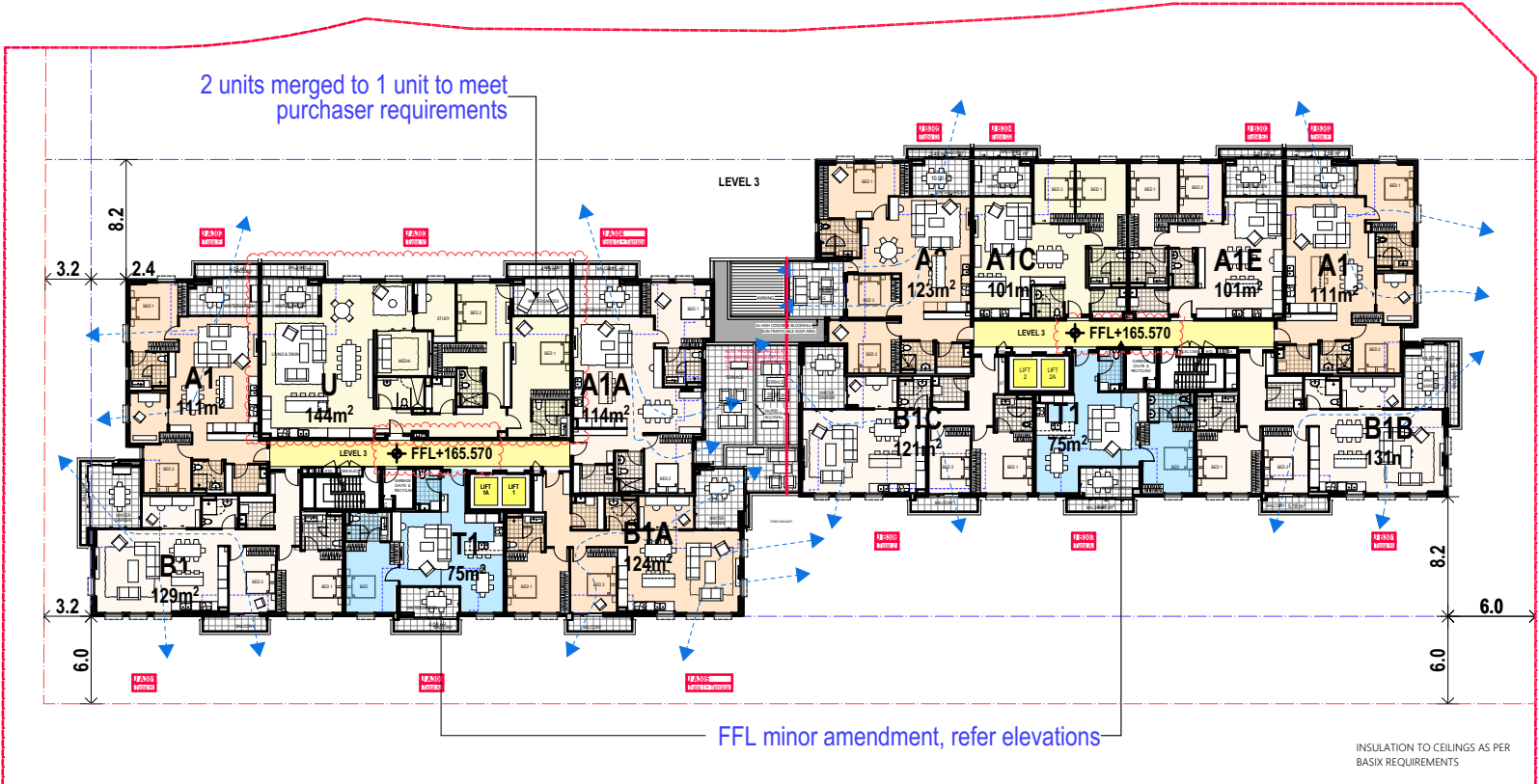
SP 49558

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

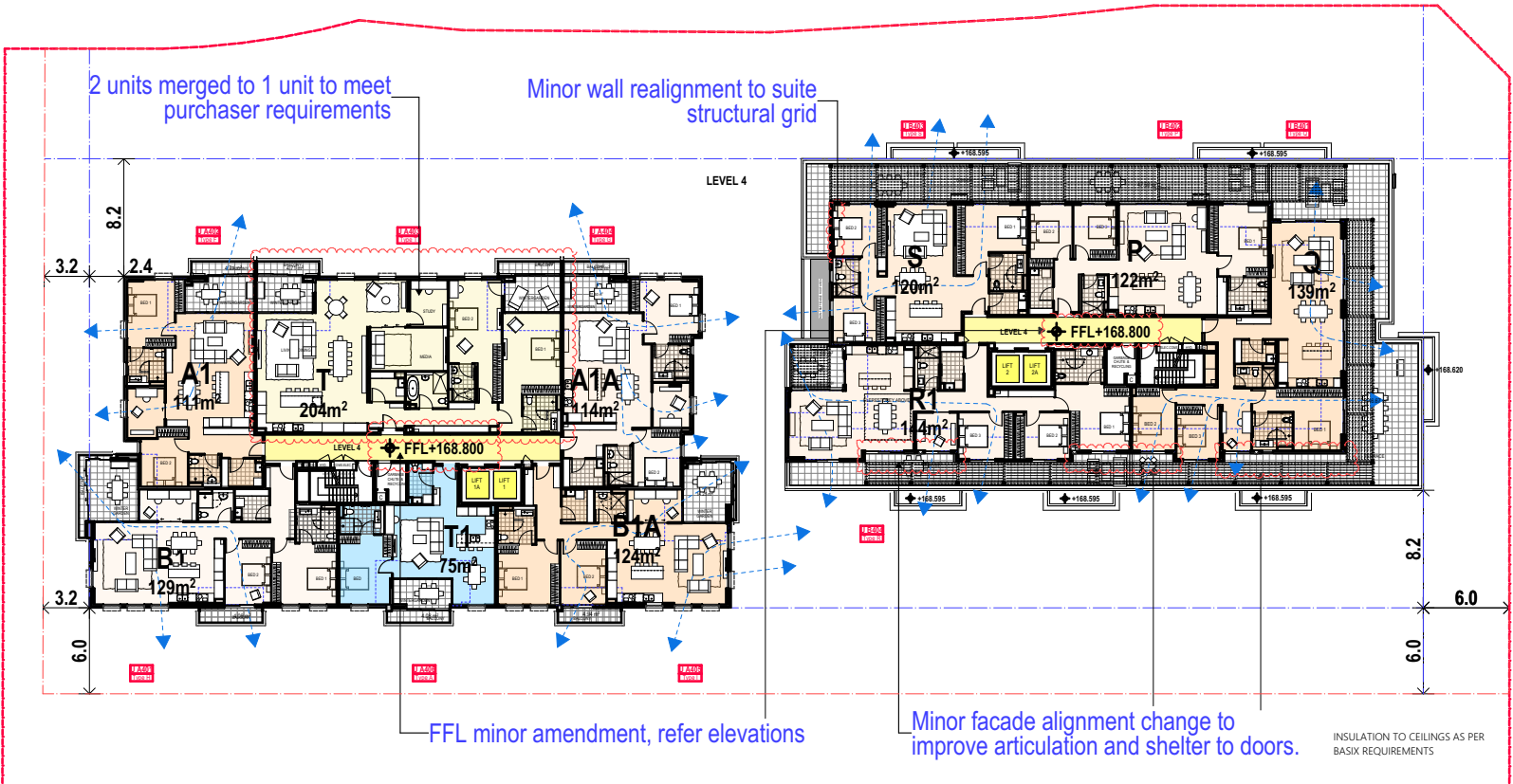
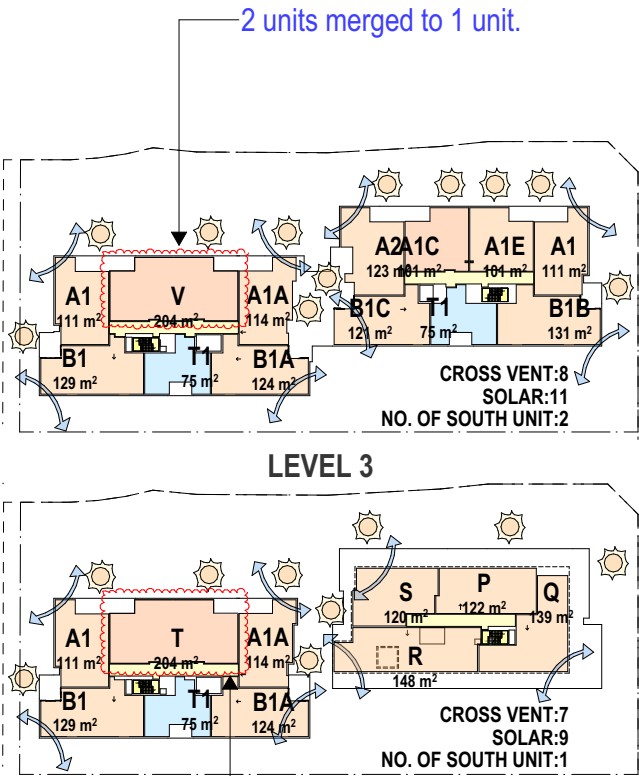
SCALE: AS SHOWN	DRAWING
SUBSET: S4.55	DA303
DRAWN BY: SU/SP/DB	ISSUE G





LEVEL 3

1:500



LEVEL 4

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

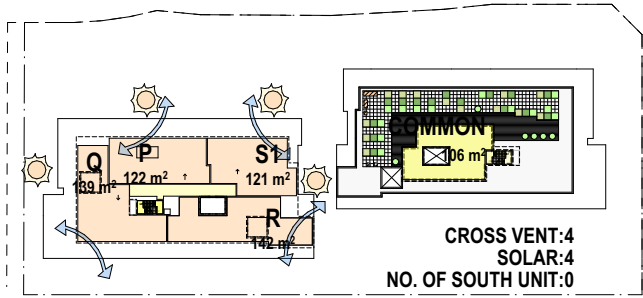
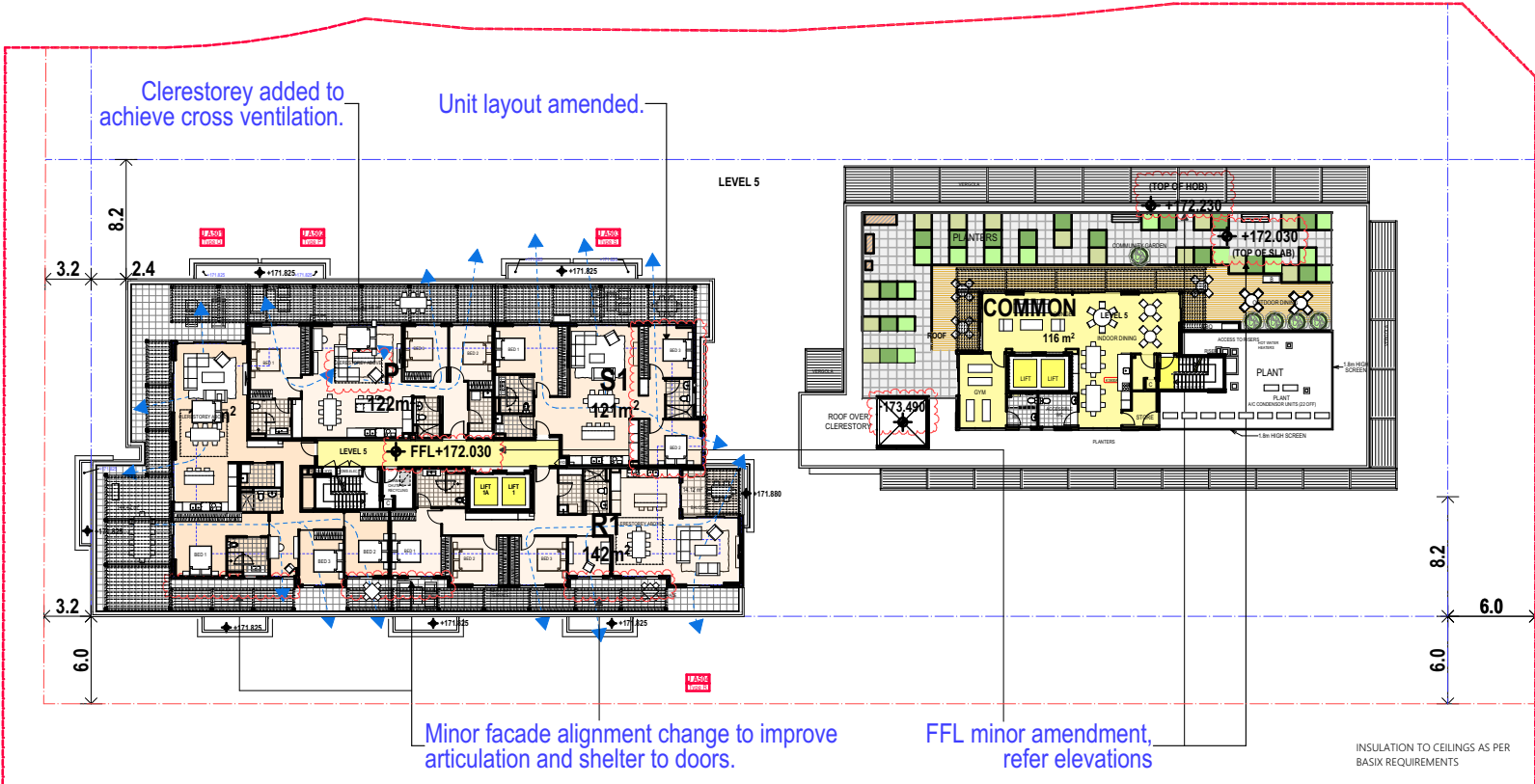
SP 49558

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

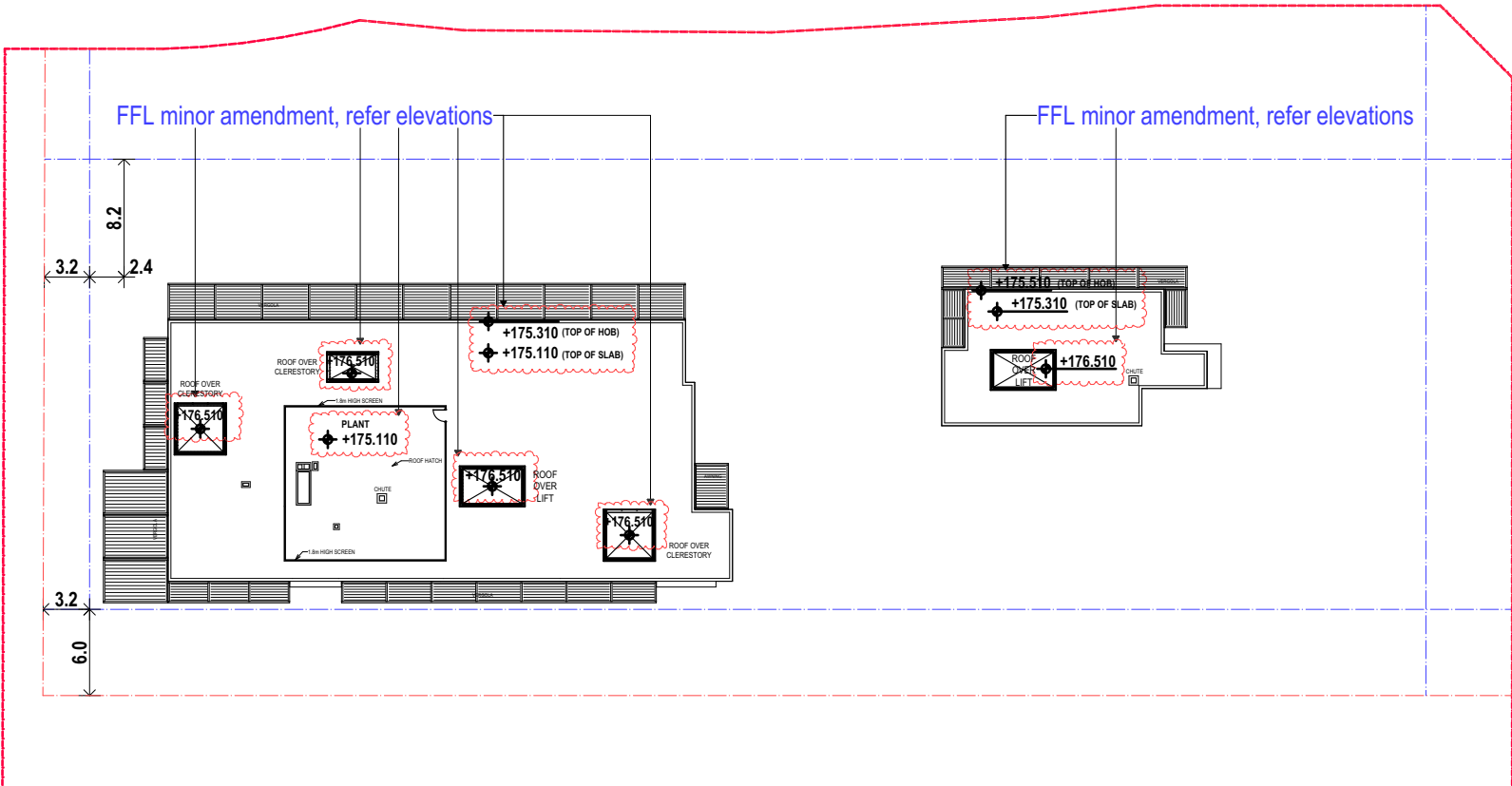
SCALE:	AS SHOWN	DRAWING	DA304
SUBSET:	S4.55	ISSUE	G
DRAWN BY:	SU/SP/DB		





LEVEL 5

1:500



ROOF LEVEL

1:500

ISSUE	REVISIONS	DATE
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

PROJECT:  
**Seniors Living**  
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

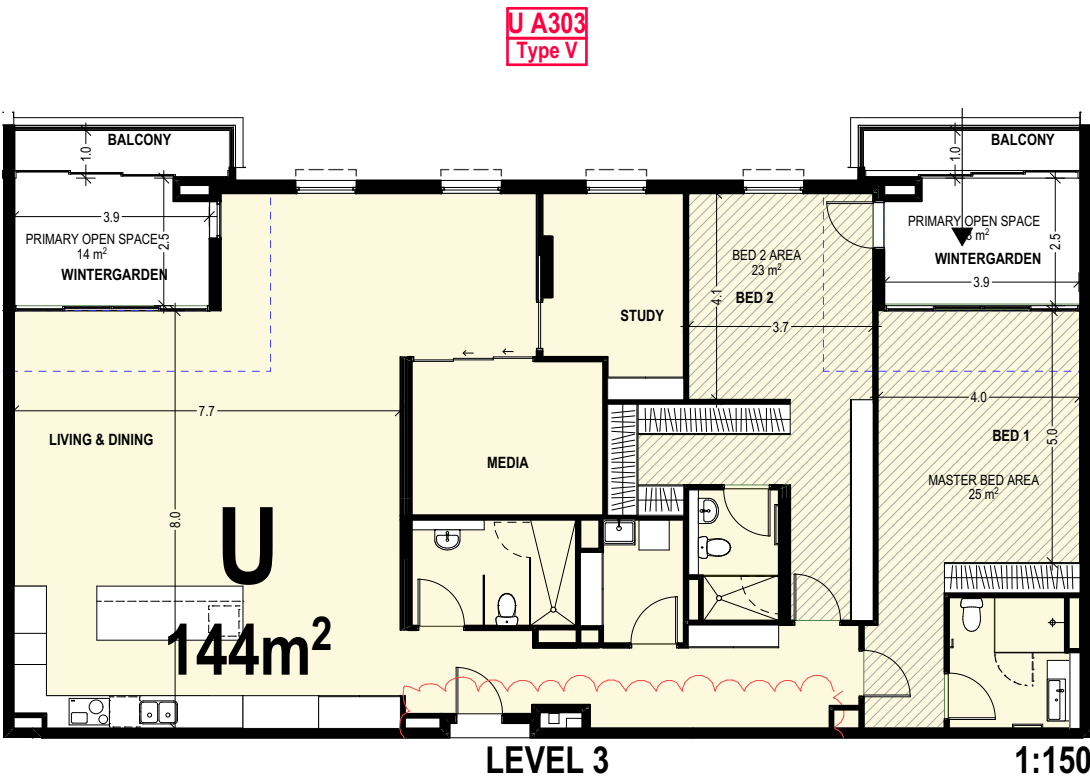
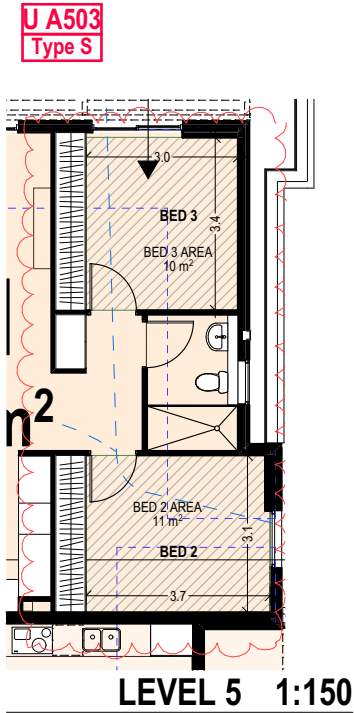
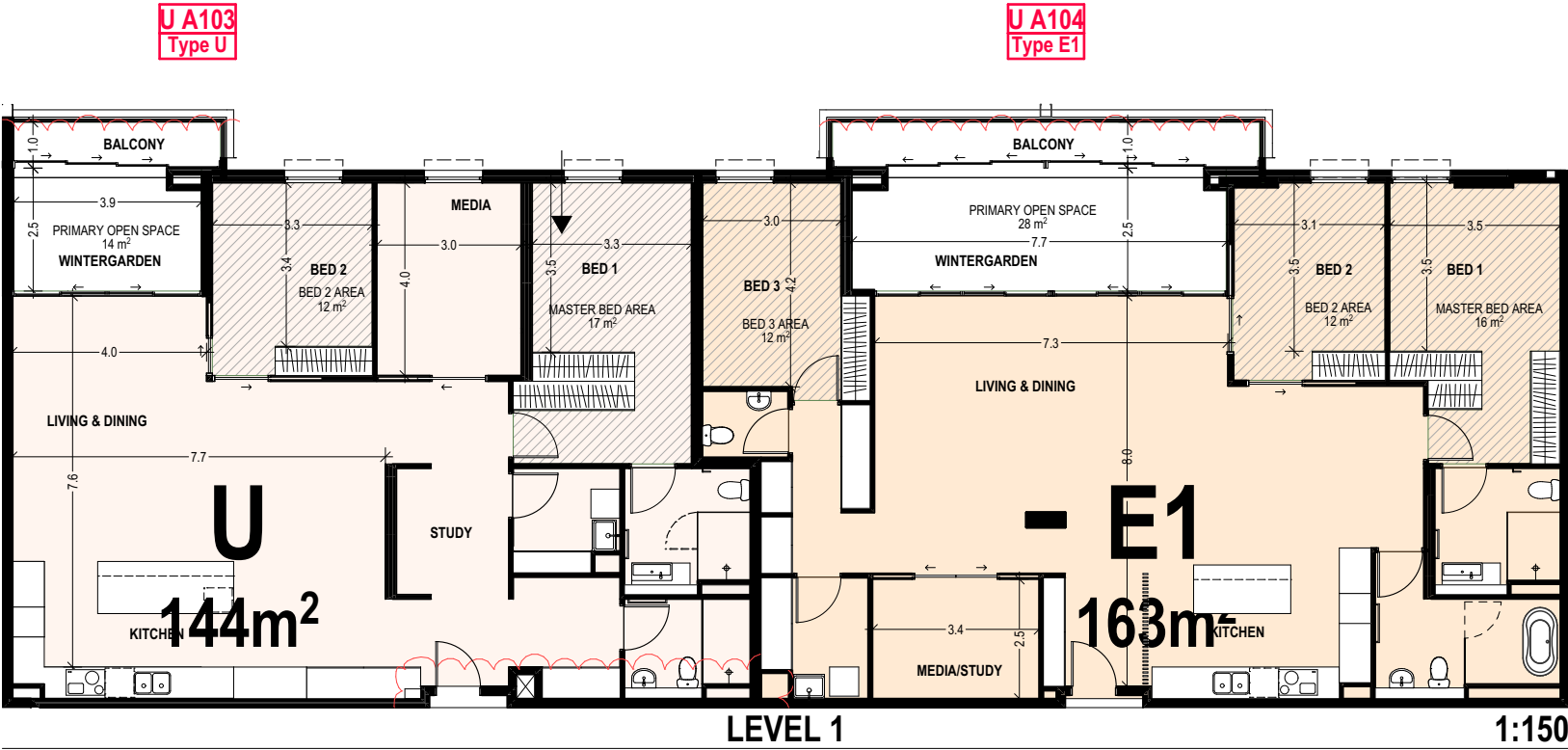
LEVEL 5 & ROOF LEVEL  
PLANS

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	DA305
SUBSET:	S4.55	ISSUE	G
DRAWN BY:	SU/SP/DB		



Printed 24/11/2021



ISSUE	REVISIONS	DATE
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

PROJECT:  
**Seniors Living**  
5 Skyline Place Frenchs Forest NSW 2086

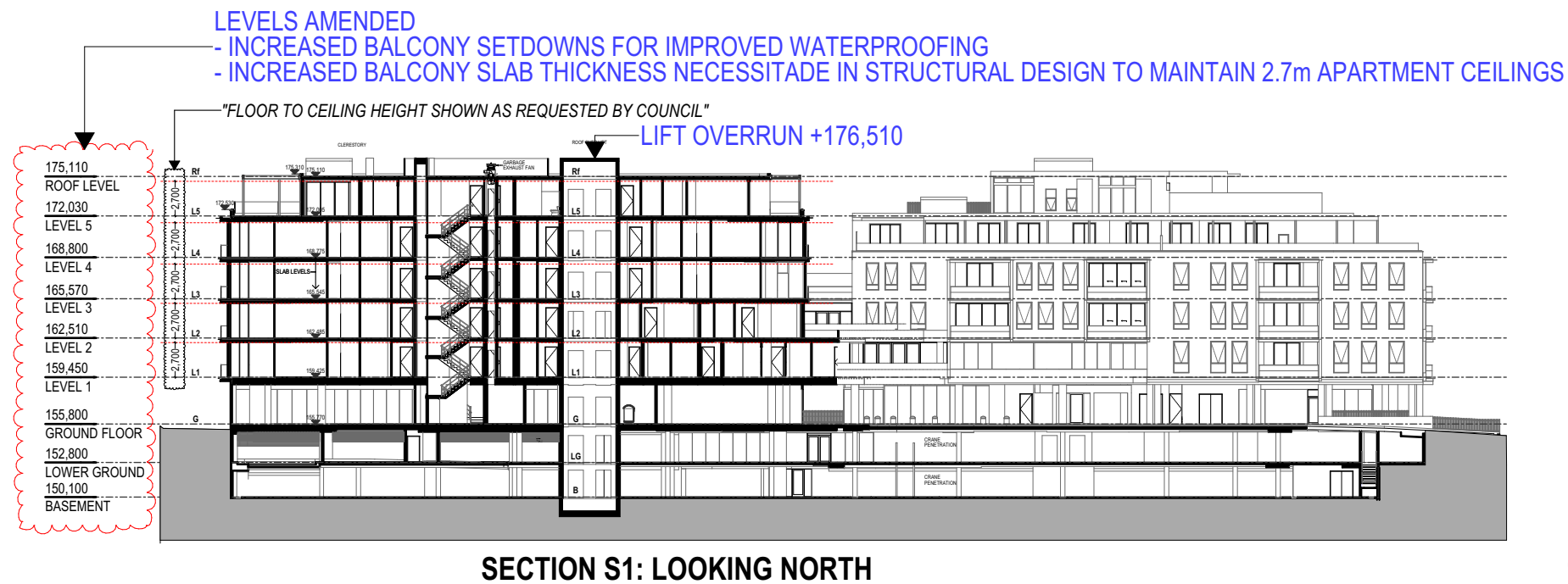
SP 49558

### AMENDED UNITS

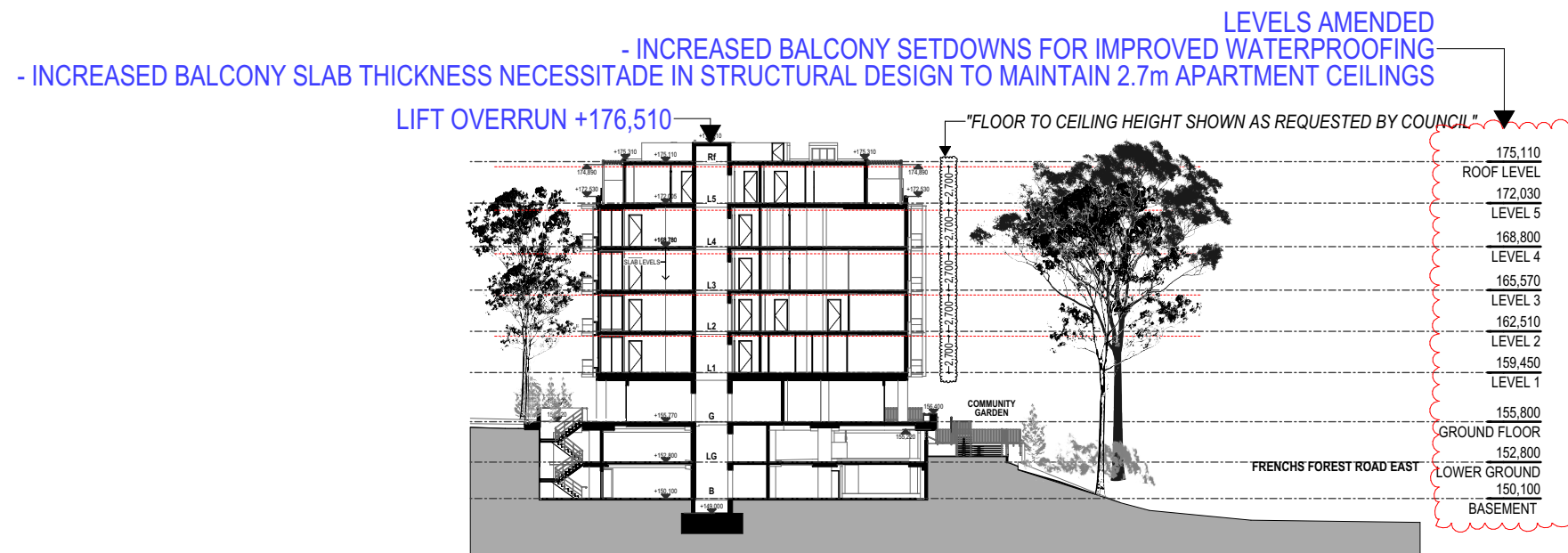
**P A STUDIO**  
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089  
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING <b>DA306</b>
SUBSET:	S4.55	
DRAWN BY:	SU/SP/DB	ISSUE <b>G</b>

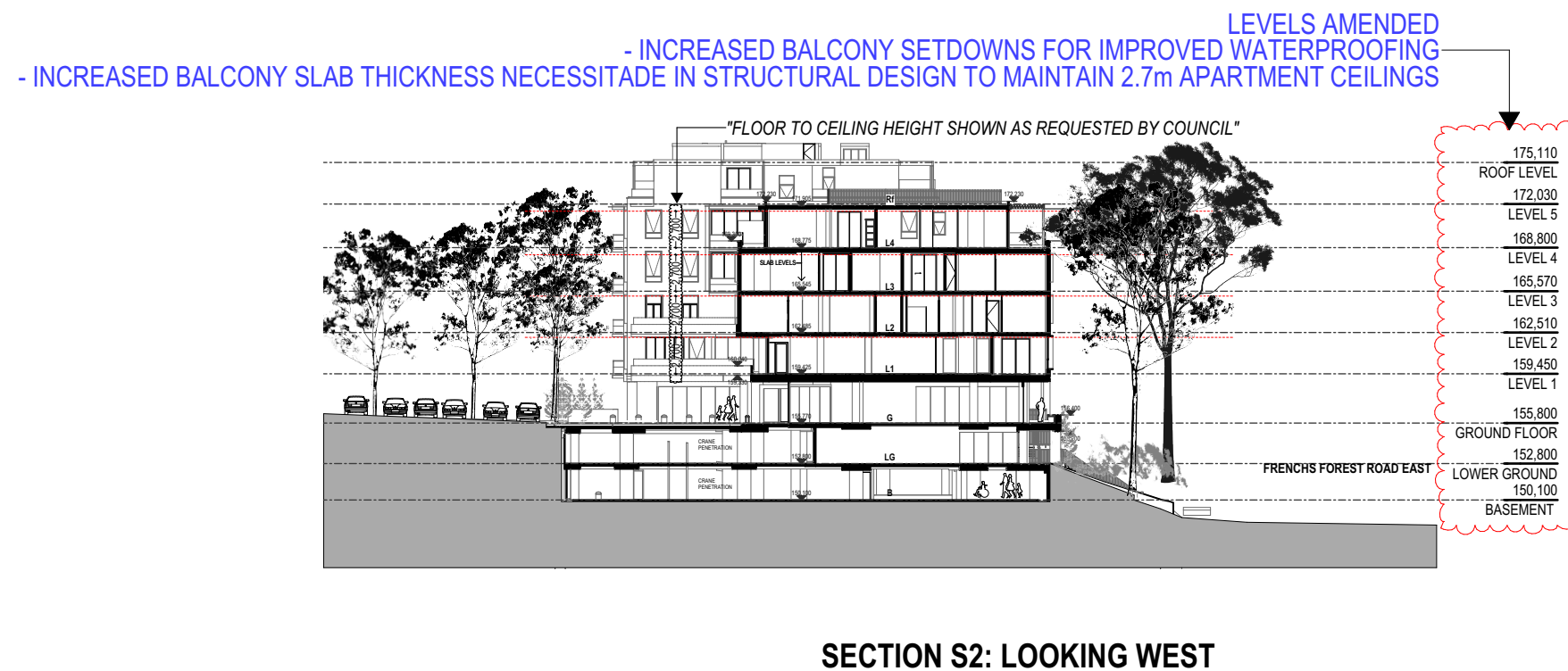
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (S4.55) CC



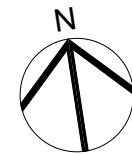
1:500



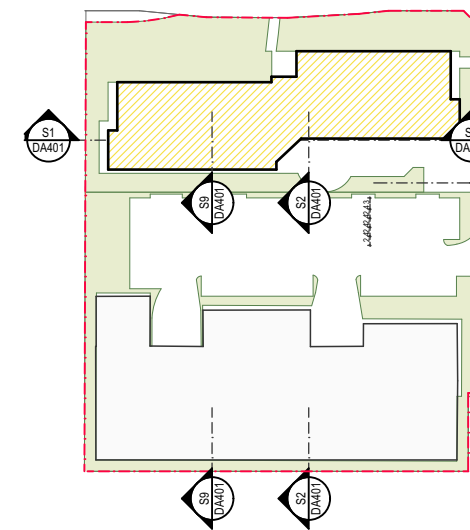
1:500



1:500



Printed 24/11/2021



KEY PLAN

ISSUE	REVISIONS	DATE
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

PROJECT:  
**Seniors Living**  
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

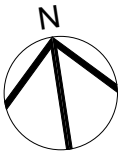
## SECTIONS

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

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

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



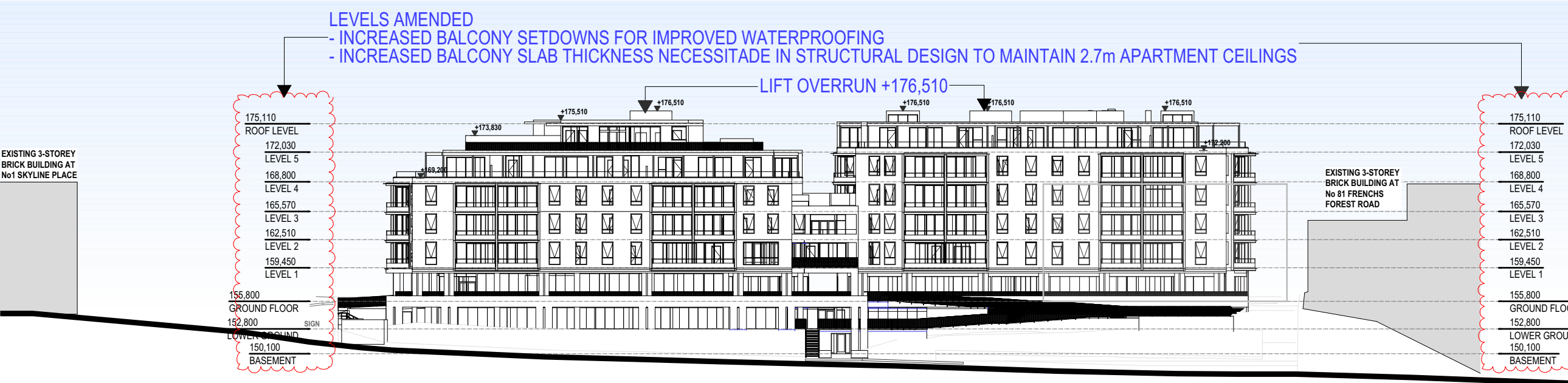


Printed 24/11/2021



NORTH ELEVATION

1:500



NORTH ELEVATION

1:500

ISSUE	REVISIONS	DATE
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

PROJECT:  
**Seniors Living**  
**5 Skyline Place Frenchs Forest NSW 2086**  
**SP 49558**

NORTH 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
SUBSET: S4.55	<b>DA501</b>
DRAWN BY: SU/SP/DB	ISSUE G

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

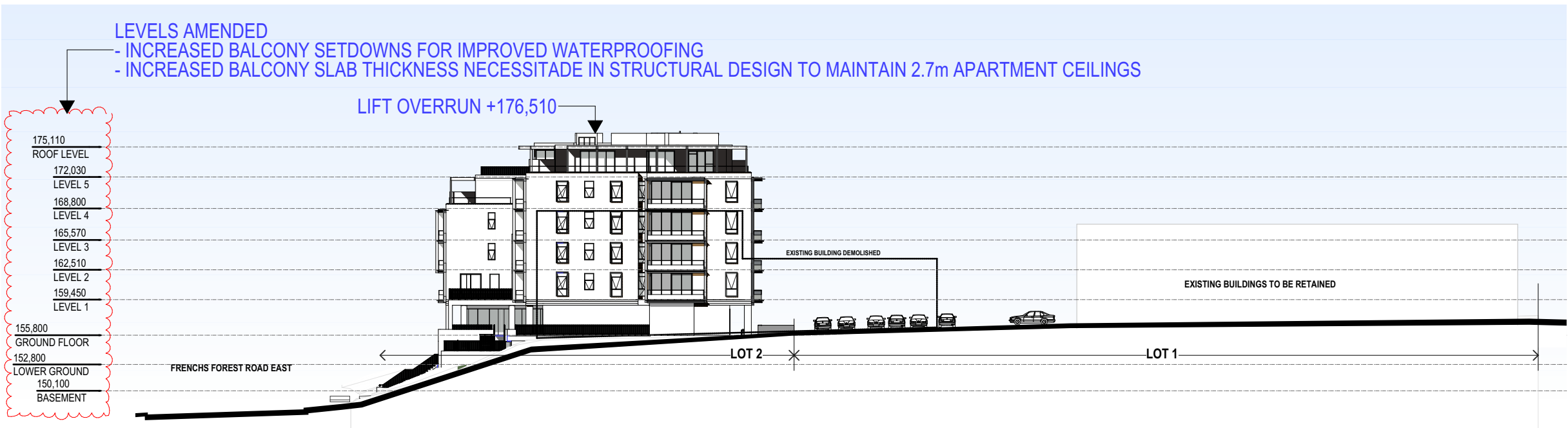


Printed 24/11/2021



WEST ELEVATION

1:500



WEST ELEVATION

1:500

ISSUE	REVISIONS	DATE
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

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
SUBSET:	S4.55	DA502
DRAWN BY:	SU/SP/DB	ISSUE G

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

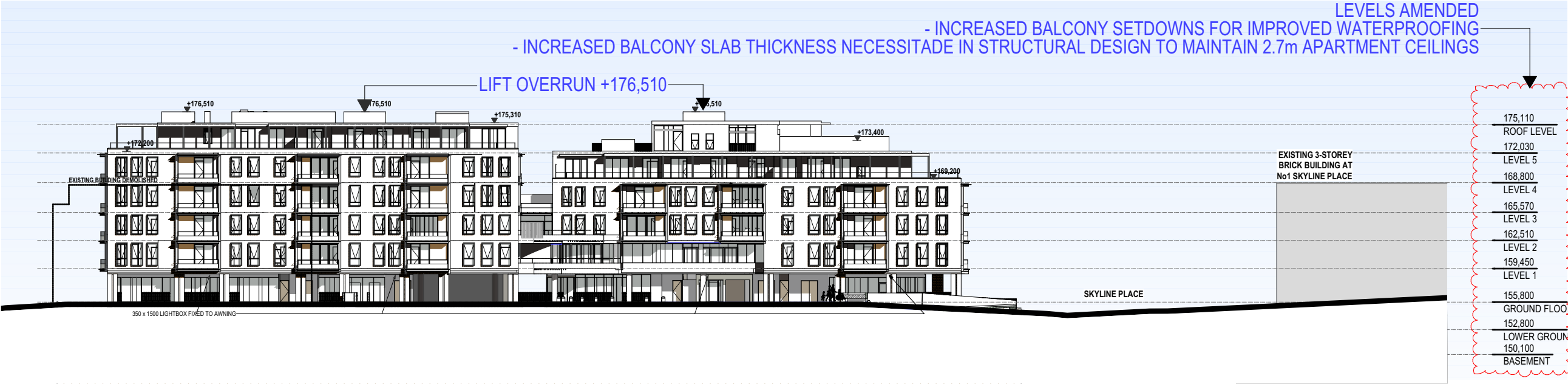


Printed 24/11/2021



SOUTH ELEVATION

1:500



SOUTH ELEVATION

1:500

ISSUE	REVISIONS	DATE
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

PROJECT:  
**Seniors Living**  
**5 Skyline Place Frenchs Forest NSW 2086**

SP 49558

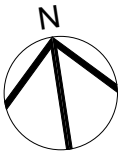
SOUTH ELEVATION

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



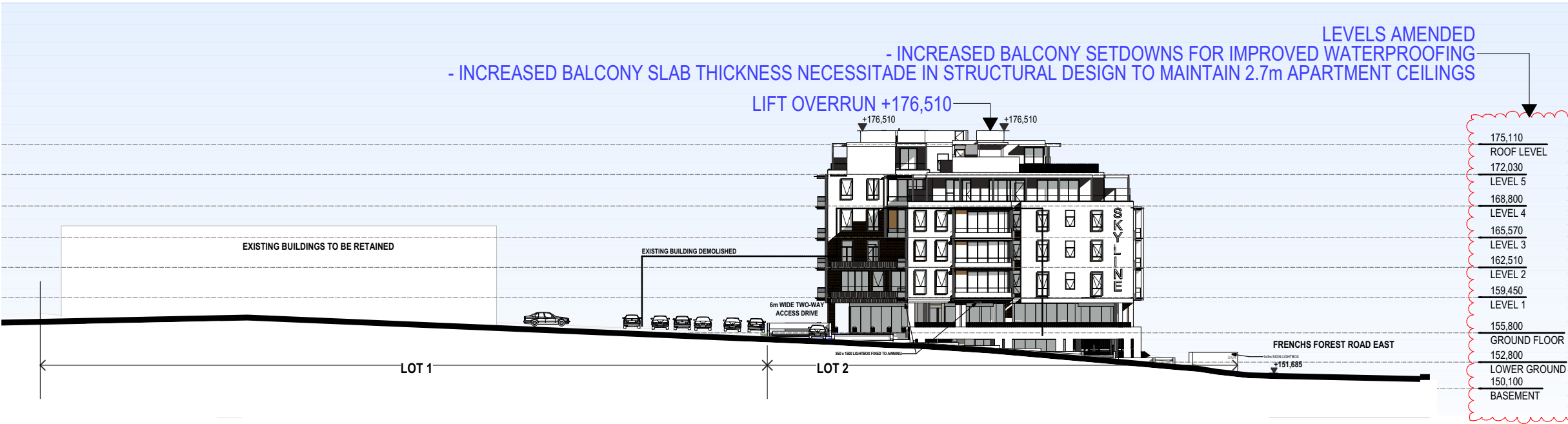


Printed 24/11/2021



EAST ELEVATION

1:500



EAST ELEVATION

1:500

ISSUE	REVISIONS	DATE
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

PROJECT:  
**Seniors Living**  
**5 Skyline Place Frenchs Forest NSW 2086**

SP 49558

EAST ELEVATION

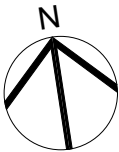
P A STUDIO  
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089  
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: S4.55	<b>DA504</b>
DRAWN BY: SU/SP/DB	ISSUE G

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

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 boundaries are as follows:  Building height up to, 4 storeys: 6m habitable rooms and 3m non habitable 5-8 storeys: 9m 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 <sup>2</sup>		 No Change	Refer architectural drawing DA306.  Merged units A103, A104, A303, A403 comply

Design Criteria	Approved DA	Proposed S4.55	Comment
4D-1 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms			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 2 Bedroom : 10m2 3+ Bedroom : 12m2 Studio : 4m2			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



Printed 24/11/2021

A	ORIGINAL ISSUE	24.11.21
ISSUE	REVISIONS	DATE

PROJECT:  
**Seniors Living**  
**5 Skyline Place Frenchs Forest NSW 2086**  
  
**SP 49558**

**ADG-DESIGN CRITERIA  
CHECKLIST**

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 <b>DA601</b>
SUBSET: S4.55	
DRAWN BY: SU/SP/DB	ISSUE <b>A</b>