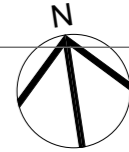
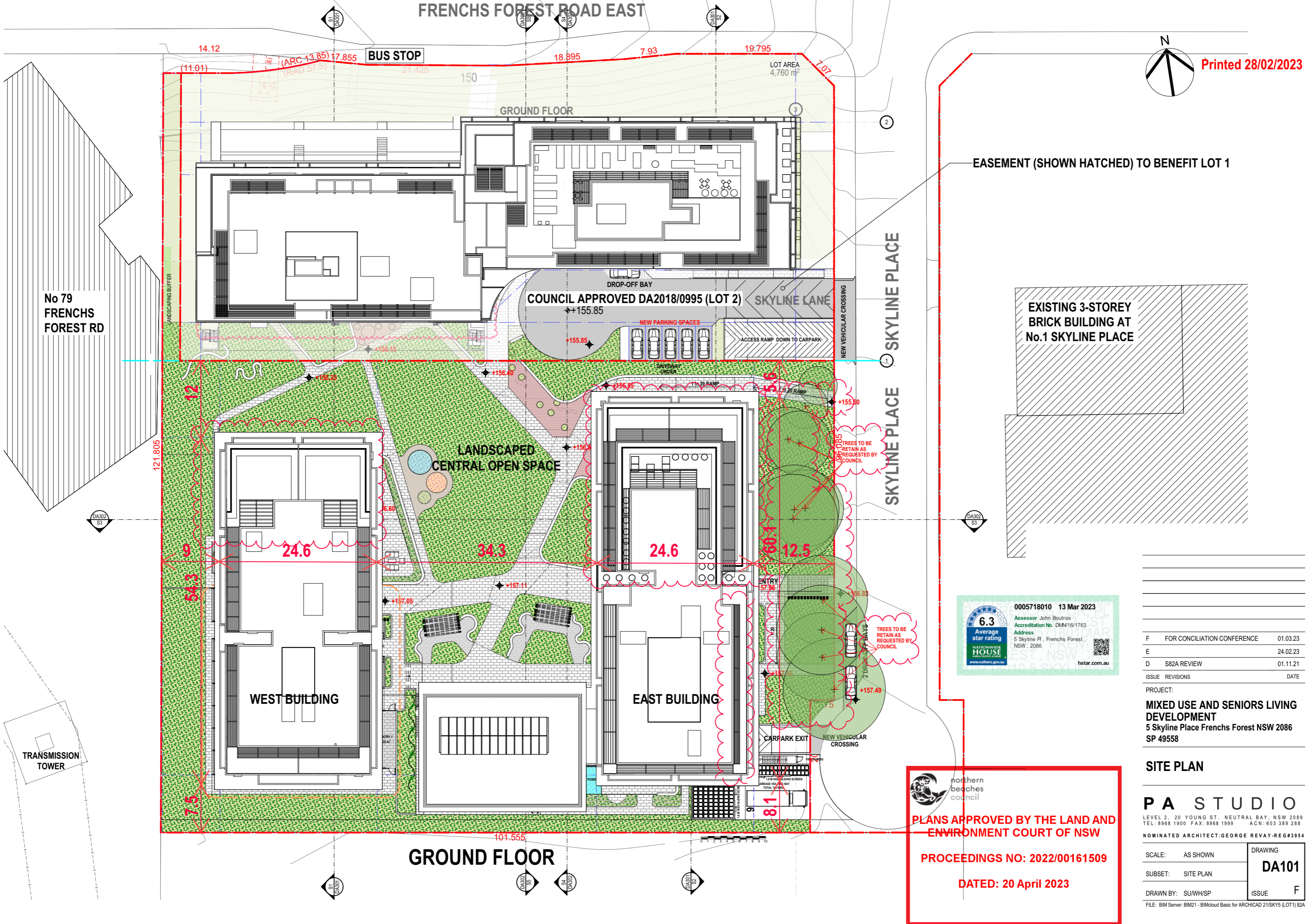


FRENCHS FOREST ROAD EAST



Printed 28/02/2023



0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086
 www.nsw.gov.au hstar.com.au

ISSUE	REVISIONS	DATE
F	FOR CONCILIATION CONFERENCE	01.03.23
E		24.02.23
D	S82A REVIEW	01.11.21

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

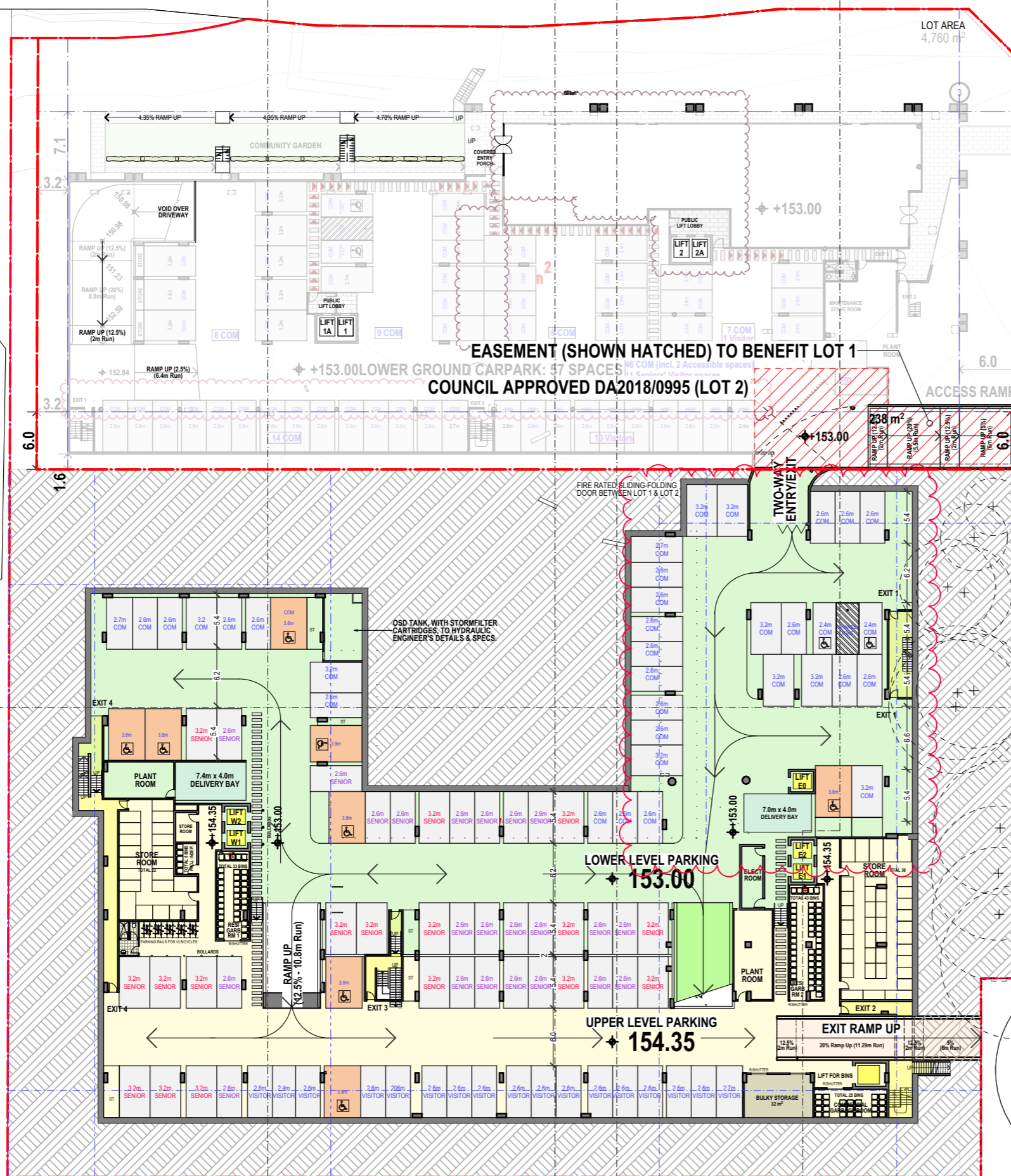
SITE PLAN

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/00161509
DATED: 20 April 2023

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

SCALE: AS SHOWN	DRAWING
SUBSET: SITE PLAN	DA101
DRAWN BY: SU/WH/SP	ISSUE
	F

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



SKYLINE PLACE

LOT AREA
4,760 m²

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

ISSUE REVISIONS	DATE
F FOR CONCILIATION CONFERENCE	01.03.23
E S82A REVIEW	24.02.23
D S82A REVIEW	01.11.21

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

BASEMENT CARPARK

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

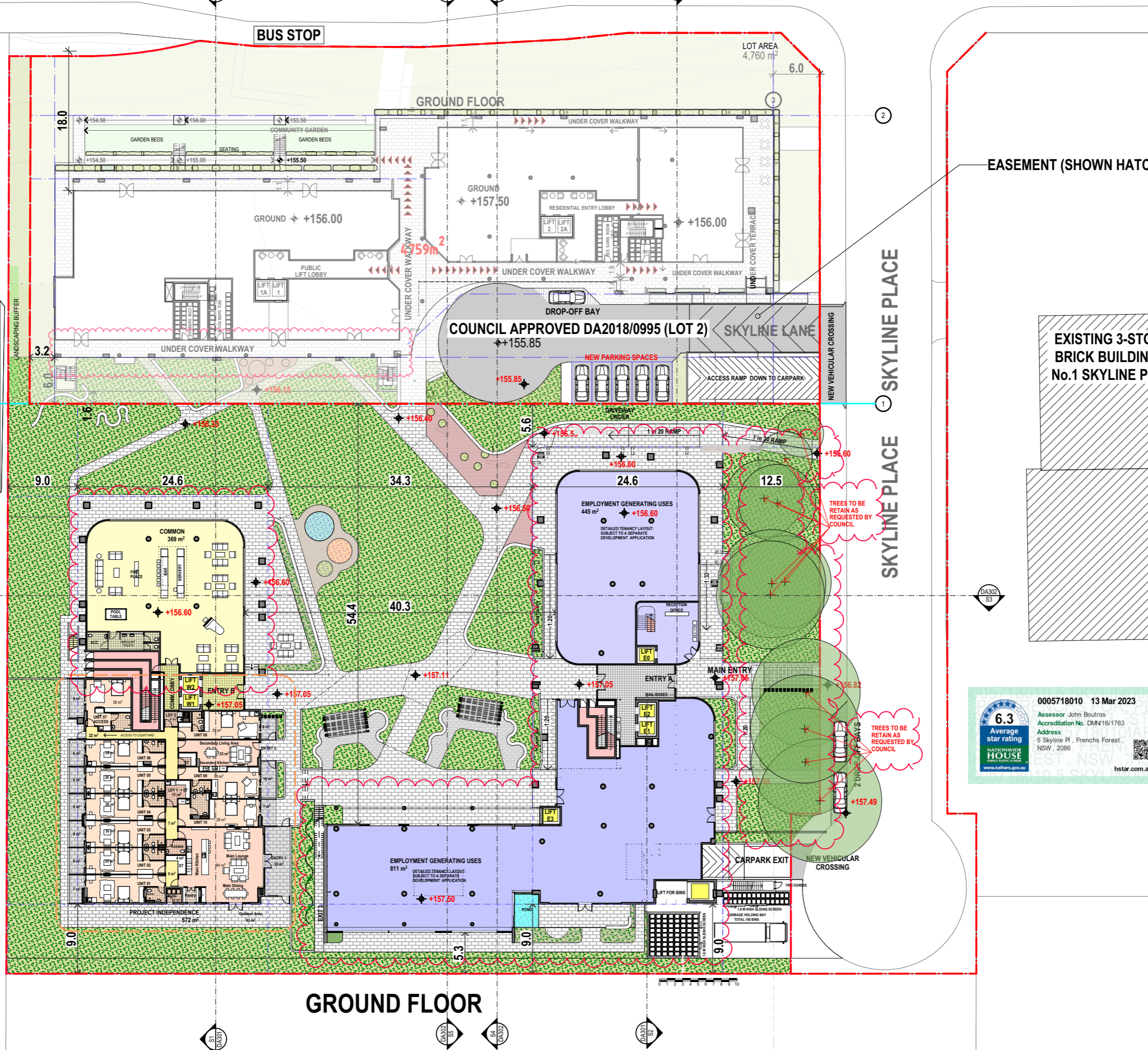
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN	DRAWING
SUBSET: PLANS	DA202
DRAWN BY: SU/WH/SP	ISSUE F



No 79
FRENCHS
FOREST RD

TRANSMISSION
TOWER



EASEMENT (SHOWN HATCH)

SKYLINE PLACE

EXISTING 3-STO
BRICK BUILDING
No.1 SKYLINE PL

 northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

0005718010 13 Mar 2023

Assessor John Boutros
Accreditation No. DMN16/1763
Address
5 Skyline Pl, Frenchs Forest, NSW, 2086

6.3
Average star rating

NATIONWIDE HOUSE
www.nathouse.gov.au

hstar.com.au

F	FOR CONCILIATION CONFERENCE	01.03.23
E		24.02.23
D	S82A REVIEW	01.11.21
ISSUE	REVISIONS	DATE

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

GROUND FLOOR PLAN

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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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

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

GROUND FLOOR



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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

NatHERS Specs Summary:

- **Floor slabs:**
 - Concrete.
 - R0.5 floor insulation to units 01-10. None assessed for remainder.
- **Exterior walls:**
 - AAC (Hebel) veneer wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.14).
 - Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining, wall system reaching a total R-value (R3.02).
 - External walls modelled as per plans, with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units, or enclosed hallways & shafts.
- **Glazing:**
 - **Double glazed - Low solar gain Low-E glass, with aluminium framing:**
 - To unit W6.4.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - **Double glazed, with aluminium framing:**
 - To unit E7.2.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).
 - **High solar gain Low-E glass, with aluminium framing:**
 - To unit W6.3.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - **Low solar gain Low-E glass, with aluminium framing:**
 - To unit E7.1.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - **Single clear glass, with aluminium framing:**
 - Modelled to all remaining unit glazing & clerestories:
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
- **U-Value & SHGC are combined glass and frame figures.**
- **Ceiling/Roof:**
 - R2.5 ceiling insulation to all top floor unit ceilings to roof.
 - Assessed with sealed wet area exhaust fans.
 - Concrete roof modelled with default medium colour finishes, and as unventilated.

Please refer to NatHERS individual certificates for full details.

0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086
 www.nathers.gov.au hstar.com.au

F	FOR CONCILIATION CONFERENCE	01.03.23
E		24.02.23
D	S82A REVIEW	01.11.21
ISSUE	REVISIONS	DATE

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

LEVEL 1 FLOOR PLAN

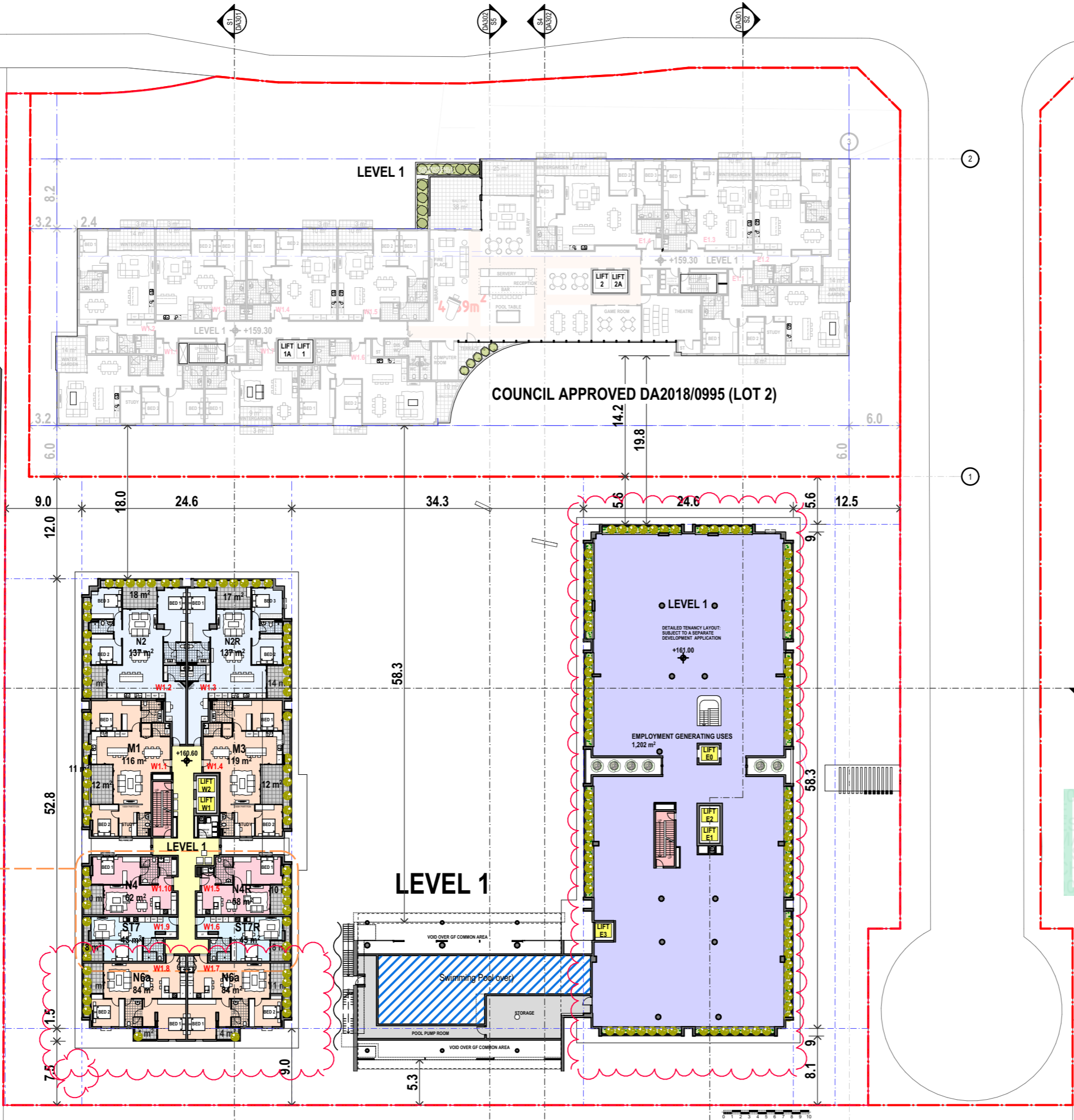
PA STUDIO

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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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

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



COUNCIL APPROVED DA2018/0995 (LOT 2)

LEVEL 1

No 79 FRENCHS FOREST RD

AFFORDABLE

TRANSMISSION TOWER





Printed 23/02/2023



PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

NatHERS Specs Summary:

- **Floor slabs:**
 - Concrete.
 - R0.5 floor insulation to units 01-10. None assessed for remainder.
 - **Exterior walls:**
 - AAC (Hebel) veneer wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.14).
 - Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining, wall system reaching a total R-value (R3.02).
 - External walls modelled as per plans, with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units, or enclosed hallways & shafts.
 - **Glazing:**
 - **Double glazed - Low solar gain Low-E glass, with aluminium framing:**
 - To unit W6.4.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - **Double glazed, with aluminium framing:**
 - To unit E7.2.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).
 - **High solar gain Low-E glass, with aluminium framing:**
 - To unit W6.3.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - **Low solar gain Low-E glass, with aluminium framing:**
 - To unit E7.1.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - **Single clear glass, with aluminium framing:**
 - Modelled to all remaining unit glazing & clerestories:
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - **U-Value & SHGC are combined glass and frame figures.**
 - **Ceiling/Roof:**
 - R2.5 ceiling insulation to all top floor unit ceilings to roof.
 - Assessed with sealed wet area exhaust fans.
 - Concrete roof modelled with default medium colour finishes, and as unventilated.
- Please refer to NatHERS individual certificates for full details.

0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086
 www.natthers.gov.au hstar.com.au

E	24.02.23
D	S82A REVIEW 01.11.21
ISSUE	REVISIONS DATE

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

LEVEL 2 FLOOR PLAN

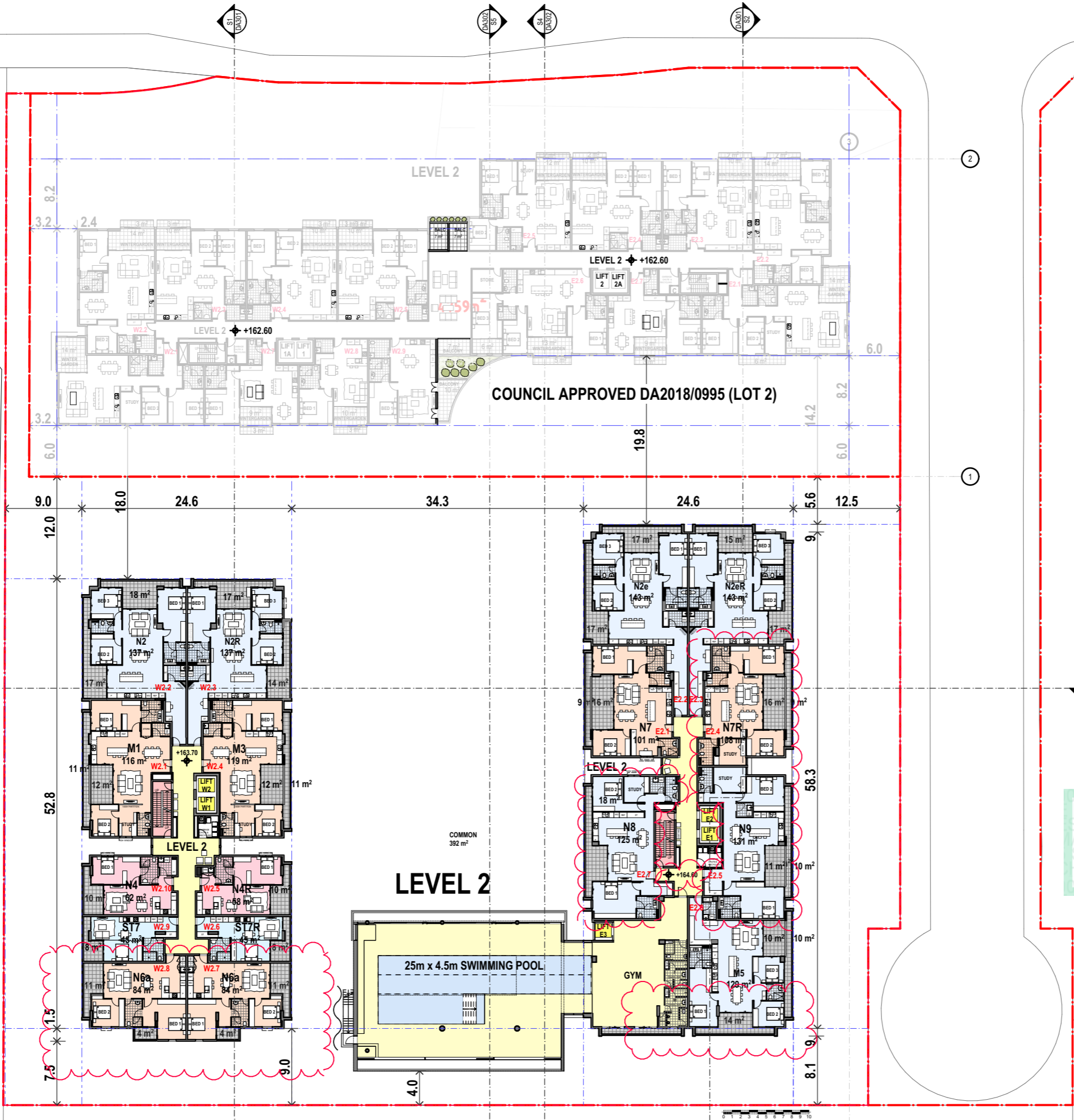
PA STUDIO

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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

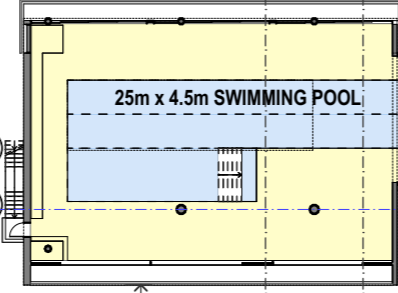
SCALE: AS SHOWN	DRAWING DA205
SUBSET: PLANS	
DRAWN BY: SU/WH/SP	ISSUE E

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



No 79 FRENCHS FOREST RD

TRANSMISSION TOWER



LEVEL 2

COUNCIL APPROVED DA2018/0995 (LOT 2)

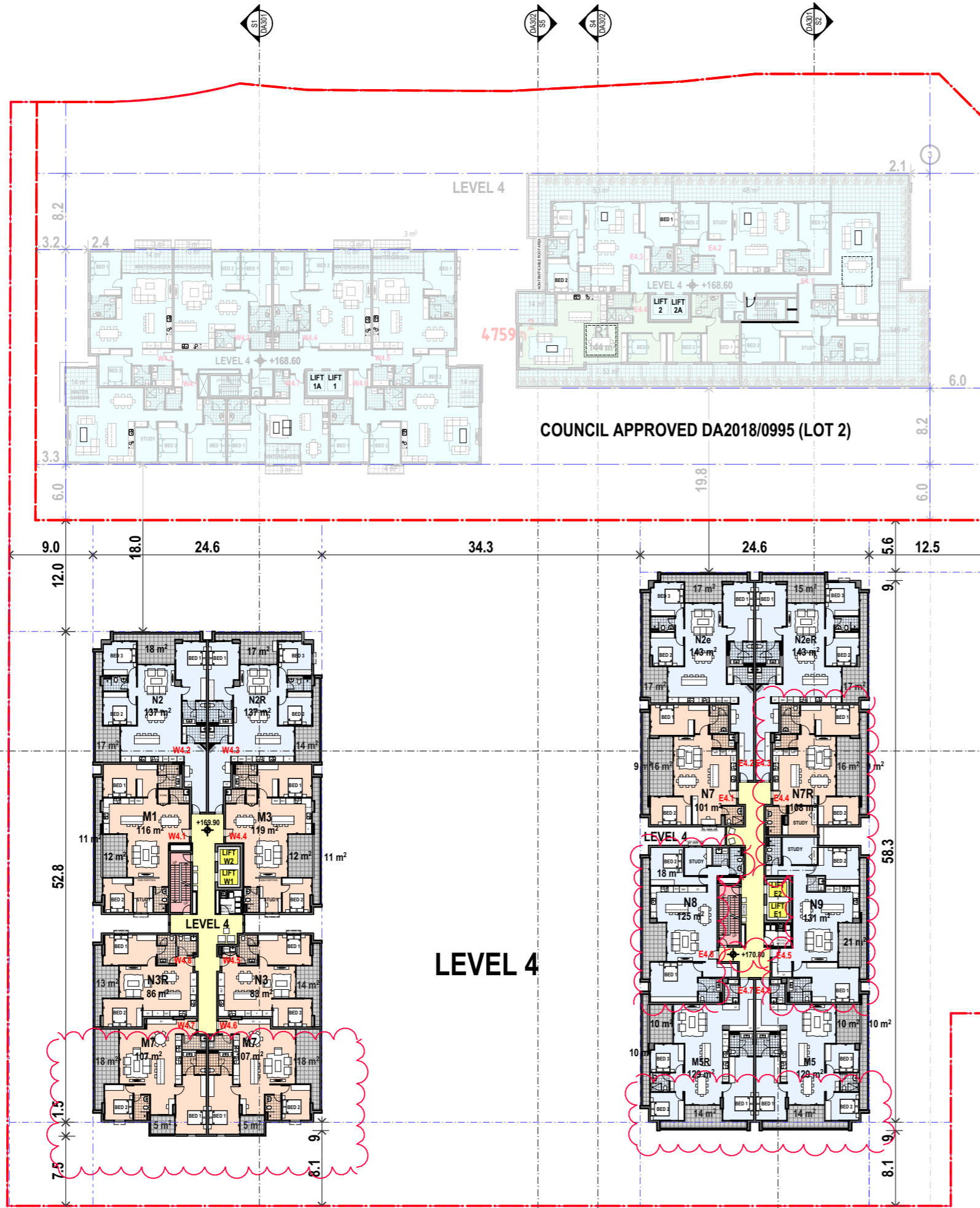
LEVEL 2

COMMON 392 m²

1:100



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NatHERS Specs Summary:

- **Floor slabs:**
 - Concrete.
 - R0.5 floor insulation to units 01-10. None assessed for remainder.
 - **Exterior walls:**
 - AAC (Hebel) veneer wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.14).
 - Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining, wall system reaching a total R-value (R3.02).
 - External walls modelled as per plans, with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units, or enclosed hallways & shafts.
 - **Glazing:**
 - **Double glazed - Low solar gain Low-E glass, with aluminium framing:**
 - To unit W6.4.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - **Double glazed, with aluminium framing:**
 - To unit E7.2.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).
 - **High solar gain Low-E glass, with aluminium framing:**
 - To unit W6.3.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - **Low solar gain Low-E glass, with aluminium framing:**
 - To unit E7.1.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - **Single clear glass, with aluminium framing:**
 - Modelled to all remaining unit glazing & clerestories:
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - **U-Value & SHGC are combined glass and frame figures.**
 - **Ceiling/Roof:**
 - R2.5 ceiling insulation to all top floor unit ceilings to roof.
 - Assessed with sealed wet area exhaust fans.
 - Concrete roof modelled with default medium colour finishes, and as unventilated.
- Please refer to NatHERS individual certificates for full details.

0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086
 www.nathers.gov.au hstar.com.au

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

E	S82A REVIEW	24.02.23
D	S82A REVIEW	01.11.21
ISSUE	REVISIONS	DATE

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

LEVEL 4 FLOOR PLAN

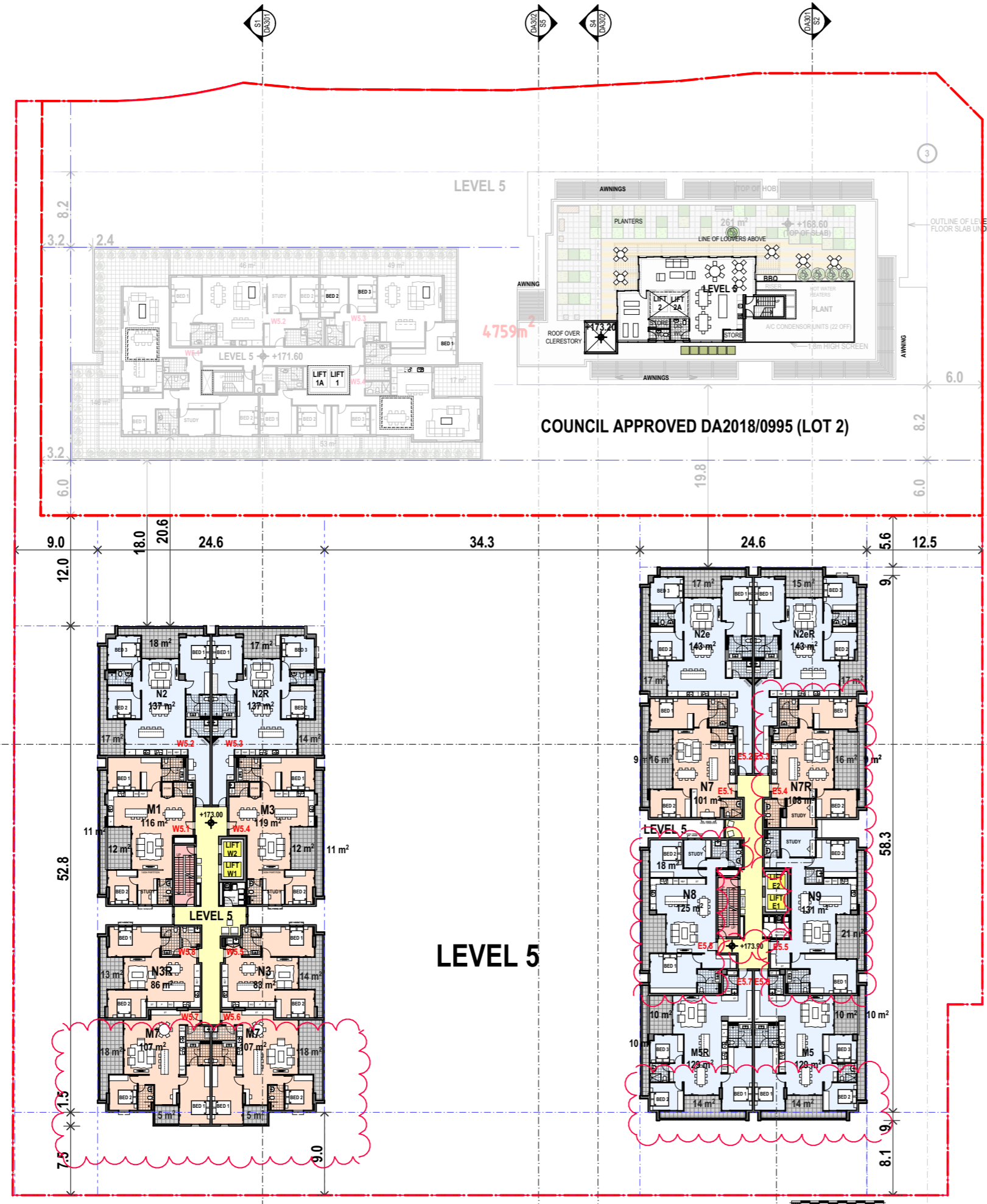
PA STUDIO
 LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
 NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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

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



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COUNCIL APPROVED DA2018/0995 (LOT 2)

LEVEL 5

NATHERS Specs Summary:

- **Floor slabs:**
 - Concrete.
 - R0.5 floor insulation to units 01-10. None assessed for remainder.
 - **Exterior walls:**
 - AAC (Hebel) veneer wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.14).
 - Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining, wall system reaching a total R-value (R3.02).
 - External walls modelled as per plans, with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units, or enclosed hallways & shafts.
 - **Glazing:**
 - **Double glazed - Low solar gain Low-E glass, with aluminium framing:**
 - To unit W6.4.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - **Double glazed, with aluminium framing:**
 - To unit E7.2.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).
 - **High solar gain Low-E glass, with aluminium framing:**
 - To unit W6.3.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - **Low solar gain Low-E glass, with aluminium framing:**
 - To unit E7.1.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - **Single clear glass, with aluminium framing:**
 - Modelled to all remaining unit glazing & clerestories:
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - **U-Value & SHGC are combined glass and frame figures.**
 - **Ceiling/Roof:**
 - R2.5 ceiling insulation to all top floor unit ceilings to roof.
 - Assessed with sealed wet area exhaust fans.
 - Concrete roof modelled with default medium colour finishes, and as unventilated.
- Please refer to NATHERS individual certificates for full details.

0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086
 www.nathers.gov.au hstar.com.au

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
 PROCEEDINGS NO: 2022/00161509
 DATED: 20 April 2023

E	S82A REVIEW	24.02.23
D	S82A REVIEW	01.11.21
ISSUE	REVISIONS	DATE

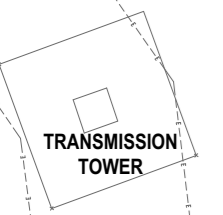
PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT
 5 Skyline Place Frenchs Forest NSW 2086
 SP 49558

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
 NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

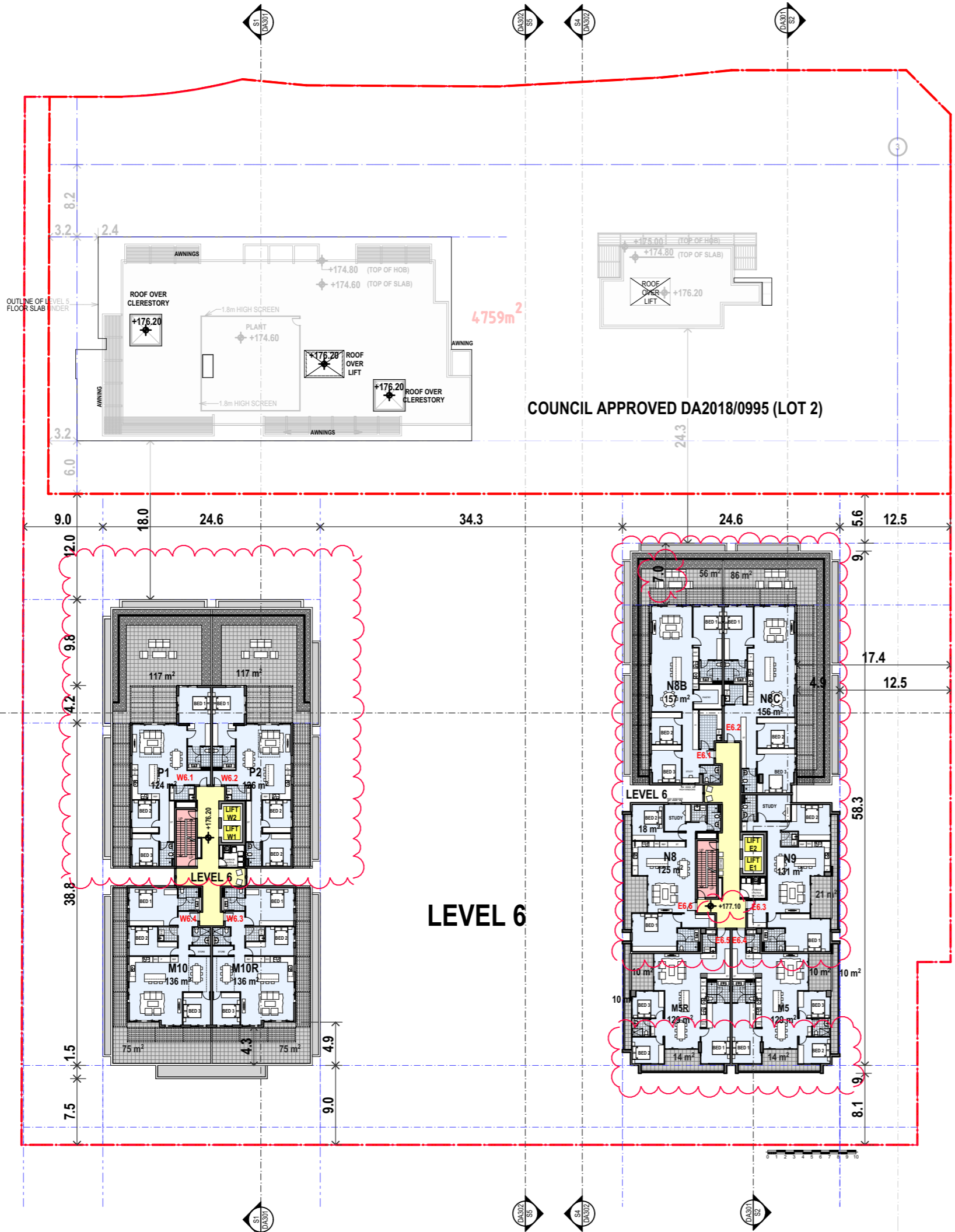
SCALE: AS SHOWN	DRAWING
SUBSET: PLANS	DA208
DRAWN BY: SU/WH/SP	ISSUE
	D

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





Printed 23/02/2023



4759m²

COUNCIL APPROVED DA2018/0995 (LOT 2)

LEVEL 6

NatHERS Specs Summary:

- **Floor slabs:**
 - Concrete.
 - R0.5 floor insulation to units 01-10. None assessed for remainder.
 - **Exterior walls:**
 - AAC (Hebel) veneer wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.14).
 - Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining, wall system reaching a total R-value (R3.02).
 - External walls modelled as per plans, with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units, or enclosed hallways & shafts.
 - **Glazing:**
 - **Double glazed - Low solar gain Low-E glass, with aluminium framing:**
 - To unit W6.4.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - **Double glazed, with aluminium framing:**
 - To unit E7.2.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).
 - **High solar gain Low-E glass, with aluminium framing:**
 - To unit W6.3.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - **Low solar gain Low-E glass, with aluminium framing:**
 - To unit E7.1.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - **Single clear glass, with aluminium framing:**
 - Modelled to all remaining unit glazing & clerestories:
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - **U-Value & SHGC are combined glass and frame figures.**
 - **Ceiling/Roof:**
 - R2.5 ceiling insulation to all top floor unit ceilings to roof.
 - Assessed with sealed wet area exhaust fans.
 - Concrete roof modelled with default medium colour finishes, and as unventilated.
- Please refer to NatHERS individual certificates for full details.

0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086
 www.natthers.gov.au hstar.com.au

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

E	24.02.23
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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

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

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

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

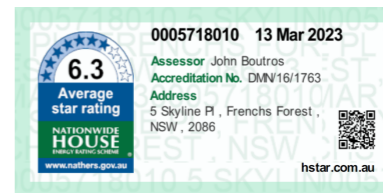


Printed 23/02/2023

4759m²

NATHERS Specs Summary:

- **Floor slabs:**
 - Concrete.
 - R0.5 floor insulation to units 01-10. None assessed for remainder.
 - **Exterior walls:**
 - AAC (Hebel) veneer wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.14).
 - Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining, wall system reaching a total R-value (R3.02).
 - External walls modelled as per plans, with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units, or enclosed hallways & shafts.
 - **Glazing:**
 - **Double glazed - Low solar gain Low-E glass, with aluminium framing:**
 - To unit W6.4.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - **Double glazed, with aluminium framing:**
 - To unit E7.2.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).
 - **High solar gain Low-E glass, with aluminium framing:**
 - To unit W6.3.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - **Low solar gain Low-E glass, with aluminium framing:**
 - To unit E7.1.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - **Single clear glass, with aluminium framing:**
 - Modelled to all remaining unit glazing & clerestories:
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - **U-Value & SHGC are combined glass and frame figures.**
 - **Ceiling/Roof:**
 - R2.5 ceiling insulation to all top floor unit ceilings to roof.
 - Assessed with sealed wet area exhaust fans.
 - Concrete roof modelled with default medium colour finishes, and as unventilated.
- Please refer to NATHERS individual certificates for full details.



E		24.02.23
D	S82A REVIEW	01.11.21
ISSUE	REVISIONS	DATE

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

LEVEL 7 FLOOR PLAN

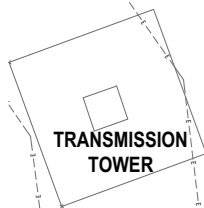
PA STUDIO

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

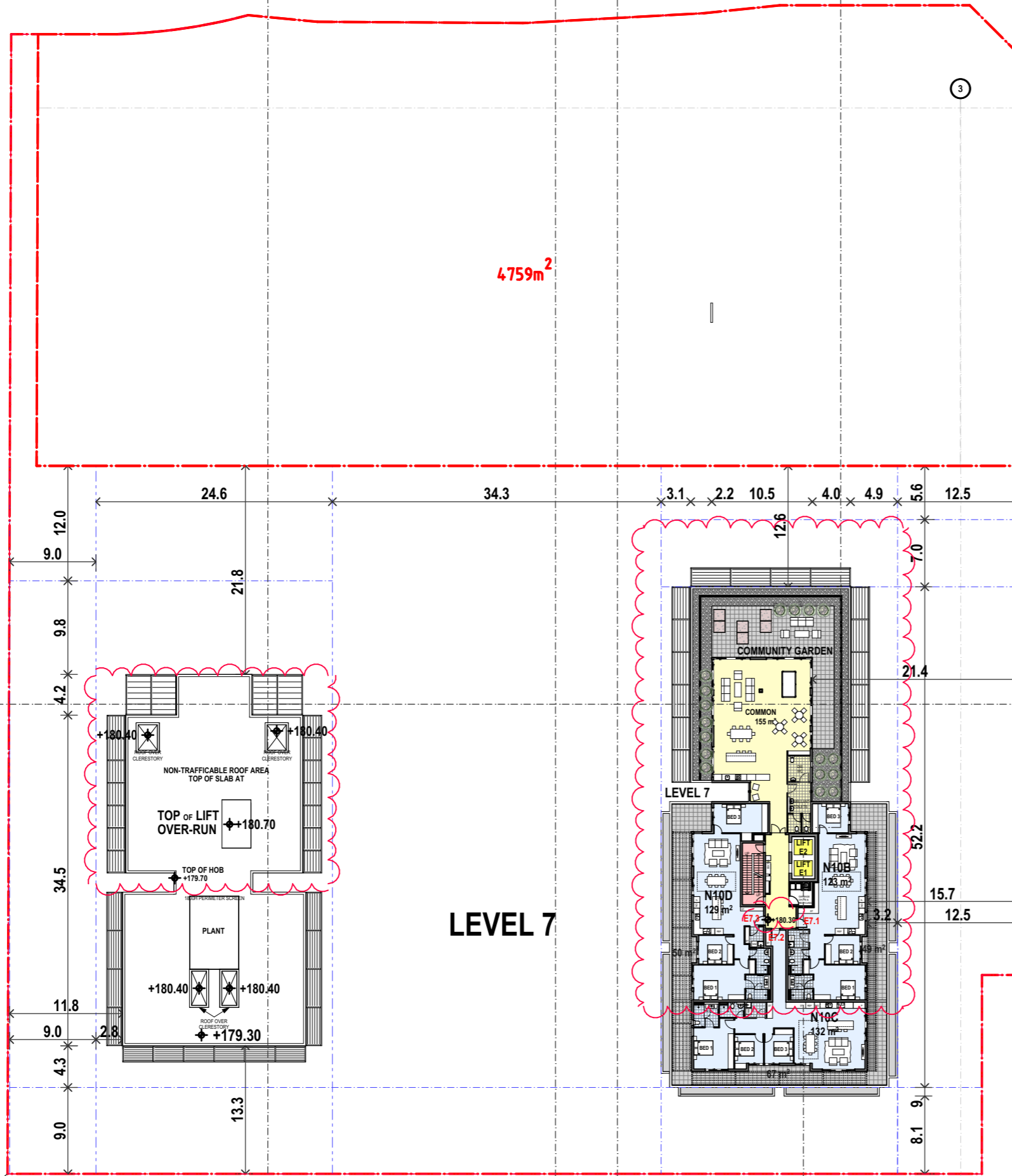
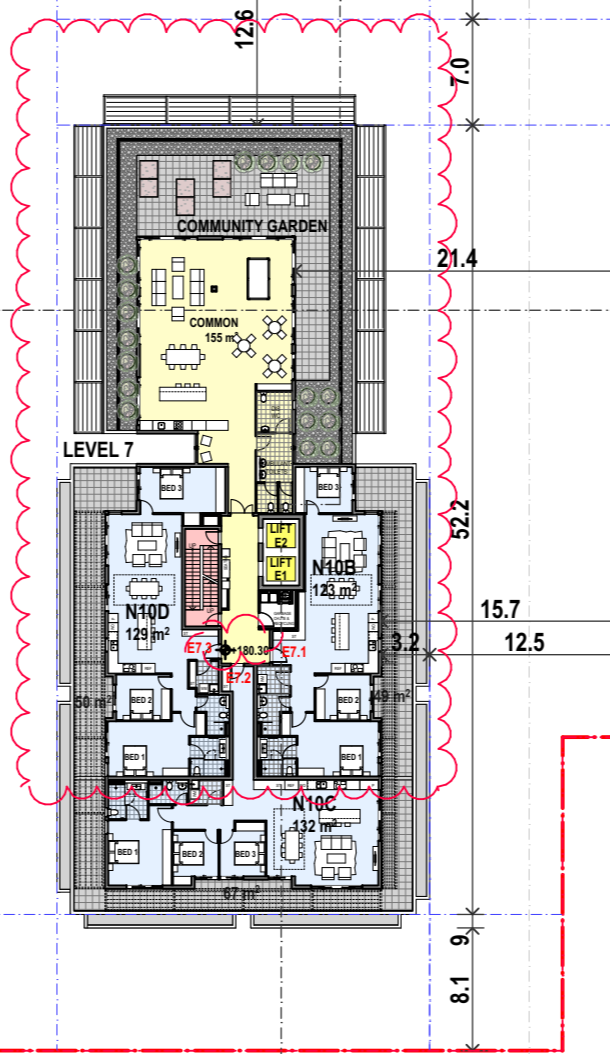
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING DA210
SUBSET:	PLANS	
DRAWN BY:	SU/WH/SP	ISSUE E

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



LEVEL 7



northern beaches council

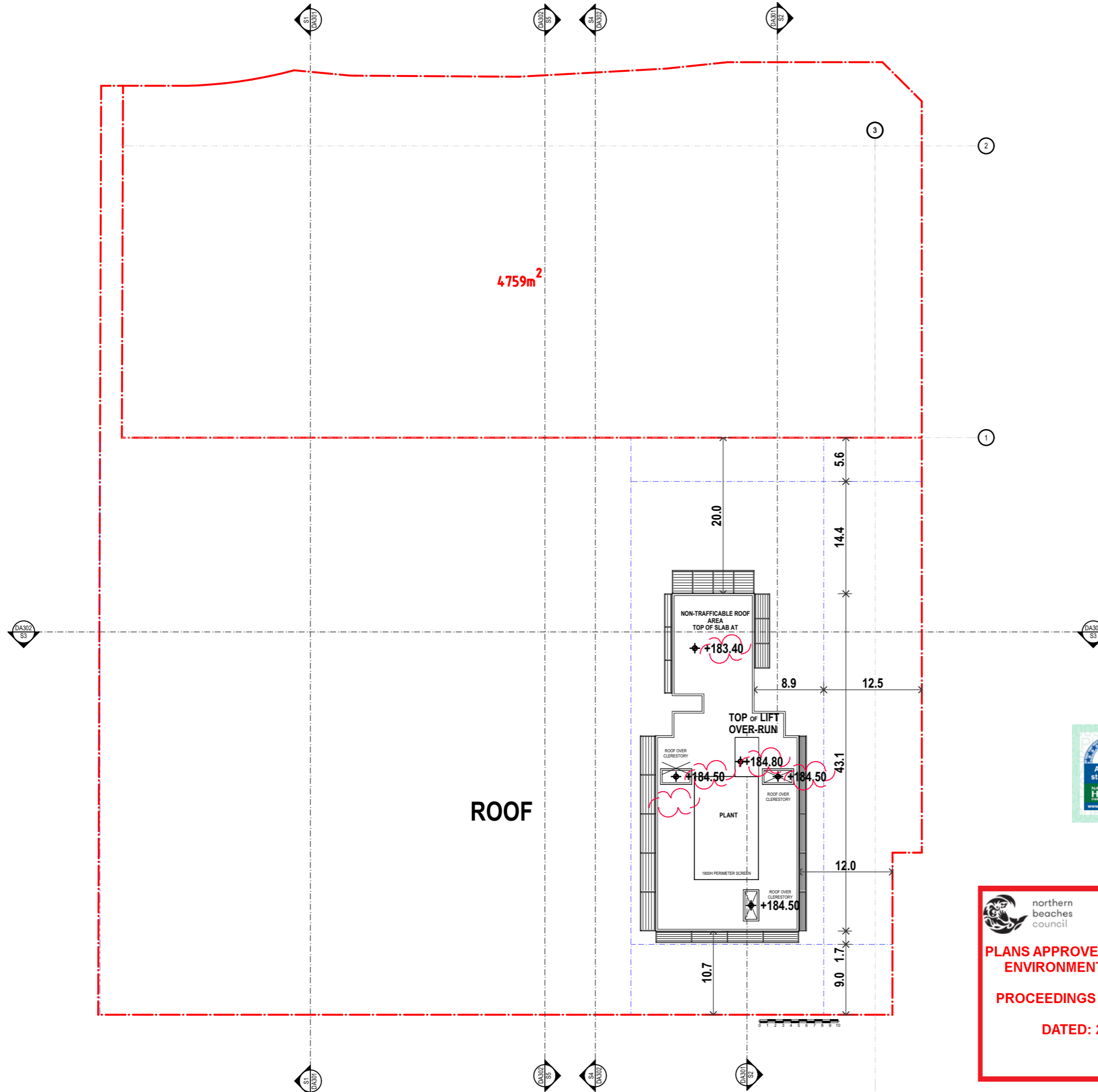
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

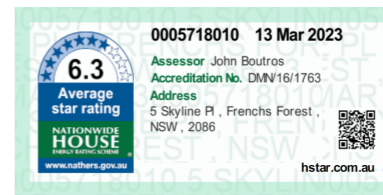


Printed 23/02/2023



NatHERS Specs Summary:

- **Floor slabs:**
 - Concrete.
 - R0.5 floor insulation to units 01-10. None assessed for remainder.
 - **Exterior walls:**
 - AAC (Habe) veneer wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.14).
 - Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining, wall system reaching a total R-value (R3.02).
 - External walls modelled as per plans, with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units, or enclosed hallways & shafts.
 - **Glazing:**
 - **Double glazed – Low solar gain Low-E glass, with aluminium framing:**
 - To unit W6.4.
 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - **Double glazed, with aluminium framing:**
 - To unit E7.2.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).
 - **High solar gain Low-E glass, with aluminium framing:**
 - To unit W6.3.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - **Low solar gain Low-E glass, with aluminium framing:**
 - To unit E7.1.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - **Single clear glass, with aluminium framing:**
 - Modelled to all remaining unit glazing & clerestories:
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - **U-Value & SHGC are combined glass and frame figures.**
 - **Ceiling/Roof:**
 - R2.5 ceiling insulation to all top floor unit ceilings to roof.
 - Assessed with sealed wet area exhaust fans.
 - Concrete roof modelled with default medium colour finishes, and as unventilated.
- Please refer to NatHERS individual certificates for full details.



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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

E	24.02.23
D	S82A REVIEW 01.11.21
ISSUE REVISIONS	DATE

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

ROOF PLAN

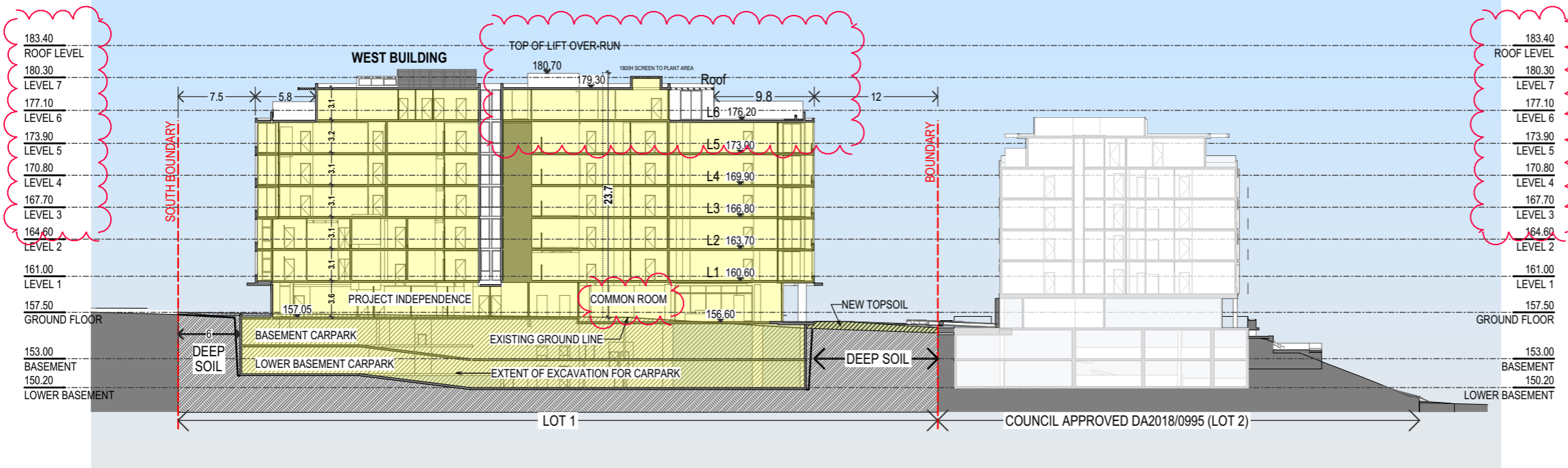
PA STUDIO
 LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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

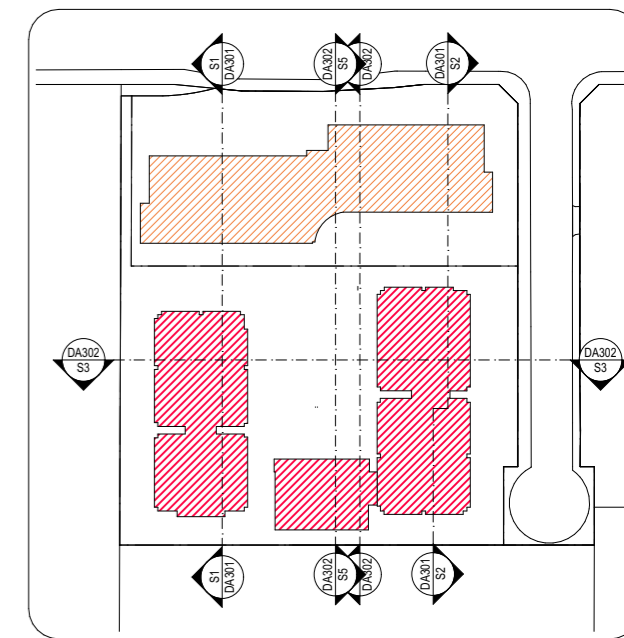


Printed 23/02/2023

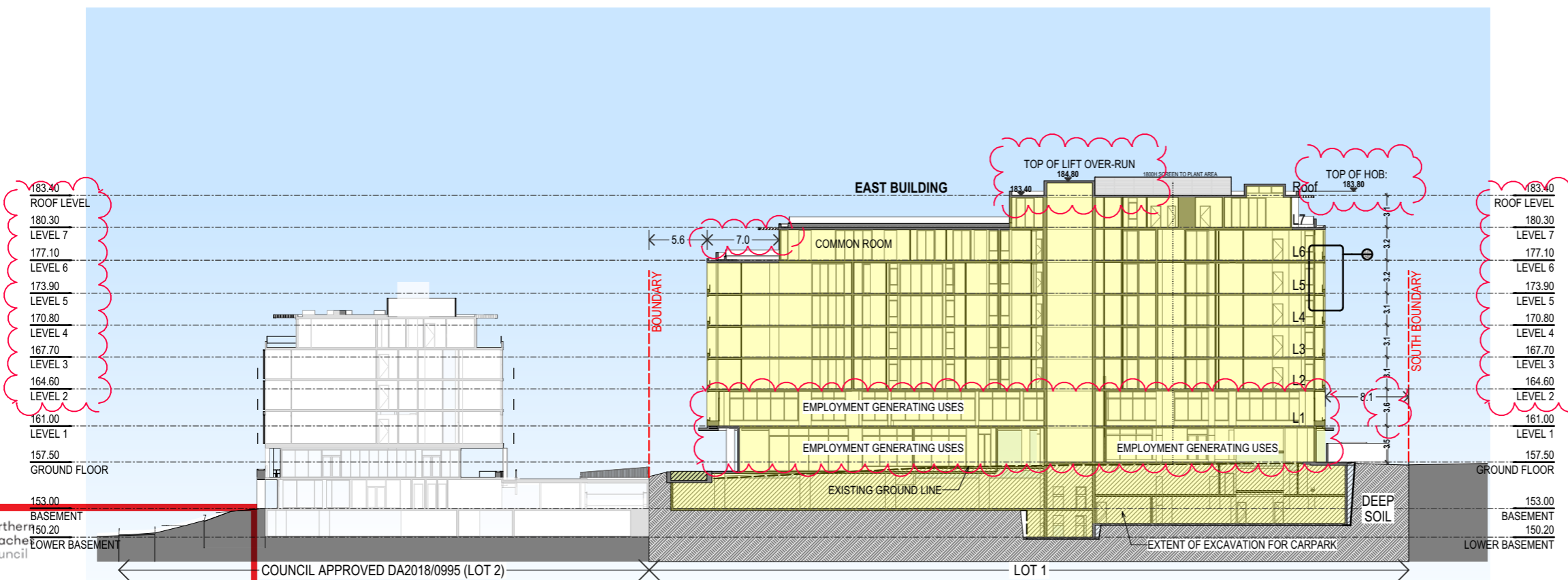


SECTION S1: LOOKING WEST

1:500



KEY PLAN



SECTION S2: LOOKING EAST

1:500

0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086
 www.natwidehouse.com.au
 hstar.com.au

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

SECTIONS S1 & S2

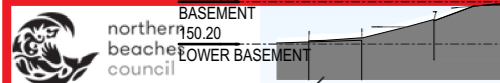
PA STUDIO

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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN	DRAWING
SUBSET: SECTIONS	DA301
DRAWN BY: SUJ/WH/SP	ISSUE
	E

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



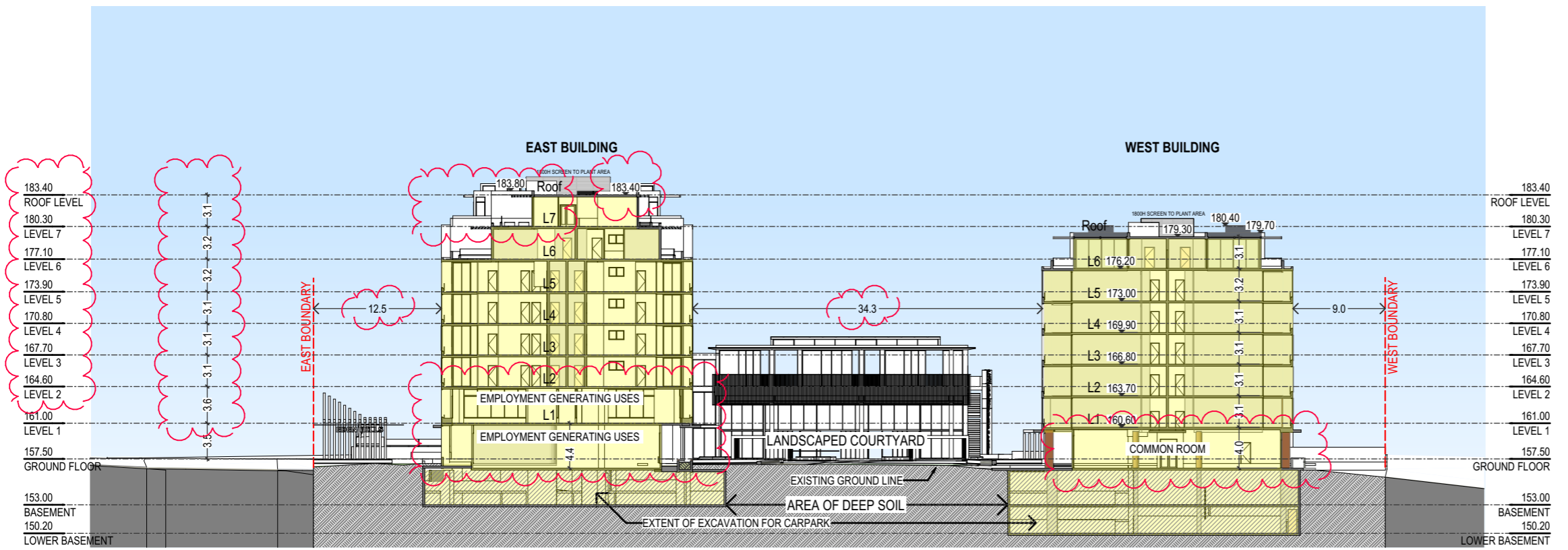
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

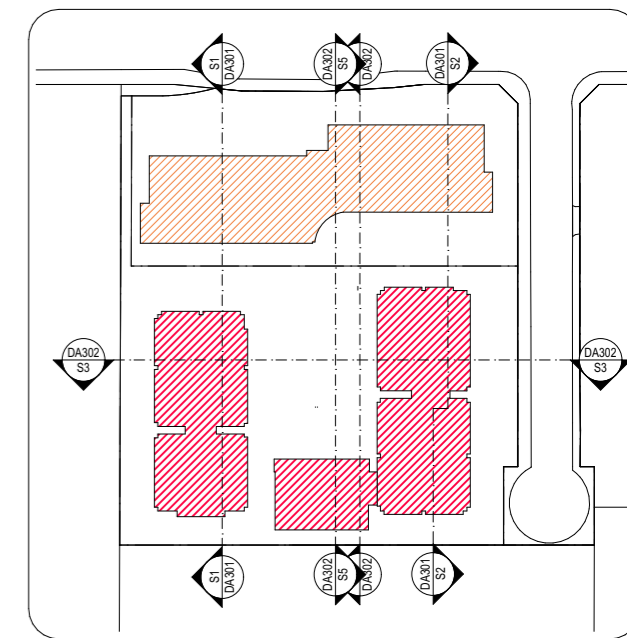


Printed 23/02/2023



SECTION S3: LOOKING SOUTH

1:500



KEY PLAN

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PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

0005718010 13 Mar 2023

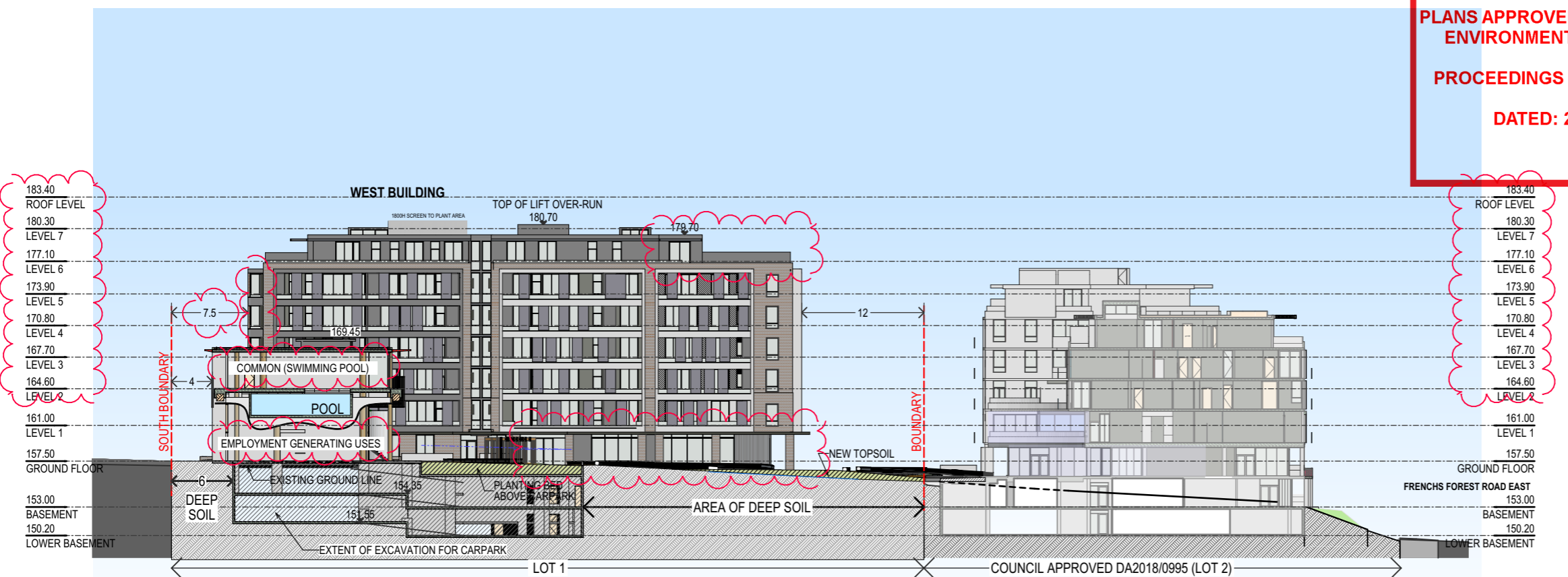
Assessor John Boutros
Accreditation No. DMN16/1763

6.3
Average star rating

NATIONWIDE HOUSE
www.nationwidehouse.com.au

Address
5 Skyline Pl, Frenchs Forest, NSW, 2086

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SECTION S4: LOOKING WEST

1:500

E	24.02.23
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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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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

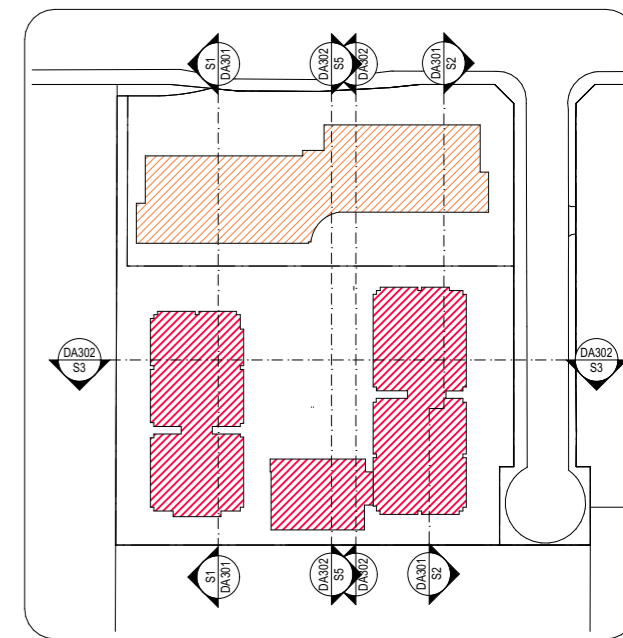




PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/00161509
DATED: 20 April 2023

NatHERS Specs Summary:

- **Floor slabs:**
 - Concrete.
 - R0.5 floor insulation to units 01-10. None assessed for remainder.
 - **Exterior walls:**
 - AAC (Hebel) veneer wall with foil + R2.5 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.14).
 - Brick veneer wall with foil + R2.5 batts in cavity to plasterboard lining, wall system reaching a total R-value (R3.02).
 - External walls modelled as per plans, with default medium colour finishes.
 - "Exterior walls" = All unit walls that are not party walls to other units, or enclosed hallways & shafts.
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 - Type A (U-Value: 4.90, SHGC: 0.33).
 - Type B (U-Value: 4.90, SHGC: 0.33).
 - Double glazed, with aluminium framing:**
 - To unit E7.2.
 - Type A (U-Value: 4.80, SHGC: 0.51).
 - Type B (U-Value: 4.80, SHGC: 0.59).
 - High solar gain Low-E glass, with aluminium framing:**
 - To unit W6.3.
 - Type A (U-Value: 5.4, SHGC: 0.49).
 - Type B (U-Value: 5.4, SHGC: 0.58).
 - Low solar gain Low-E glass, with aluminium framing:**
 - To unit E7.1.
 - Type A (U-Value: 5.6, SHGC: 0.41).
 - Type B (U-Value: 5.6, SHGC: 0.36).
 - Single clear glass, with aluminium framing:**
 - Modelled to all remaining unit glazing & clerestories:
 - Type A (U-Value: 6.7, SHGC: 0.57).
 - Type B (U-Value: 6.7, SHGC: 0.70).
 - **U-Value & SHGC are combined glass and frame figures.**
 - **Ceiling/Roof:**
 - R2.5 ceiling insulation to all top floor unit ceilings to roof.
 - Assessed with sealed wet area exhaust fans.
 - Concrete roof modelled with default medium colour finishes, and as unventilated.
- Please refer to NatHERS individual certificates for full details.**



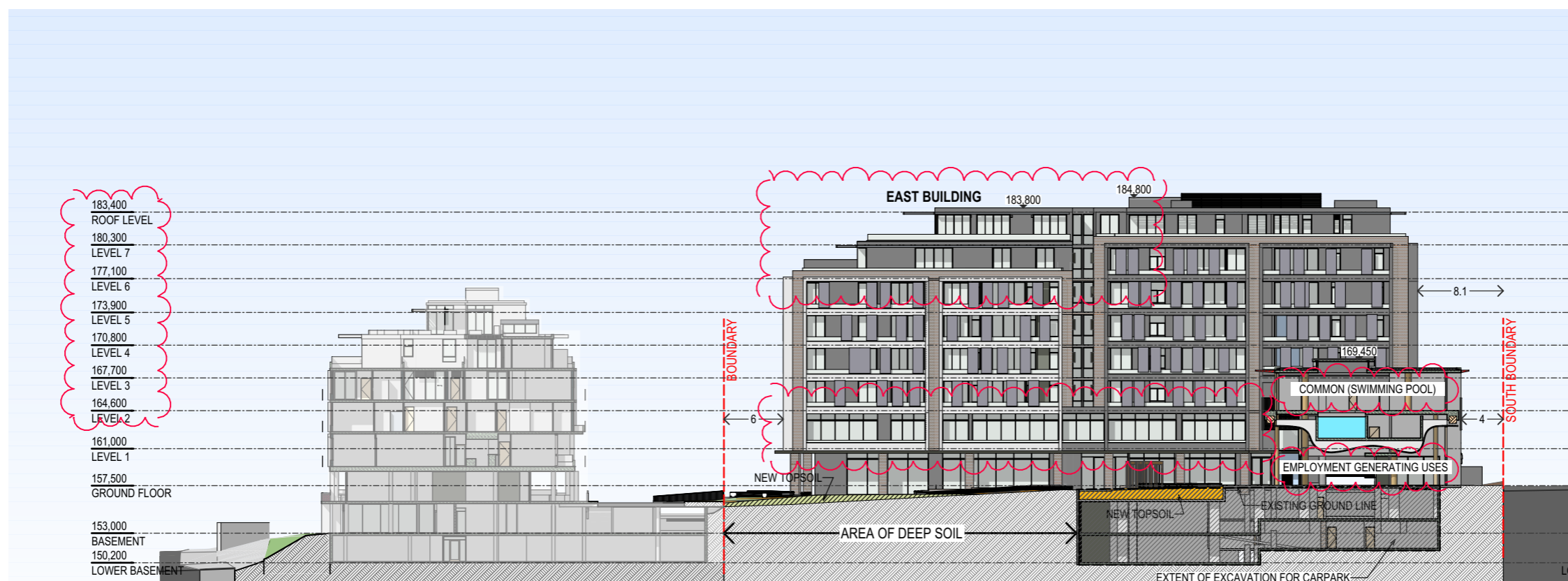
KEY PLAN

0005718010 13 Mar 2023

6.3
Average star rating

Assessor John Boutros
Accreditation No. DMN16/1763
Address
5 Skyline Pl, Frenchs Forest, NSW, 2086

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SECTION S5 : LOOKING EAST

1:500

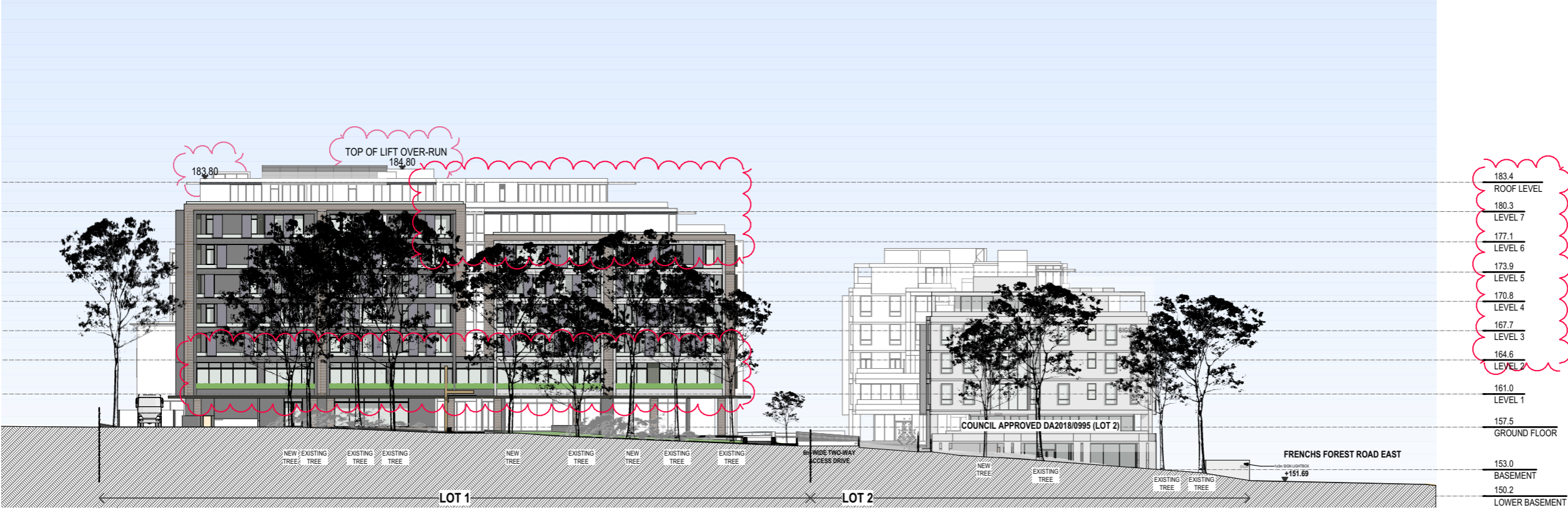
ISSUE	REVISIONS	DATE
E	S82A REVIEW	24.02.23
D	S82A REVIEW	01.11.21

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

SECTION S5

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

SCALE: AS SHOWN	DA303
SUBSET: SECTIONS	
DRAWN BY: SU/WH/SP	ISSUE E



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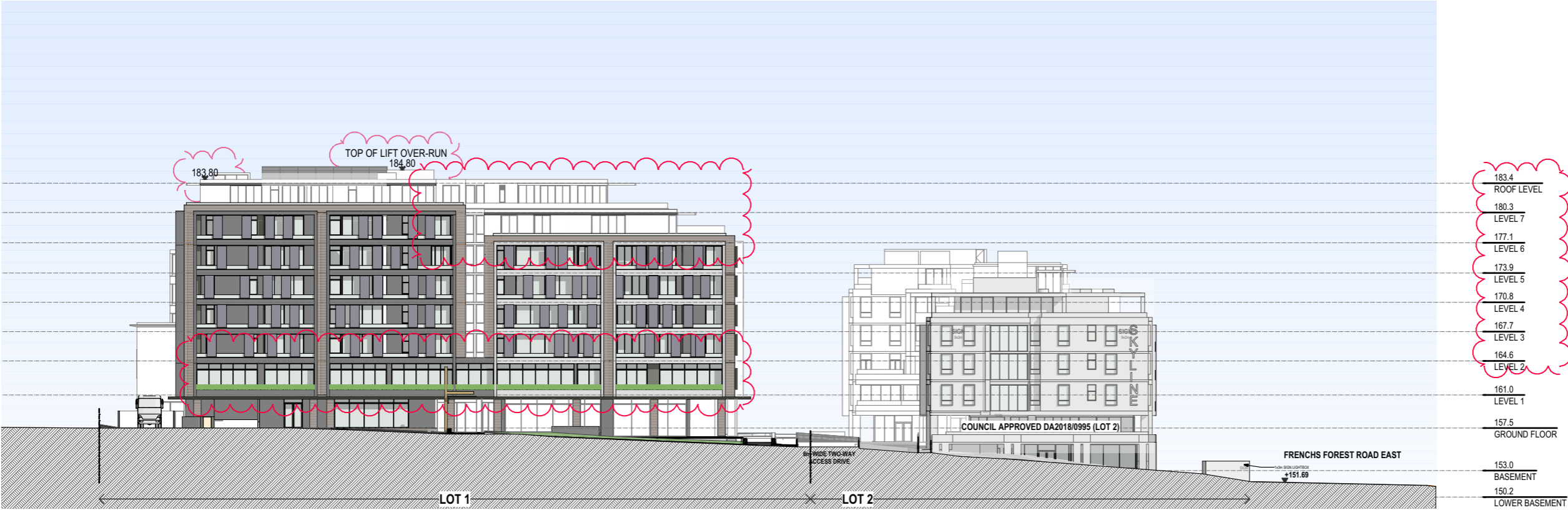
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

EAST ELEVATION CONTEXTUAL

1:500



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Accreditation No. DMN16/1763

Address
5 Skyline Pl, Frenchs Forest, NSW, 2086

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ISSUE REVISIONS	DATE

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

EAST ELEVATION

1:500

PA STUDIO

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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN	DRAWING
SUBSET: ELEVATIONS	DA401
DRAWN BY: SU/WH/SP	ISSUE E

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



NORTH ELEVATION CONTEXTUAL

1:500



NORTH ELEVATION

1:500

0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086

6.3
 Average star rating

NATIONWIDE HOUSE
 www.natfhars.gov.au

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ISSUE REVISIONS	DATE
E	24.02.23
D	S82A REVIEW 01.11.21

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

NORTH ELEVATION

P A S T U D I O

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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN	DRAWING
SUBSET: ELEVATIONS	DA402
DRAWN BY: SU/WH/SP	ISSUE E

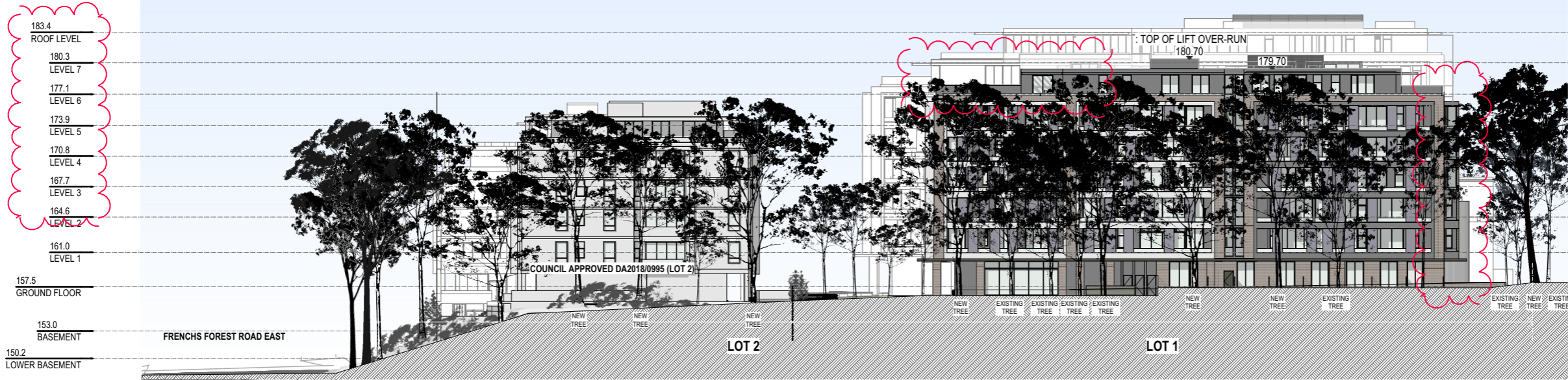
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PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023



WEST ELEVATION CONTEXTUAL

1:500

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

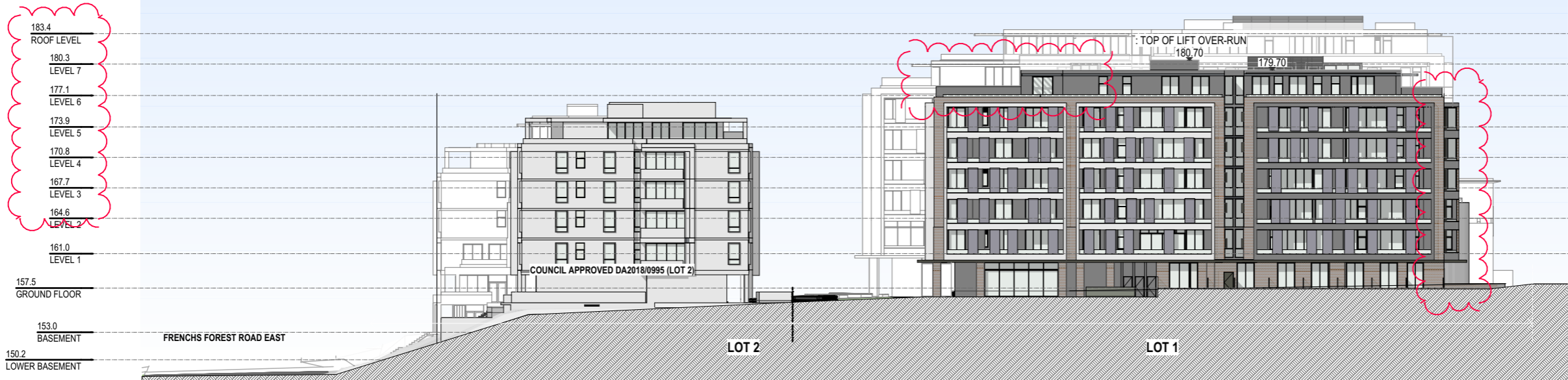
0005718010 13 Mar 2023

6.3 Average star rating

Assessor John Boutros
Accreditation No. DMN16/1763
Address 5 Skyline Pl, Frenchs Forest, NSW, 2086

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WEST ELEVATION

1:500

ISSUE	REVISIONS	DATE
E		24.02.23
D	S82A REVIEW	01.11.21

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

WEST ELEVATION

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

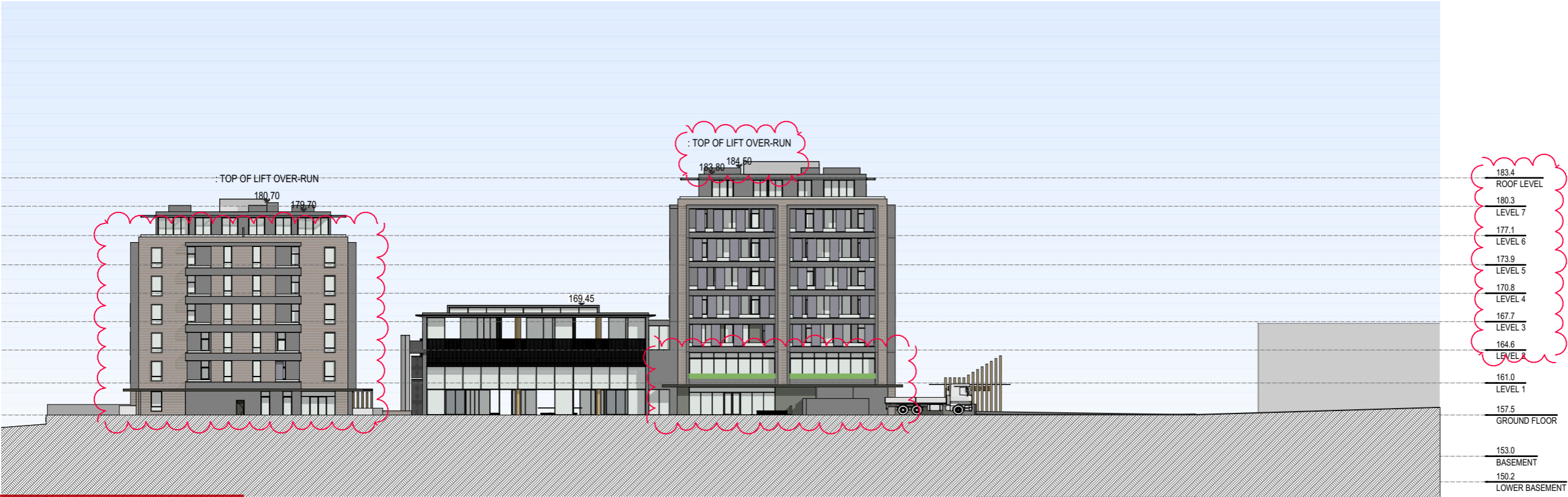
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SCALE: AS SHOWN	DRAWING DA403
SUBSET: ELEVATIONS	
DRAWN BY: SU/WH/SP	ISSUE E



SOUTH ELEVATION CONTEXTUAL

1:500



SOUTH ELEVATION

1:500

0005718010 13 Mar 2023
 Assessor John Boutros
 Accreditation No. DMN16/1763
 Address
 5 Skyline Pl, Frenchs Forest, NSW, 2086
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6.3
 Average star rating
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ISSUE	REVISIONS	DATE
E		24.02.23
D	S82A REVIEW	01.11.21

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

SOUTH ELEVATION

PA STUDIO

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

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN	DRAWING
SUBSET: ELEVATIONS	DA404
DRAWN BY: SU/WH/SP	ISSUE E

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) S2A

northern beaches council

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PROCEEDINGS NO: 2022/00161509

DATED: 20 April 2023

northern beaches council

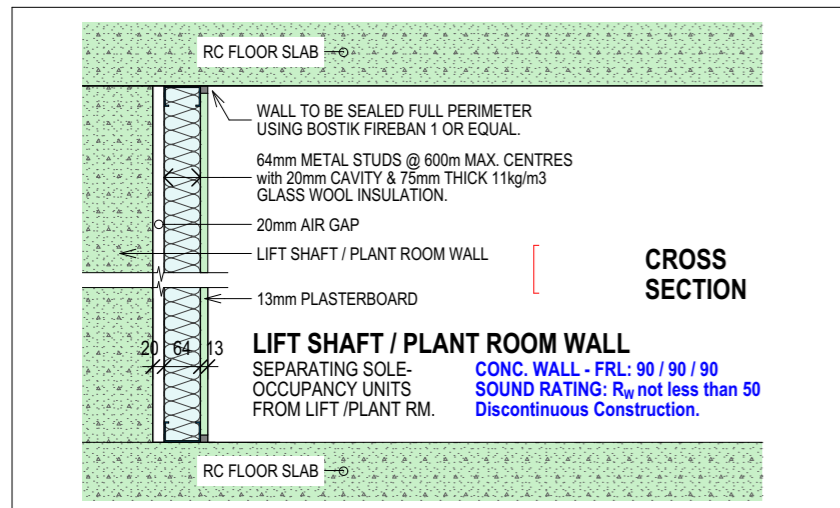
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

PROCEEDINGS NO: 2022/00161509

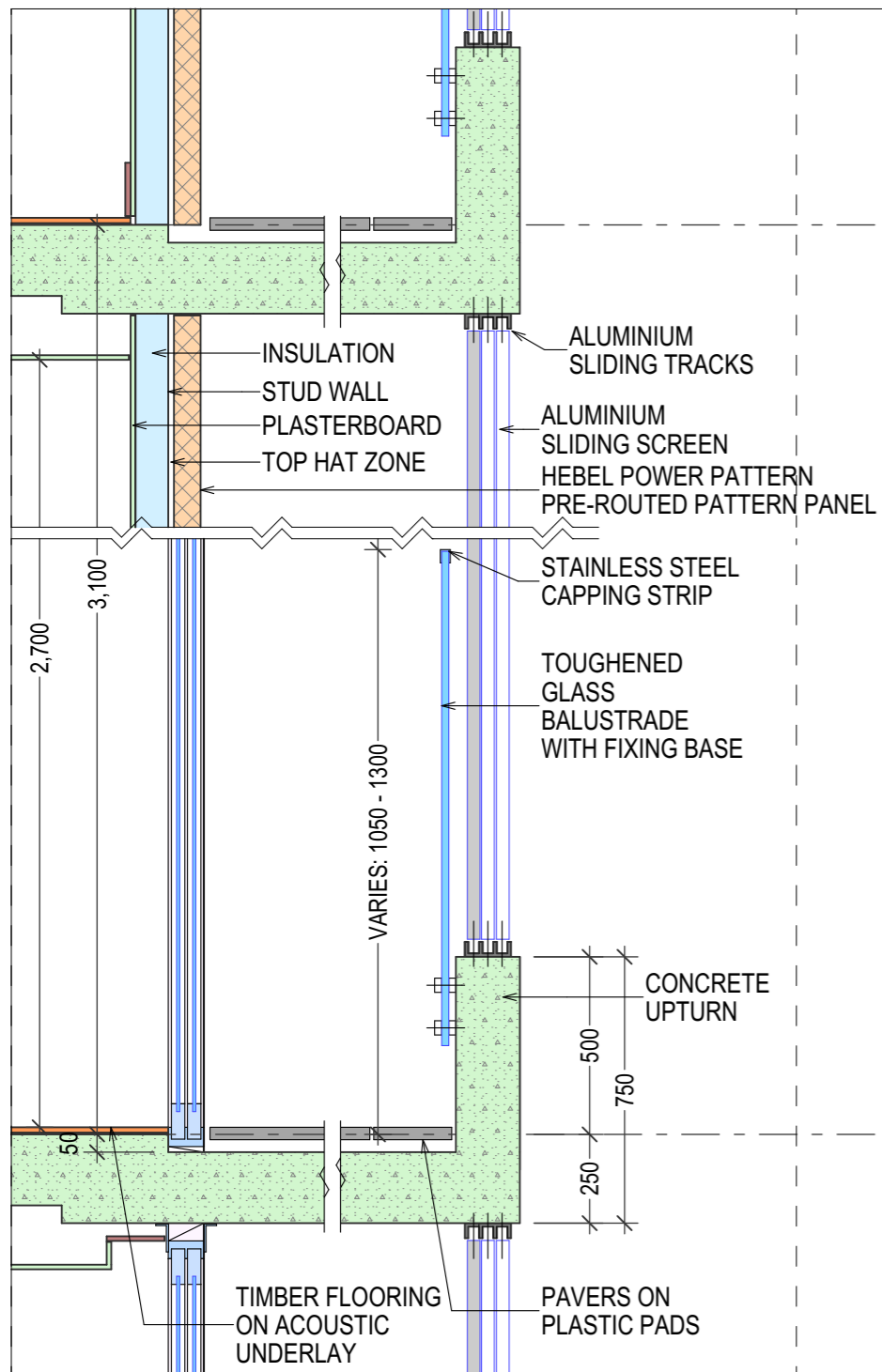
DATED: 20 April 2023

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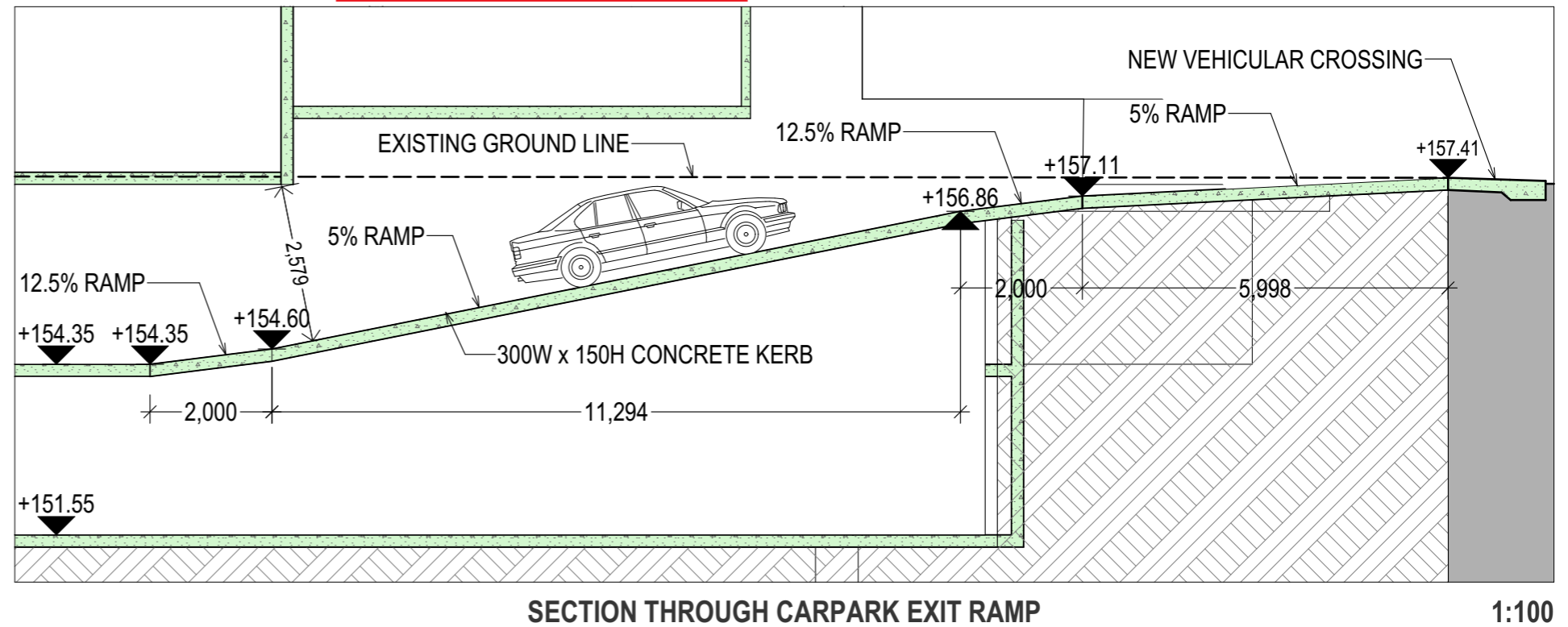
Printed 30/11/2021



SOUND INSULATION DETAIL: LIFT/PLANT TO HABITABLE ROOM



D-01 BALCONY DETAILS 1:20



Concrete Upturn

- eliminates feelings of vertigo when standing on balcony and
- hides untidy washing and pot plants from street

Balconies and Narrow Balconies to most rooms

- provide sun shading
- provide cover allowing windows and doors to be left open in light rain
- create additional impression of space by extending bedrooms
- allow for pots and landscape in front of most habitable rooms
- allow for convenient relocation and adjustment of sliding screens
- allow access for window cleaning (eliminating requirement for abseil access)

Sliding Screens

- provide shade from western and eastern sun
- will provide 60% shade factor
- when not required to provide shade, can be parked so they do not block aspect and views from within apartments
- are securely top hung to ensure they cannot fall out of tracks

Clear toughened Glass Balustrading

- will be 1.05m high above balcony floor on lower levels
- will be 1.3m high above balcony floor on upper levels (above level 6) to provide screening from wind.

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

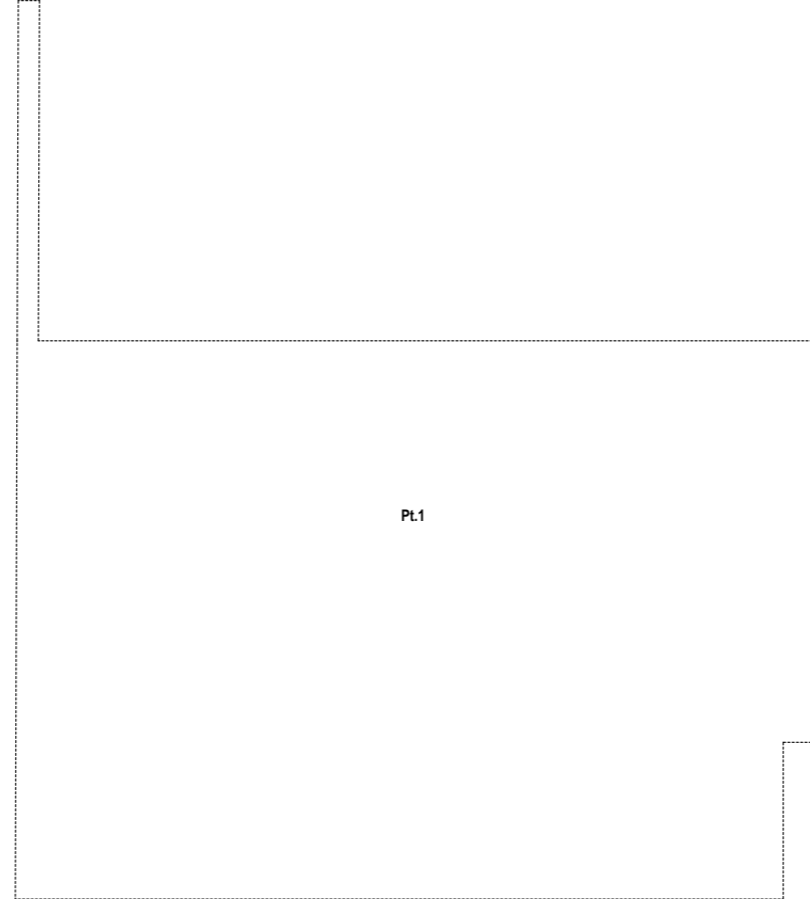
DETAILS & SECTION THROUGH EXIT RAMP

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

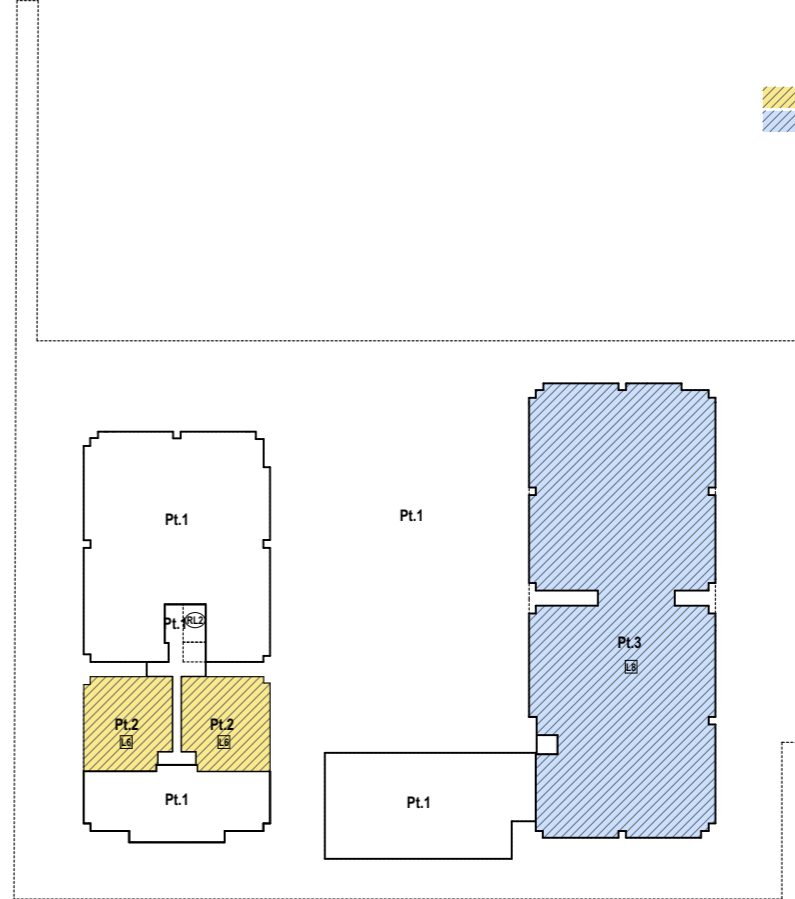
SCALE: AS SHOWN	DRAWING
SUBSET: ACCESS RAMPS TO CARPARK	DA601
DRAWN BY: SUJ/WH/SP	ISSUE D

- LOT 1 - SENIOR HOUSING
- LOT 2 - DISABILITY AND AFFORDABLE
- LOT 3 - EMPLOYMENT GENERATING USES

northern beaches council
PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW
PROCEEDINGS NO: 2022/00161509
DATED: 20 April 2023

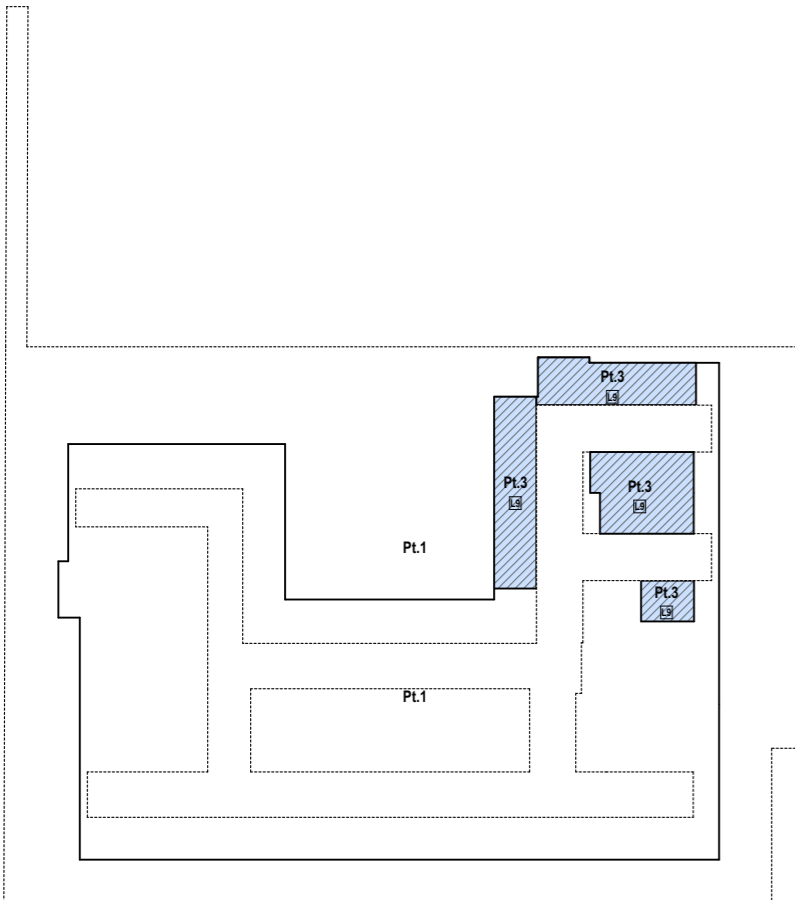


LEVEL 2 AND ABOVE

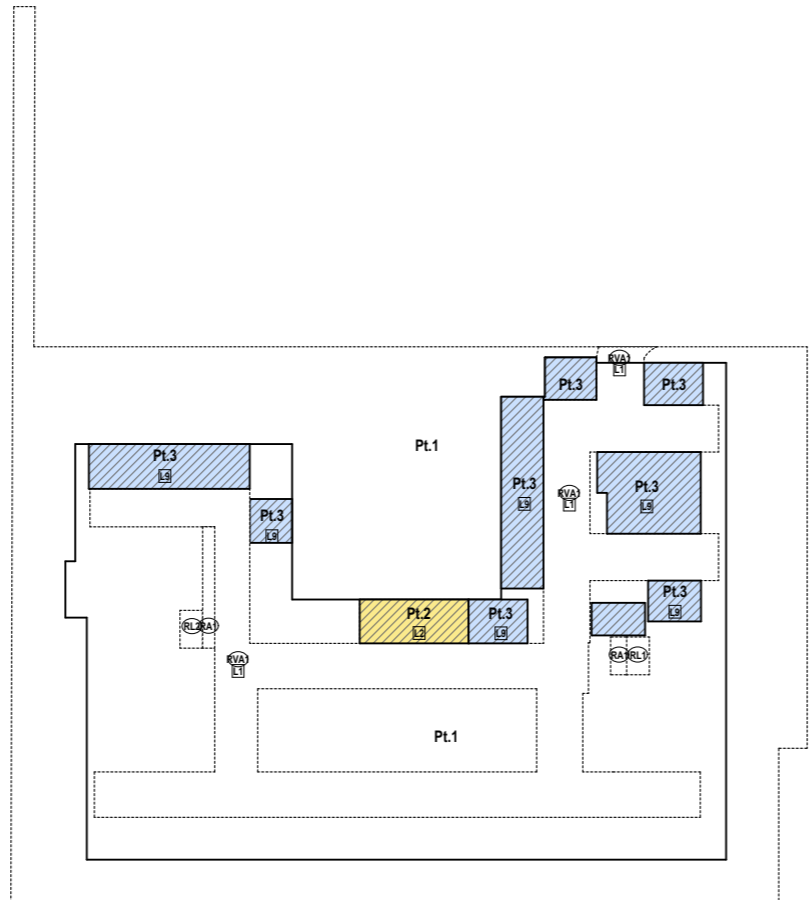


LEVEL 1

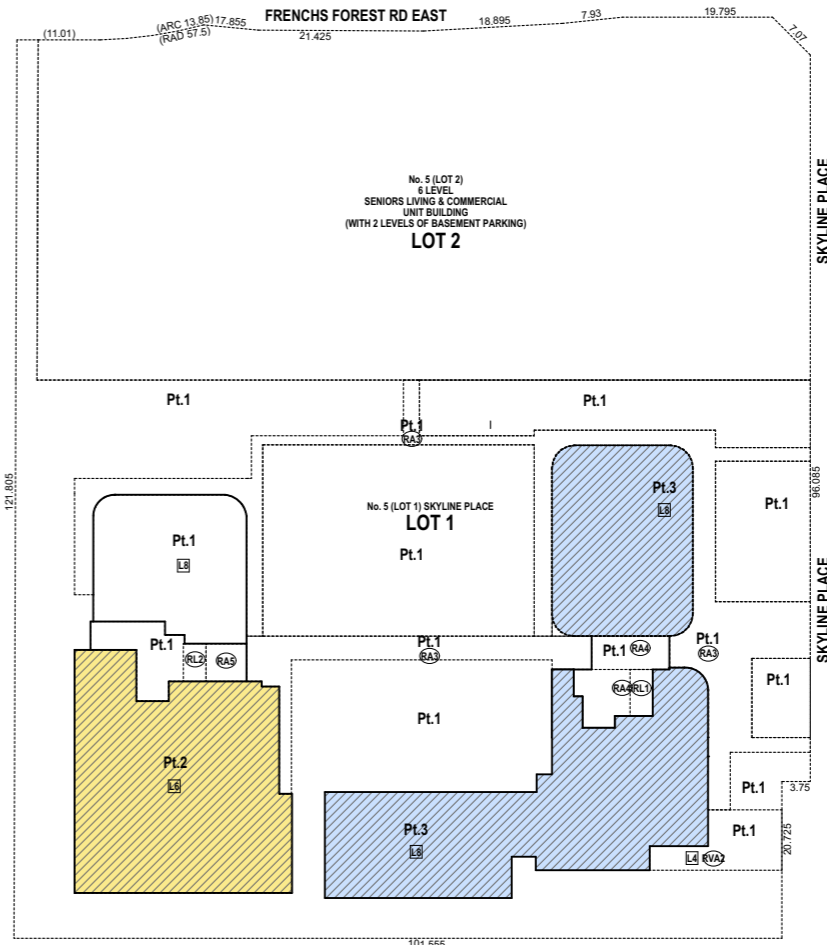
- PROPOSED EASEMENTS TO BENEFIT LOT 1**
- RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
- PROPOSED EASEMENTS TO BENEFIT LOT 2**
- RIGHT TO USE LIFT LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO VEHICLE ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO VEHICLE ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
- PROPOSED EASEMENTS TO BENEFIT LOT 3**
- RIGHT TO USE LIFT LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO VEHICLE ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - RIGHT TO VEHICLE ACCESS LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???



LOWER BASEMENT



BASEMENT



GROUND FLOOR

- 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:**
- LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - 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:**
- LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - 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:**
- LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???
 - LIMITED IN DEPTH TO RL ??? AND LIMITED IN HEIGHT TO RL ???

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

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

DRAFT STRATUM PLAN

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

DRAWING
DA218
 ISSUE
F