

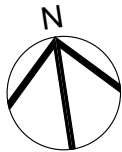


PHOTOMONTAGE OF VIEW FROM FRENCHS FOREST RD



PHOTOMONTAGE OF VIEW FROM SKYLINE PL

DRAWING No.	NAME	REV	DATE
DA000	COVER PAGE & DRAWING LIST	A	25.05.18
DA101	SITE ANALYSIS: SITE PLAN	A	25.05.18
DA102	SITE ANALYSIS: TREES, VIEWS, ACCESS, CLIMATE	A	25.05.18
DA103	SITE ANALYSIS: CONTEXT - BUILT FORM PLAN	A	25.05.18
DA104	SITE ANALYSIS: CONTEXT - BUILT FORM SECTIONS	A	25.05.18
DA105	SITE ANALYSIS: CONTEXT - ACCESS PLAN	A	25.05.18
DA106	SITE ANALYSIS: CONTEXT - NEIGHBOUR INTERFACES	A	25.05.18
DA201	SUBDIVISION PLAN	A	25.05.18
DA202	NEW WORKS ON LOT 1	A	25.05.18
DA301	BASEMENT & LOWER GROUND CARPARK	A	25.05.18
DA302	GROUND FLOOR PLAN	A	25.05.18
DA303	LEVELS 1 & 2 FLOOR PLANS	A	25.05.18
DA304	LEVELS 3 & 4 FLOOR PLANS	A	25.05.18
DA305	LEVELS 5 & 6 FLOOR PLANS	A	25.05.18
DA306	ROOF PLANS	A	25.05.18
DA401	SECTIONS	A	25.05.18
DA501	NORTH ELEVATION	A	25.05.18
DA502	WEST ELEVATION	A	25.05.18
DA503	SOUTH ELEVATION	A	25.05.18
DA504	EAST ELEVATION	A	25.05.18
DA601	MATERIALS AND FINISHES	A	25.05.18
DA701	ACCESS RAMPS TO CARPARK: SECTIONS	A	25.05.18
DA801	DEMOLITION PLAN	A	25.05.18
DA901	BASIX COMMITMENTS -1	A	25.05.18
DA902	BASIX COMMITMENTS - 2	A	25.05.18
DA1001	3D PERSPECTIVE	A	25.05.18
DA1101	SHADOW DIAGRAMS	A	25.05.18
DA1201	FLOOR AREA CALCULATIONS	A	25.05.18
DA1202	LANDSCAPE AREA CALCULATIONS	A	25.05.18
DA1203	SURVEY PLAN	A	25.05.18
DA1204	GROUND FLOOR PLANS OF EXISTING BUILDINGS	A	25.05.18
DA1205	FIRST FLOOR PLANS OF EXISTING BUILDINGS	A	25.05.18



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ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

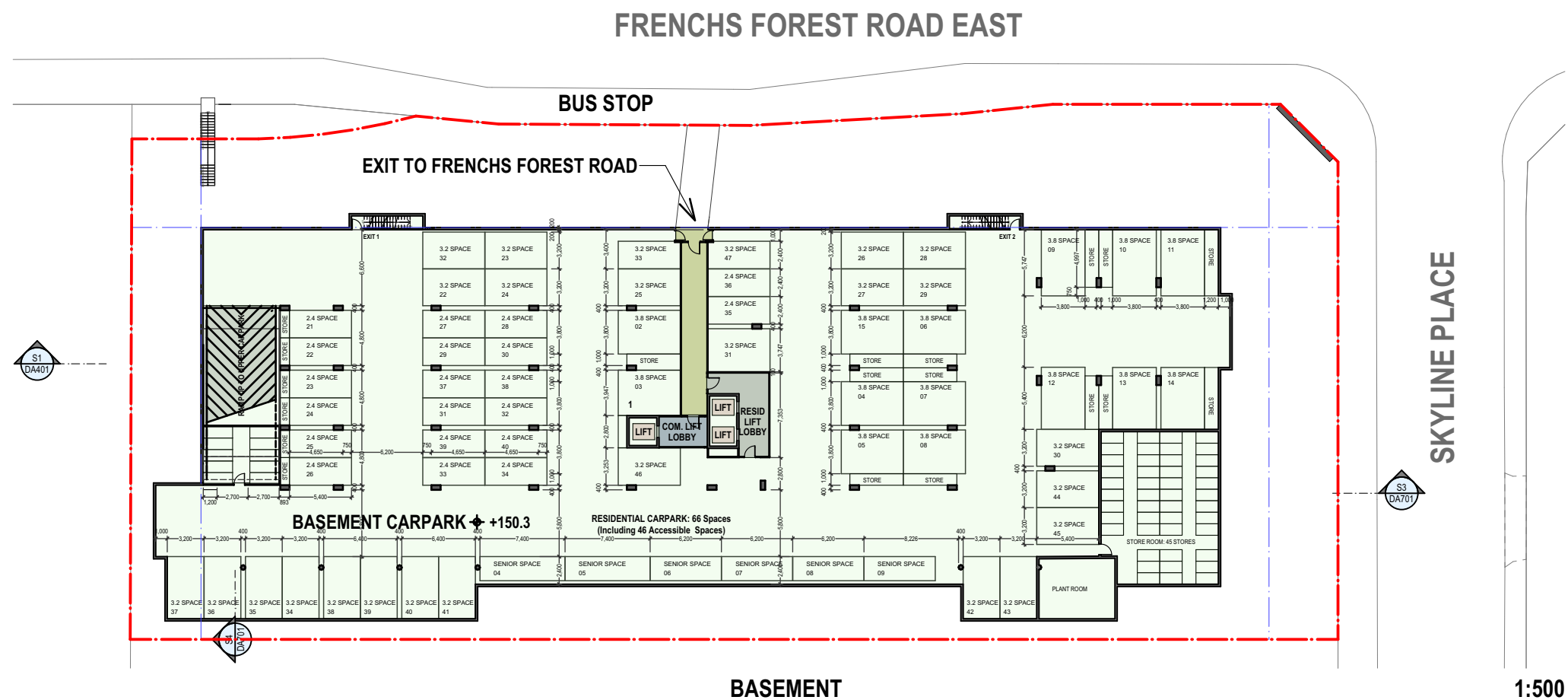
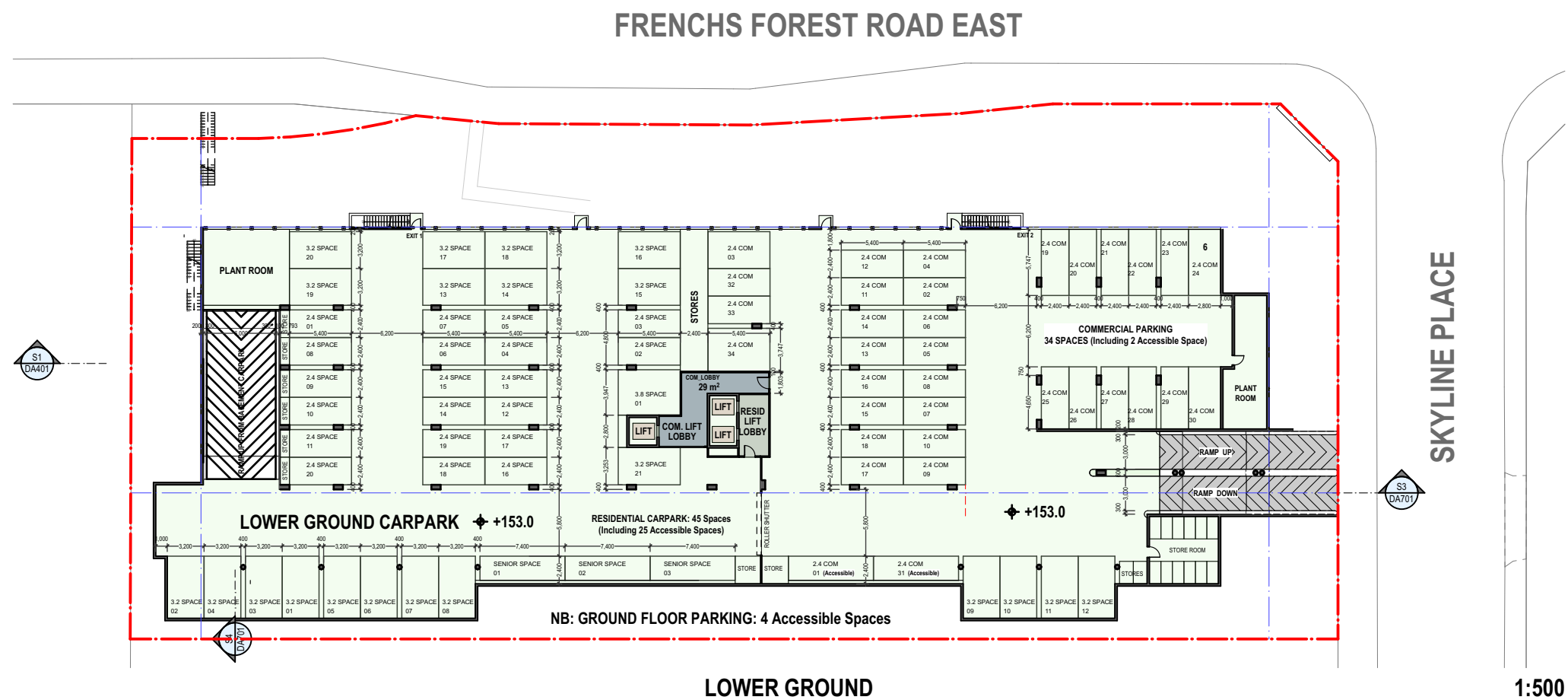
COVER PAGE & DRAWING LIST

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

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

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged

9. CAR PARKING			
Unit Name	Element ID	Home Story	Quantity
2.4 SPACE	01	LOWER GROUND	1
2.4 SPACE	02	LOWER GROUND	1
2.4 SPACE	03	LOWER GROUND	1
2.4 SPACE	04	LOWER GROUND	1
2.4 SPACE	05	LOWER GROUND	1
2.4 SPACE	06	LOWER GROUND	1
2.4 SPACE	07	LOWER GROUND	1
2.4 SPACE	08	LOWER GROUND	1
2.4 SPACE	09	LOWER GROUND	1
2.4 SPACE	10	LOWER GROUND	1
2.4 SPACE	11	LOWER GROUND	1
2.4 SPACE	12	LOWER GROUND	1
2.4 SPACE	13	LOWER GROUND	1
2.4 SPACE	14	LOWER GROUND	1
2.4 SPACE	15	LOWER GROUND	1
2.4 SPACE	16	LOWER GROUND	1
2.4 SPACE	17	LOWER GROUND	1
2.4 SPACE	18	LOWER GROUND	1
2.4 SPACE	19	LOWER GROUND	1
2.4 SPACE	20	LOWER GROUND	1
2.4 SPACE	21	BASEMENT	1
2.4 SPACE	22	BASEMENT	1
2.4 SPACE	23	BASEMENT	1
2.4 SPACE	24	BASEMENT	1
2.4 SPACE	25	BASEMENT	1
2.4 SPACE	26	BASEMENT	1
2.4 SPACE	27	BASEMENT	1
2.4 SPACE	28	BASEMENT	1
2.4 SPACE	29	BASEMENT	1
2.4 SPACE	30	BASEMENT	1
2.4 SPACE	31	BASEMENT	1
2.4 SPACE	32	BASEMENT	1
2.4 SPACE	33	BASEMENT	1
2.4 SPACE	34	BASEMENT	1
2.4 SPACE	35	BASEMENT	1
2.4 SPACE	36	BASEMENT	1
2.4 SPACE	37	BASEMENT	1
2.4 SPACE	38	BASEMENT	1
2.4 SPACE	39	BASEMENT	1
2.4 SPACE	40	BASEMENT	1
			40
3.2 SPACE	01	LOWER GROUND	1
3.2 SPACE	02	LOWER GROUND	1
3.2 SPACE	03	LOWER GROUND	1
3.2 SPACE	04	LOWER GROUND	1
3.2 SPACE	05	LOWER GROUND	1
3.2 SPACE	06	LOWER GROUND	1
3.2 SPACE	07	LOWER GROUND	1
3.2 SPACE	08	LOWER GROUND	1
3.2 SPACE	09	LOWER GROUND	1
3.2 SPACE	10	LOWER GROUND	1
3.2 SPACE	11	LOWER GROUND	1
3.2 SPACE	12	LOWER GROUND	1
3.2 SPACE	13	LOWER GROUND	1
3.2 SPACE	14	LOWER GROUND	1
3.2 SPACE	15	LOWER GROUND	1
3.2 SPACE	16	LOWER GROUND	1
3.2 SPACE	17	LOWER GROUND	1
3.2 SPACE	18	LOWER GROUND	1
3.2 SPACE	19	LOWER GROUND	1
3.2 SPACE	20	LOWER GROUND	1
3.2 SPACE	21	LOWER GROUND	1
3.2 SPACE	22	BASEMENT	1
3.2 SPACE	23	BASEMENT	1
3.2 SPACE	24	BASEMENT	1
3.2 SPACE	25	BASEMENT	1
3.2 SPACE	26	BASEMENT	1
3.2 SPACE	27	BASEMENT	1
3.2 SPACE	28	BASEMENT	1
3.2 SPACE	29	BASEMENT	1
3.2 SPACE	30	BASEMENT	1
3.2 SPACE	31	BASEMENT	1
3.2 SPACE	32	BASEMENT	1
3.2 SPACE	33	BASEMENT	1
3.2 SPACE	34	BASEMENT	1
3.2 SPACE	35	BASEMENT	1
3.2 SPACE	36	BASEMENT	1
3.2 SPACE	37	BASEMENT	1
3.2 SPACE	38	BASEMENT	1
3.2 SPACE	39	BASEMENT	1
3.2 SPACE	40	BASEMENT	1
3.2 SPACE	41	BASEMENT	1
3.2 SPACE	42	BASEMENT	1
3.2 SPACE	43	BASEMENT	1
3.2 SPACE	44	BASEMENT	1
3.2 SPACE	45	BASEMENT	1
3.2 SPACE	46	BASEMENT	1
3.2 SPACE	47	BASEMENT	1
			47
3.8 SPACE	01	LOWER GROUND	1
3.8 SPACE	02	BASEMENT	1
3.8 SPACE	03	BASEMENT	1
3.8 SPACE	04	BASEMENT	1
3.8 SPACE	05	BASEMENT	1
3.8 SPACE	06	BASEMENT	1
3.8 SPACE	07	BASEMENT	1
3.8 SPACE	08	BASEMENT	1
3.8 SPACE	09	BASEMENT	1
3.8 SPACE	10	BASEMENT	1
3.8 SPACE	11	BASEMENT	1
3.8 SPACE	12	BASEMENT	1
3.8 SPACE	13	BASEMENT	1
3.8 SPACE	14	BASEMENT	1
3.8 SPACE	15	BASEMENT	1
			15
SENIOR SPACE	01	LOWER GROUND	1
SENIOR SPACE	02	LOWER GROUND	1
SENIOR SPACE	03	LOWER GROUND	1
SENIOR SPACE	04	BASEMENT	1
SENIOR SPACE	05	BASEMENT	1
SENIOR SPACE	06	BASEMENT	1
SENIOR SPACE	07	BASEMENT	1
SENIOR SPACE	08	BASEMENT	1
SENIOR SPACE	09	BASEMENT	1
			9
			111



9. CAR PARKING COMMERCIAL			
Unit Name	Home Park	Element ID	Quantity
2.4 COM	LOWER GROUND	01	1
2.4 COM	LOWER GROUND	02	1
2.4 COM	LOWER GROUND	03	1
2.4 COM	LOWER GROUND	04	1
2.4 COM	LOWER GROUND	05	1
2.4 COM	LOWER GROUND	06	1
2.4 COM	LOWER GROUND	07	1
2.4 COM	LOWER GROUND	08	1
2.4 COM	LOWER GROUND	09	1
2.4 COM	LOWER GROUND	10	1
2.4 COM	LOWER GROUND	11	1
2.4 COM	LOWER GROUND	12	1
2.4 COM	LOWER GROUND	13	1
2.4 COM	LOWER GROUND	14	1
2.4 COM	LOWER GROUND	15	1
2.4 COM	LOWER GROUND	16	1
2.4 COM	LOWER GROUND	17	1
2.4 COM	LOWER GROUND	18	1
2.4 COM	LOWER GROUND	19	1
2.4 COM	LOWER GROUND	20	1
2.4 COM	LOWER GROUND	21	1
2.4 COM	LOWER GROUND	22	1
2.4 COM	LOWER GROUND	23	1
2.4 COM	LOWER GROUND	24	1
2.4 COM	LOWER GROUND	25	1
2.4 COM	LOWER GROUND	26	1
2.4 COM	LOWER GROUND	27	1
2.4 COM	LOWER GROUND	28	1
2.4 COM	LOWER GROUND	29	1
2.4 COM	LOWER GROUND	30	1
2.4 COM	LOWER GROUND	31	1
2.4 COM	LOWER GROUND	32	1
2.4 COM	LOWER GROUND	33	1
2.4 COM	LOWER GROUND	34	1
			34

A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

PROJECT:

Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

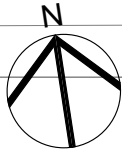
SP 49558

BASEMENT & LOWER GROUND CARPARK

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA301 ISSUE A
SUBSET: PLANS	
DRAWN BY: FK/SU/WH	

FRENCHS FOREST ROAD EAST



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No 79
FRENCHS
FOREST RD

EXISTING 3-STOREY
BRICK BUILDING AT
No.1 SKYLINE PLACE

SKYLINE PLACE

EXISTING ONE & TWO STOREY WAREHOUSES AND OFFICES
TO BE RETAINED

TRANSMISSION
TOWER

A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE
PROJECT:		
Seniors Living 5 Skyline Place Frenchs Forest NSW 2086		
SP 49558		
GROUND FLOOR PLAN		
PA STUDIO		
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089 TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288		
SCALE:	AS SHOWN	DRAWING DA302
SUBSET:	PLANS	
DRAWN BY:	FK/SU/WH	ISSUE A
FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged		

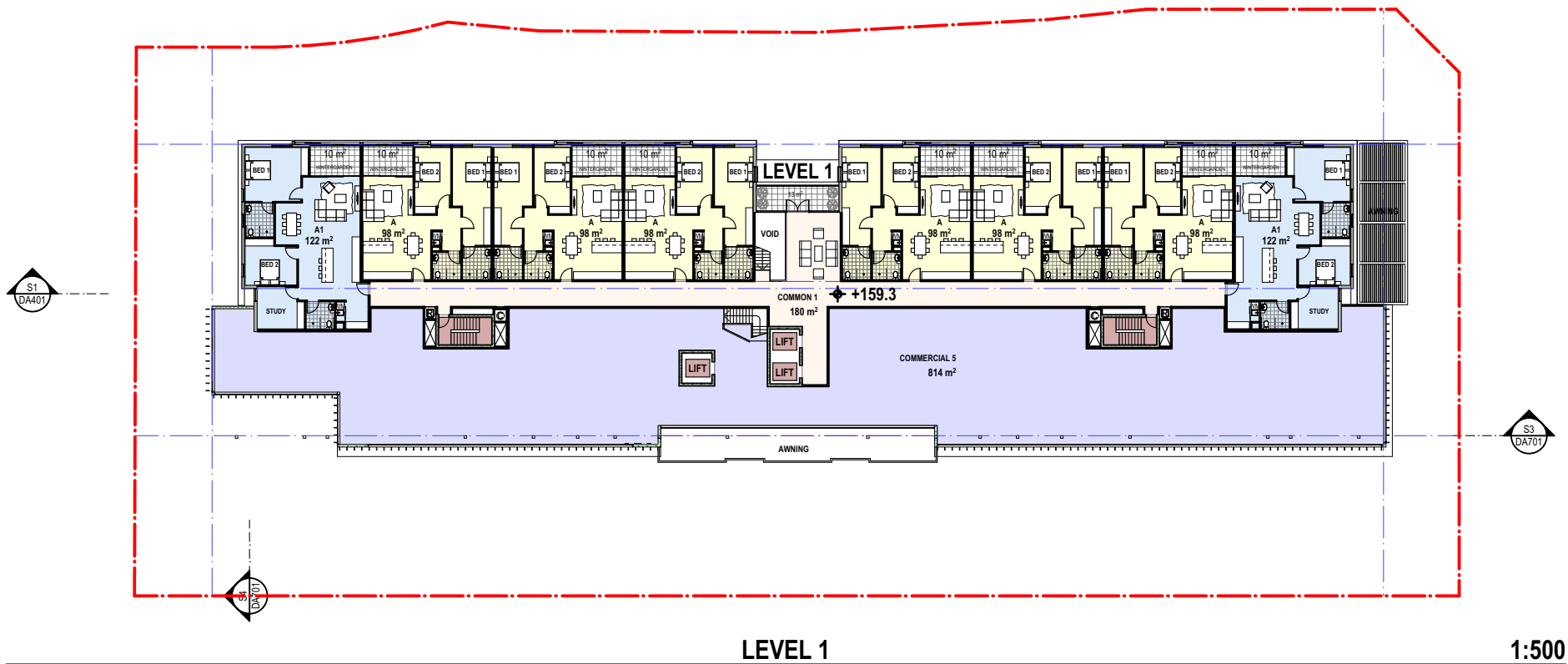


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LEVEL 2

1:500



LEVEL 1

1:500

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ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

LEVELS 1 & 2 FLOOR PLANS

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
SUBSET:	PLANS	DA303
DRAWN BY:	FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged



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LEVEL 4

1:500



LEVEL 3

1:500

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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

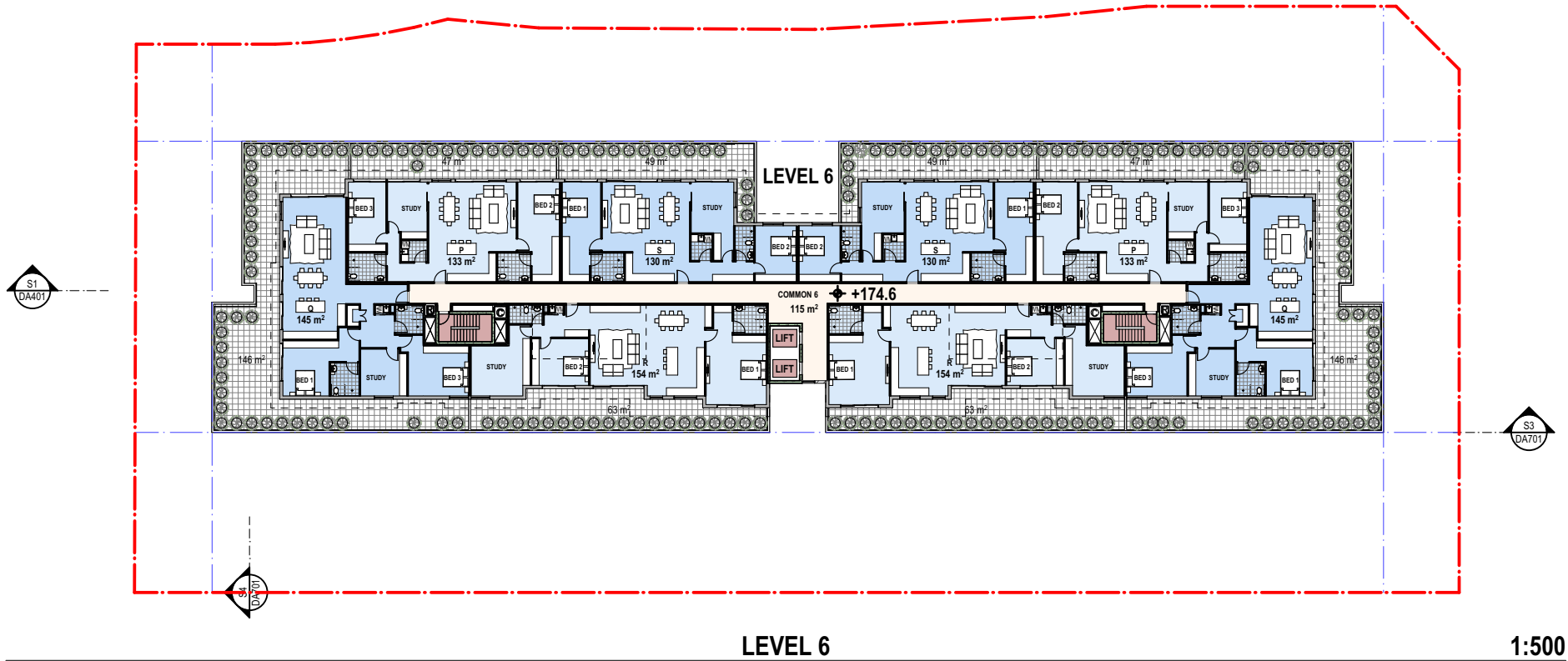
LEVELS 3 & 4 FLOOR PLANS

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA304
SUBSET: PLANS	
DRAWN BY: FK/SU/WH	ISSUE A
FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged	



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A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

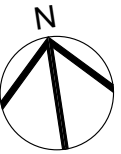
PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

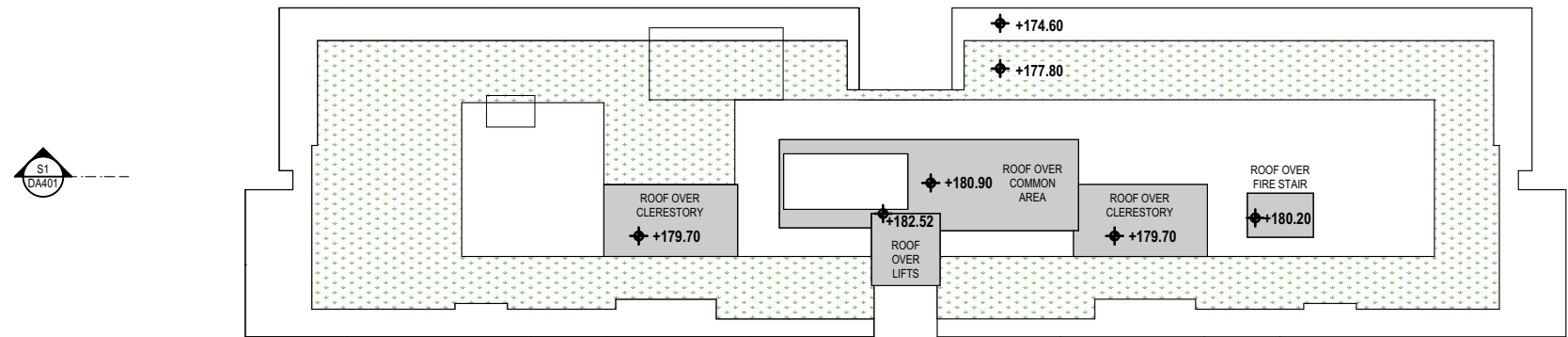
LEVELS 5 & 6 FLOOR PLANS

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: PLANS	DA305
DRAWN BY: FK/SU/WH	ISSUE A
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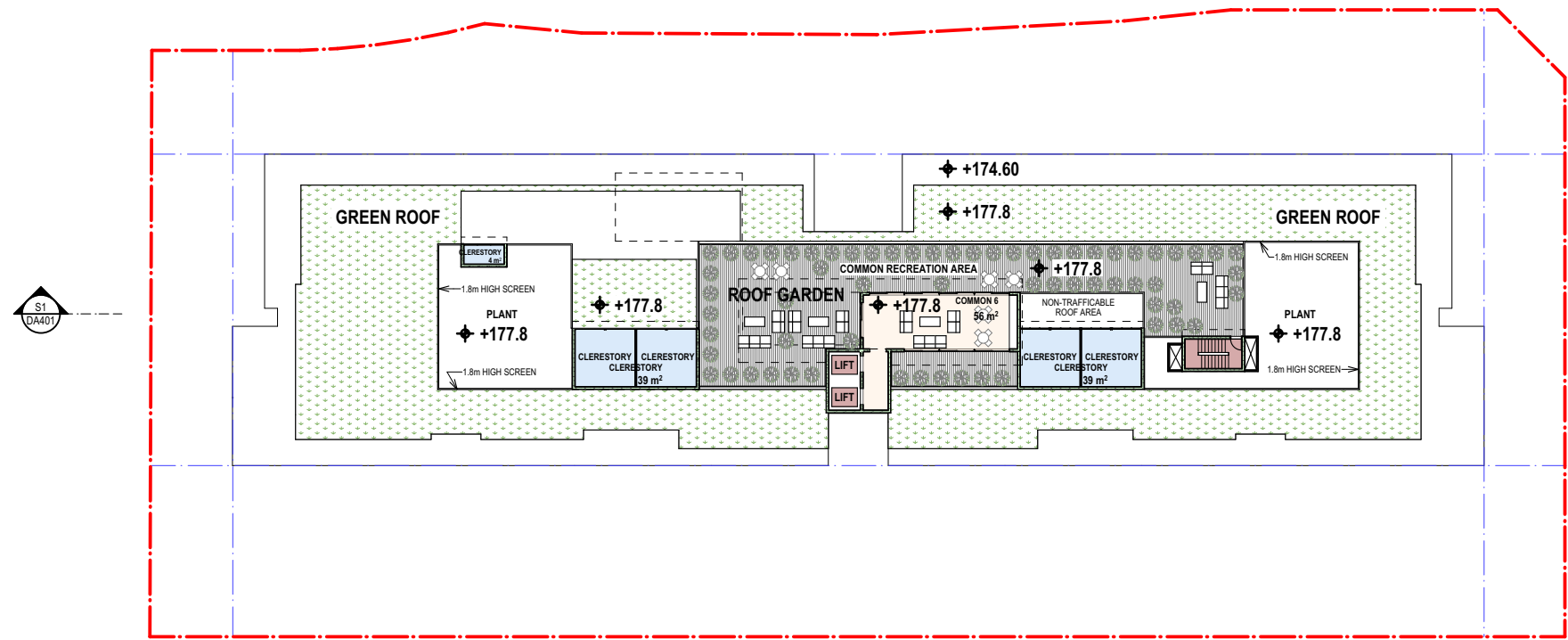


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UPPER ROOF

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ROOF LEVEL

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ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

ROOF PLANS

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA306
SUBSET: PLANS	
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged

PROJECT: _____

SP 49558

SECTIONS

LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platino.com.au ACN: 603 389 288

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged



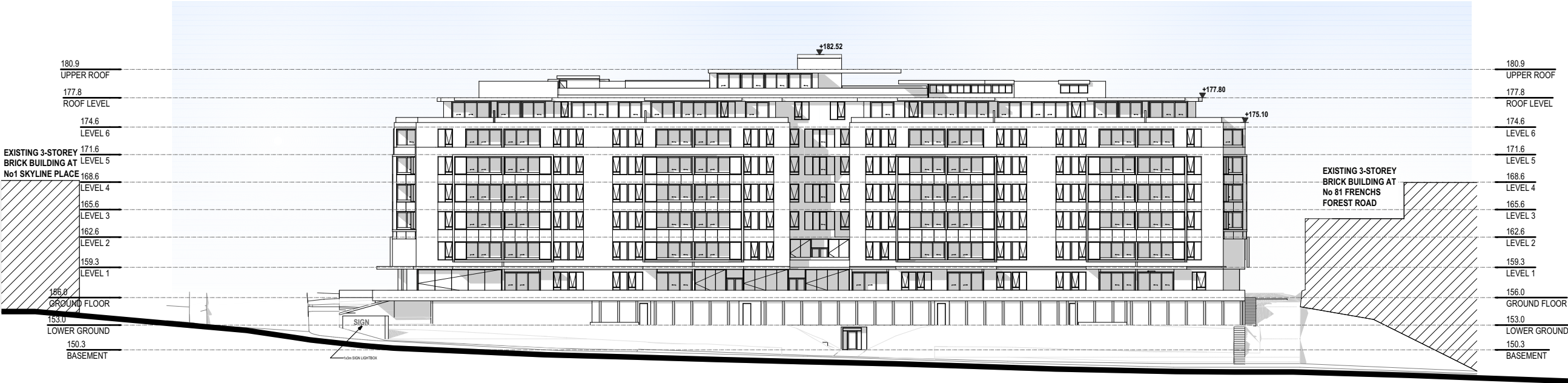
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E-01

NORTH ELEVATION CONTEXTUAL

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E-01

NORTH ELEVATION

1:500

A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

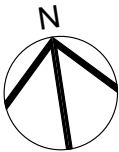
SP 49558

NORTH ELEVATION

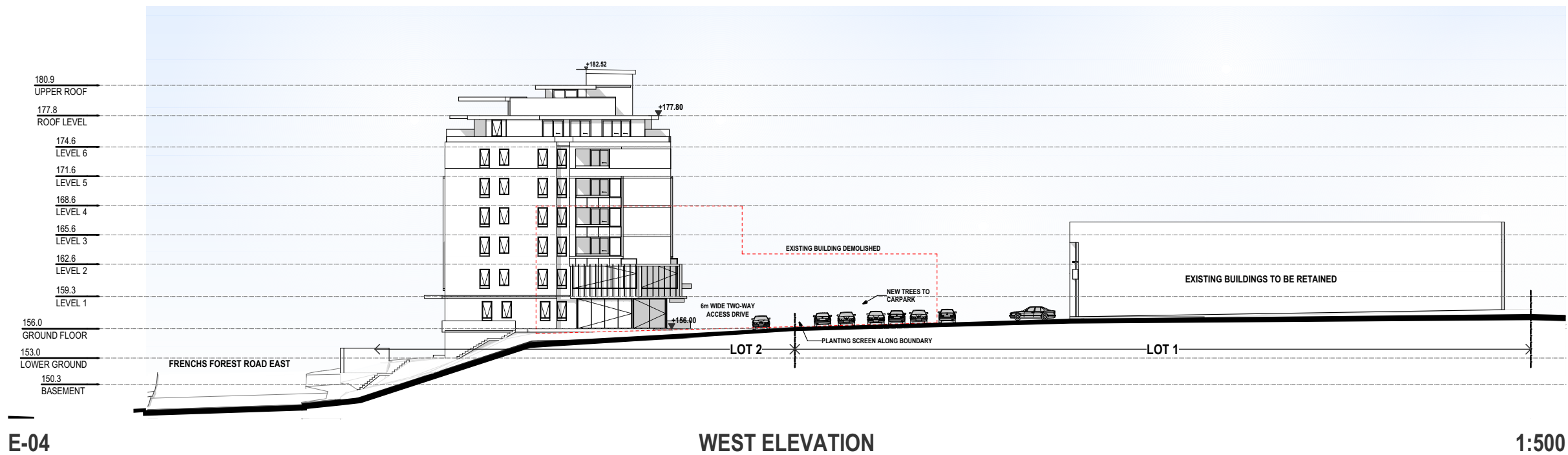
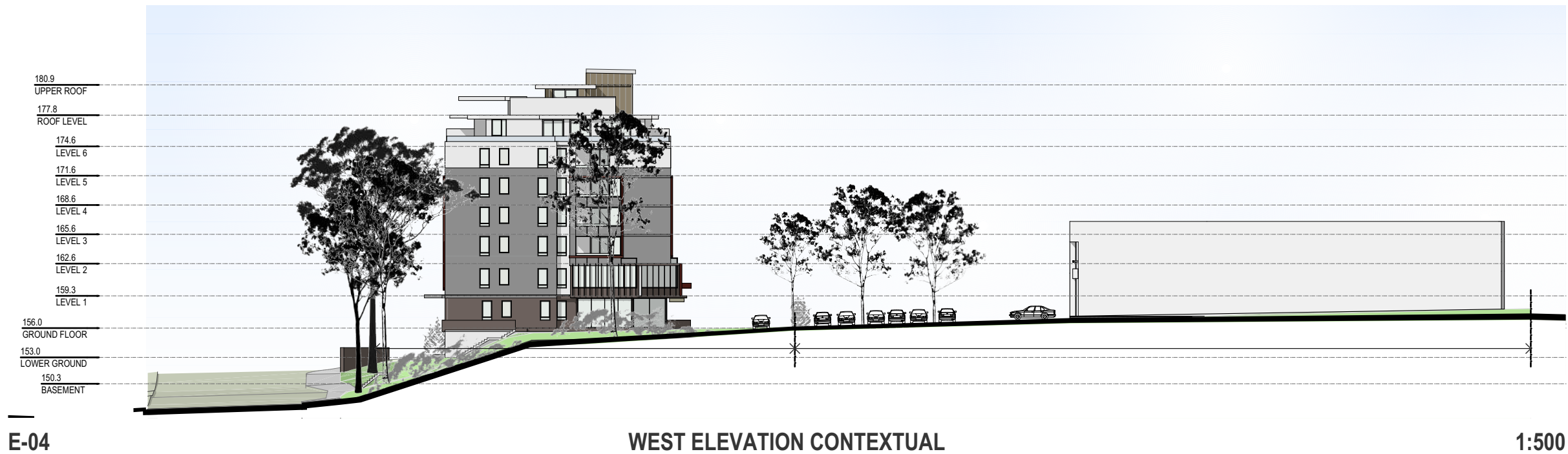
PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA501
SUBSET: ELEVATIONS	
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged



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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

WEST ELEVATION

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA502
SUBSET: ELEVATIONS	
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged



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E-03

SOUTH ELEVATION CONTEXTUAL

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E-03

SOUTH ELEVATION

1:500

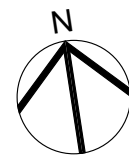
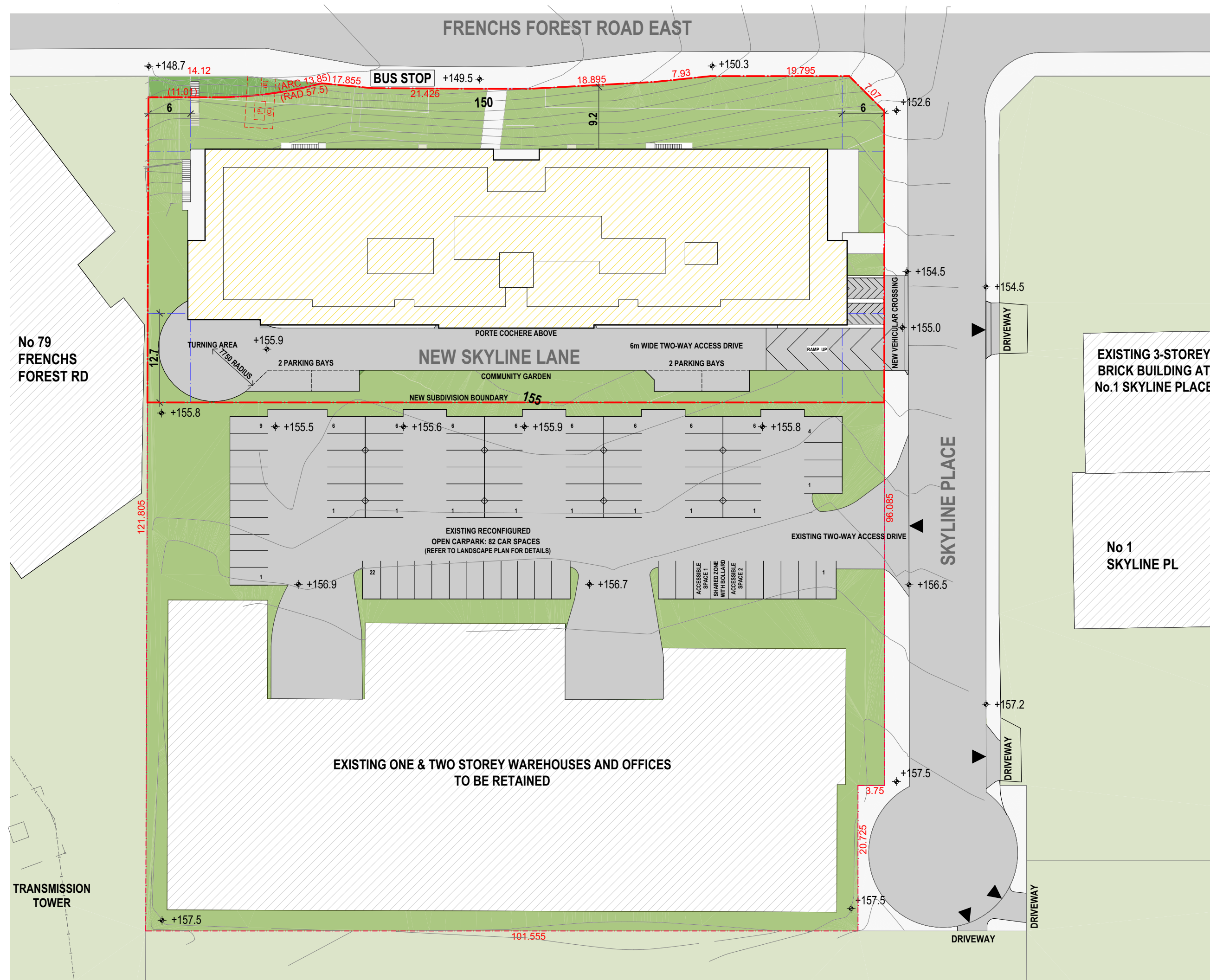
180.9	UPPER ROOF	
177.8	ROOF LEVEL	
174.6	LEVEL 6	
171.6	LEVEL 5	
168.6	LEVEL 4	
165.6	LEVEL 3	
162.6	LEVEL 2	
159.3	LEVEL 1	
156.0	GROUND FLOOR	
153.0	LOWER GROUND	
150.3	BASEMENT	

A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE
PROJECT:		
Seniors Living		
5 Skyline Place Frenchs Forest NSW 2086		
SP 49558		
SOUTH ELEVATION		

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA503
SUBSET: ELEVATIONS	
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged



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- ROAD/DRIVEWAY AREA
- LANDSCAPED AREA
- IMPERVIOUS PAVED AREA
- PROPOSED BUILDING
- EXISTING BUILDING

REFER TO SURVEY FOR
E, P, C
EASEMENT & SUBSTATION

A	ORIGINAL ISSUE	28.03.18
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

SITE ANALYSIS: SITE PLAN

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: SITE ANALYSIS	DA101
DRAWN BY: FK/SU/WH	ISSUE
	A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged

SITE PLAN

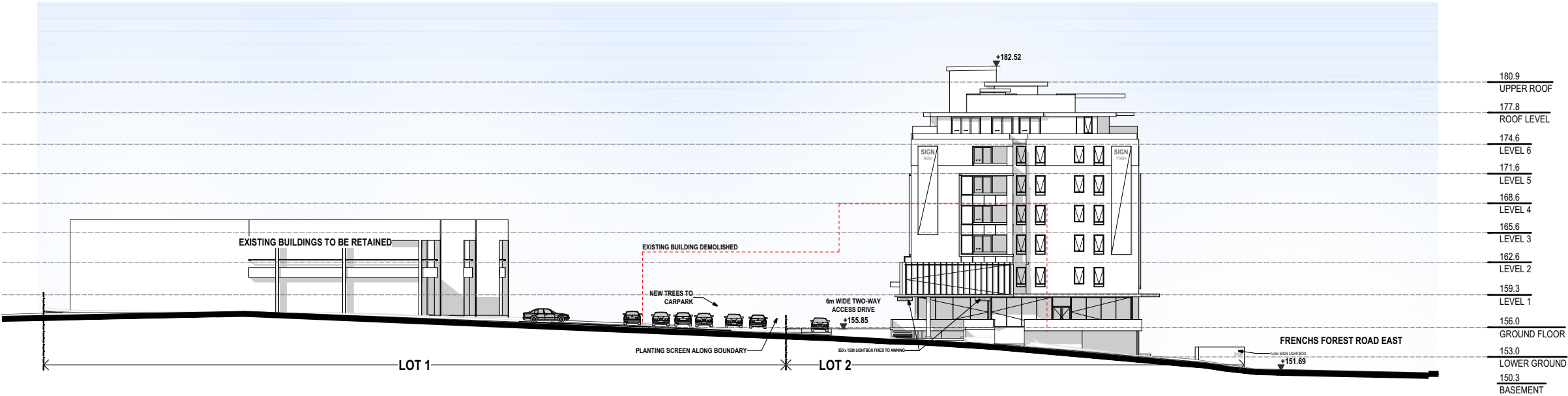
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E-02 EAST ELEVATION CONTEXTUAL 1:500



E-02 EAST ELEVATION 1:500

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ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

EAST ELEVATION

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: ELEVATIONS	DA504
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged



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Walling and Slab Edges
Textured concrete RECKLI 2_161 Esterel



Walling and Eaves
Colorbond Jasper Standing Seam



Walling and Slab Edges
Textured concrete RECKLI 1_148 Lanzarote



Wall lining
Meranti, Light Red



External Walls Entrance Area
White Marble



Balcony and Terrace Paving
Flagstone paving



Anodised Aluminum Flat Bar Railing
Paint Dulux Marais GR 13



Walling and Slab Edges
Textured concrete RECKLI 2_24 Donau



Solar Hoods
Paint Dulux Marais GR 13



Walling and Slab Edges



Aluminium Window Frames & Joinery
Powdercoat - Colour Silver Anodised Aluminium



Timber Cladding
Meranti



E-01

NORTH ELEVATION CONTEXTUAL

1:500

A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

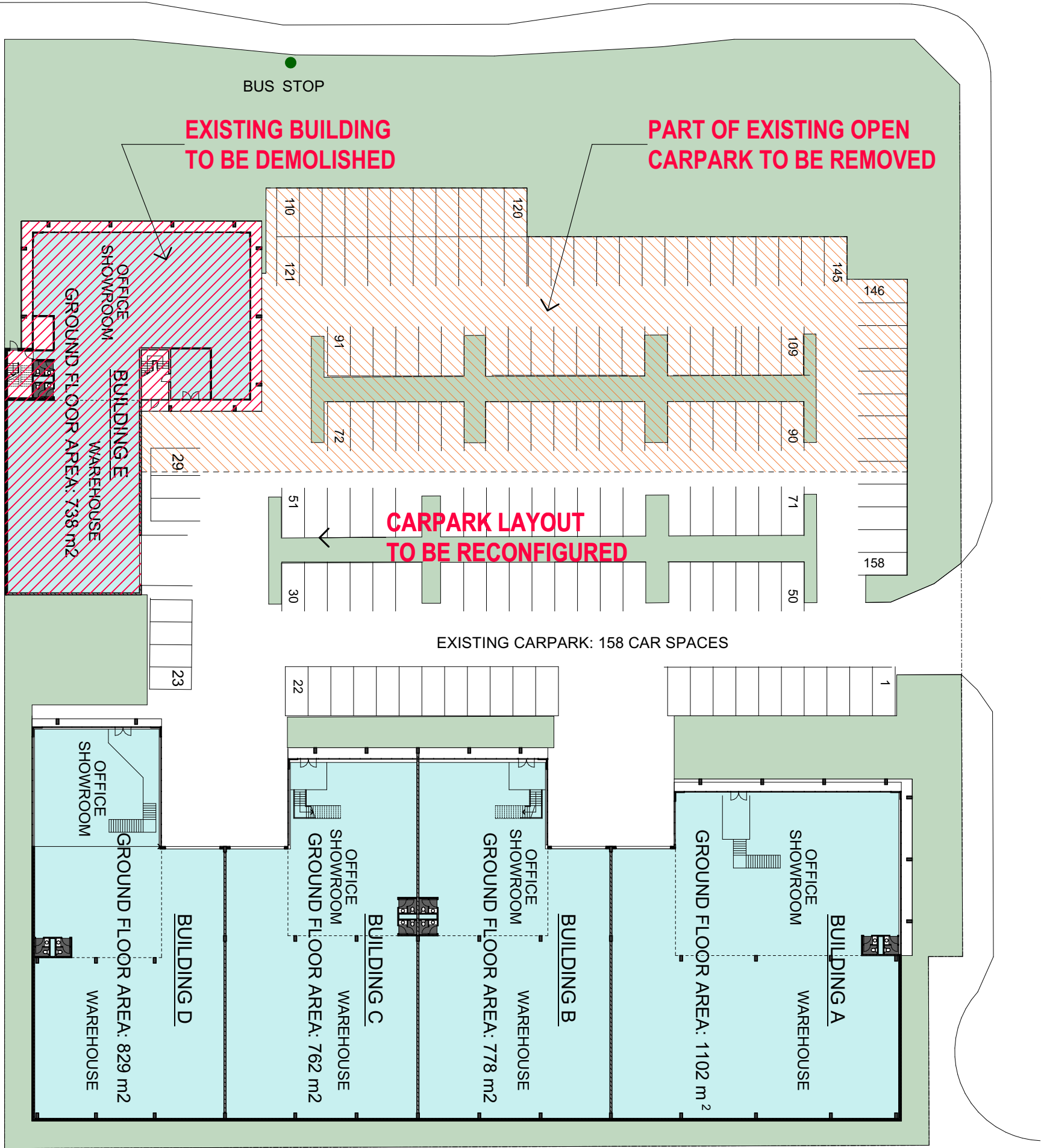
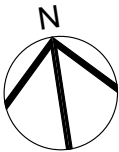
SP 49558

MATERIALS AND FINISHES

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platino.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING DA601
SUBSET: MATERIALS & FINISHES	
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged



A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

DEMOLITION PLAN

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platino.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: DEMOLITION	DA801
DRAWN BY: FK/SU/WH	ISSUE A

Multi Dwelling

Certificate number: 924670M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 14 May 2018
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	Seniors Living Skyline Place Frenchs Forest	
Street address	5 Skyline Place Frenchs Forest 2086	
Local Government Area	Northern Beaches Council	
Plan type and plan number	strata 49558	
Lot no.	Null	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	78	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 28	Target 25

Certificate Prepared by		
Name / Company Name: Wood and Grieve Engineers		
ABN (if applicable): 97137999609		

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - Building1

Common area	Floor area (m²)	Common area	Floor area (m²)	Common area	Floor area (m²)
Car park area (Lower Ground)	2608.0	Car park area (Basement)	2535.0	Lift car (No.1)	-
Lift car (No.2)	-	Lift car (No.3)	-	Garbage room (Residential)	62.0
Store Room	9.0	Fire Stairs	156.0	Ground floor lobby type	287.0
Hallway/lobby type (Residential)	1048.0				

Schedule of BASIX commitments

- Commitments for Residential flat buildings - Building1
 - Dwellings
 - Water
 - Energy
 - Thermal Comfort
 - Common areas and central systems/facilities
 - Water
 - Energy
- Commitments for multi-dwelling houses
- Commitments for single dwelling houses
- Commitments for common areas and central systems/facilities for the development (non-building specific)
 - Water
 - Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tank) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(h) The pool or spa must be located as specified in the table.	✔	✔	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

Dwelling no.	Fixtures				Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	6 star	6 star	-	-	3 star	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up
None	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight. If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting							Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen	
102, 103, 104, 105, 106, 107, 202, 203, 206, 207, 210, 213, 302, 303, 306, 307, 310, 313, 402, 403, 406, 407, 410, 413, 502, 503, 506, 507, 510, 513, G02, G03, G04, G05, G06	1-phase airconditioning EER 3.0 - 3.5	-	1-phase airconditioning EER 3.0 - 3.5	-	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-	
All other dwellings	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	1-phase airconditioning EER 3.0 - 3.5	3 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-	

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	-	-	-	-	-	-

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.		✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
101	2.1	21.7
102	3.3	13.1
103	2.5	17.4
104	7.4	13.7
105	33.6	17.3
106	3.4	13.3
107	2.7	15.6
108	2.8	21.6
201	2.6	20.0
202	3.8	12.6
203	2.9	16.4
204	3.2	22.2
205	3.1	22.5
206	3.1	14.8
207	3.9	12.6
208	3.3	20.5
209	17.4	15.1
210	25.5	12.5
211	26.6	12.9
212	27.7	12.8
213	25.7	12.3
214	22.4	13.6
304	3.6	21.4
305	3.4	20.7
404	3.8	20.3
405	3.6	20.2
501	6.3	20.1

Dwelling no.	Thermal loads	
	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
502	5.7	11.8
503	4.5	16.0
504	5.2	20.7
505	4.5	19.2
506	4.7	14.4
507	5.7	11.9
508	7.2	20.0
509	24.1	14.7
510	29.8	12.9
511	29.6	12.6
512	30.7	12.8
513	30.0	12.9
514	24.6	14.2
601	36.7	13.2
602	24.7	27.2
603	21.1	20.0
604	18.3	21.2
605	18.2	20.7
606	21.2	20.0
607	21.2	21.2
608	39.2	14.7
G01	6.5	17.0
G02	8.2	10.5
G03	5.7	14.2
G04	14.1	11.7
G05	9.0	13.4
G06	8.3	10.7



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Description of project

Project address		Common area landscape	
Project name	Seniors Living Skyline Place Frenchs Forest	Common area lawn (m²)	115.0
Street address	5 Skyline Place Frenchs Forest 2086	Common area garden (m²)	880.0
Local Government Area	Northern Beaches Council	Area of indigenous or low water use species (m²)	-
Plan type and plan number	strata 49558	Assessor details	
Lot no.	Null	Assessor number	VIC13/1513
Section no.	-	Certificate number	LSOP26FMV
Project type		Climate zone	56
No. of residential flat buildings	1	Project score	
No. of units in residential flat buildings	78	Water	✔ 40 Target 40
No. of multi-dwelling houses	0	Thermal Comfort	✔ Pass Target Pass
No. of single dwelling houses	0	Energy	✔ 28 Target 25
Site details			
Site area (m²)	4786.5		
Roof area (m²)	888.5		
Non-residential floor area (m²)	506.0		
Residential car spaces	78		
Non-residential car spaces	43		

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 78 dwellings, 7 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)	Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
101	3	118.2	0.0	0.0	0.0	102	2	94.0	0.0	0.0	0.0	103	2	93.7	0.0	0.0	0.0
105	2	91.7	0.0	0.0	0.0	106	2	94.0	0.0	0.0	0.0	107	2	93.7	0.0	0.0	0.0
201	3	118.2	0.0	0.0	0.0	202	2	94.0	0.0	0.0	0.0	203	2	93.7	0.0	0.0	0.0
205	3	104.6	0.0	0.0	0.0	206	2	93.7	0.0	0.0	0.0	207	2	94.0	0.0	0.0	0.0
209	3	127.2	0.0	0.0	0.0	210	2	99.7	0.0	0.0	0.0	211	3	112.7	0.0	0.0	0.0
213	2	99.7	0.0	0.0	0.0	214	3	127.2	0.0	0.0	0.0	301	3	118.2	0.0	0.0	0.0
303	2	93.7	0.0	0.0	0.0	304	3	104.6	0.0	0.0	0.0	305	3	104.6	0.0	0.0	0.0
307	2	94.0	0.0	0.0	0.0	308	3	118.2	0.0	0.0	0.0	309	3	127.2	0.0	0.0	0.0
311	3	112.7	0.0	0.0	0.0	312	3	112.7	0.0	0.0	0.0	313	2	99.7	0.0	0.0	0.0
401	3	118.2	0.0	0.0	0.0	402	2	94.0	0.0	0.0	0.0	403	2	93.7	0.0	0.0	0.0
405	3	104.6	0.0	0.0	0.0	406	2	93.7	0.0	0.0	0.0	407	2	94.0	0.0	0.0	0.0
409	3	127.2	0.0	0.0	0.0	410	2	99.7	0.0	0.0	0.0	411	3	112.7	0.0	0.0	0.0
413	2	99.7	0.0	0.0	0.0	414	3	127.2	0.0	0.0	0.0	501	3	118.2	0.0	0.0	0.0
503	2	93.7	0.0	0.0	0.0	504	3	101.7	0.0	0.0	0.0	505	3	101.7	0.0	0.0	0.0
507	2	94.0	0.0	0.0	0.0	508	3	118.2	0.0	0.0	0.0	509	3	127.2	0.0	0.0	0.0
511	3	112.7	0.0	0.0	0.0	512	3	112.7	0.0	0.0	0.0	513	2	99.7	0.0	0.0	0.0
601	3	152.2	0.0	0.0	0.0	602	3	142.4	0.0	0.0	0.0	603	3	128.2	0.0	0.0	0.0
605	3	126.8	0.0	0.0	0.0	606	3	128.2	0.0	0.0	0.0	607	3	142.4	0.0	0.0	0.0

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
301, 401	2.9	18.9
302, 402	4.0	12.0
303, 403	3.2	15.8
306, 406	3.5	14.1
307, 407	4.2	11.9
308, 408	3.7	19.4
309, 409	18.1	14.3
310, 410	26.3	12.2
311, 411	26.9	12.5
312, 412	28.1	12.5
313, 413	26.5	12.1
All other dwellings	16.6	14.0

(b) Common areas and central systems/facilities				
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓		
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓		
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓		✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓		✓
Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility
Central systems	Size	Configuration	Connection (to allow for...)	
Central water tank - rainwater or stormwater (No. 1)	1000.0	To collect run-off from at least: <ul style="list-style-type: none"> - 988.5 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). 	<ul style="list-style-type: none"> - Irrigation of 995.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site 	
Fire sprinkler system (No. 1)	-	-	-	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (Lower Ground)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	none	Yes
Car park area (Basement)	ventilation (supply+ exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	none	Yes
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	Yes
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	Yes
Garbage room (Residential)	ventilation exhaust only	-	compact fluorescent	manual on / manual off	No
Store Room	no mechanical ventilation	-	compact fluorescent	manual on / manual off	No
Fire Stairs	no mechanical ventilation	-	compact fluorescent	motion sensors	No
Ground floor lobby type	no mechanical ventilation	-	light-emitting diode	none	Yes
Hallway/lobby type (Residential)	no mechanical ventilation	-	light-emitting diode	none	Yes

Nationwide House Energy Rating Scheme* — Class 2 summary

Certificate Number: LSOP26EFMV

Date of Certificate: 11 May 2018

★ Average star rating: 7.7

The logo for the Nationwide House Energy Rating Scheme, featuring a stylized house icon with a star inside, and the text 'NATIONWIDE HOUSE ENERGY RATING SCHEME'.

Assessor details

Accreditation

number: VIC/BDAAV13/1513

Name: Nicholas Johnson

Organisation: Wood & Grove Engineers

Email: nicholas.johnson@wge.com.au

Phone: 0401702351

Declaration of interest:

Software: FirstRate5 v5.2.8a

AAO: BDAAV

A graphic showing a semi-circle with 10 stars. The first 7 stars are solid blue, and the 8th star is partially filled, representing a rating of 7.7. The text '7.7' is prominently displayed in the center, with 'Average rating' written below it.

**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME

Dwelling details

Address: 5 Skyline Place

Suburb: Frenchs Forest

State: NSW

Postcode: 2086

The rating listed above is the average of all units in this building.

For more information on
your dwelling's energy use
www.nathers.gov.au

Summary of all dwellings

Certification details					
Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			
		Heating load	Cooling load	Total load	Star rating
IVFJBQJYVB	101	2.1	21.7	23.8	8.2
JUMH6NFPN	102	3.3	13.1	16.4	8.8
EUI8D54SZNA	103	2.5	17.4	19.9	8.5
PWZRC2FMNX	104	7.4	13.7	21.1	8.4
7AKCTOW8PY	105	33.6	17.3	50.9	6
3DSVZT8J8J	106	3.4	13.3	16.7	8.8
VBC1PNUJZM	107	2.7	15.6	18.3	8.6
ZLCA82WUJY	108	2.8	21.6	24.4	8.1
68KSAZGR6C	201	2.6	20	22.6	8.3
VA3JXOX8J8	202	3.8	12.6	16.4	8.8
OMAJZC8YM	203	2.9	16.4	19.3	8.6
3FISWZTUV3	204	3.2	22.2	25.4	8.1
11FWAWOFAZ	204	3.2	22.2	25.4	8.1
41DV2WAFB8	205	3.1	22.5	25.6	8
HDJ8PSY92	206	3.1	14.8	17.9	8.7
12LCONJUBM	207	3.9	12.6	16.5	8.8
continued					

Nationwide House Energy Rating Scheme* — Class 2 summary		
Certificate Number: LSOP26EFMV	Date of Certificate: 11 May 2018	★ Average star rating: 7.7

Summary of all dwellings continued					
Certification details continued					
Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			
		Heating load	Cooling load	Total load	Star rating
O4WK3ONLC4	208	3.3	20.5	23.8	8.2
PTM54R1UT8	209	17.4	15.1	32.5	7.4
61XPQBQ8HP	210	25.5	12.5	38	7.1
MCSYUJ2KXC	211	26.6	12.9	39.5	6.9
BGVFM3PGH7	212	27.7	12.8	40.5	6.9
VZBAPWHHT8	213	25.7	12.3	38	7.1
8LEXR9CYLV	214	22.4	13.6	36	7.2
48SS3QF7WC	301	2.9	18.9	21.8	8.3
4AD7QM1YKD	302	4	12	16	8.8
E2C9N8RKEH	303	3.2	15.8	19	8.6
7Q9ZCH6ORS	304	3.2	22.2	25.4	8.1
CKVWVL54F	305	3.4	20.7	24.1	8.2
LD9OCPE8UJ	306	3.5	14.1	17.6	8.7
QDD2J2JFQL	307	4.2	11.9	16.1	8.8
R3ERZ7WRIP	308	3.7	19.4	23.1	8.2
JR78E3QUXW	309	18.1	14.3	32.4	7.4
D6Q7B9G2N2	310	26.9	11.8	38.7	7
BGOSYS9SZE	311	26.9	12.5	39.4	6.9
3W8X9FFYP	312	28.1	12.5	40.6	6.9
LZR3IUNG2Z	313	27.1	11.5	38.6	7
14EQOCDPKW	314	17.2	13.4	30.6	7.6
PTN8YQKAJ	401	2.9	18.9	21.8	8.3
NSYQ8KGUG6	402	4	12	16	8.8
CG3SKU2KA	403	3.2	15.8	19	8.6
SOQ3WUSP0F	405	3.6	20.2	23.8	8.2
CDUMATPOUD	406	3.5	14.1	17.6	8.7
PH4ZLHLSJ	407	4.6	11.4	16	8.8
A6TMJFJB8	408	3.7	19.4	23.1	8.2
4R5M0ZVORD	409	18.1	14.3	32.4	7.4
KCGRNTIXEL	410	26.3	12.2	38.5	7
NU7XEFUHD5	411	26.9	12.5	39.4	6.9
continued					




Nationwide House Energy Rating Scheme* — Class 2 summary		
Certificate Number: LSOP26EFMV	Date of Certificate: 11 May 2018	★ Average star rating: 7.7

Summary of all dwellings continued					
Certification details continued					
Certificate number	Unit number	Annual thermal performance loads (MJ/m2)			
		Heating load	Cooling load	Total load	Star rating
JNHNJTD5B9	412	28.1	12.5	40.6	6.9
Z23O37OB82	413	26.5	12	38.5	7
EOLW365UIQ	414	16.6	14	30.6	7.6
JNK1EJVA4	501	6.3	20.1	26.4	7.9
D4N3W5IZK	502	5.7	11.8	17.5	8.7
WZP4GT4A8S	503	4.5	16	20.5	8.4
DSUSX6R28A	504	5.2	20.7	25.9	8
7YEPQHTFWV	505	4.5	19.2	23.7	8.2
ED056NCW1Z	506	4.7	14.4	19.1	8.6
IAQNP1Z48Z	507	5.7	11.9	17.6	8.7
7QDXX59J2L	508	7.2	20	27.2	7.9
6UAKKYCQ4W	509	24.1	14.7	38.8	7
YSOLSKKRTF	510	29.8	12.9	42.7	6.7
08ZJURTES5	511	29.6	12.6	42.2	6.7
4TJZUY9PD0	512	30.7	12.8	43.5	6.6
YIMMBOYPFU	513	30	12.9	42.9	6.7
VSANGBAJV1	514	24.6	14.2	38.8	7
92DQX480KE	601	36.7	13.2	49.9	6.1
FIAGEAG2JX	602	24.7	27.2	51.9	5.9
WECNDRWU2J	603	21.1	20	41.1	6.8
8965GZQ3QC	604	18.2	20.7	38.9	7
JOE6WEITWQ	604	18.3	21.2	39.5	6.9
ACK7CK2KCT	606	21.2	20	41.2	6.8
ACXQMGVSI7	607	21.2	21.2	42.4	6.7
ES6BK7TC0D	608	39.2	14.7	53.9	5.8
LS3G13XQY5	G01	6.5	17	23.5	8.2
RHY9S369T7	G02	8.2	10.5	18.7	8.6
CSN3RTQK04	G03	5.7	14.2	19.9	8.5
SL9725S7GU	G04	14.1	11.7	25.8	8
NJWNJ7H45C	G05	9	13.4	22.4	8.3
continued					

Central energy systems		
Central hot water system (No. 1)	Type	Specification
	gas instantaneous	Piping insulation (ringmain & supply risers): <ul style="list-style-type: none"> (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor	Number of levels (including basement): 9
Lift (No. 2)	gearless traction with V V V F motor	Number of levels (including basement): 9
Lift (No. 3)	gearless traction with V V V F motor	Number of levels (including basement): 4

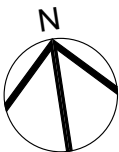
4. Commitments for common areas and central systems/facilities for the development (non-building specific)				
(b) Common areas and central systems/facilities				
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓		
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓		
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓		✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓		✓
Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓	✓

Notes	
1. In these commitments, "applicant" means the person carrying out the development.	
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.	
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.	
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).	
5. If a star or other rating is specified in a commitment, this is a minimum rating.	
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.	

Legend	
1. Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).	
2. Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.	
3. Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).	

Nationwide House Energy Rating Scheme* — Class 2 summary		
Certificate Number: LSOP26EFMV	Date of Certificate: 11 May 2018	★ Average star rating: 7.7

Summary of all dwellings continued					
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Printed 12-Jun-18



STREET VIEW - SKYLINE PLACE



STREET VIEW FRENCHS FOREST RD

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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

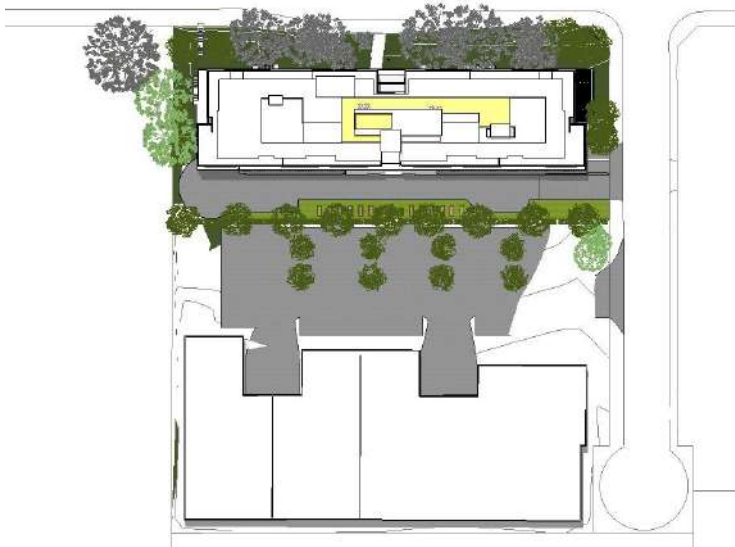
3D PERSPECTIVE

PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: 3D VIEWS	DA1001
DRAWN BY: FK/SU/WH	ISSUE
FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged	A



DECEMBER 21 - 9 AM



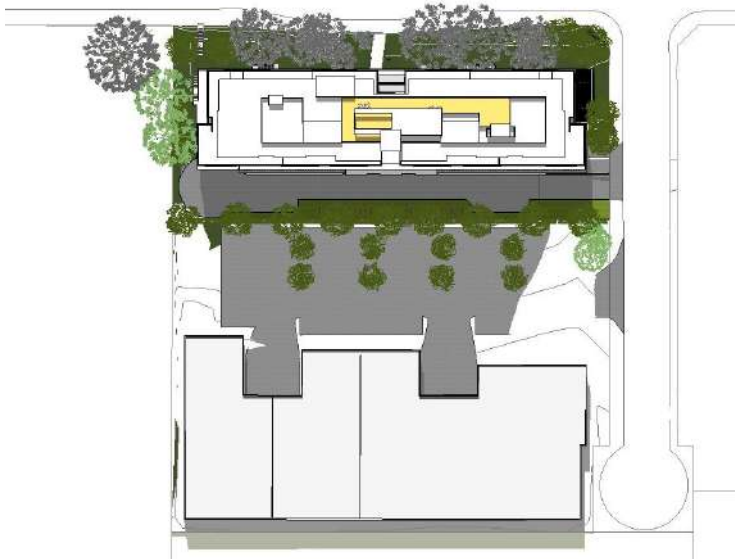
DECEMBER 21 - 12 PM



DECEMBER 21 - 3 PM



MARCH 23 - 9 AM



MARCH 23 - 12 PM



MARCH 23 - 3 PM



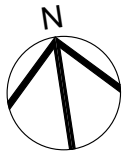
JUNE 21 - 9AM



JUNE 21 - 12 PM



JUNE 21 - 3 PM



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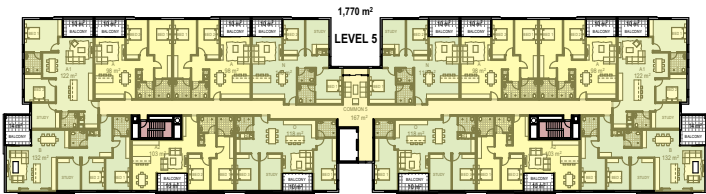
SHADOW DIAGRAMS

PA STUDIO
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TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
SUBSET:	SHADOW DIAGRAMS	DA1101
DRAWN BY:	FK/SU/WH	ISSUE
FILE:	BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged	A

9. UNIT TYPES				
Unit Type	Home Story	Unit Name	Area	Quantity
02	BASEMENT	Carpark	2,526	1
02	LOWER GROUND	Carpark	2,669	1
			5,195 m ²	
2 BED	GROUND FLOOR	A	98	1
2 BED	GROUND FLOOR	A	98	1
2 BED	GROUND FLOOR	A	98	1
2 BED	GROUND FLOOR	A	98	1
2 BED	GROUND FLOOR	A	98	1
2 BED	GROUND FLOOR	A1	122	1
2 BED	LEVEL 1	A	98	1
2 BED	LEVEL 1	A	98	1
2 BED	LEVEL 1	A	98	1
2 BED	LEVEL 1	A	98	1
2 BED	LEVEL 1	A	98	1
2 BED	LEVEL 1	A	98	1
2 BED	LEVEL 1	A1	122	1
2 BED	LEVEL 1	A1	122	1
2 BED	LEVEL 2	A	98	1
2 BED	LEVEL 2	A	98	1
2 BED	LEVEL 2	A	98	1
2 BED	LEVEL 2	A1	122	1
2 BED	LEVEL 2	A1	122	1
2 BED	LEVEL 2	A2	103	1
2 BED	LEVEL 2	A2	103	1
2 BED	LEVEL 2	B	132	1
2 BED	LEVEL 2	B	132	1
2 BED	LEVEL 2	N	110	1
2 BED	LEVEL 2	N	110	1
2 BED	LEVEL 2	O	118	1
2 BED	LEVEL 2	O	118	1
2 BED	LEVEL 3	A	98	1
2 BED	LEVEL 3	A	98	1
2 BED	LEVEL 3	A1	122	1
2 BED	LEVEL 3	A1	122	1
2 BED	LEVEL 3	A2	103	1
2 BED	LEVEL 3	A2	103	1
2 BED	LEVEL 3	B	132	1
2 BED	LEVEL 3	B	132	1
2 BED	LEVEL 3	N	110	1
2 BED	LEVEL 3	N	110	1
2 BED	LEVEL 3	O	118	1
2 BED	LEVEL 3	O	118	1
2 BED	LEVEL 4	A	98	1
2 BED	LEVEL 4	A	98	1
2 BED	LEVEL 4	A	98	1
2 BED	LEVEL 4	A1	122	1
2 BED	LEVEL 4	A1	122	1
2 BED	LEVEL 4	A2	103	1
2 BED	LEVEL 4	A2	103	1
2 BED	LEVEL 4	B	132	1
2 BED	LEVEL 4	B	132	1
2 BED	LEVEL 4	N	110	1
2 BED	LEVEL 4	N	110	1
2 BED	LEVEL 4	O	118	1
2 BED	LEVEL 4	O	118	1
2 BED	LEVEL 5	A	98	1
2 BED	LEVEL 5	A	98	1
2 BED	LEVEL 5	A	98	1
2 BED	LEVEL 5	A	98	1
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2 BED	LEVEL 5	A1	122	1
2 BED	LEVEL 5	A2	103	1
2 BED	LEVEL 5	A2	103	1
2 BED	LEVEL 5	B	132	1
2 BED	LEVEL 5	B	132	1
2 BED	LEVEL 5	N	110	1
2 BED	LEVEL 5	N	110	1
2 BED	LEVEL 5	O	118	1
2 BED	LEVEL 5	O	118	1
2 BED	LEVEL 6	P	133	1
2 BED	LEVEL 6	P	133	1
2 BED	LEVEL 6	Q	145	1
2 BED	LEVEL 6	Q	145	1
2 BED	LEVEL 6	R	154	1
2 BED	LEVEL 6	R	154	1
2 BED	LEVEL 6	S	130	1
2 BED	LEVEL 6	S	130	1
2 BED	ROOF LEVEL	CLERESTORY	4	1
2 BED	ROOF LEVEL	CLERESTORY	39	1
2 BED	ROOF LEVEL	CLERESTORY	39	1
			8,898 m ²	78
COMMON	ROOF LEVEL	COMMON 6	56	
			56 m ²	
			14,149 m ²	

TOTAL 2 BED UNITS



LEVEL 5



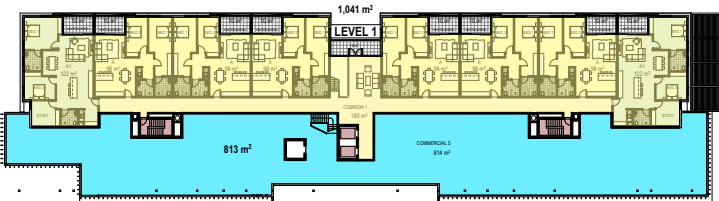
LEVEL 4



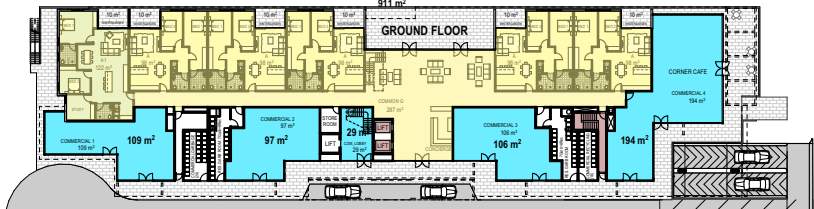
LEVEL 3



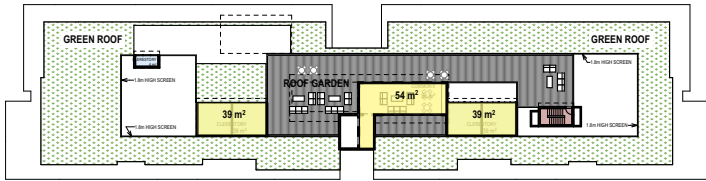
LEVEL 2



LEVEL 1



GROUND FLOOR



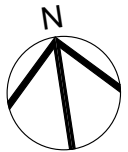
ROOF LEVEL



LEVEL 6

GROSS FLOOR AREA		
USE	STOREY	AREA
Fills: GFA Commercial	GFA-GROUND	29
Fills: GFA Commercial	GFA-GROUND	97
Fills: GFA Commercial	GFA-GROUND	106
Fills: GFA Commercial	GFA-GROUND	109
Fills: GFA Commercial	GFA-GROUND	194
Fills: GFA Commercial	GFA-LEVEL 1	813
		1,348 m ²
Fills: GFA Residential	GFA-GROUND	911
Fills: GFA Residential	GFA-LEVEL 1	1,041
Fills: GFA Residential	GFA-LEVEL 2	1,770
Fills: GFA Residential	GFA-LEVEL 3	1,770
Fills: GFA Residential	GFA-LEVEL 4	1,770
Fills: GFA Residential	GFA-LEVEL 5	1,770
Fills: GFA Residential	GFA-LEVEL 6	1,268
Fills: GFA Residential	GFA-ROOF LEVEL	39
Fills: GFA Residential	GFA-ROOF LEVEL	39
Fills: GFA Residential	GFA-ROOF LEVEL	54
		10,432 m ²
		11,780 m ²

SITE AREA = 4,726m²
PROPOSED FLOOR SPACE RATIO = (11,780:4,726) OR 2.5:1



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FLOOR AREA CALCULATIONS

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TEL: 8968 1900 properties@platinum.com.au ACN: 603 389 288

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SUBSET: SUPPLEMENTARY INFORMATION	DA1201
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged

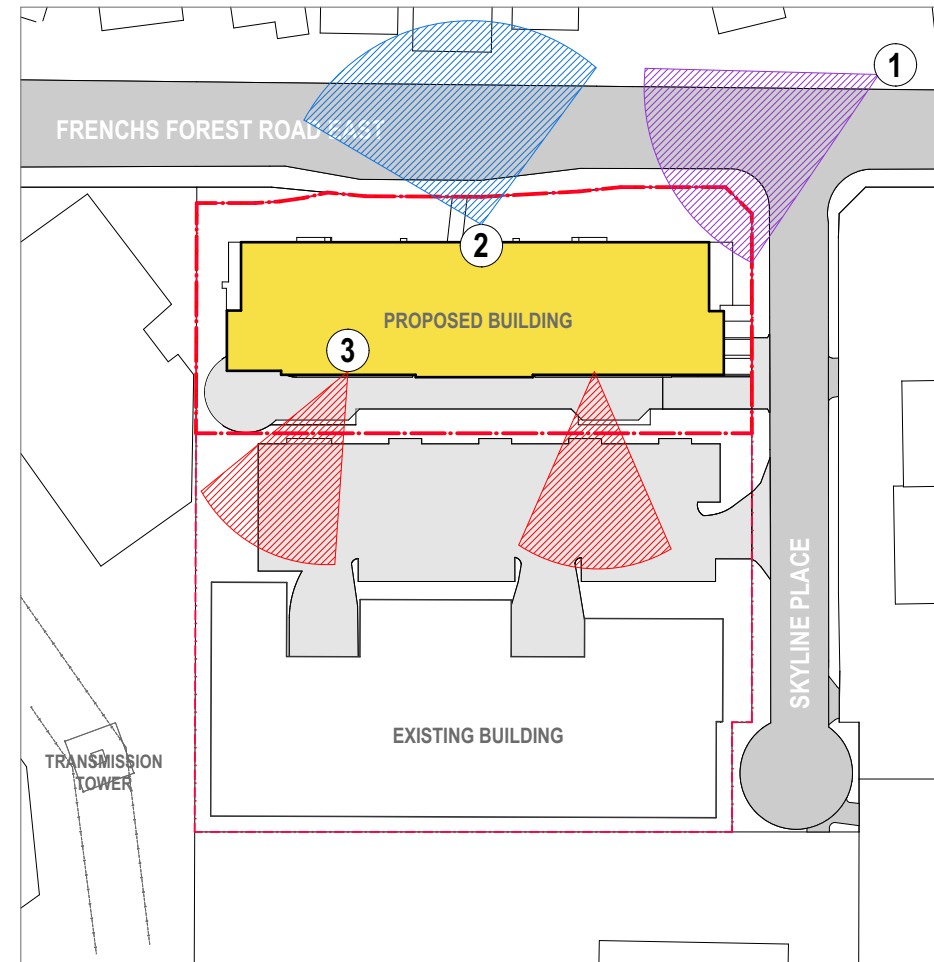
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- EXISTING TREES PRESERVED
- EXISTING TREES REMOVED
- LANDSCAPE BUFFER

*FOR DETAILS OF HEIGHT, SREAD & SPECIES REFER TO ARBORIST REPORT

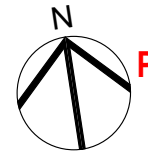


VEGETATION

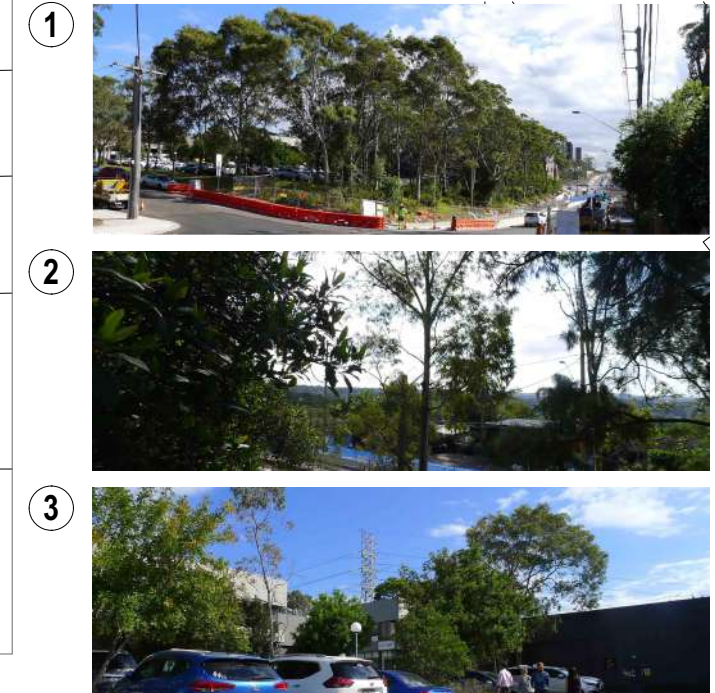


VIEWS

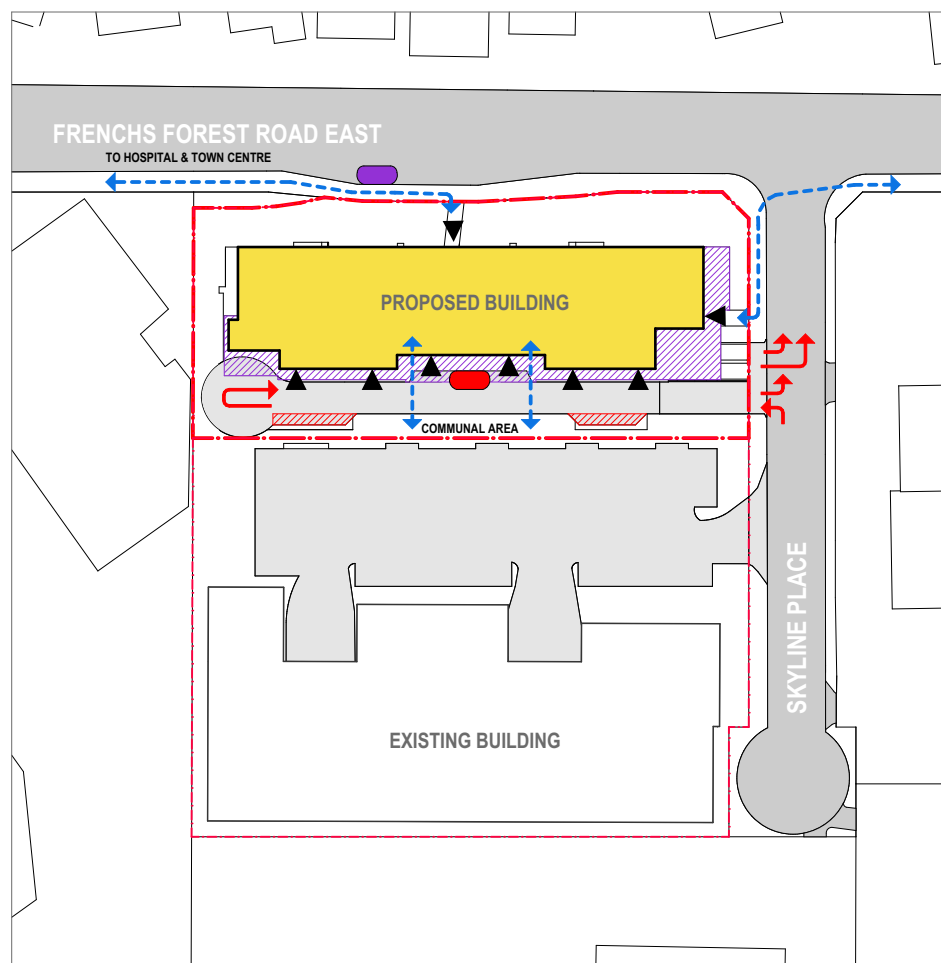
- STREETScape VIEW TO SITE
- DISTRICT VIEWS TO NORTH FROM SITE
- DISTRICT VIEWS TO SOUTH FROM SITE



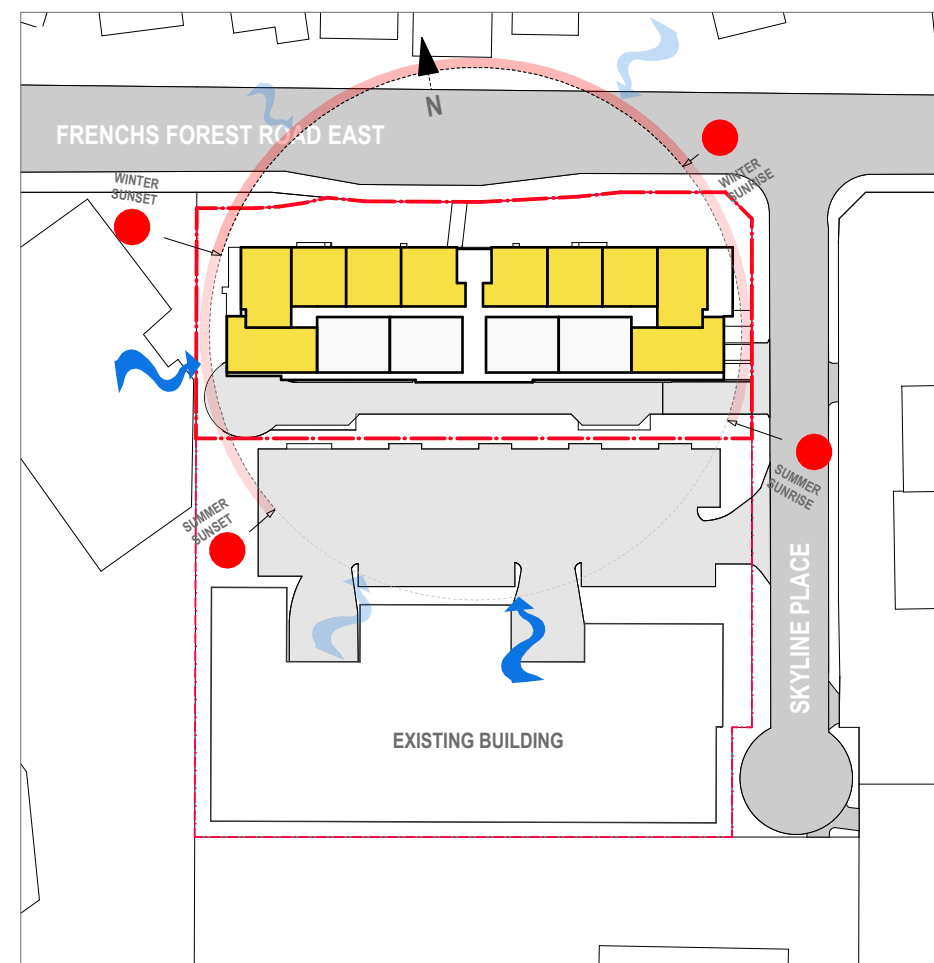
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- BUS STOP
- VEHICLE DROP OFF POINT
- STREET PARKING
- COVERED/AWNING
- PEDESTRIAN CIRCULATION
- VEHICLE CIRCULATION
- ▲ LEVEL PEDESTRIAN ENTRY



ACCESS



MICROCLIMATE

- 77% OF UNITS WITH LIVING SPACES ORIENTED NORTH
- PREVAILING WINDS
- PLEASANT BREEZES

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SITE ANALYSIS: TREES, VIEWS, ACCESS, CLIMATE

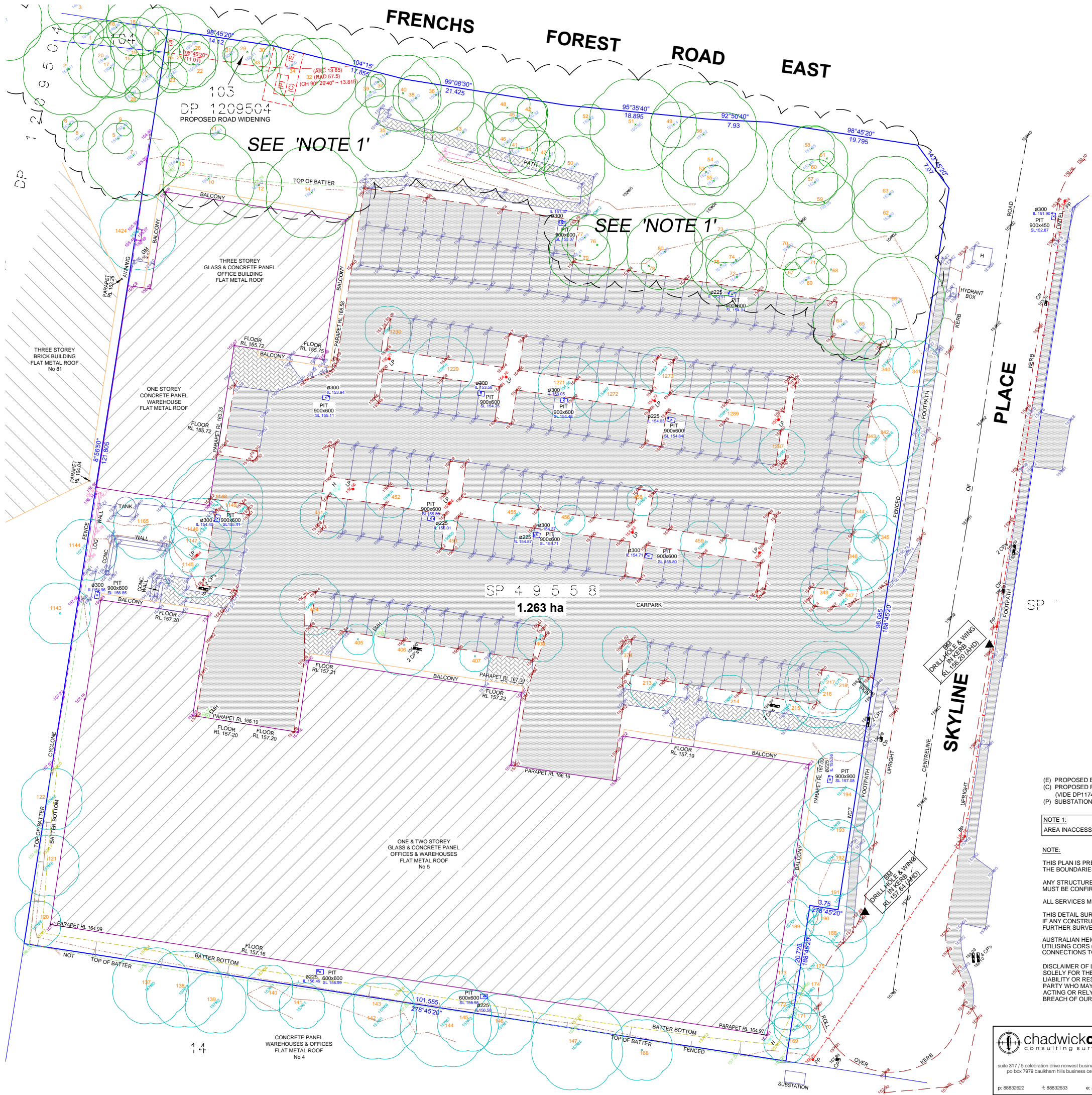
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SCALE: AS SHOWN	DRAWING
SUBSET: SITE ANALYSIS	DA102
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIM Server 21/SKY5 (DA) Staged



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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.



sub 317 / 5 celebration drive newcrest business park new 2153
po box 7979 baulkham hills business centre new 2153
p: 88832622 f: 88832633 e: admin@ccca.net.au

PLAN SHOWING DETAILS & LEVELS OVER		SHEET	1
No 5 SKYLINE PLACE, FRENCHS FOREST		OF	2 SHEETS
DATE: AHD	RATIO: 1 : 250 (A1)	REFERENCE	37125 / D-MGA
DATE: 11.12.2017	PRINCIPAL: PLATINO PROPERTIES		

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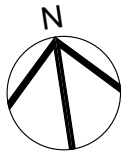
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SURVEY PLAN

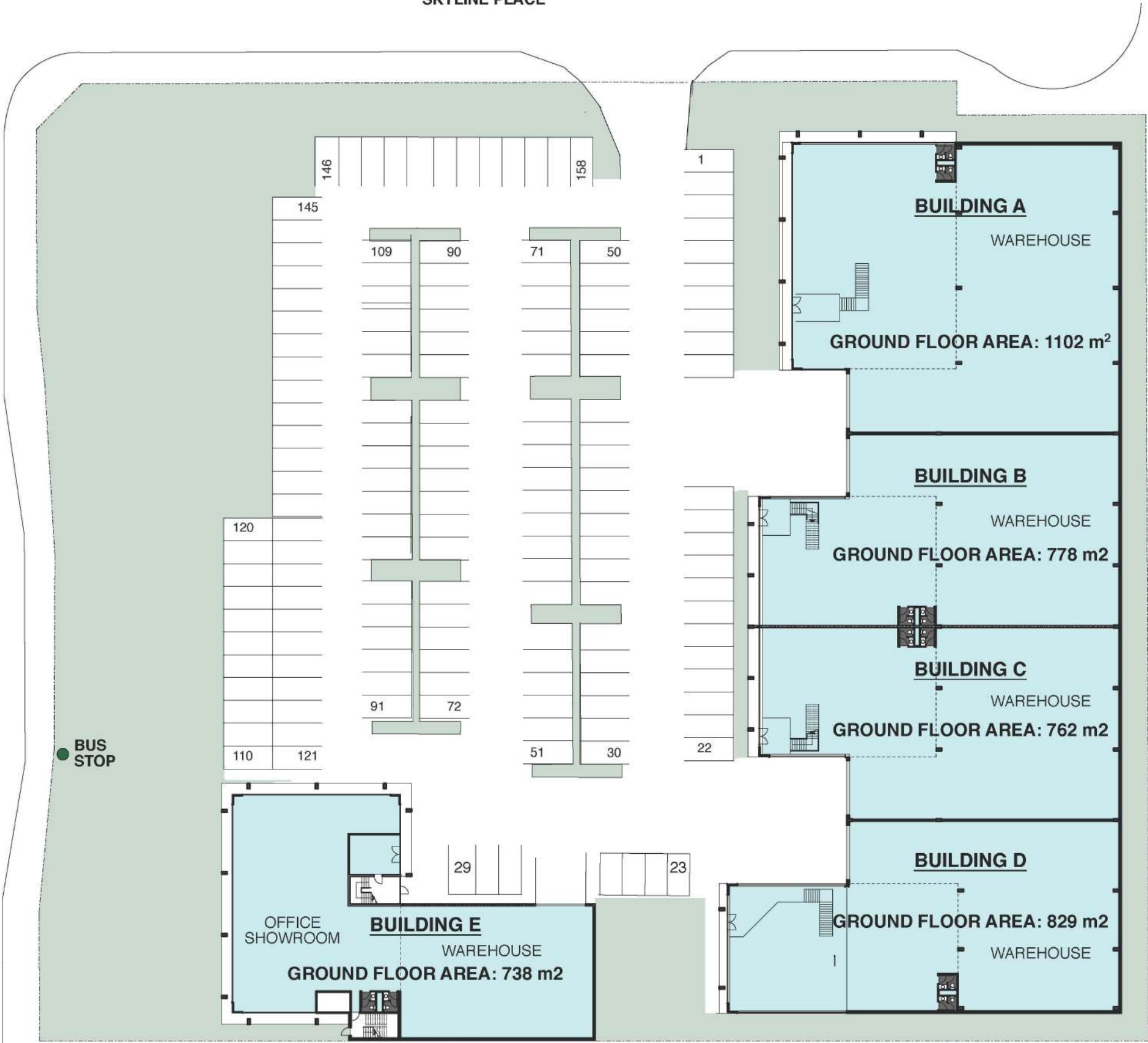
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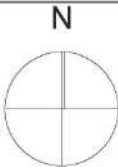
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FRENCHS FOREST ROAD



Drawings: SKY5: Miscellaneous: SKY5(05-01-2010) sales.pln



5 skyline place, frenchs forest

scale 1:500 @A3

28/06/11

GROUND FLOOR PLAN

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Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

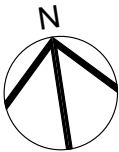
SP 49558

**GROUND FLOOR PLANS OF
EXISTING BUILDINGS**

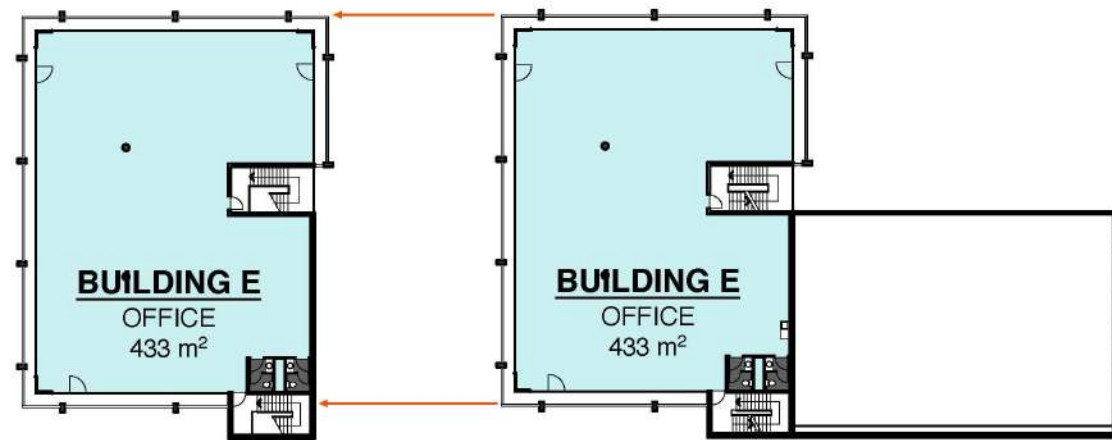
PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING	DA1204
SUBSET:	SUPPLEMENTARY INFORMATION	ISSUE	A
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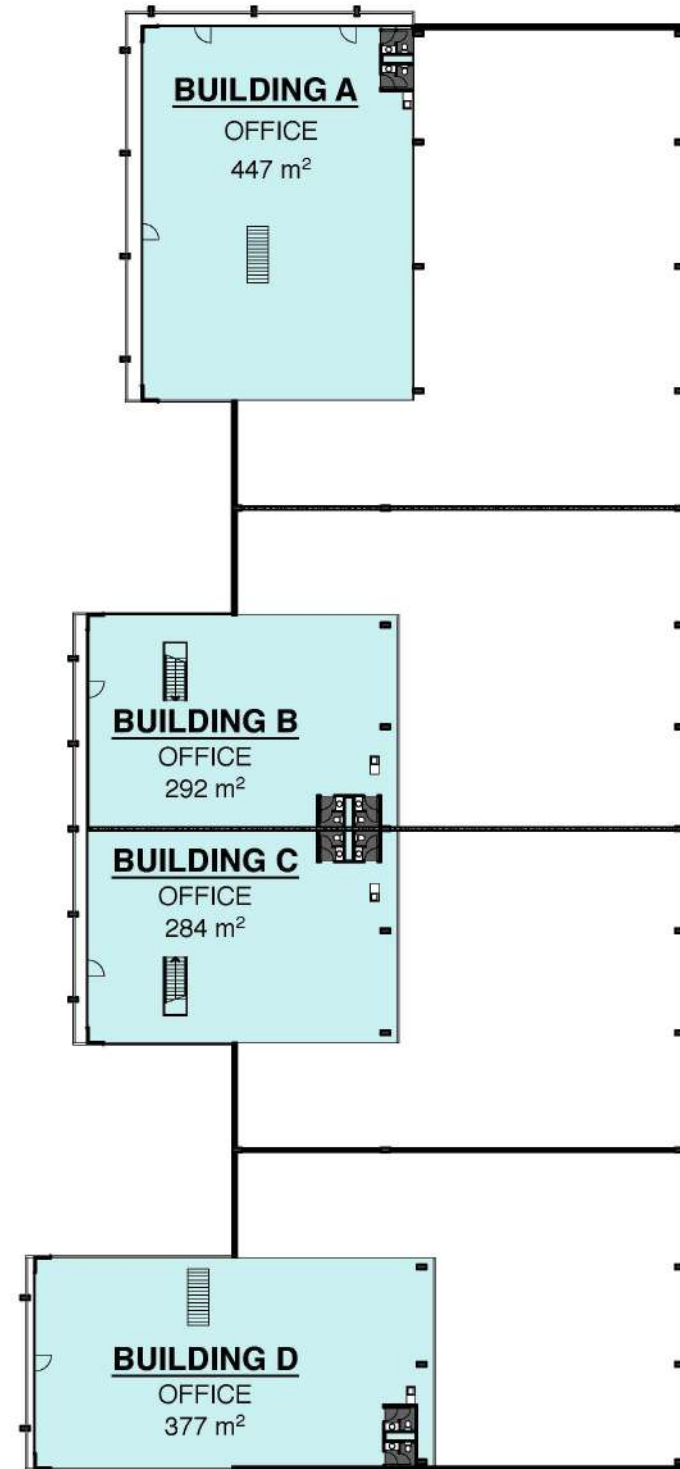
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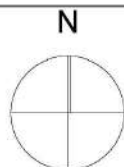
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LEVEL 2



LEVEL 1



5 skyline place, frenchs forest

scale 1:500 @A3

28/06/11

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PROJECT:

Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

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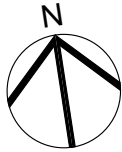
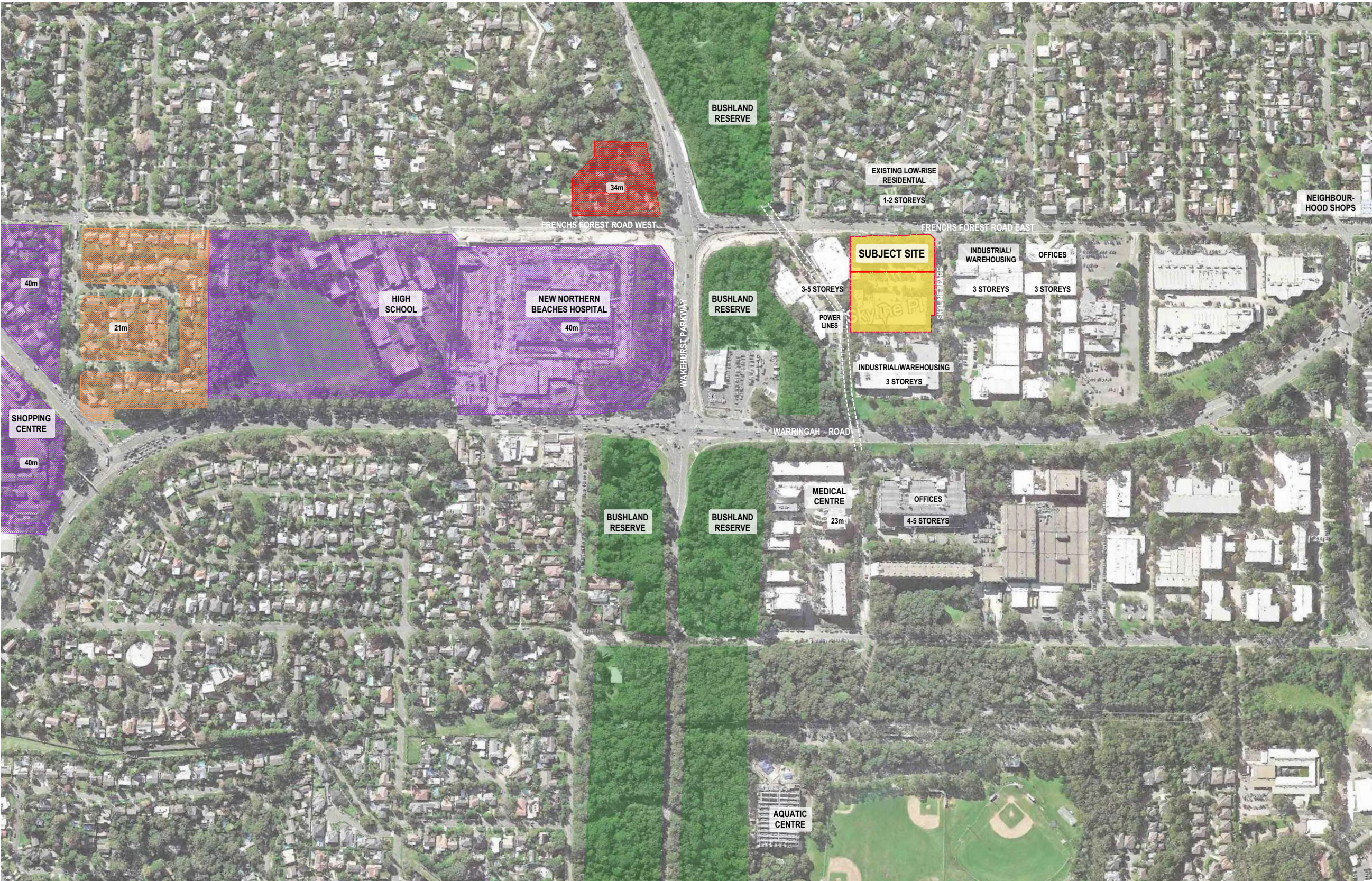
**FIRST FLOOR PLANS OF
EXISTING BUILDINGS**

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CONTEXT - BUILT FORM PLAN

1:5000

* HEIGHTS IN METERS ABOVE GROUND LEVEL
** FUTURE HEIGHTS AS INDICATED IN THE 'NORTHERN BEACHES HOSPITAL PRECINCT STRUCTURE PLAN' AS SHOWN BELOW:

- 40m
- 34m
- 21m

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ISSUE	REVISIONS	DATE

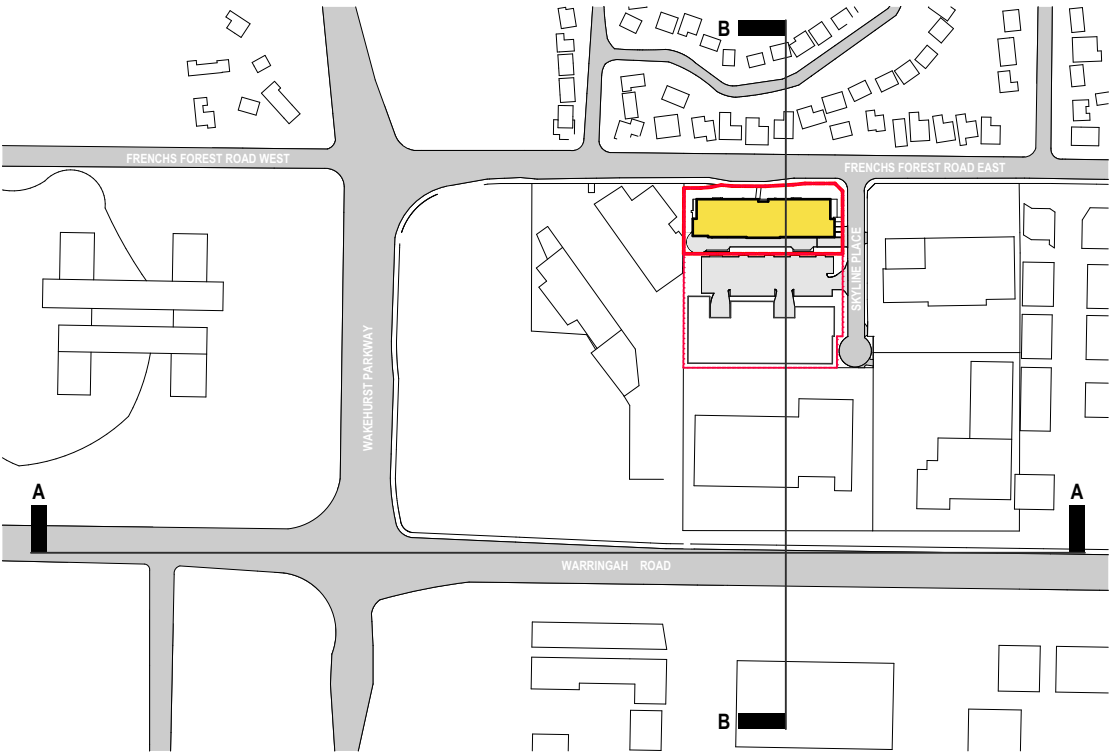
PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

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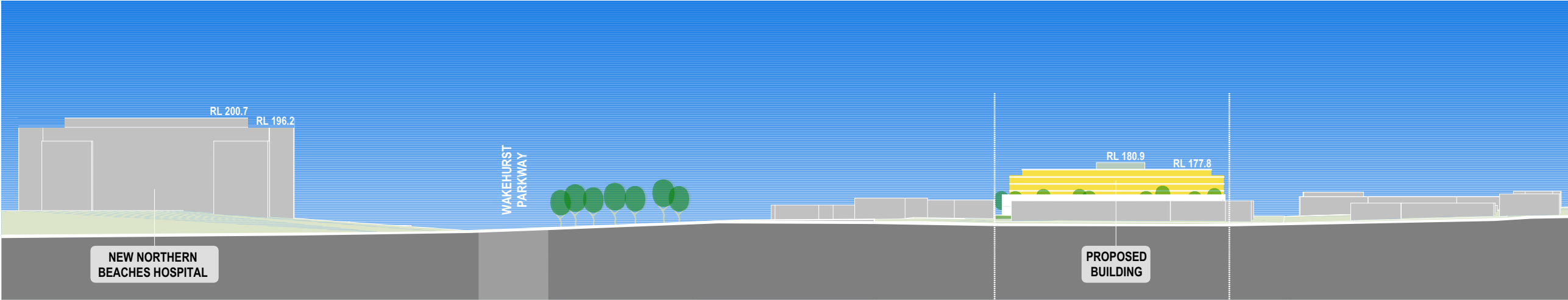
SITE ANALYSIS: CONTEXT - BUILT FORM PLAN

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SCALE: AS SHOWN	DRAWING
SUBSET: SITE ANALYSIS	DA103
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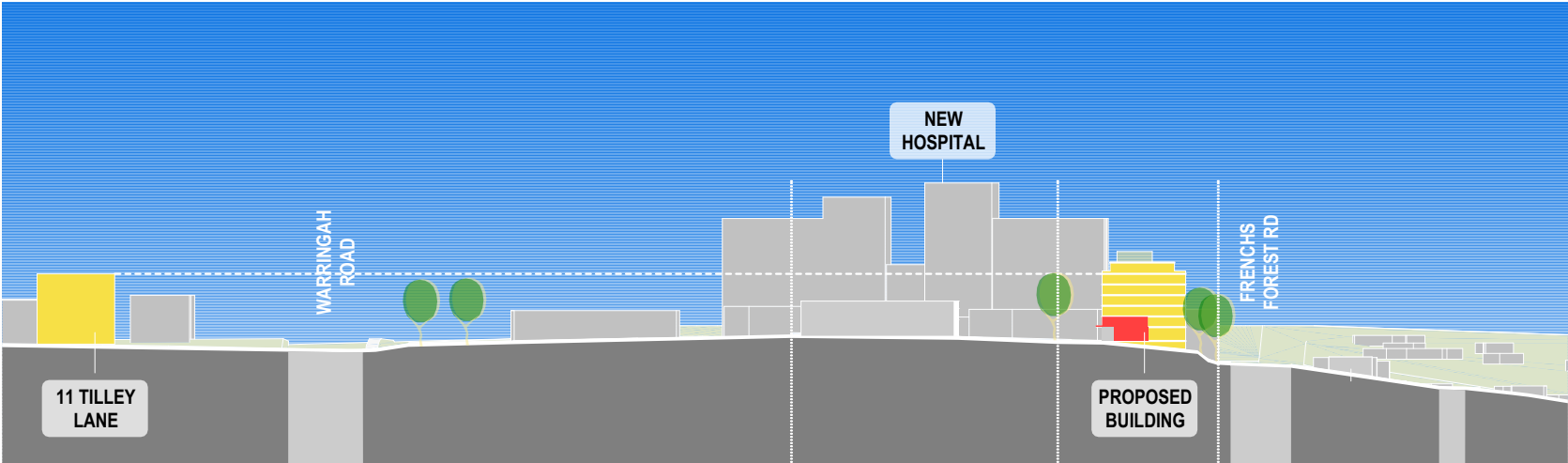


KEY PLAN



SECTION A LOOKING NORTH

1:2000



SECTION B LOOKING WEST

1:2000

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ISSUE	REVISIONS	DATE

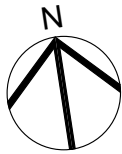
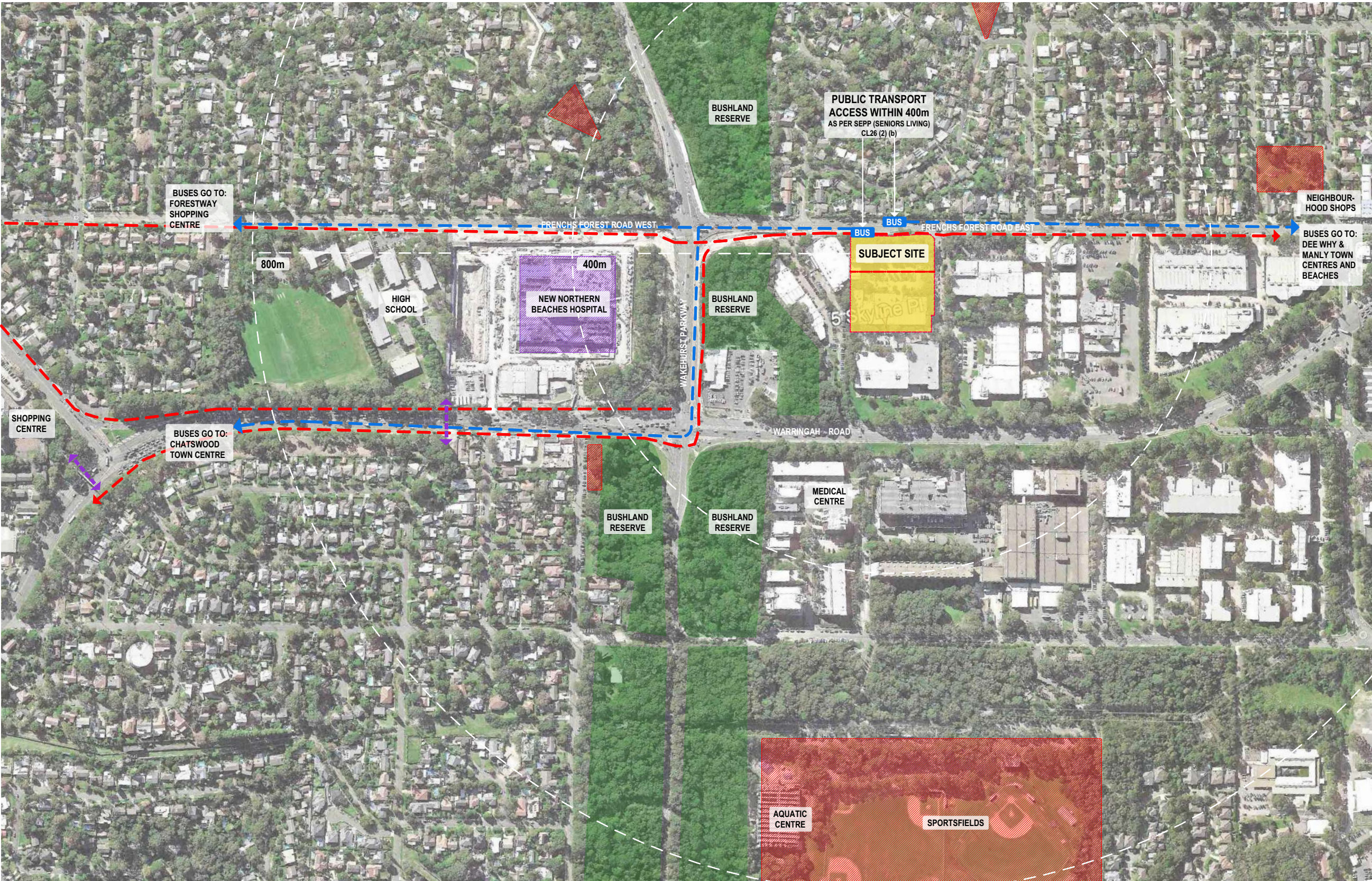
PROJECT:
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**SITE ANALYSIS: CONTEXT -
BUILT FORM SECTIONS**

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SCALE: AS SHOWN	DRAWING DA104
SUBSET: SITE ANALYSIS	
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CONTEXT - ACCESS PLAN

1:5000

- OPEN SPACE
- BUS BUS STOP
- BUS ROUTE
- PLANNED SHARED PATH SUITABLE FOR PEDESTRIAN AND WHEELED ACCESS
- PEDESTRIAN BRIDGE OVER ROAD

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ISSUE	REVISIONS	DATE

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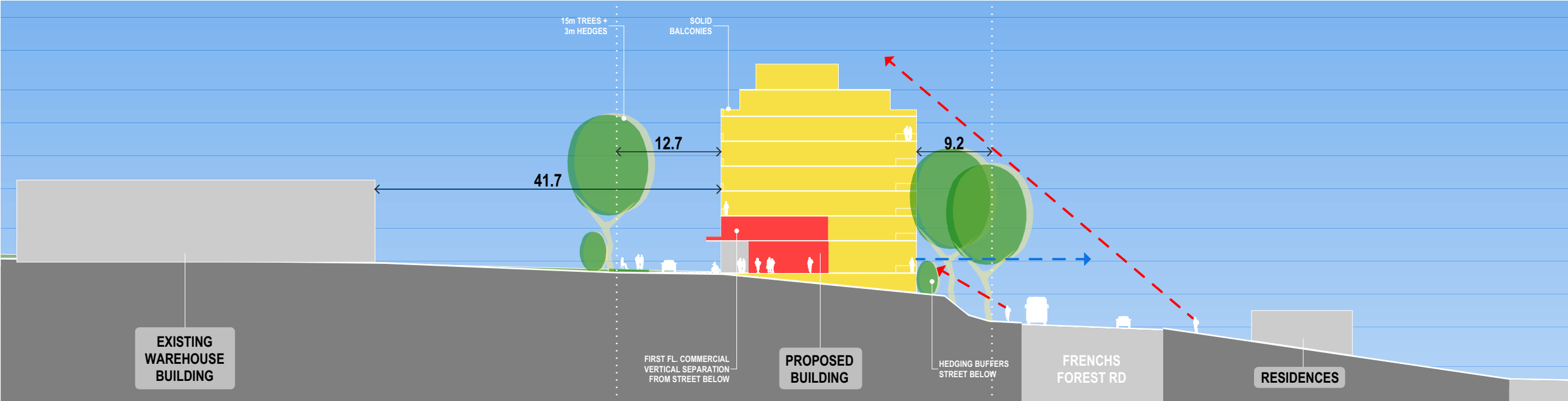
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SITE ANALYSIS: CONTEXT - ACCESS PLAN

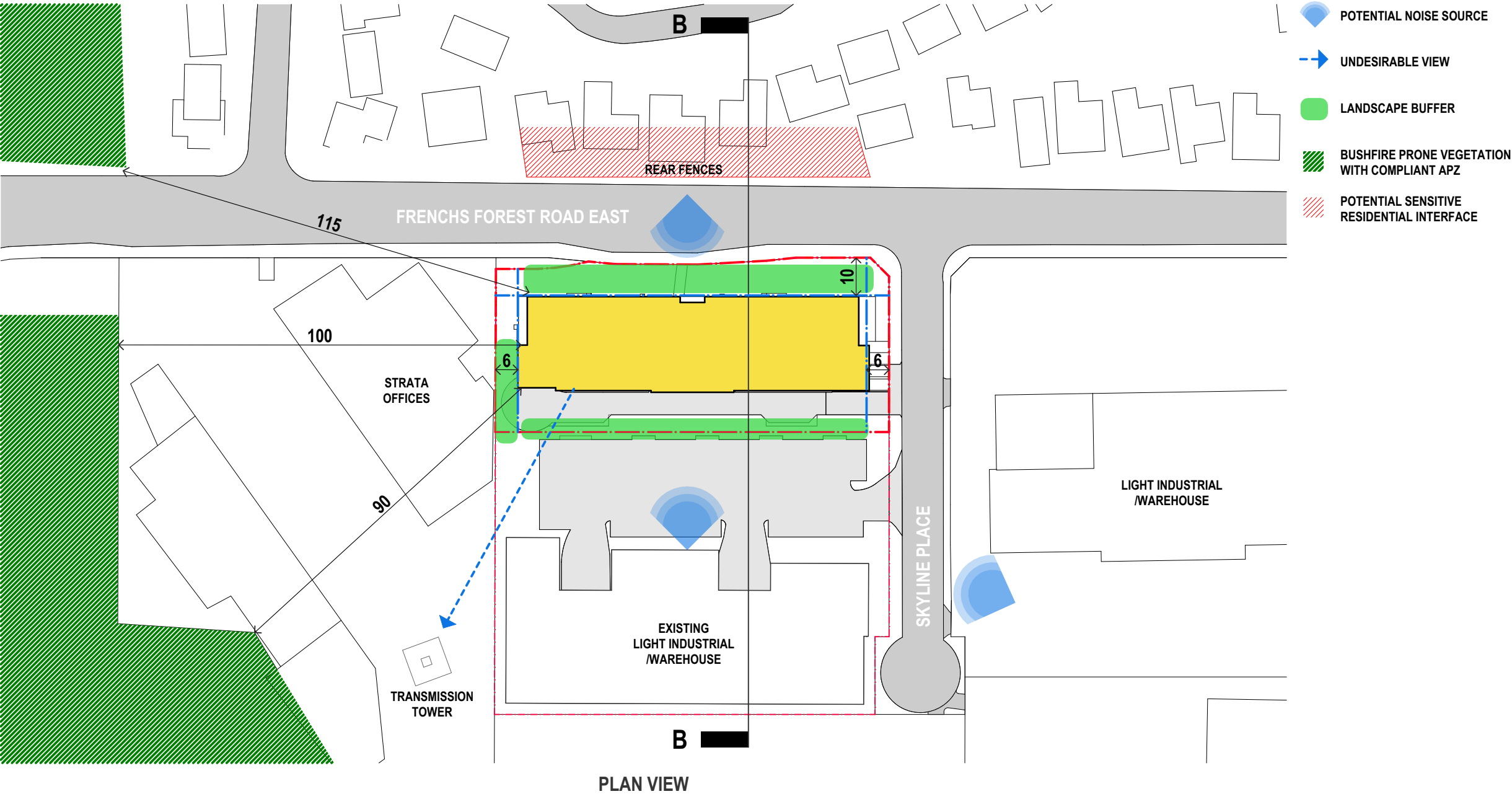
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SECTION B NEIGHBOUR INTERFACES



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**SITE ANALYSIS: CONTEXT -
NEIGHBOUR INTERFACES**

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SUBSET: SITE ANALYSIS	DA106
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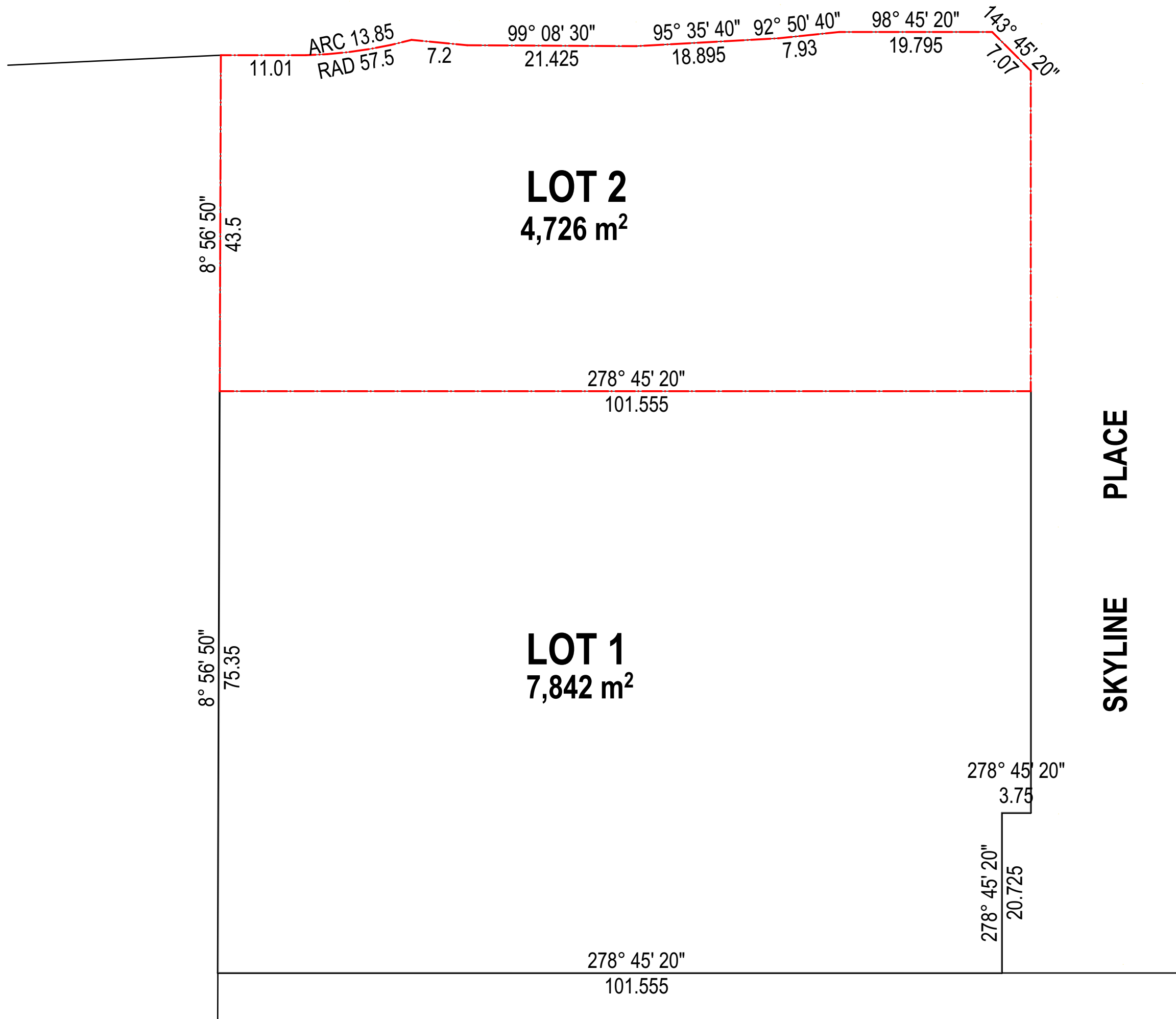
PA STUDIO

SCALE: AS SHOWN	DRAWING
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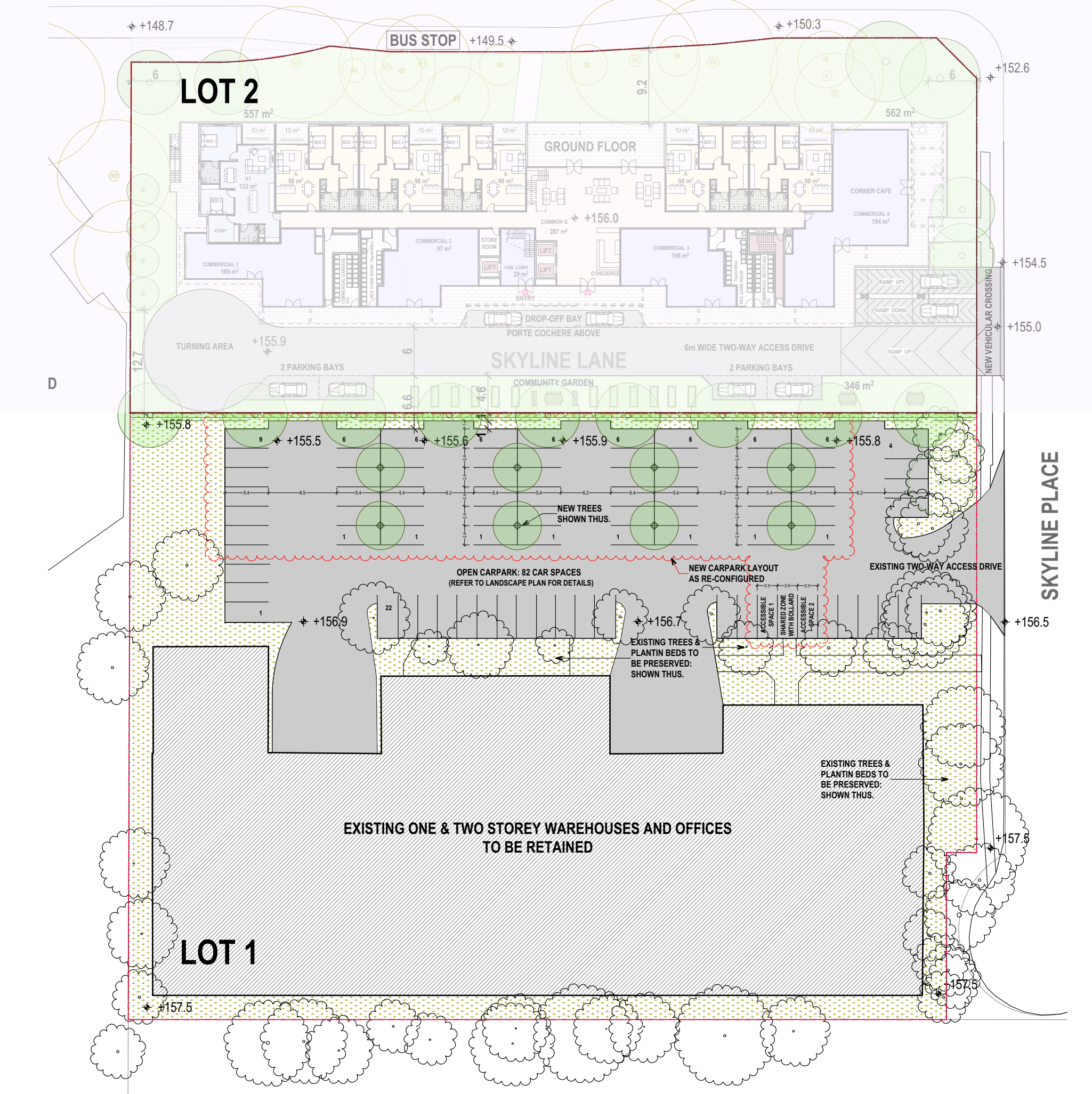
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FRENCHS FOREST ROAD EAST



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NEW WORKS ON LOT 1

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SCALE:	AS SHOWN	DRAWING DA202
SUBSET:	SUBDIVISION	
DRAWN BY:	FK/SU/WH	ISSUE A