

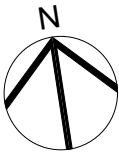


PHOTOMONTAGE OF VIEW FROM FRENCHS FOREST RD



PHOTOMONTAGE OF VIEW FROM SKYLINE PL

DRAWING No.	NAME	REV	DATE
DA000	COVER PAGE & DRAWING LIST	B	25.03.19
DA001	DESIGN AMENDMENTS SUMMARY	B	25.03.19
DA101	SITE ANALYSIS: SITE PLAN	B	25.03.19
DA102	SITE ANALYSIS: TREES, VIEWS, ACCESS, CLIMATE	B	25.03.19
DA103	SITE ANALYSIS: CONTEXT - BUILT FORM PLAN	B	25.03.19
DA104	SITE ANALYSIS: CONTEXT - BUILT FORM SECTIONS	B	25.03.19
DA105	SITE ANALYSIS: CONTEXT - ACCESS PLAN	B	25.03.19
DA106	SITE ANALYSIS: CONTEXT - NEIGHBOUR INTERFACES	B	25.03.19
DA201	SUBDIVISION PLAN	B	25.03.19
DA202	NEW WORKS ON LOT 1	B	25.03.19
DA301	BASEMENT & LOWER GROUND	B	25.03.19
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DA303	LEVEL 1 & 2 FLOOR PLANS	B	25.03.19
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DA305	LEVEL 5 & ROOF LEVEL PLANS	B	25.03.19
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DA501	NORTH ELEVATION	B	25.03.19
DA502	WEST ELEVATION	B	25.03.19
DA503	SOUTH ELEVATION	B	25.03.19
DA504	EAST ELEVATION	B	25.03.19
DA601	MATERIALS AND FINISHES	B	25.03.19
DA701	ACCESS RAMP TO CARPARK: SECTION S3	B	25.03.19
DA801	DEMOLITION PLAN	B	25.03.19
DA901	BASIX COMMITMENTS	B	25.03.19
DA1101	SHADOW DIAGRAMS	B	25.03.19
DA1201	FLOOR AREA CALCULATIONS	B	25.03.19
DA1202	LANDSCAPE AREA CALCULATIONS	B	25.03.19
DA1203	SURVEY PLAN	B	25.03.19
DA1204	GROUND FLOOR PLANS OF EXISTING BUILDINGS	B	25.03.19
DA1205	FIRST FLOOR PLANS OF EXISTING BUILDINGS	B	25.03.19
DA1206	LANDSCAPE PLAN	B	25.03.19



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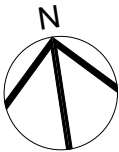
PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

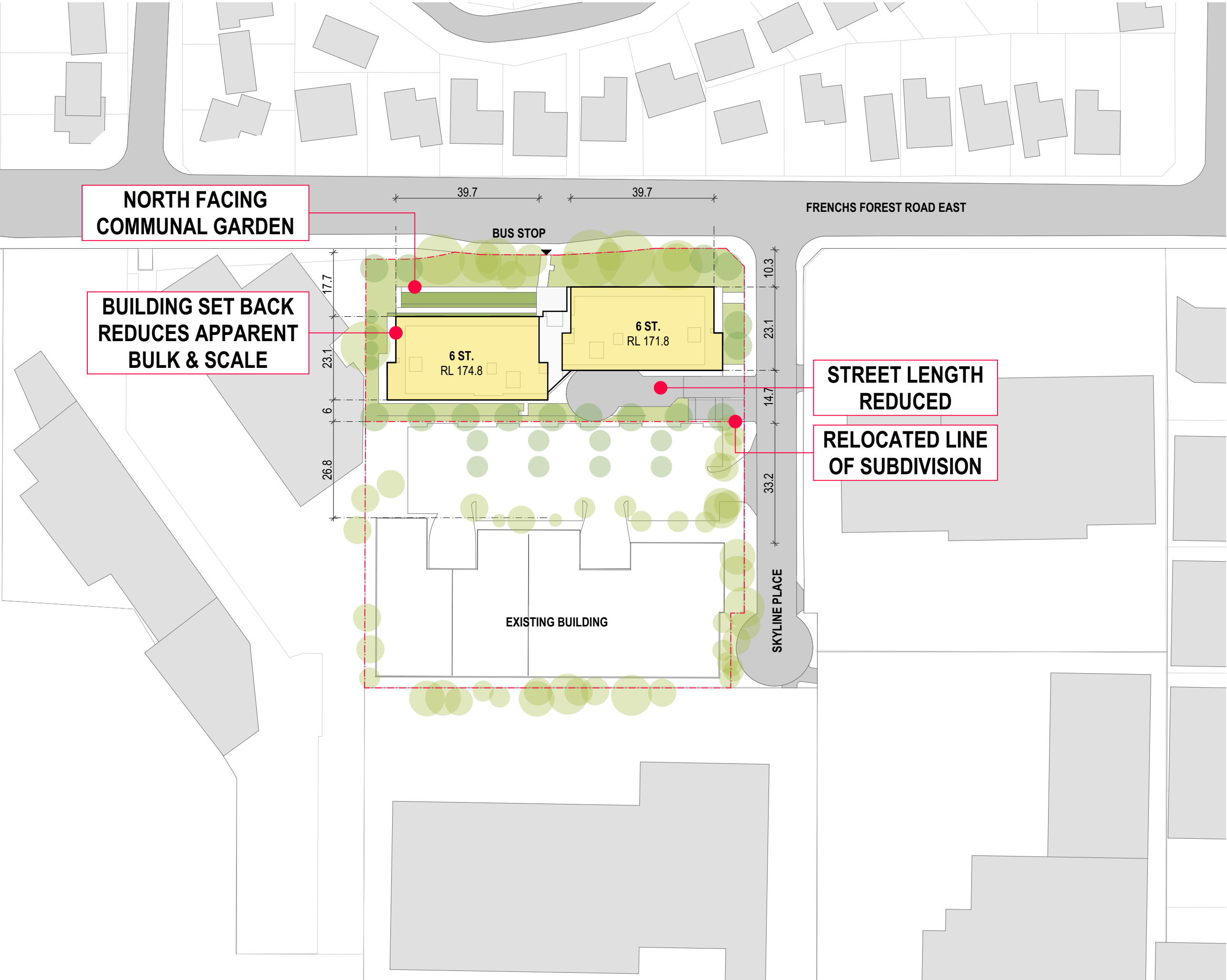
COVER PAGE & DRAWING LIST

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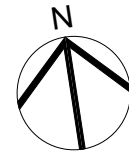
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PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platino.com.au ACN: 603 389 288

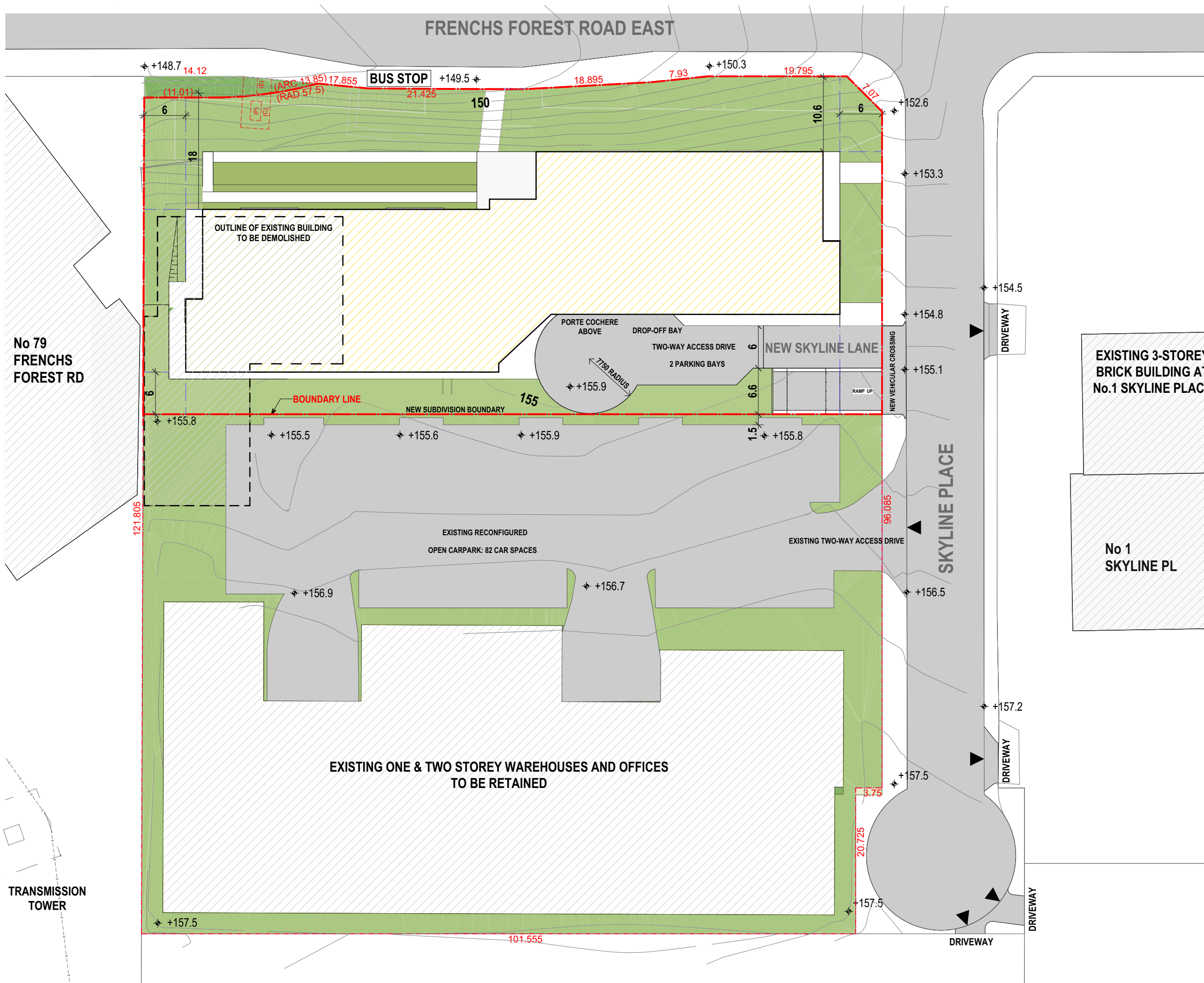
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SUBSET: DA	DA001
DRAWN BY: FK/SU/WH	ISSUE A

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8.2 Scheme B

FRENCHS FOREST ROAD EAST



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- ROAD/DRIVEWAY AREA
- LANDSCAPED AREA
- IMPERVIOUS PAVED AREA
- PROPOSED BUILDING
- EXISTING BUILDING
- REFER TO SURVEY FOR EASEMENT & SUBSTATION

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5 Skyline Place Frenchs Forest NSW 2086

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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 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B

SITE PLAN

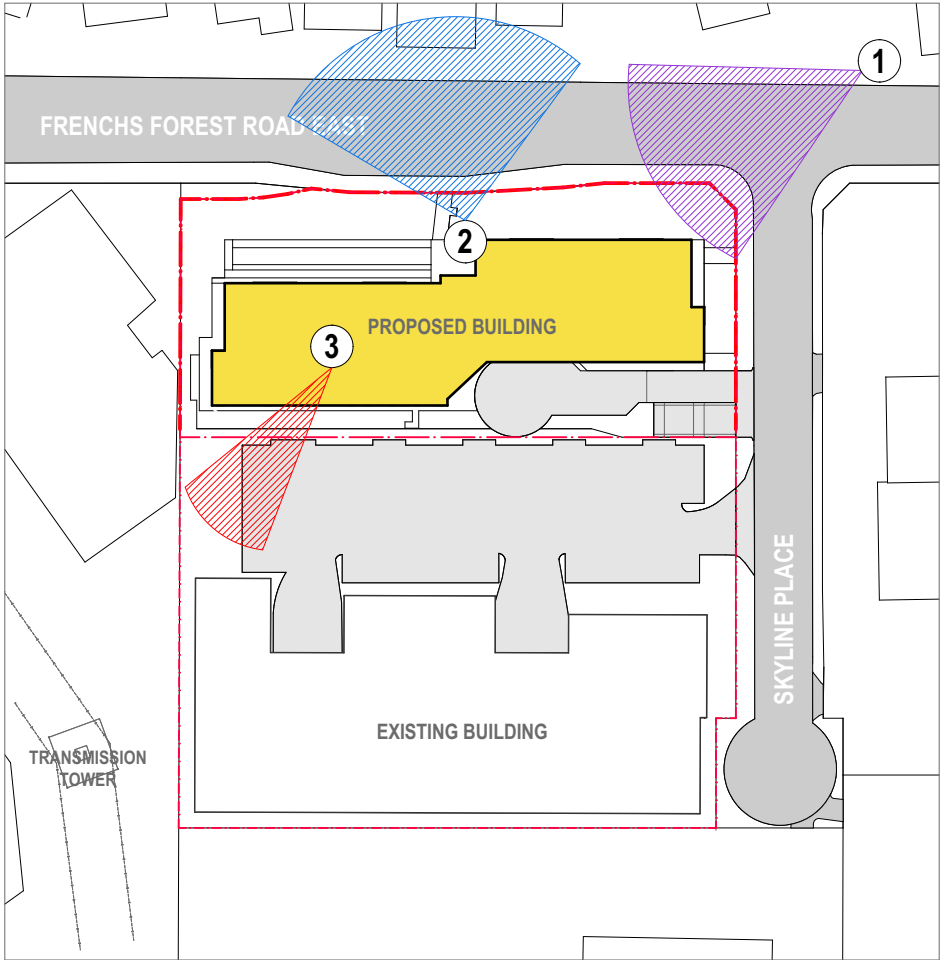
1:500

- EXISTING TREES PRESERVED
- EXISTING TREES REMOVED
- LANDSCAPE BUFFER

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

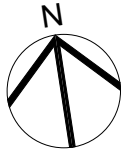


VEGETATION

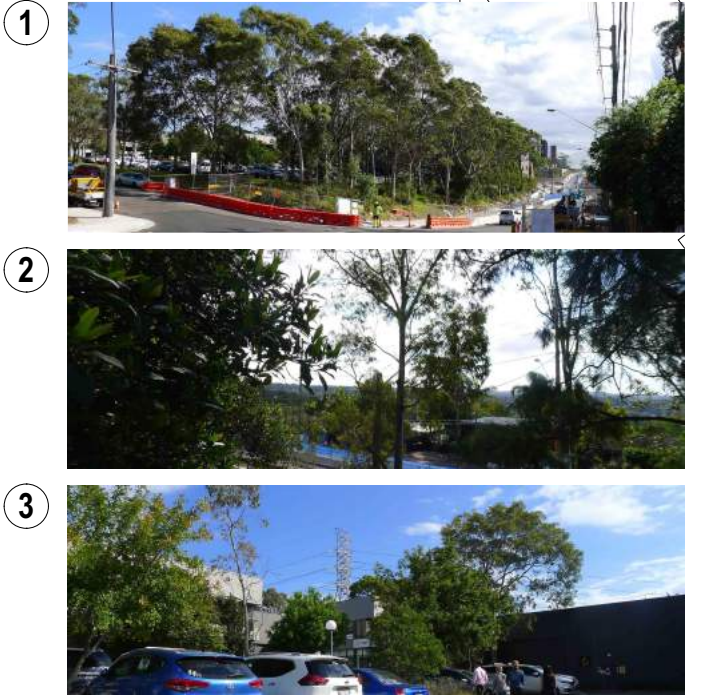


VIEWS

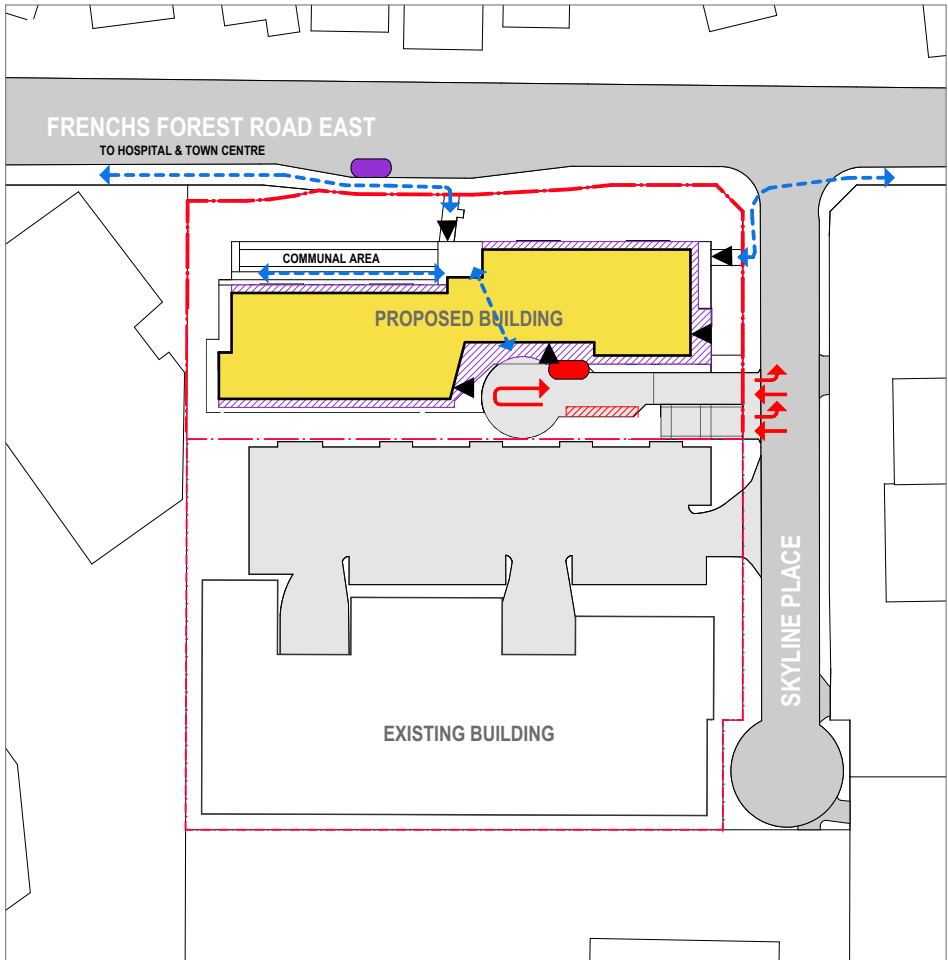
- STREETSCAPE VIEW TO SITE
- DISTRICT VIEWS TO NORTH FROM SITE
- UNDESIRABLE VIEWS TO SOUTH FROM SITE



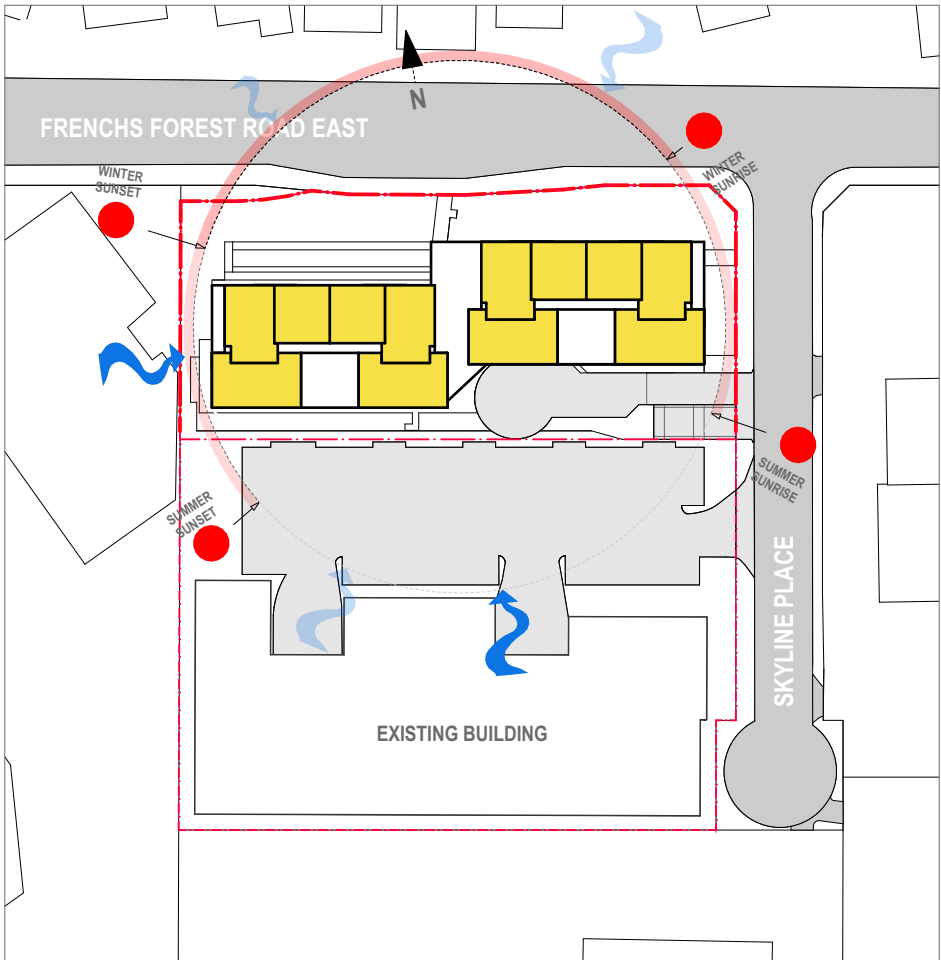
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- BUS STOP
- VEHICLE DROP OFF POINT
- STREET PARKING
- COVERED/AWNING
- PEDESTRIAN CIRCULATION
- VEHICLE CIRCULATION
- ▲ LEVEL PEDESTRIAN ENTRY



ACCESS



MICROCLIMATE

- 94% OF UNITS WITH LIVING SPACES ORIENTED NORTH
- PREVAILING WINDS
- PLEASANT BREEZES

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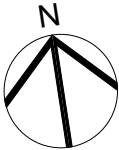
SP 49558

SITE ANALYSIS: TREES, VIEWS, ACCESS, CLIMATE

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	DA102
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA) 8.2 Scheme B



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CONTEXT - BUILT FORM PLAN

1:5000

 BUILDING FRONTAGE DIMENSION

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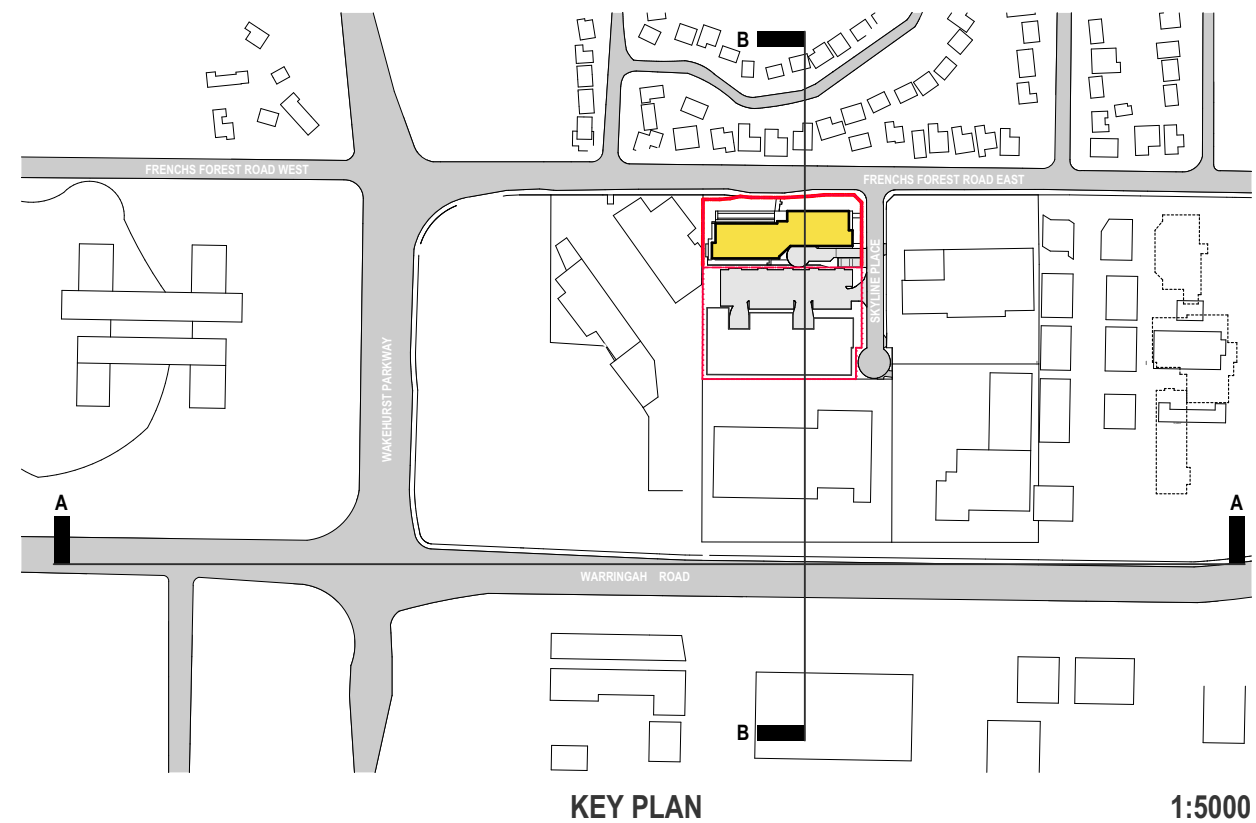
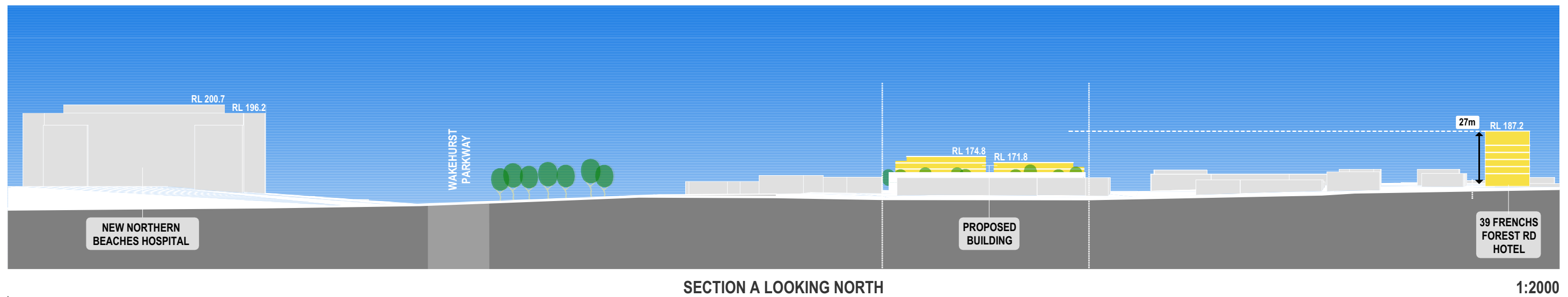
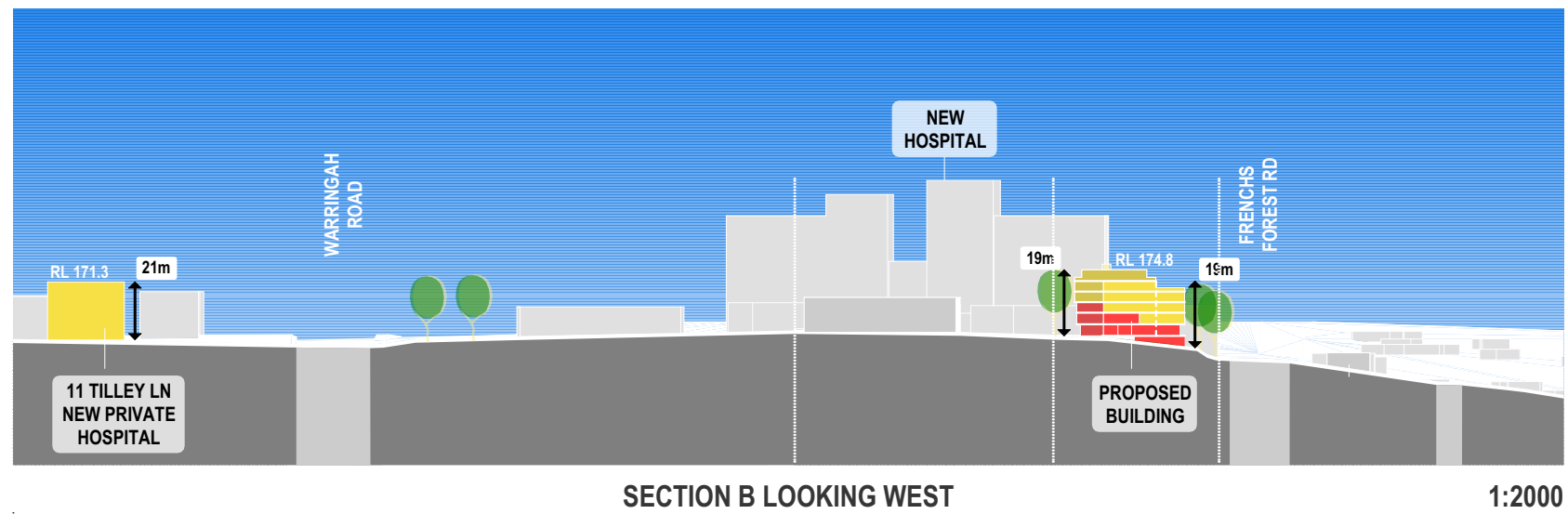
SP 49558

**SITE ANALYSIS: CONTEXT -
BUILT FORM 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	DA103
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/ISKY5 (DA)
8.2 Scheme B



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ISSUE	REVISIONS	DATE

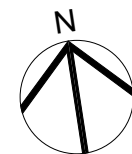
PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

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

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	DA104
DRAWN BY: FK/SU/WH	ISSUE A



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CONTEXT - ACCESS PLAN

1:5000

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

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A	ORIGINAL ISSUE	28.03.18
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Seniors Living
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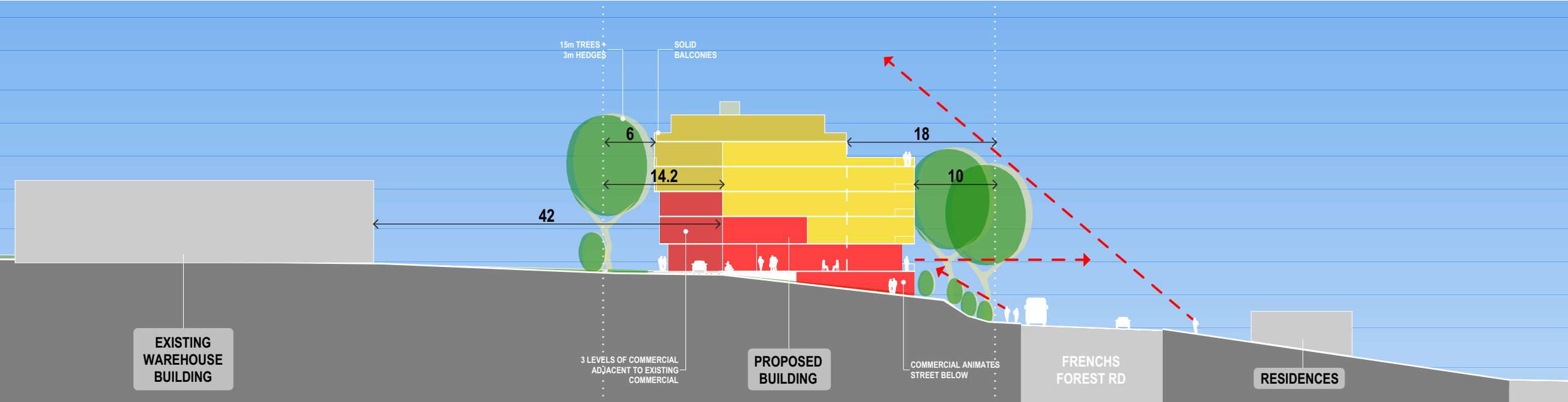
SITE ANALYSIS: CONTEXT - ACCESS PLAN

PA STUDIO

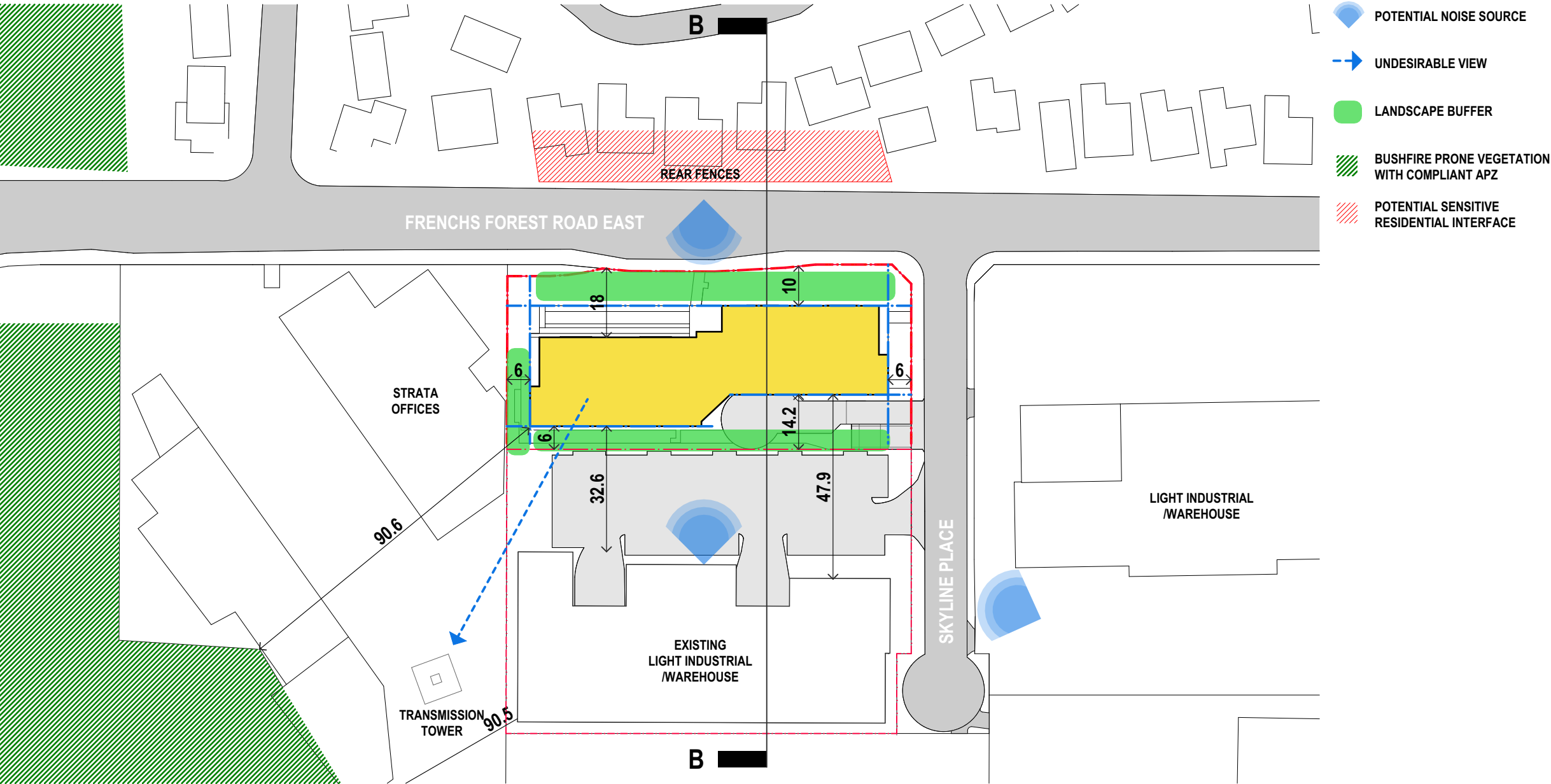
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platino.com.au ACN: 603 389 288

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SUBSET:	SITE ANALYSIS	
DRAWN BY:	FK/SU/WH	
		ISSUE

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



SECTION B NEIGHBOUR INTERFACES



PLAN VIEW

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Seniors Living
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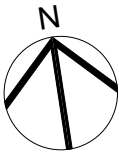
SITE ANALYSIS: CONTEXT - NEIGHBOUR INTERFACES

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

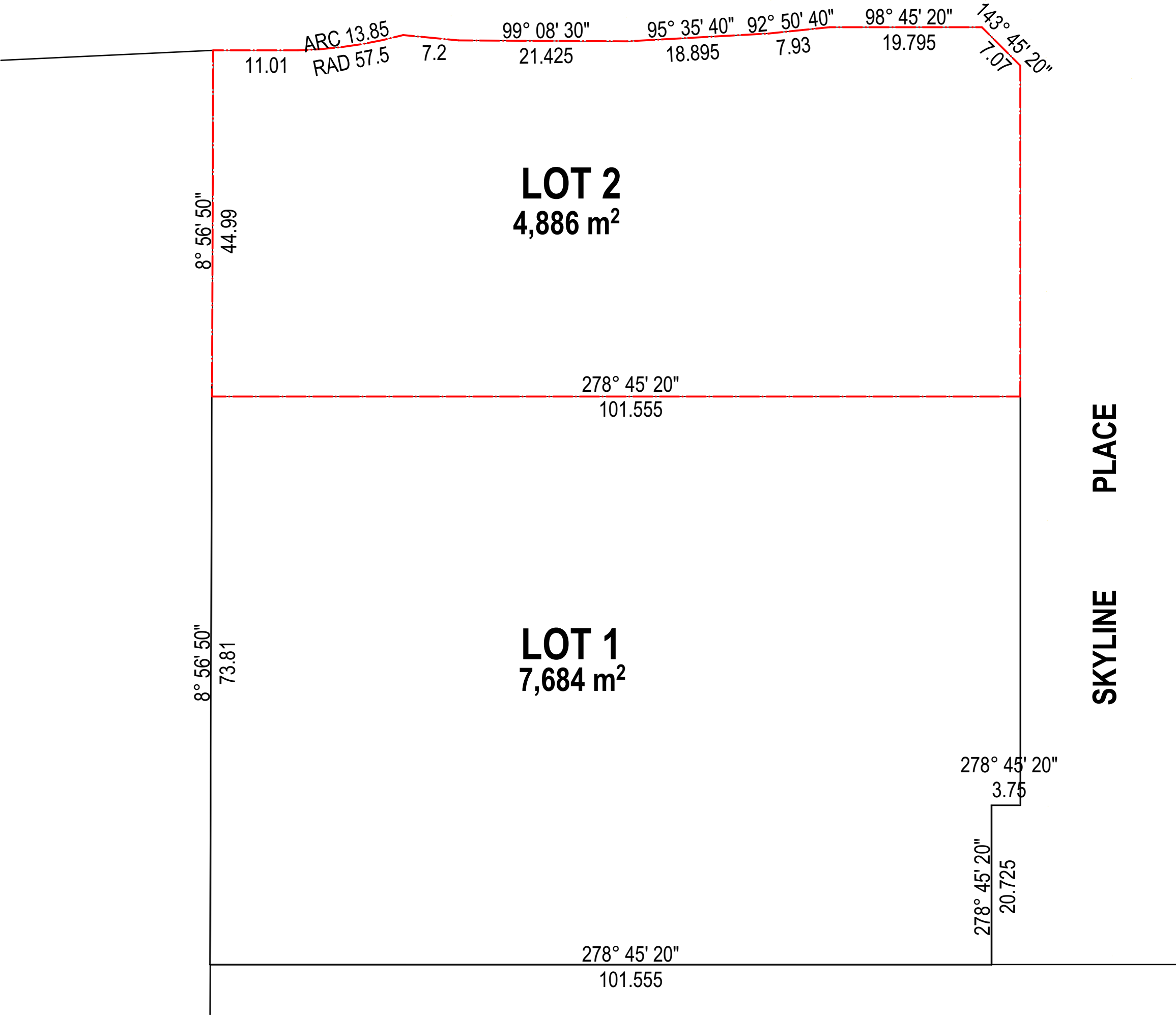
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SITE ANALYSIS	A
DRAWN BY:	
FK/SU/WH	

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA) 8.2 Scheme B

FRENCHS FOREST ROAD EAST



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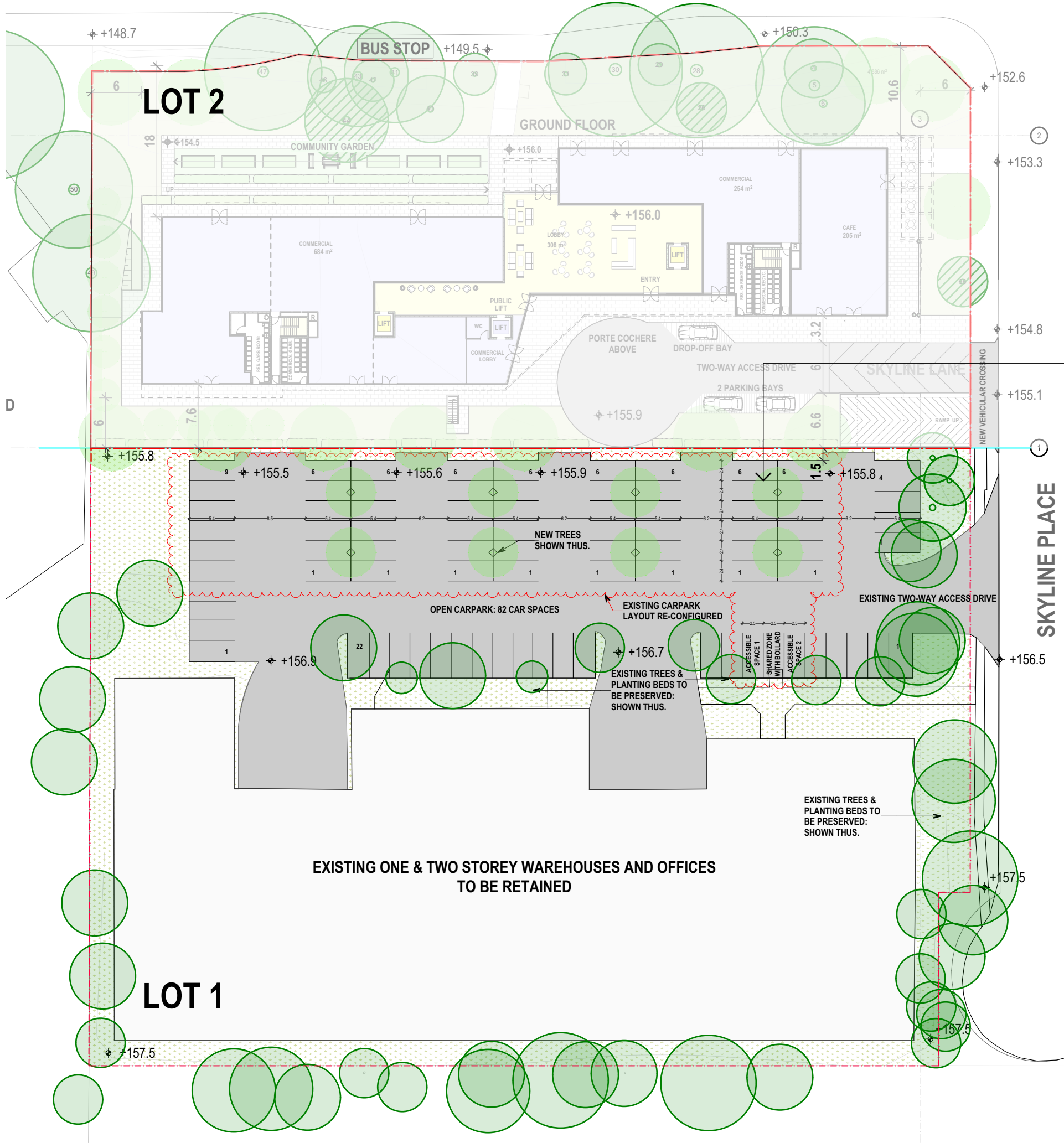
SP 49558

SUBDIVISION 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: SUBDIVISION	DA201
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FRENCHS FOREST ROAD EAST



No. OF CAR SPACES
REMAINS UNCHANGED,
AS PER ORIGINAL DA

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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

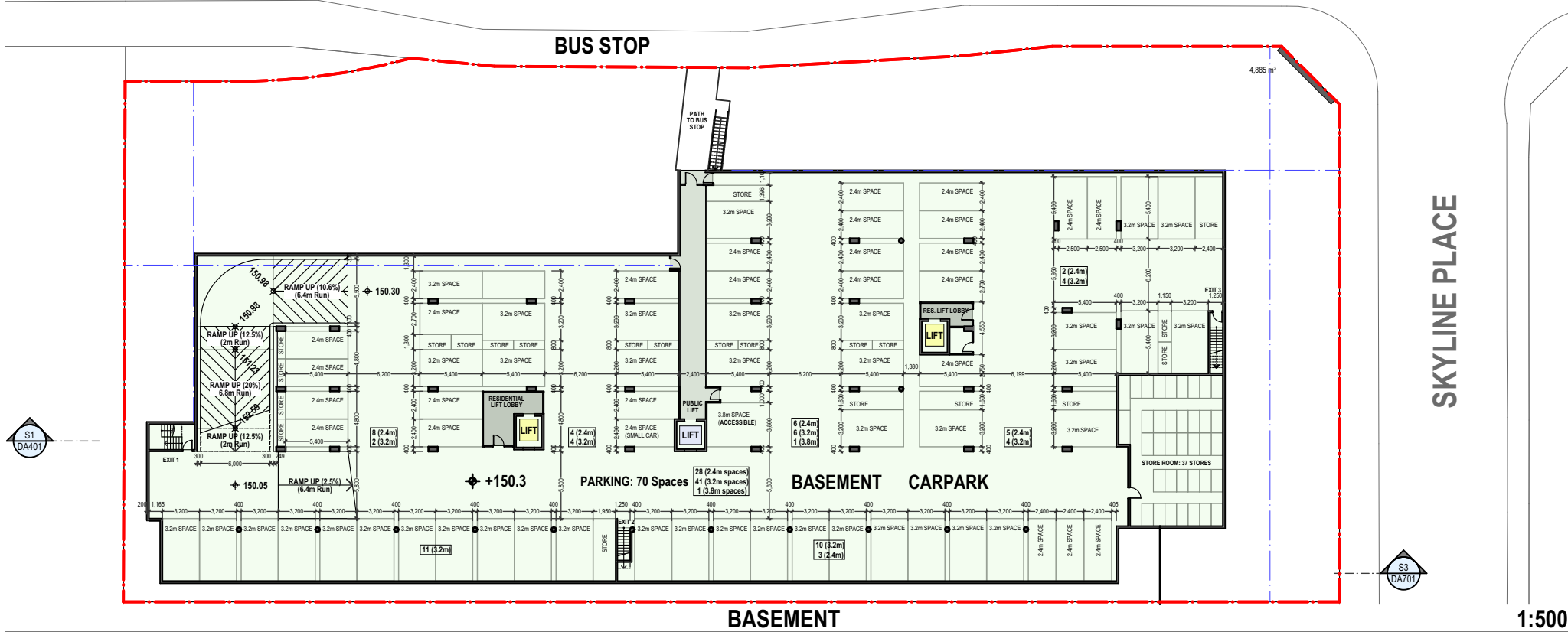
SP 49558

NEW WORKS ON LOT 1

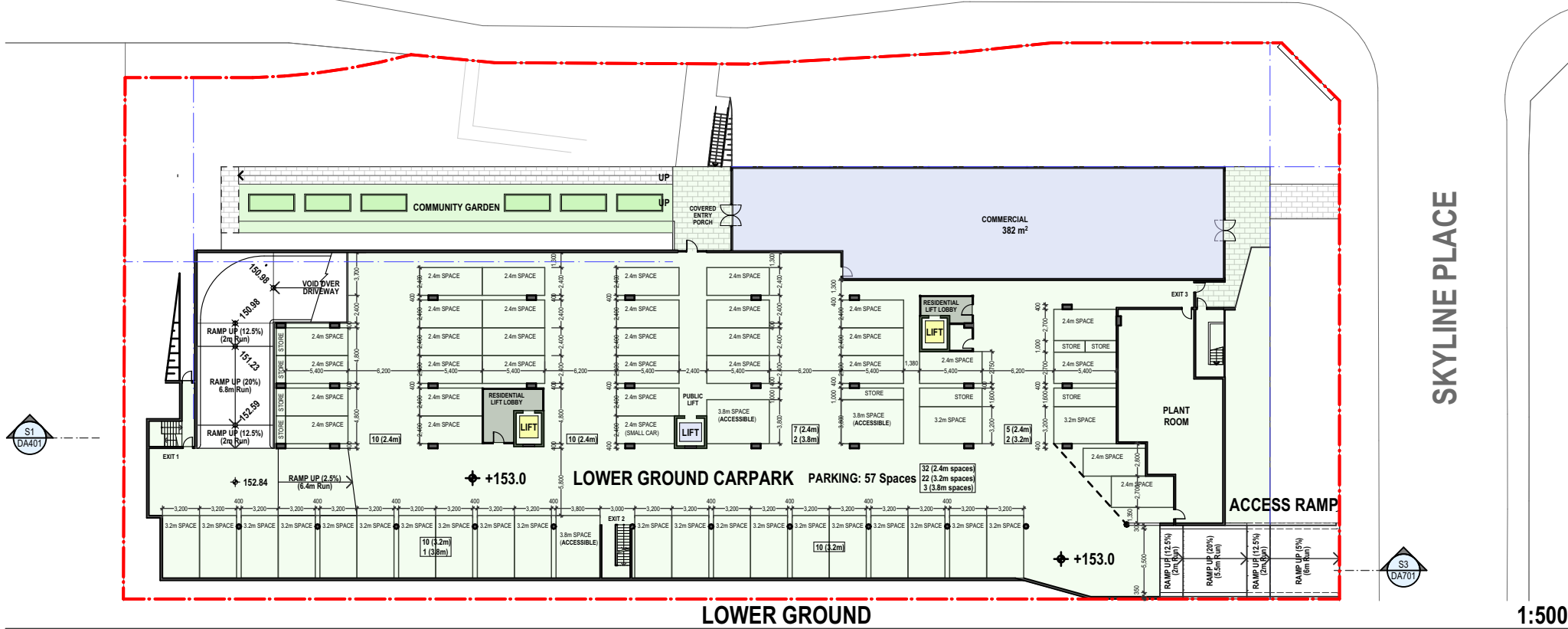
PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

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

FRENCHS FOREST ROAD EAST



	PARKING REQUIREMENTS				PARKING PROVISION			
ILU's	Number of Units	Cars per bedroom		Car Spaces Required	Width 2.4m	3.2m wide (95%)	3.8 wide (5%)	TOTAL
2 bed	23	0.5 spaces	23 spaces					
2 bed + Study	26	0.5 spaces	39 spaces					
Total	49			62 spaces		59 spaces	3 spaces	
Visitors Spaces		1 per 5	Units =	10 spaces	10 spaces			
Total Seniors				72 spaces				
Commercial	2,219 sq m	1 per 40 sq m		55 spaces 127 spaces	54 spaces		1 spaces	
TOTAL				127 spaces	64 spaces	59 spaces	4 spaces	127 spaces
Note: In addition there are 3 drop off spaces on the Ground Floor								3 spaces



REVISIONS

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BASEMENT & LOWER GROUND

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

SUBSET: PLANS

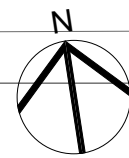
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DRAWING
DA301

ISSUE
A

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B

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

TREE PREVIOUSLY PROPOSED
TO BE REMOVED NOW RETAINED

TREE PREVIOUSLY PROPOSED TO BE
REMOVED NOW RETAINED

TREE PREVIOUSLY
PROPOSED TO BE
REMOVED NOW
RETAINED

EXISTING TREES &
PLANTING BEDS TO
BE PRESERVED:
SHOWN THUS.

EXISTING TREES &
PLANTING BEDS TO
BE PRESERVED:
SHOWN THUS.

EXISTING CARPARK
LAYOUT RE-CONFIGURED

OPEN CARPARK: 82 CAR SPACES

NEW TREES
SHOWN THUS.

GROUND FLOOR

BUS STOP

COMMUNITY GARDEN

GARDEN BEDS

SEATING

GARDEN BEDS

COMMERCIAL
684 m²

COMMERCIAL
254 m²

CAFE
205 m²

LOBBY
308 m²

ENTRY

PORTE COCHERE
ABOVE

DROP-OFF BAY

TWO-WAY ACCESS DRIVE

2 PARKING BAYS

SKYLINE LANE

RAMP UP

NEW VEHICULAR CROSSING

+148.7

+149.5

+150.3

+152.6

+153.3

+154.5

+154.8

+155.1

+155.9

+156.5

+156.9

+157.5

+157.2

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Seniors Living
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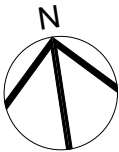
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GROUND FLOOR PLAN

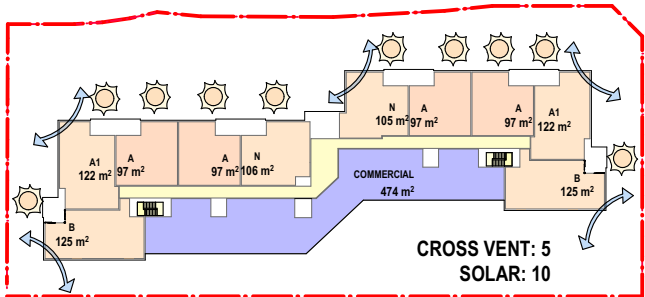
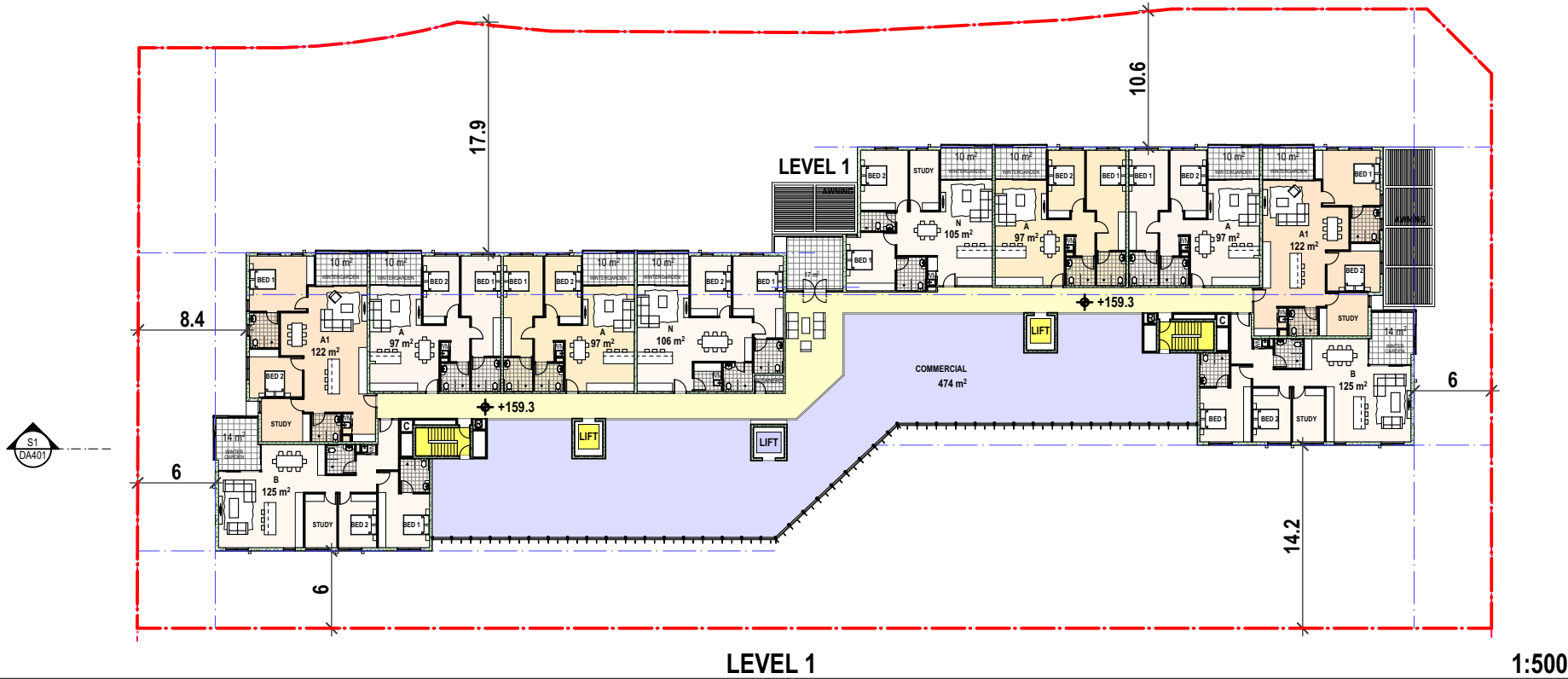
PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING	DA302
SUBSET:	PLANS	ISSUE	A
DRAWN BY:	FK/SU/WH		

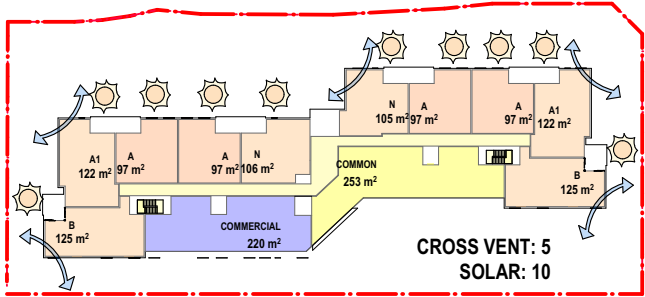
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8.2 Scheme B



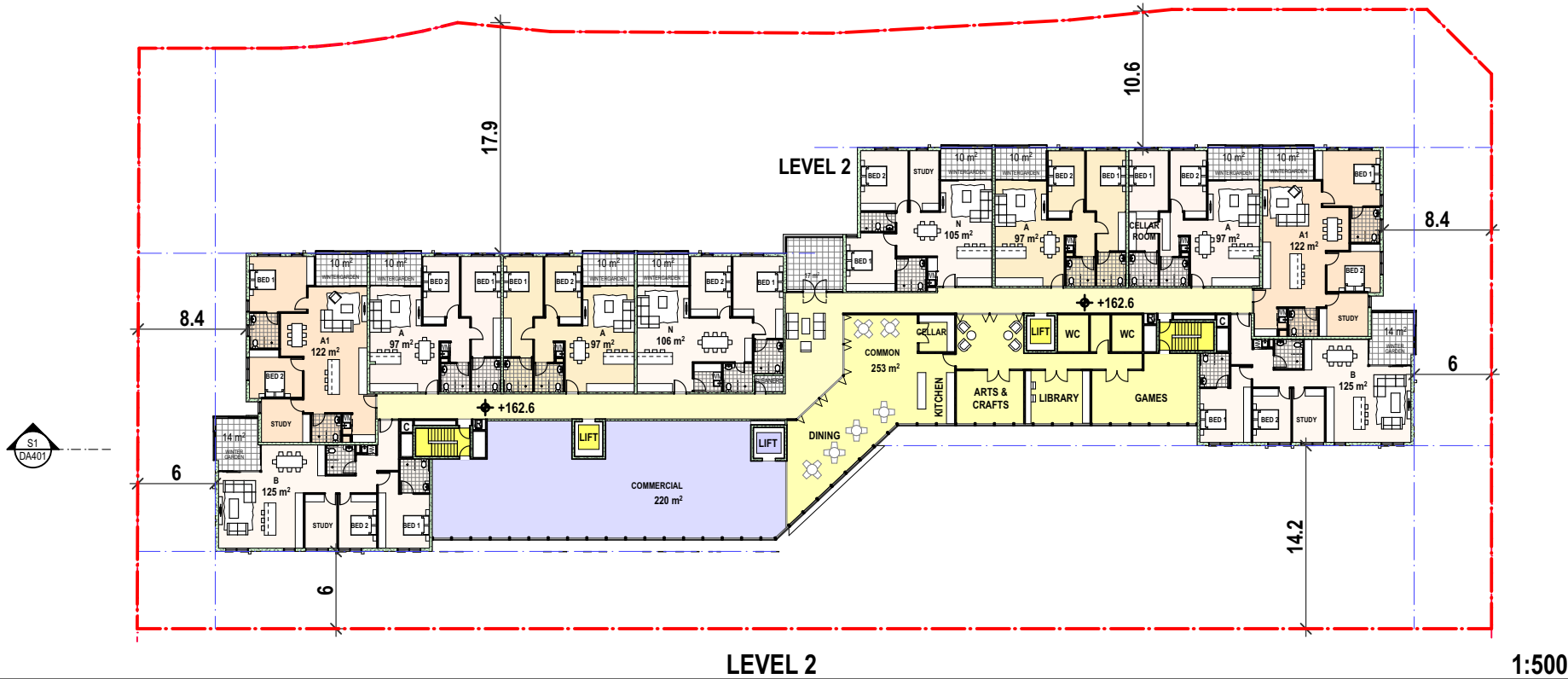
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LEVEL 1



LEVEL 2



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Seniors Living
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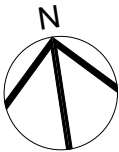
SP 49558

LEVEL 1 & 2 FLOOR PLANS

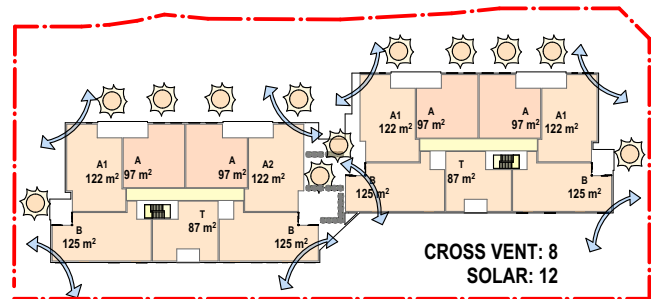
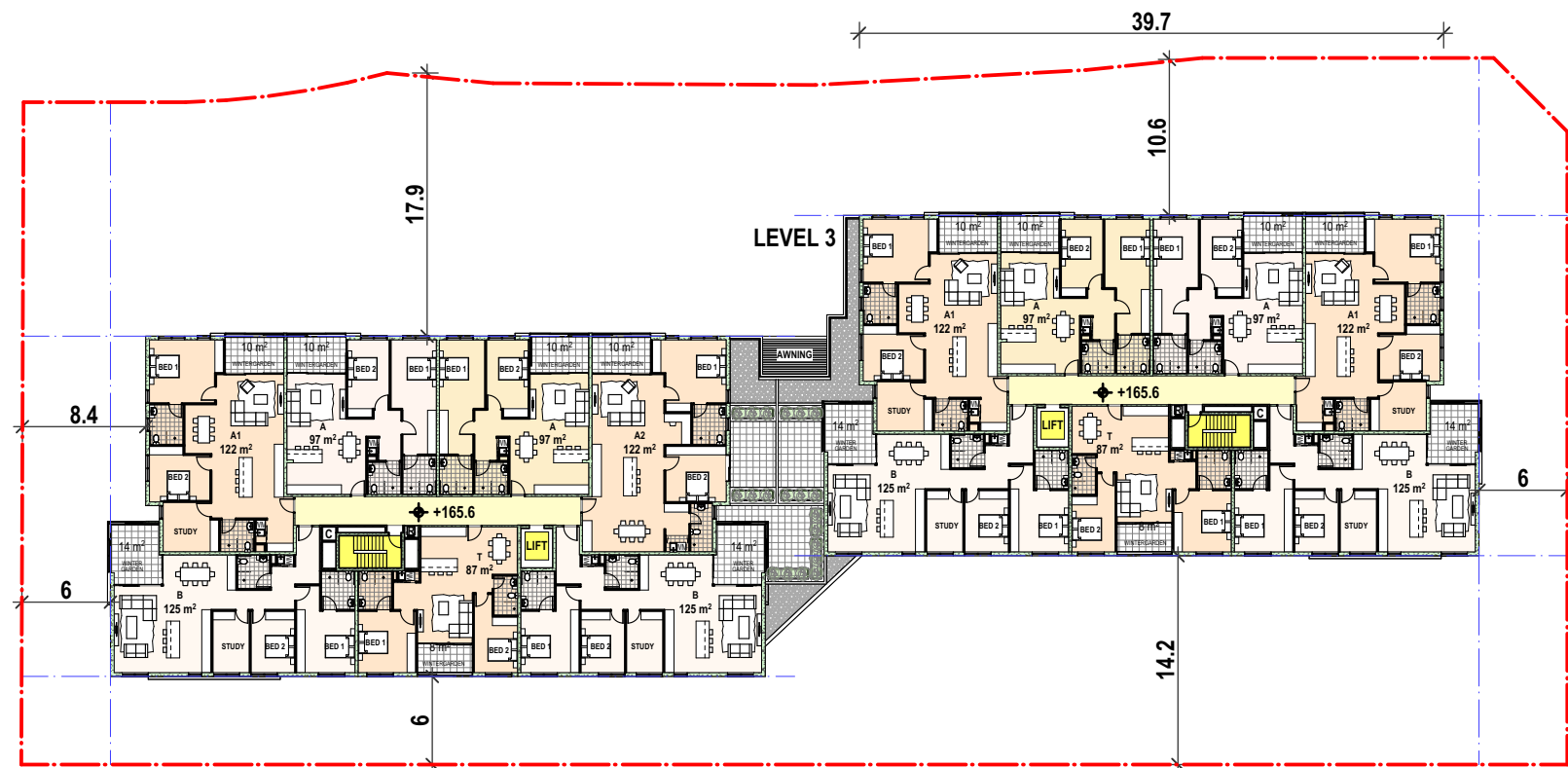
PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: PLANS	DA303
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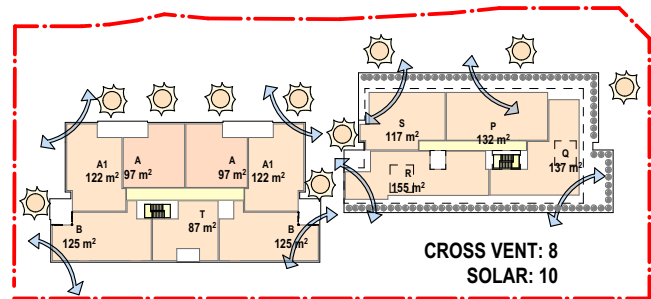
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



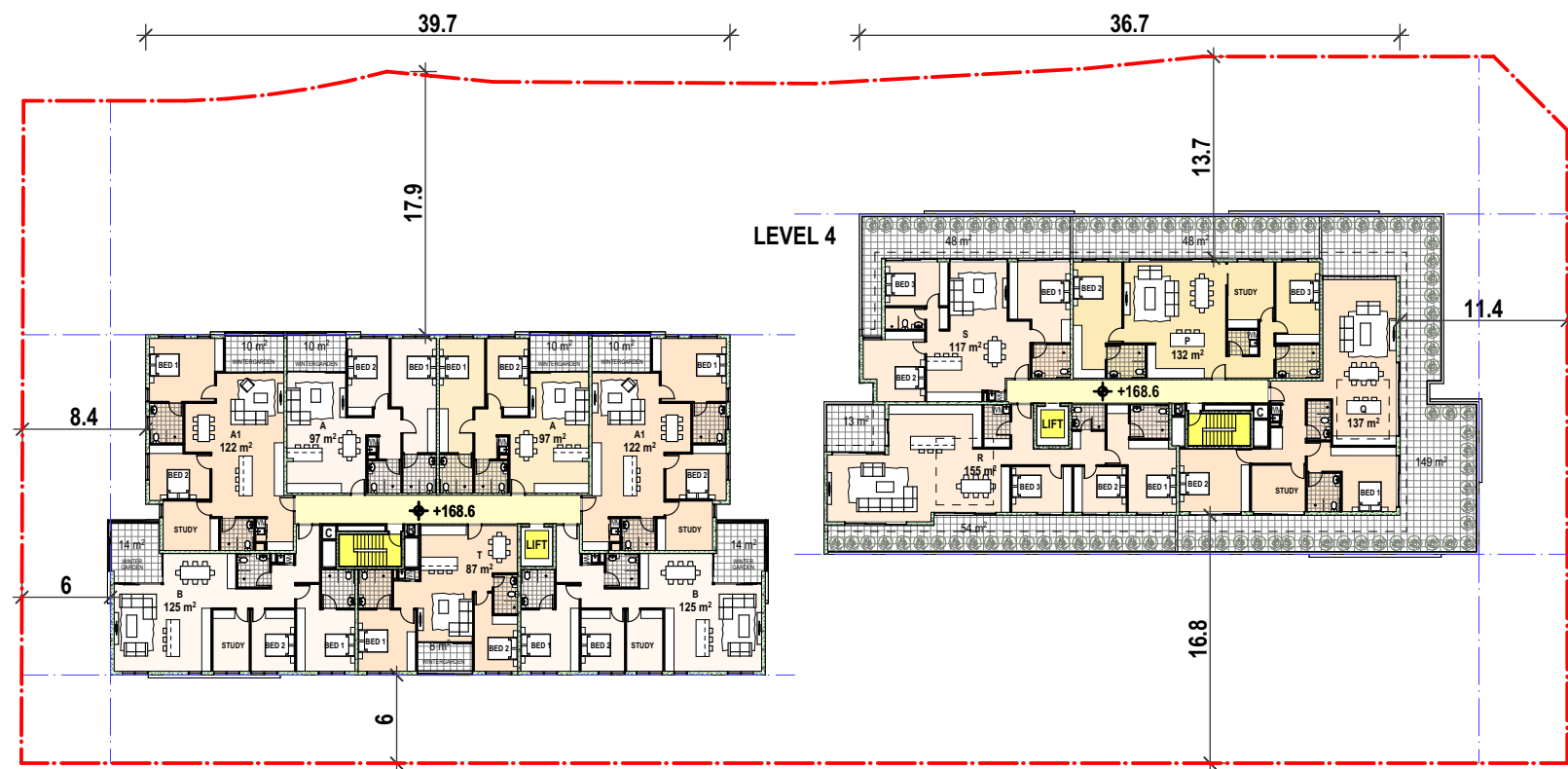
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LEVEL 3



LEVEL 4



LEVEL 4

1:500

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ISSUE	REVISIONS	DATE

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5 Skyline Place Frenchs Forest NSW 2086

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LEVEL 3 & 4 FLOOR PLANS

PA STUDIO

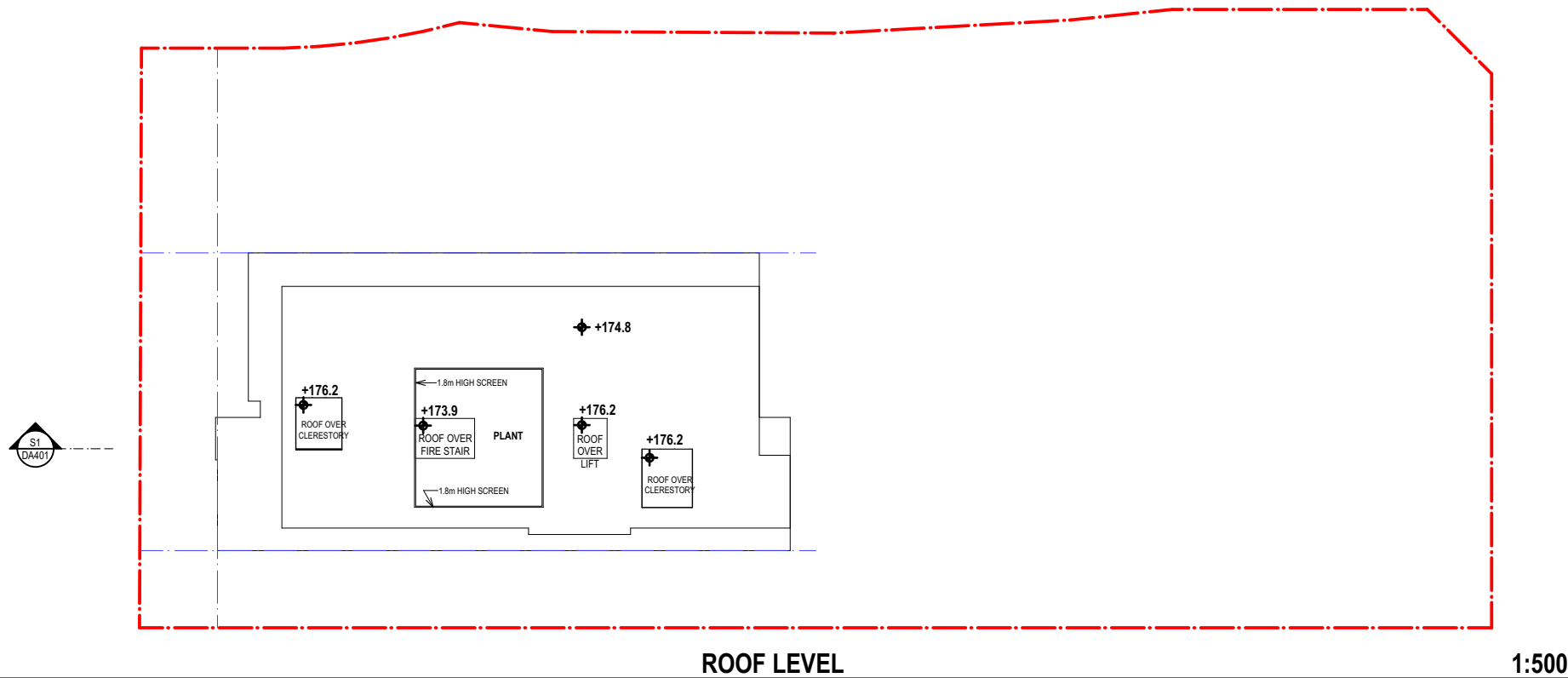
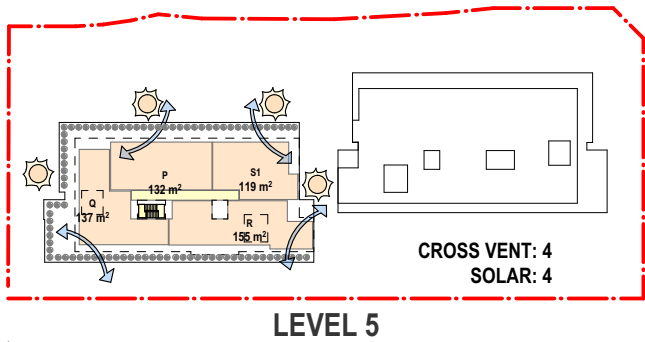
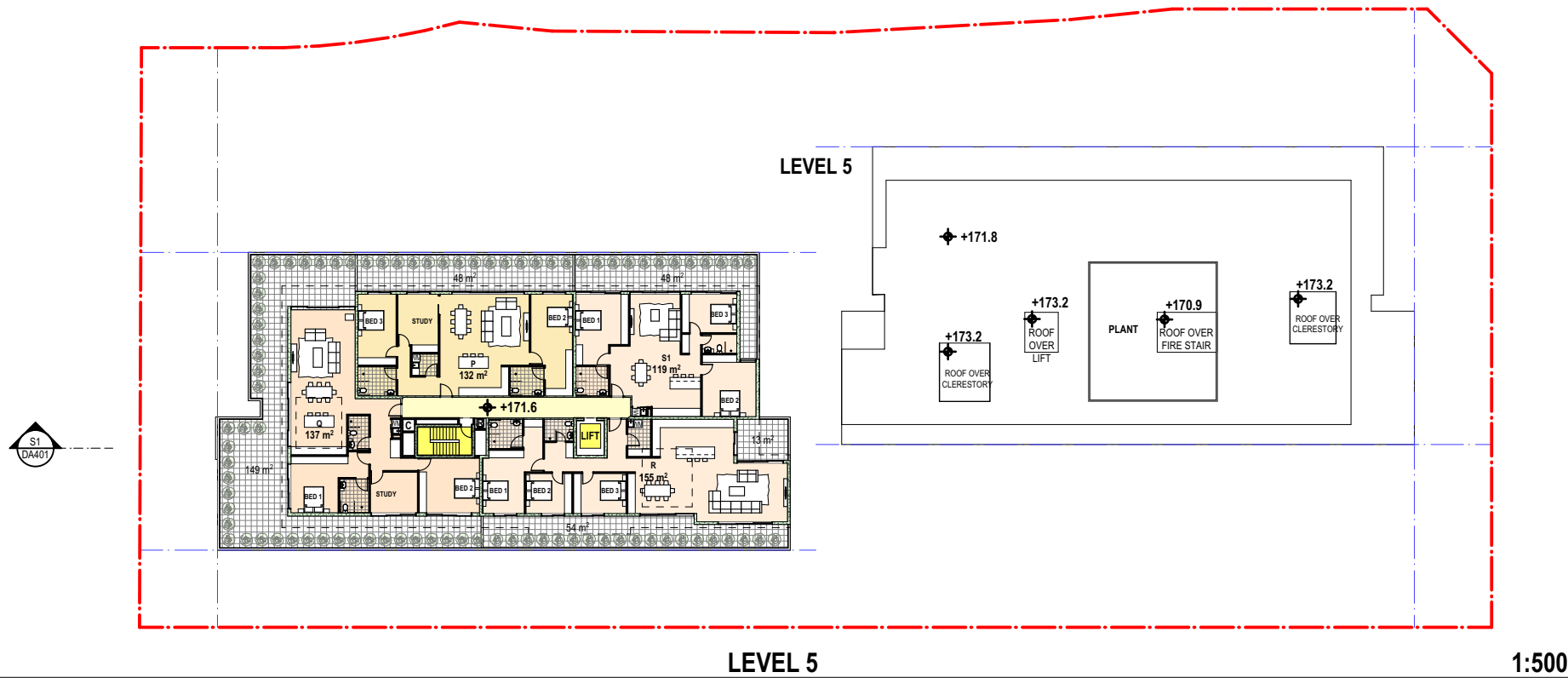
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

SCALE:	AS SHOWN	DRAWING
SUBSET:	PLANS	DA304
DRAWN BY:	FK/SU/WH	ISSUE A

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8.2 Scheme B



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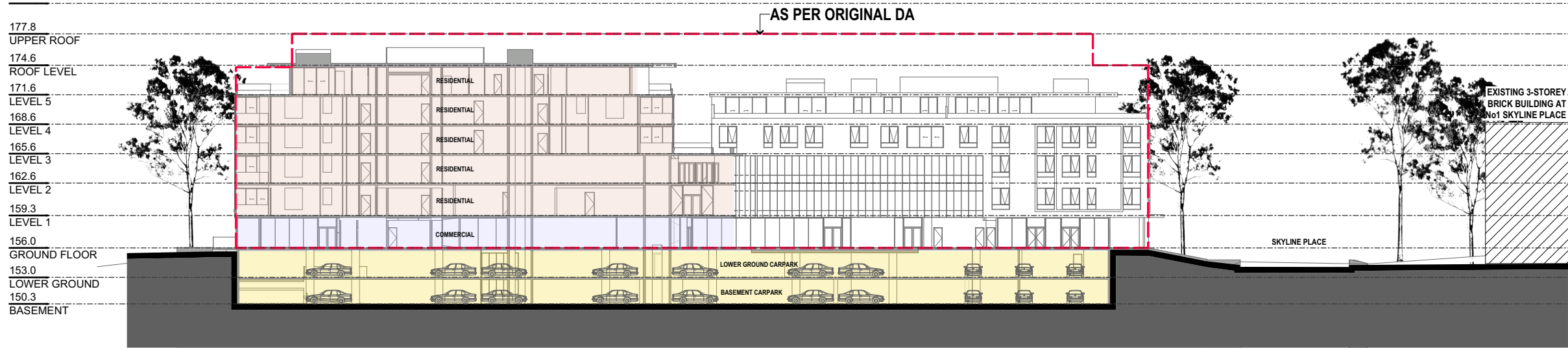
SP 49558

LEVEL 5 & ROOF LEVEL 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

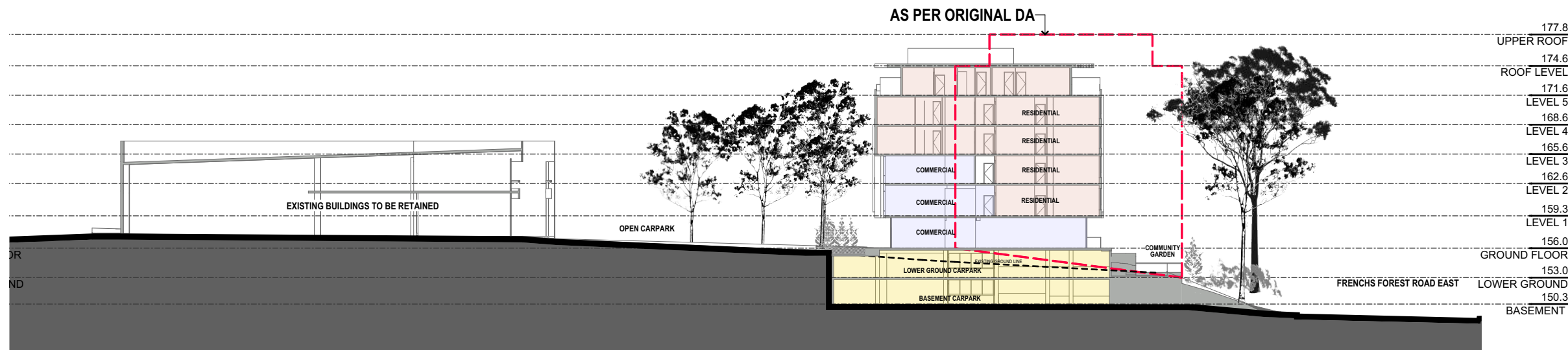
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8.2 Scheme B



S1

LOOKING NORTH

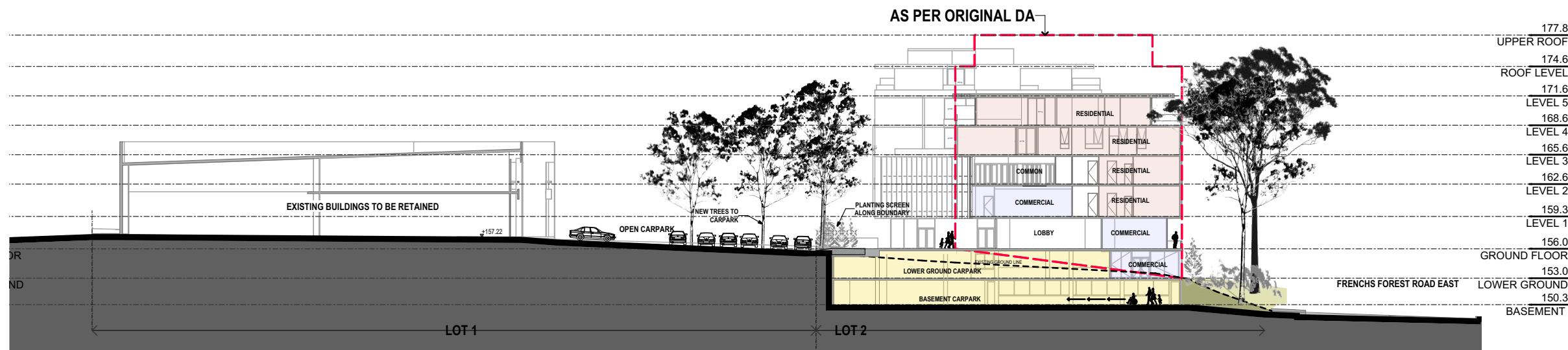
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S9

LOOKING WEST

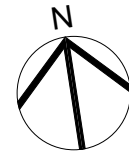
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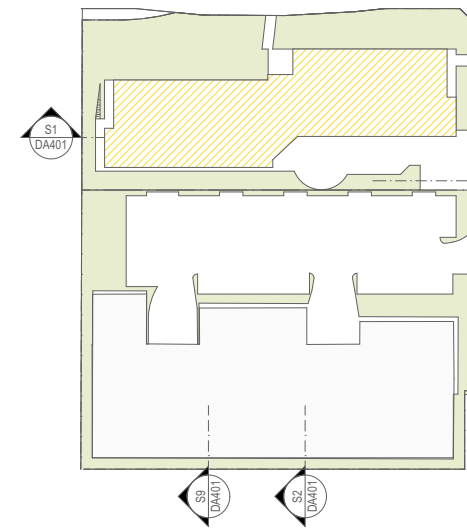
S2

LOOKING WEST

1:500



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KEY PLAN

B	SECTION 8.2 REVIEW	25.03.19
A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

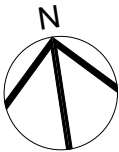
SP 49558

SECTIONS

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: SECTIONS	DA401
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



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E-01

NORTH ELEVATION CONTEXTUAL

1:500



E-01

NORTH ELEVATION

1:500

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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

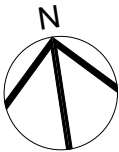
SP 49558

NORTH ELEVATION

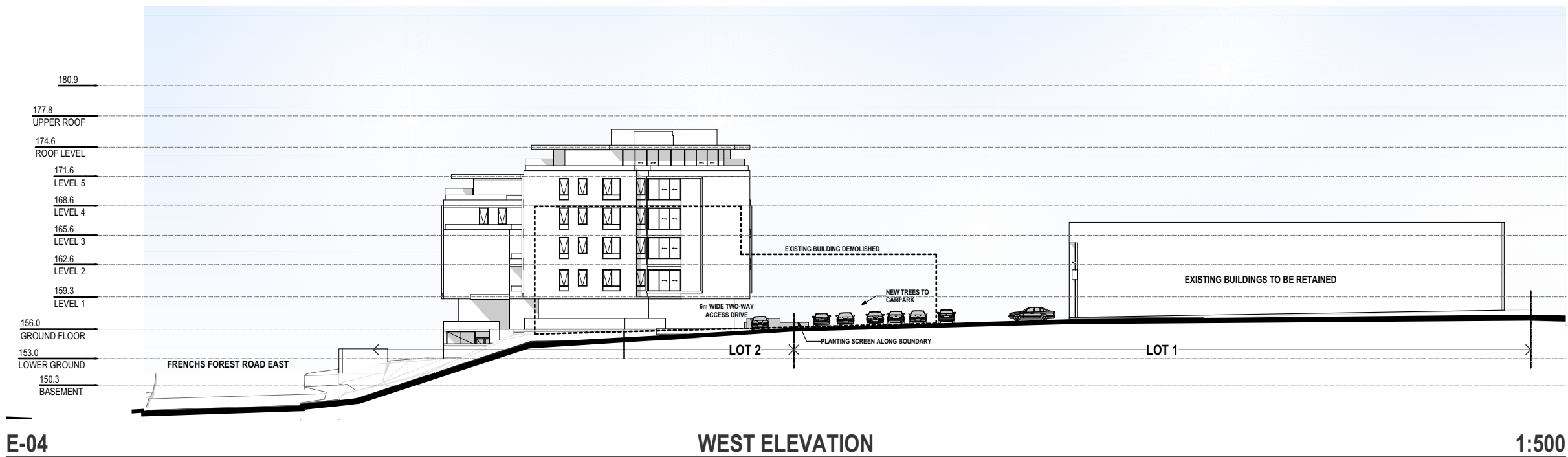
PA STUDIO
LEVEL 2 20 YOUNG STREET NEUTRAL BAY NSW 2089
TEL: 8968 1900 properties@platinio.com.au ACN: 603 389 288

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

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



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A	ORIGINAL ISSUE	28.03.18
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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
SUBSET: ELEVATIONS	DA502
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



SOUTH ELEVATION CONTEXTUAL

1:500



SOUTH ELEVATION

1:500

PROJECT: _____

SP 49558

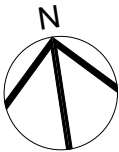
SOUTH ELEVATION

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

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



Printed 29/03/2019

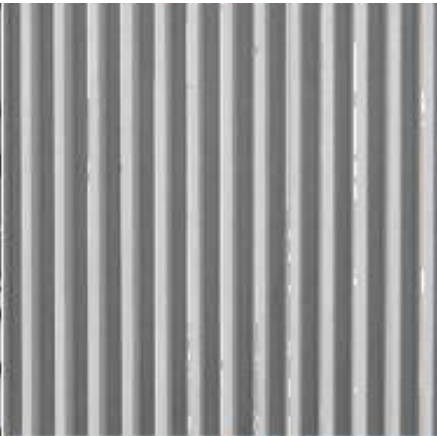
Walling and Slab Edges
Textured concrete RECKLI 2_161 EstereI



Walling and Eves
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



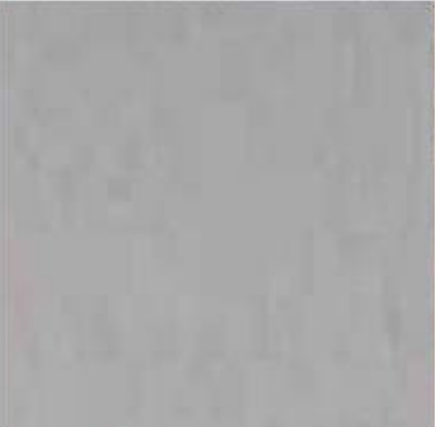
Walling and Slab Edges
Textured concrete RECKLI 2_24 Donau



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

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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

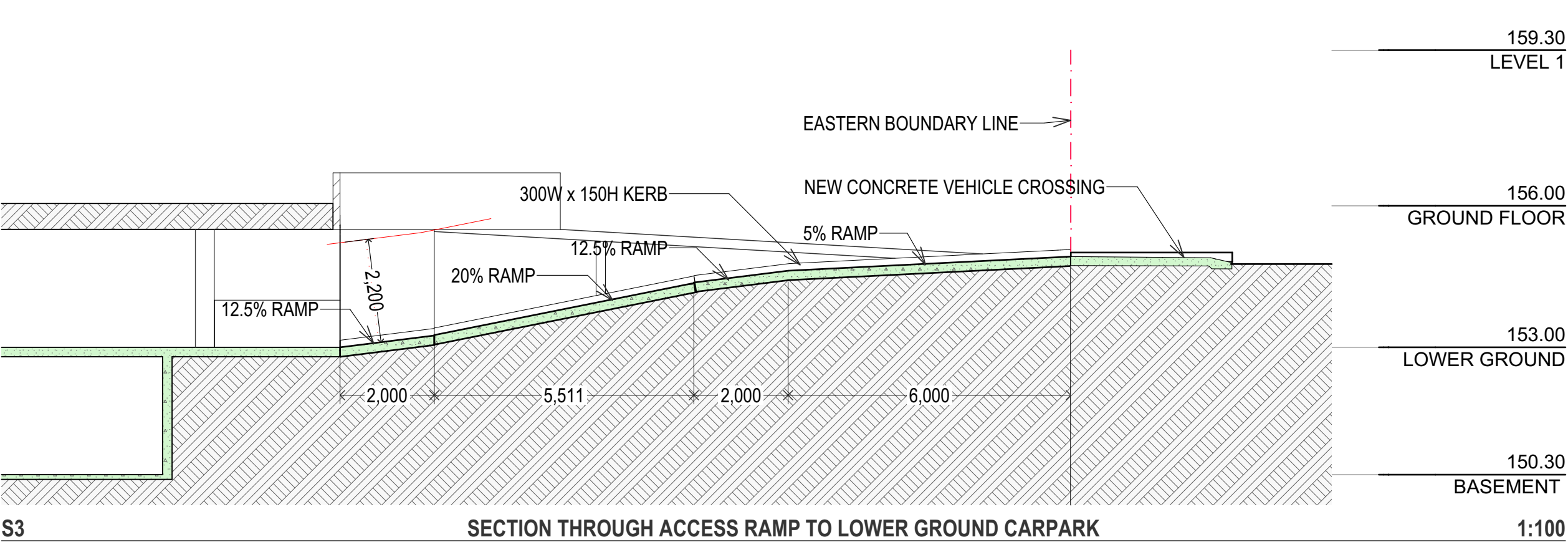
SP 49558

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
SUBSET: MATERIALS & FINISHES	DA601
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



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ISSUE	REVISIONS	DATE

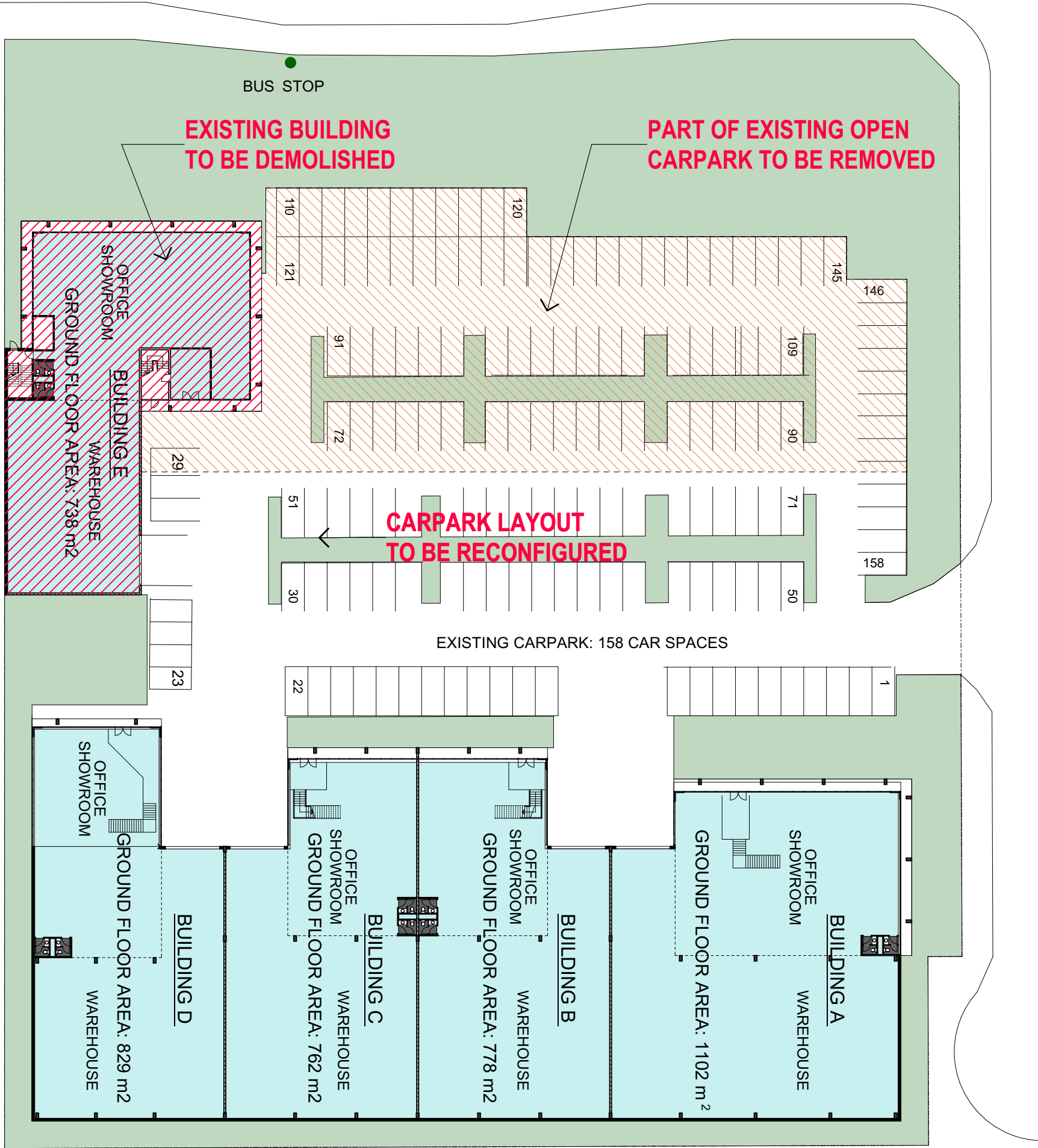
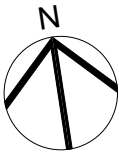
PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

**ACCESS RAMP TO
CARPARK: SECTION S3**

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: ACCESS RAMPS TO CARPARK	DA701
DRAWN BY: FK/SU/WH	ISSUE A



B	SECTION 8.2 REVIEW	25.03.19
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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@platinio.com.au ACN: 603 389 288

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

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

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

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

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

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BASIX COMMITMENTS

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:	BASIX COMMITMENTS	DA901
DRAWN BY:	FK/SU/WH	ISSUE 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



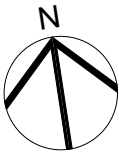
JUNE 21 - 9AM



JUNE 21 - 12 PM



JUNE 21 - 3 PM



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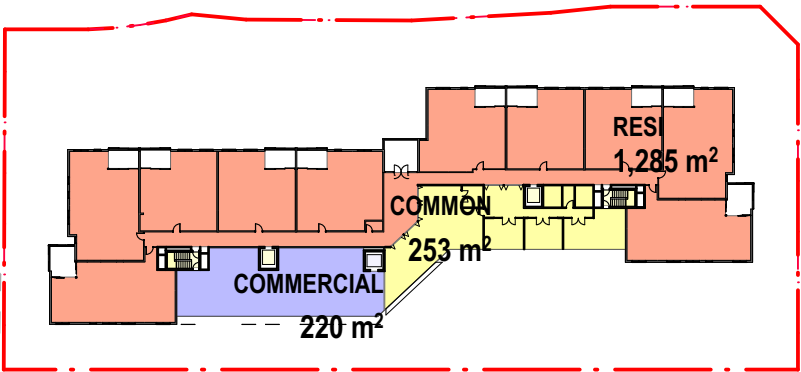
SHADOW DIAGRAMS

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

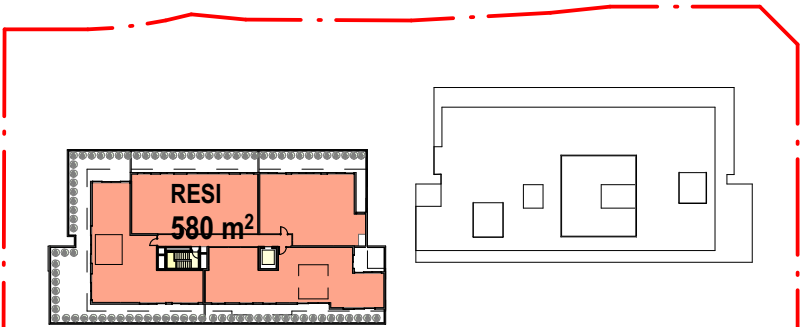
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8.2 Scheme B

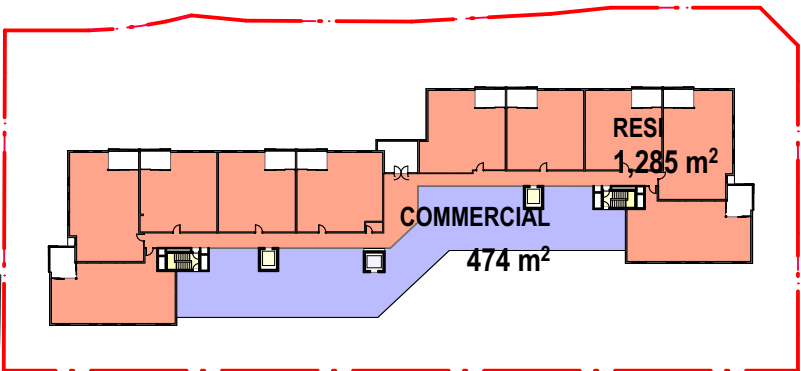
9. UNIT TYPES				
Unit Type	Home Story	Unit Name	Area	Quantity
2 BED	LEVEL 1	A	97	1
2 BED	LEVEL 1	A	97	1
2 BED	LEVEL 1	A	97	1
2 BED	LEVEL 1	A	97	1
2 BED	LEVEL 1	N	106	1
2 BED	LEVEL 2	A	97	1
2 BED	LEVEL 2	A	97	1
2 BED	LEVEL 2	A	97	1
2 BED	LEVEL 2	N	106	1
2 BED	LEVEL 3	A	97	1
2 BED	LEVEL 3	A	97	1
2 BED	LEVEL 3	A	97	1
2 BED	LEVEL 3	A2	122	1
2 BED	LEVEL 3	T	87	1
2 BED	LEVEL 3	T	87	1
2 BED	LEVEL 4	A	97	1
2 BED	LEVEL 4	A	97	1
2 BED	LEVEL 4	T	87	1
			1,953 m ²	20
2 BED + ST	LEVEL 1	A1	122	1
2 BED + ST	LEVEL 1	A1	122	1
2 BED + ST	LEVEL 1	B	125	1
2 BED + ST	LEVEL 1	B	125	1
2 BED + ST	LEVEL 1	N	105	1
2 BED + ST	LEVEL 2	A1	122	1
2 BED + ST	LEVEL 2	A1	122	1
2 BED + ST	LEVEL 2	B	125	1
2 BED + ST	LEVEL 2	B	125	1
2 BED + ST	LEVEL 2	N	105	1
2 BED + ST	LEVEL 3	A1	122	1
2 BED + ST	LEVEL 3	A1	122	1
2 BED + ST	LEVEL 3	B	125	1
2 BED + ST	LEVEL 3	B	125	1
2 BED + ST	LEVEL 3	B	125	1
2 BED + ST	LEVEL 4	A1	122	1
2 BED + ST	LEVEL 4	A1	122	1
2 BED + ST	LEVEL 4	B	125	1
2 BED + ST	LEVEL 4	B	125	1
2 BED + ST	LEVEL 4	P	132	1
2 BED + ST	LEVEL 5	P	132	1
2 BED + ST	LEVEL 5	Q	137	1
			3,096 m ²	25
3 BED	LEVEL 4	R	155	1
3 BED	LEVEL 4	S	117	1
3 BED	LEVEL 5	R	155	1
3 BED	LEVEL 5	S1	119	1
			546 m ²	4
			5,595 m ²	49



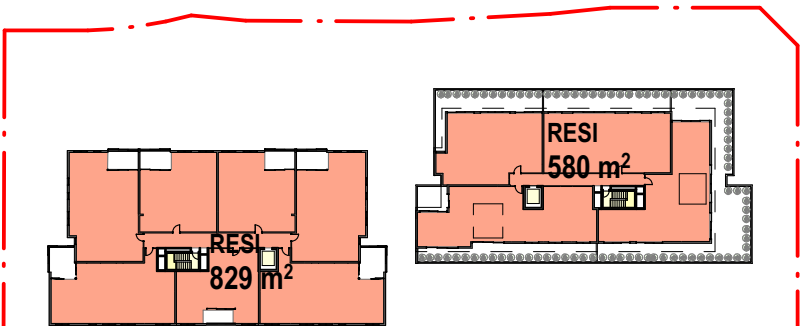
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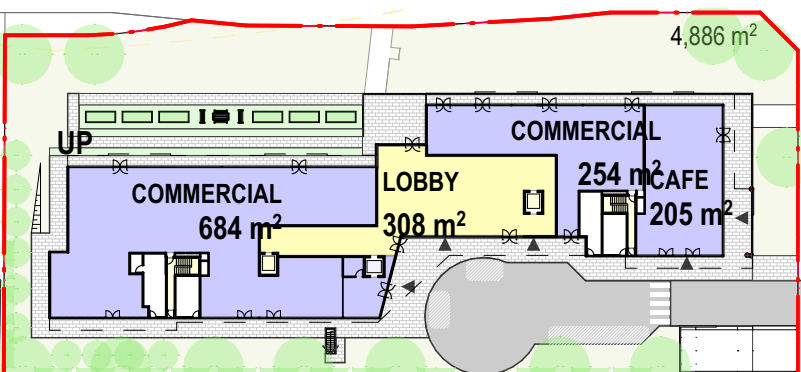
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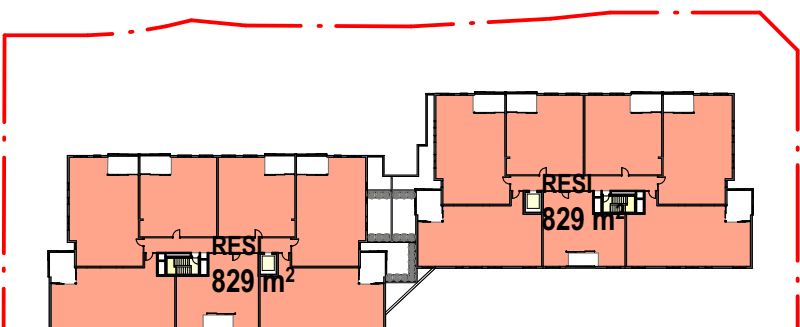
LEVEL 1



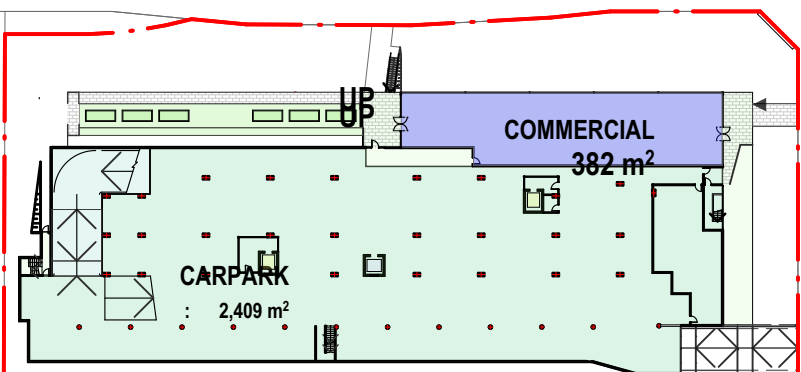
LEVEL 4



GROUND FLOOR



LEVEL 3

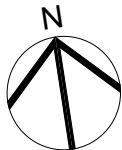


LOWER GROUND

GROSS FLOOR AREA		
USE	STOREY	AREA
ZoneComGFA	LOWER GROUND	382
ZoneComGFA	GROUND FLOOR	205
ZoneComGFA	GROUND FLOOR	254
ZoneComGFA	GROUND FLOOR	684
ZoneComGFA	LEVEL 1	474
ZoneComGFA	LEVEL 2	220
		2,219 m ²
ZoneResCommonGFA	GROUND FLOOR	308
ZoneResCommonGFA	LEVEL 2	253
		561 m ²
ZoneResGFA	LEVEL 1	1,285
ZoneResGFA	LEVEL 2	1,285
ZoneResGFA	LEVEL 3	829
ZoneResGFA	LEVEL 3	829
ZoneResGFA	LEVEL 4	580
ZoneResGFA	LEVEL 4	829
ZoneResGFA	LEVEL 5	580
		6,217 m ²
		8,997 m ²

SITE AREA = 4,886m²

PROPOSED FLOOR SPACE
RATIO
= (8,997:4,886) OR 1.84:1



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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

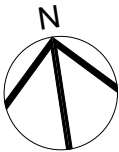
SP 49558

FLOOR AREA CALCULATIONS

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

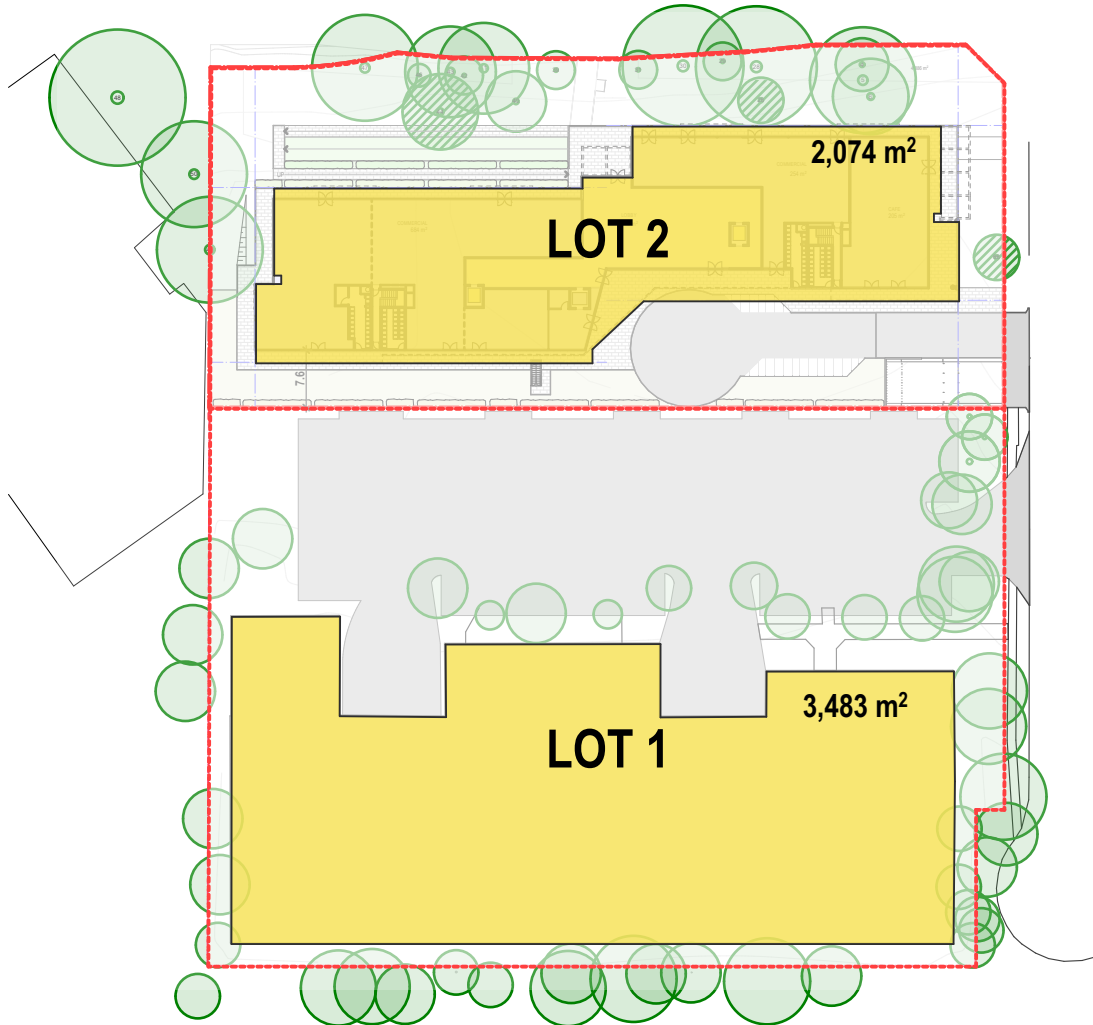
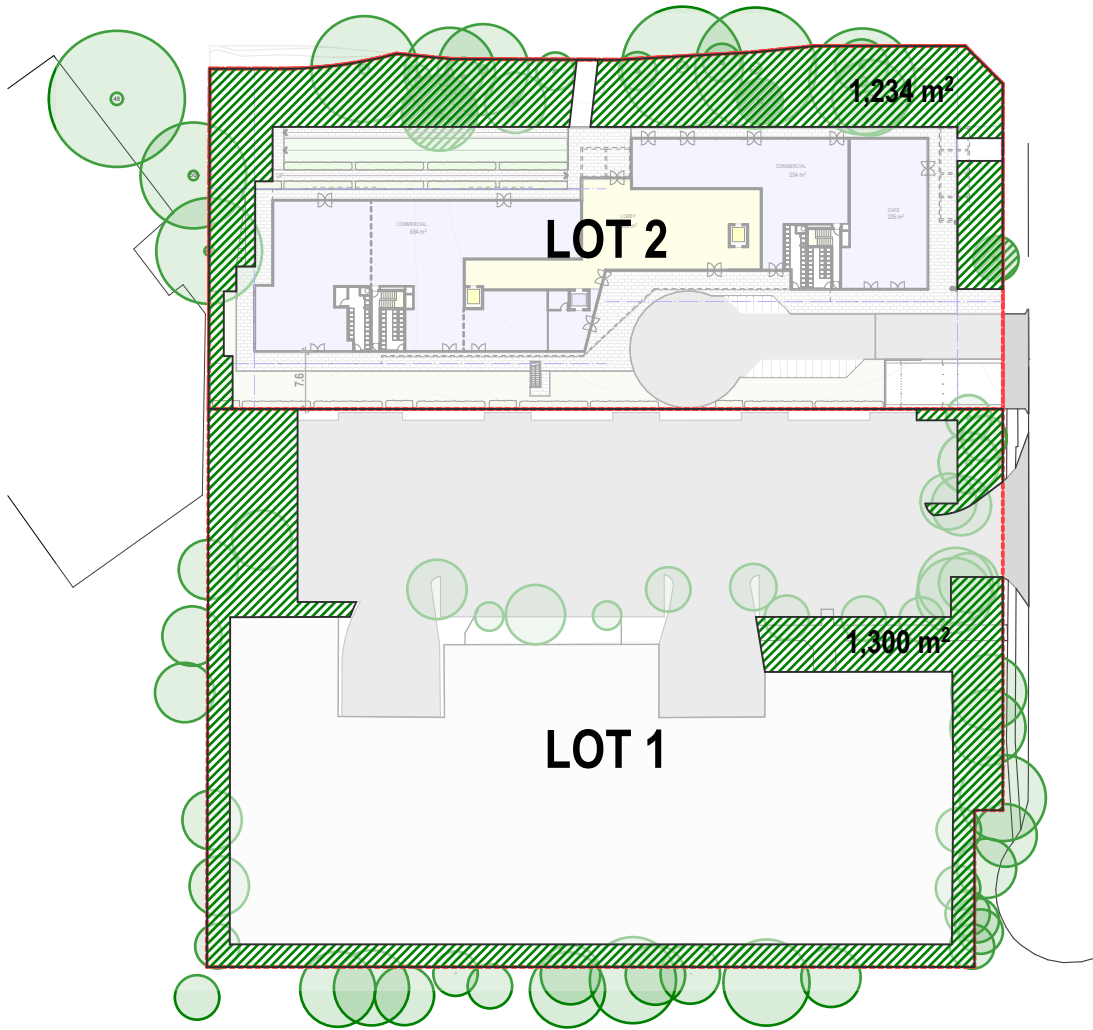
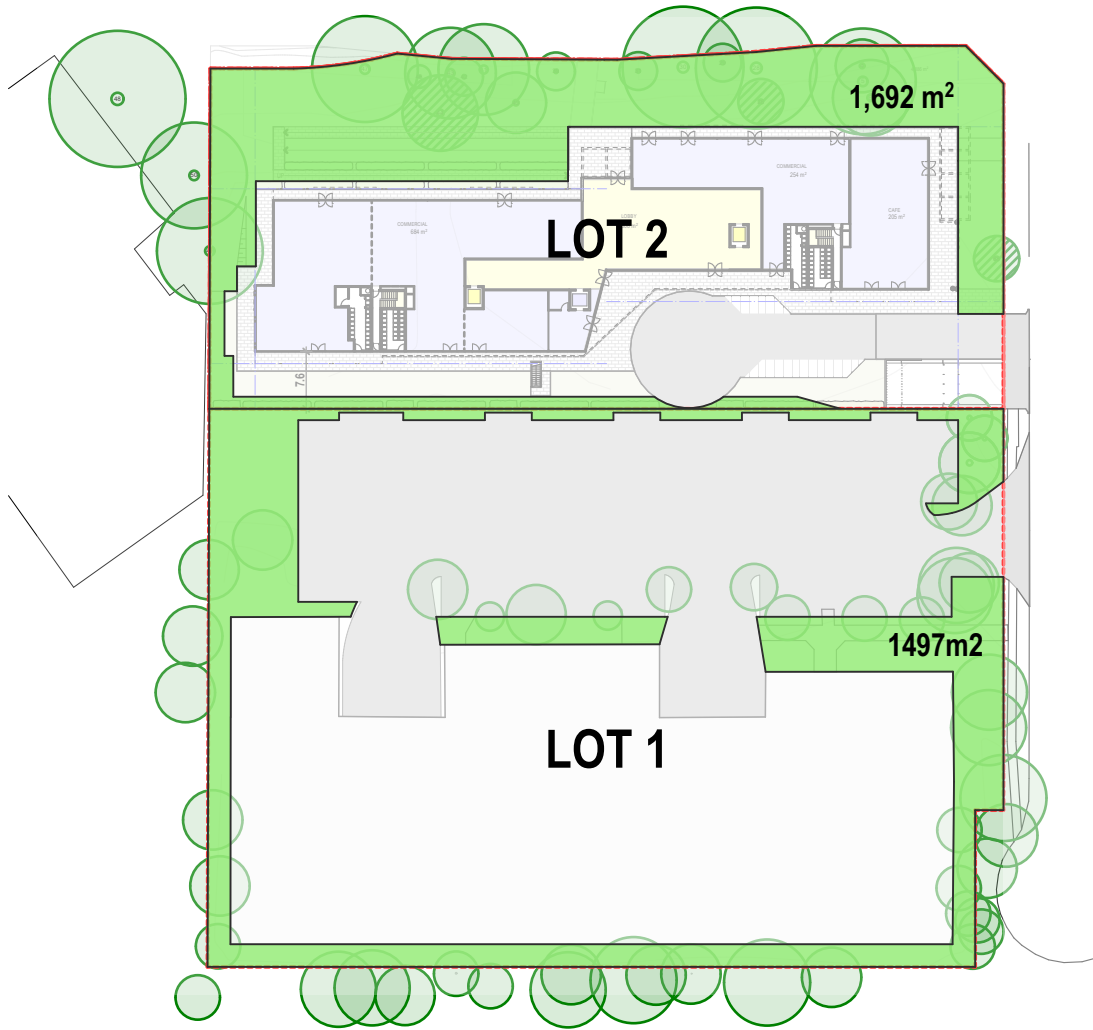
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B



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LEGEND

- LANDSCAPED AREA
- DEEP SOIL ZONE
- SITE COVERAGE



SITE AREA OF LOT 2 = 4886 m²

LANDSCAPED AREA: 1692m²
= 34.6% of Site Area

DEEP SOIL AREA: 1234m²
= 25.3% of Site Area

SITE COVERAGE: 2074m²
= 42.4% of Site Area

SITE AREA OF LOT 1 = 7684 m²

LANDSCAPED AREA: 1497m²
= 19.5% of Site Area

DEEP SOIL AREA: 1300m²
= 16.9% of Site Area

SITE COVERAGE: 6187m²
= 45.3% of Site Area

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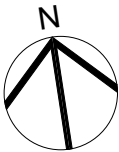
PROJECT:
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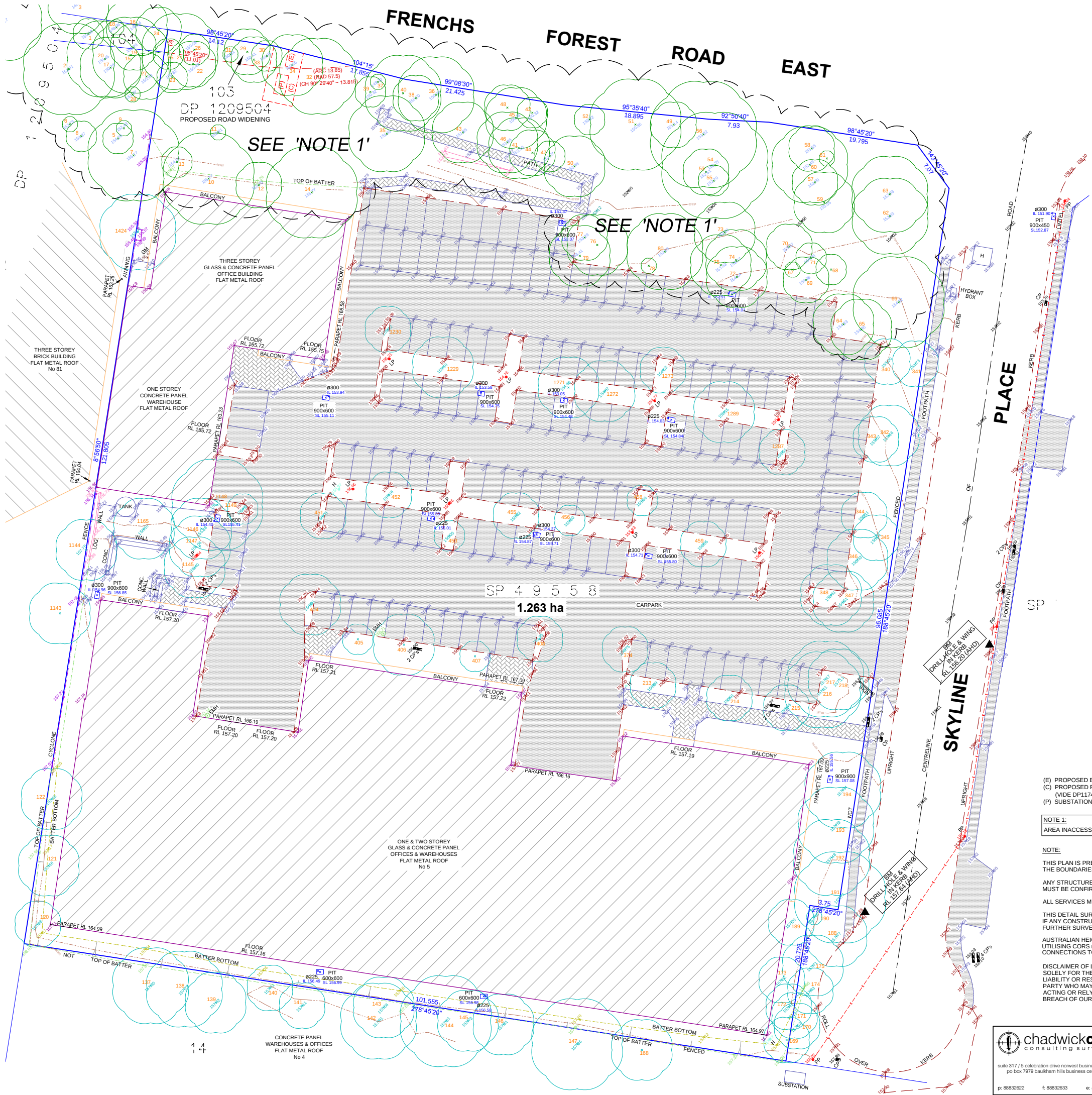
LANDSCAPE AREA
CALCULATIONS

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: SUPPLEMENTARY INFORMATION	DA1202
DRAWN BY: FK/SU/WH	ISSUE A



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

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

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

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

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

NOTE:
THIS PLAN IS PREPARED FOR DETAIL AND LEVEL PURPOSES ONLY AND AS SUCH THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED OR MARKED.

ANY STRUCTURES RELATED TO PHYSICAL FEATURES (BUILDINGS, TREES, ETC.) MUST BE CONFIRMED PRIOR TO FINAL DESIGN.

ALL SERVICES MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYORS ACT 1929. IF ANY CONSTRUCTION IS PLANNED IT WOULD BE ADVISABLE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

AUSTRALIAN HEIGHT DATUM (AHD) HAS BEEN OBTAIN FROM GNSS OBSERVATIONS UTILISING CORS net - NSW. IF AHD HEIGHT IS CRITICAL ADDITIONAL SURVEY CONNECTIONS TO LOCAL CO-ORDINATED MARKS SHOULD BE MADE.

DISCLAIMER OF LIABILITIES TO ANY THIRD PARTIES : THIS PLAN IS MADE SOLELY FOR THE USE AND BENEFIT OF THE CLIENT NAMED ABOVE AND NO LIABILITY OR RESPONSIBILITY WHATSOEVER IS ACCEPTED TO ANY THIRD PARTY WHO MAY RELY ON THIS PLAN WHOLLY OR IN PART. ANY THIRD PARTIES ACTING OR RELYING OF THIS PLAN WHETHER WHOLLY OR IN PART ARE IN BREACH OF OUR COPYRIGHT AND DO SO AT THEIR OWN RISK.

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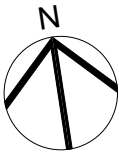
SURVEY PLAN

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

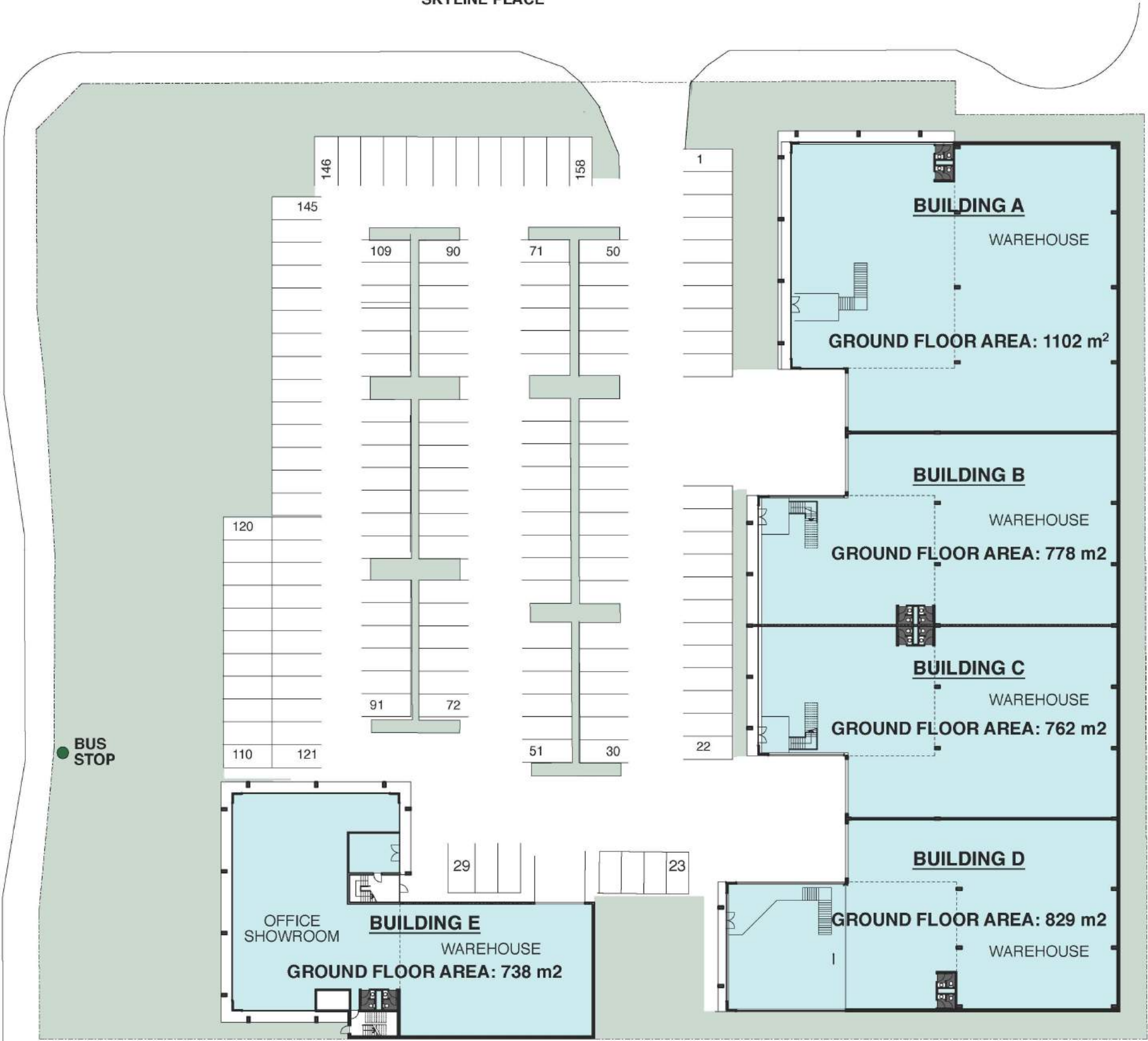
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SUBSET: SUPPLEMENTARY INFORMATION	DA1203
DRAWN BY: FK/SU/WH	ISSUE A

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA) 8.2 Scheme B

 suits 317 / 5 celebration drive newest 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 No 5 SKYLINE PLACE, FRENCHS FOREST		SHEET 1 OF 2 SHEETS
	DATE: 11.12.2017 DATE: 11.12.2017	RATIO: 1 : 250 (A1) PRINCIPAL: PLATINIO PROPERTIES	REFERENCE: 37125 / D-MGA



FRENCHS FOREST ROAD



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

B	SECTION 8.2 REVIEW	25.03.19
A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

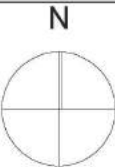
SP 49558

**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
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FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (DA)
8.2 Scheme B

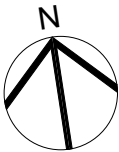


5 skyline place, frenchs forest

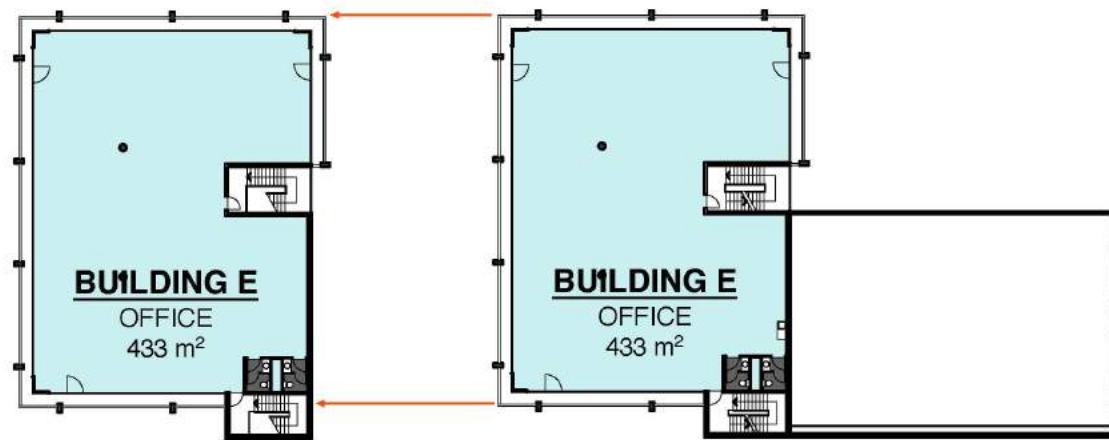
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28/06/11

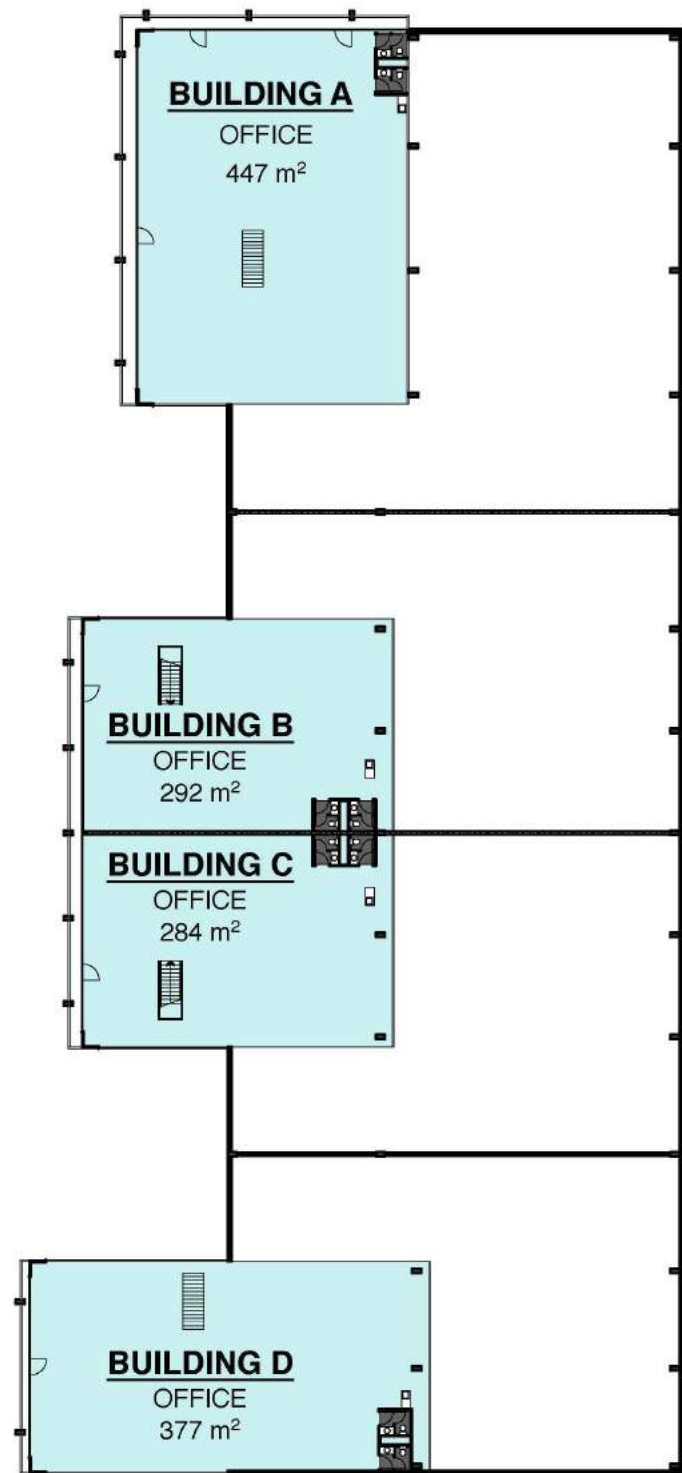
GROUND FLOOR PLAN



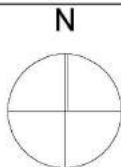
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LEVEL 2



LEVEL 1



5 skyline place, frenchs forest

scale 1:500 @A3

28/06/11

B	SECTION 8.2 REVIEW	25.03.19
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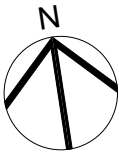
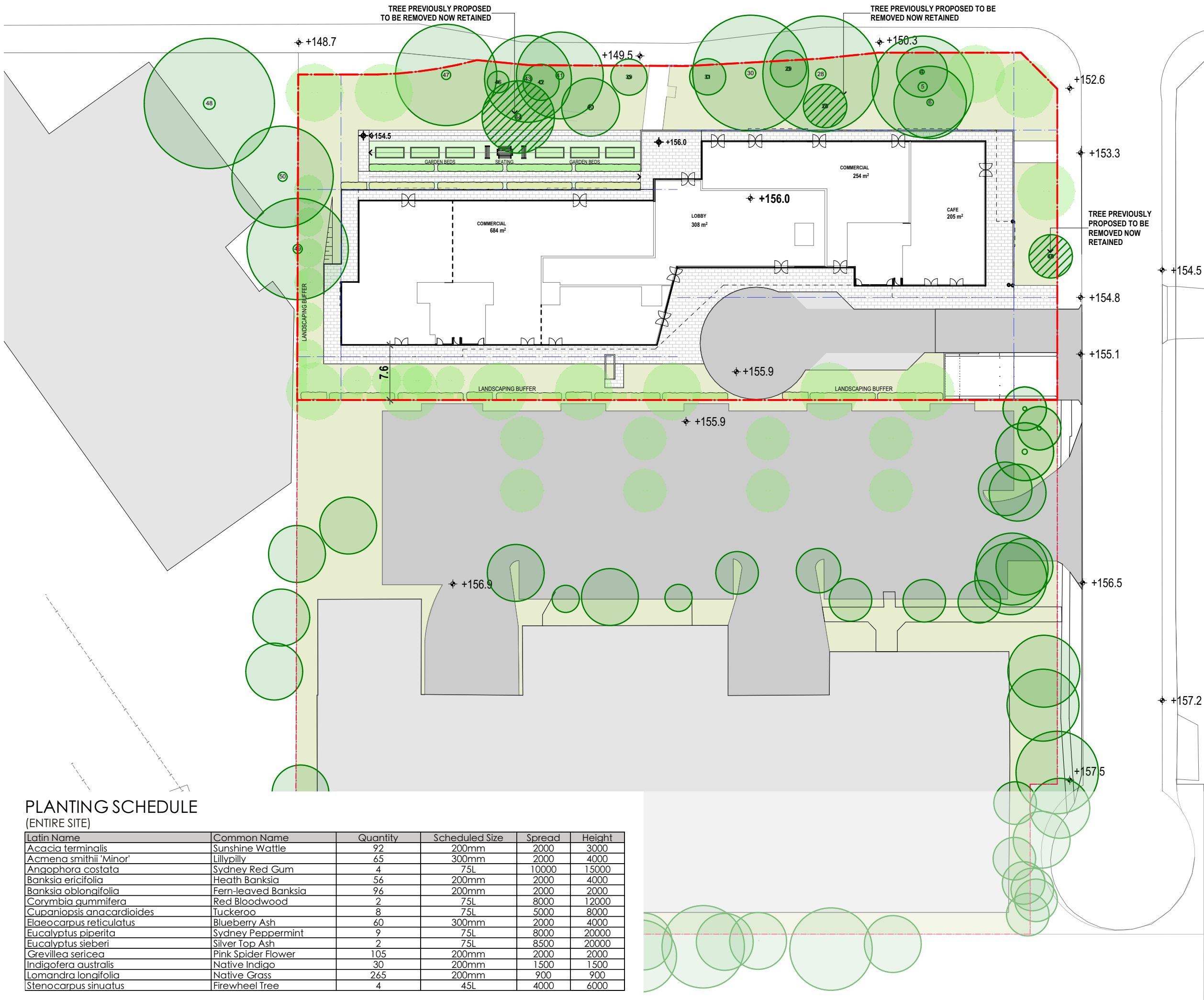
FIRST FLOOR PLANS OF
EXISTING BUILDINGS

PA STUDIO

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8.2 Scheme B



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LEGEND

- EXISTING TREE MAINTAINED
- PROPOSED TREE
- ADDITIONAL EXISTING TREE RETAINED WITH 8.2 REVISION
- SHRUBS & GRASSES
- HEDGING

PLANTING SCHEDULE
(ENTIRE SITE)

Latin Name	Common Name	Quantity	Scheduled Size	Spread	Height
Acacia terminalis	Sunshine Wattle	92	200mm	2000	3000
Acmena smithii 'Minor'	Lillypilly	65	300mm	2000	4000
Angophora costata	Sydney Red Gum	4	75L	10000	15000
Banksia ericifolia	Heath Banksia	56	200mm	2000	4000
Banksia oblongifolia	Fern-leaved Banksia	96	200mm	2000	2000
Corymbia gummifera	Red Bloodwood	2	75L	8000	12000
Cupaniopsis anacardioides	Tuckeroo	8	75L	5000	8000
Elaeocarpus reticulatus	Blueberry Ash	60	300mm	2000	4000
Eucalyptus piperita	Sydney Peppermint	9	75L	8000	20000
Eucalyptus sieberi	Silver Top Ash	2	75L	8500	20000
Grevillea sericea	Pink Spider Flower	105	200mm	2000	2000
Indigofera australis	Native Indigo	30	200mm	1500	1500
Lomandra longifolia	Native Grass	265	200mm	900	900
Stenocarpus sinuatus	Firewheel Tree	4	45L	4000	6000

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LANDSCAPE PLAN

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8.2 Scheme B