5 SKYLINE PLACE

N

Printed 30/11/2021

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

COVER PAGE

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

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

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

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PROJECT:

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

DRAWING LIST

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

SCALE:	AS SHOWN
SUBSET:	DA
DRAWN BY:	SU/WH/SP
DRAWING	DA001
ISSUE	D

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

FRENCHS FOREST ROAD EAST

BUS STOP

Printed 30/11/2021

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EASEMENT (SHOWN HATCHED) TO BENEFIT LOT 1

LOT AREA
4,760 m²

GROUND FLOOR

DROP-OFF BAY

COUNCIL APPROVED DA2018/0995 (LOT 2)
+155.85

SKYLINE LANE

NEW PARKING SPACES

ACCESS RAMP DOWN TO CARPARK

NEW VEHICULAR CROSSING

SKYLINE PLACE

No 79
FRENCHS
FOREST RD

LANDSCAPING BUFFER

DRIVEWAY UNDER

1 in 20 RAMP

LANDSCAPED
CENTRAL OPEN SPACE

COMMERCIAL
369 m²

WEST BUILDING

EAST BUILDING

COMMUNITY
BUILDING

COMMERCIAL
54 m²

2 DROP-OFF BAYS

CARPARK EXIT

NEW VEHICULAR
CROSSING

1.8 M HIGH SCREEN

GARBAGE HOLDING BAY
TOTAL 100 BINS

POND

PROJECT INDEPENDENCE
572 m²

TRANSMISSION
TOWER

COMMON
543 m²

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

SITE PLAN - LOT1

1:500

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SITE PLAN

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

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

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

FRENCHS FOREST ROAD EAST

BUS STOP

SKYLINE PLACE

LOT AREA 4,760 m²

PATH TO BUS STOP

121 m²

276 m²

RAMP UP (10.6%) (6.4m Run)

RAMP UP (12.5%) (2m Run)

RAMP UP (20%) 6.8m Run)

RAMP UP (12.5%) (2m Run)

RAMP UP (2.5%) (6.4m Run)

RESIDENTIAL LIFT LOBBY

LIFT 1A

LIFT 1

PUBLIC LIFT LOBBY

LIFT 2

LIFT 2A

14 STORES

STORE ROOM: 37 STORES

+150.30

+150.05

+150.98

BASEMENT CARPARK: 73 SPACES

73 Seniors spaces:
5 Accessible spaces

COUNCIL APPROVED DA2018/0995 (LOT 2)

PARKING SPACES: RE-ARRANGED TO SUIT ALTERED COLUMN GRIDS

CARPARK: REDUCED

65KL RAINWATER TANK, WITH RISER FOR OVERFLOW & ACCESS, TO HYDRAULIC ENGINEER'S DETAILS & SPECS.

OUTLINE OF BASEMENT FLOOR ABOVE

LOWER BASEMENT LEVEL
Total of 81 Seniors car spaces:
9 x 3.8m wide spaces
25 x 3.2m wide spaces
47 x 2.6m wide spaces

7 x 2.6m SENIORS
5 x 3.2m SENIORS
3 x 3.8m SENIORS

EXIT 4

MAINTENANCE ROOM

WASH BAY

BERM

PLANT ROOM

STORE ROOM

LIFT W2

LIFT W1

1 x 3.8m SENIOR
7 x 3.2m SENIORS
15 x 2.6m SENIORS

LOWER LEVEL PARKING
150.20

RAMP UP (12.5% - 10.8m Run)

RAMP UP (12.5% - 2.8m run) (15.7.5% - 2.8m run) (6.5% - 2m run)

EXIT 3

EXIT 1

LIFT E2

LIFT E1

+151.55

STORE ROOM

5 x 3.8m SENIORS
13 x 3.2m SENIORS
25 x 2.6m SENIORS

UPPER LEVEL PARKING
151.55

EXIT 2

LOWER BASEMENT

S1 DA301 · DA302 S5 · S4 DA302 · DA301 S2 · DA302 S3

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LOWER BASEMENT CARPARK

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

SCALE:	AS SHOWN	DRAWING	DA201
SUBSET:	PLANS	ISSUE	B)
DRAWN BY:	SU/WH/SP		

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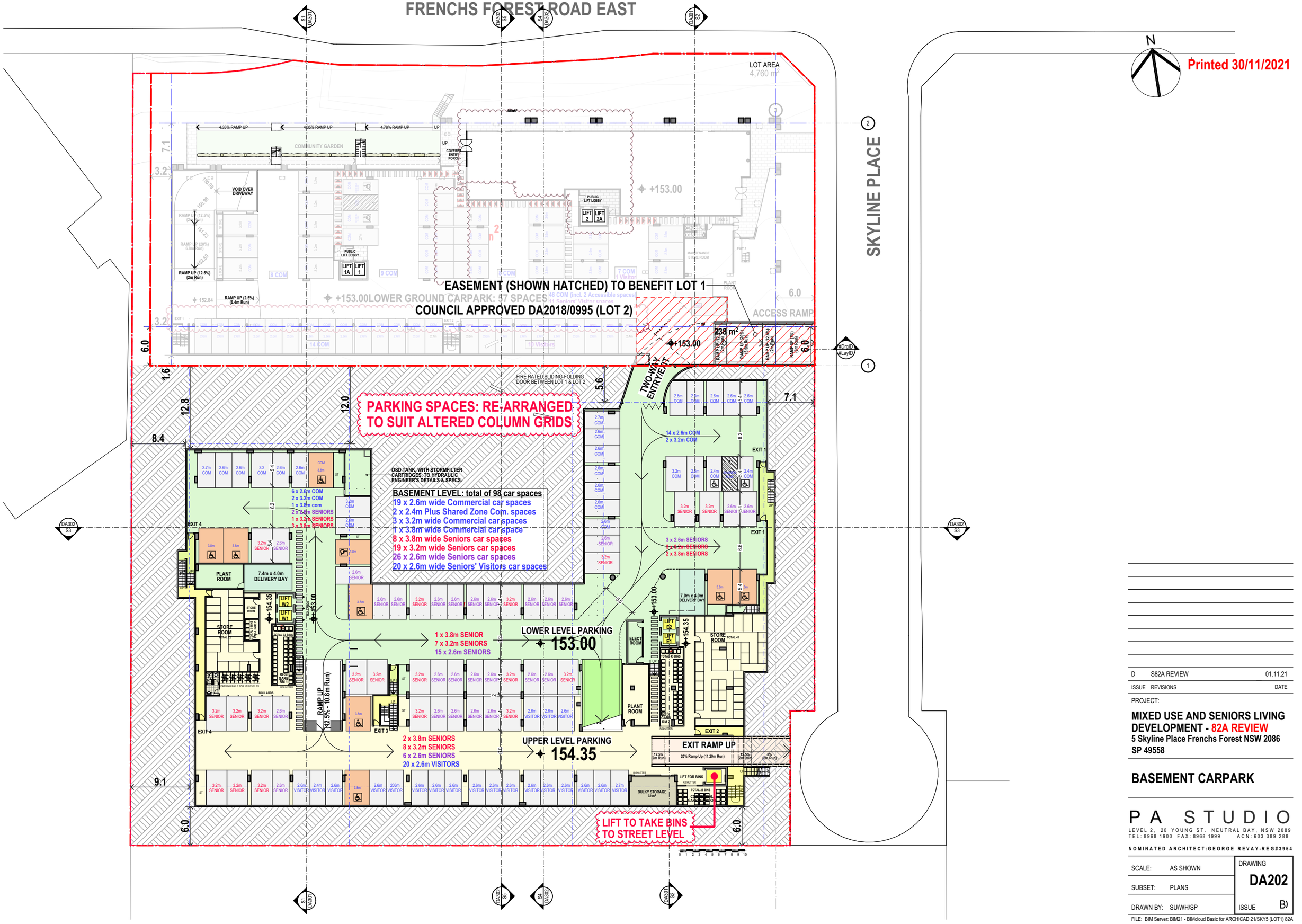

BASEMENT

1:500

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BASEMENT CARPARK

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

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

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FRENCHS FOREST ROAD EAST

BUS STOP

LOT AREA 4,760 m²

GROUND FLOOR

UNDER COVER WALKWAY

COMMUNITY GARDEN

GARDEN BEDS

SEATING

GROUND +156.00

GROUND +157.50

RESIDENTIAL ENTRY LOBBY

+156.00

PUBLIC LIFT LOBBY

UNDER COVER TERRACE

DROP-OFF BAY

COUNCIL APPROVED DA2018/0995 (LOT 2)

+155.85

SKYLINE LANE

NEW PARKING SPACES

ACCESS RAMP DOWN TO CARPARK

NEW VEHICULAR CROSSING

LANDSCAPING BUFFER

No 79 FRENCHS FOREST RD

Optional Dog Off-leash

Play Space

Central Lawn

Entry Plaza

Internal Pedestrian Street

Kitchen Garden

1 in 20 RAMP

+155.42

+155.58

CAFE / RESTAURANT 250 m² +156.60

DETAILED TENANCY LAYOUT: SUBJECT TO A SEPARATE DEVELOPMENT APPLICATION

CAFE / NEIGHBOURHOOD SHOPS 184 m² +156.60

COMMERCIAL 369 m²

+156.60

ENTRY C +157.05

UNIT 07 ACCESS

UNIT 08

UNIT 06

UNIT 05

UNIT 04

UNIT 03

UNIT 02

UNIT 01

Secondary Living Area

Secondary Kitchen

UNIT 09

UNIT 10

Main Kitchen

Main Lounge

Main Dining

PROJECT INDEPENDENCE 572 m²

Internal Pedestrian Street

Entry

Through-link

Entry

+156.82

Residents Terrace

COMMERCIAL 43 m²

RES. LOBBY

RECEPTION OFFICE

STORAGE 5 m²

+157.50 ENTRY B

COMMERCIAL 93 m²

DOCTOR'S ROOM

THEATRE

2 DROP-OFF BAYS

+157.49

COMMERCIAL AREA: INCREASED

CARPARK EXIT

NEW VEHICULAR CROSSING

COMMON 594 m²

SERVERY

BAR

FIRE PLACE

LIBRARY

POOL TABLE

ARTS & CRAFTS 39 m²

MEN'S SHED 44 m²

LIFT FOR BINS

GARBAGE HOLDING BAY TOTAL 100 BINS

1.8 M HIGH SLIDING SCREEN

PROJECT INDEPENDENCE

TRANSMISSION TOWER

BIN HOLDING AREA

BIN COLLECTION AREA

EASEMENT (SHOWN HATCHED) TO BENEFIT LOT 1

SKYLINE PLACE

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

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GROUND FLOOR

SITE PLAN 1:500

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GROUND FLOOR PLAN

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

SCALE:	AS SHOWN	DRAWING	DA203
SUBSET:	PLANS		
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No 79
FRENCHS
FOREST RD

TRANSMISSION
TOWER

LEVEL 1

COUNCIL APPROVED DA2018/0995 (LOT 2)

ADDED WINDOWS
WITH SUNHOODS

ADDED
PERIMETER AWNING

ADDED WINDOWS WITH
SUNHOODS, TO HARMONIZE
WITH APPROVAL ON LOT 2

DENOTES ALTERED/ADDED
ARTICULATION ELEMENTS
TO BUILDING FACADES

ADDED
PERIMETER AWNING

COMMON
SEATING AREA

NEW
WINDOW

NEW
WINDOW

COMMON
SEATING AREA

AFFORDABLE

LEVEL 1

AFFORDABLE

Swimming Pool over

SHARED OFFICES
35 m²

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LEVEL 1 FLOOR PLAN

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

SCALE:	AS SHOWN	DRAWING	DA204
SUBSET:	PLANS		
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No 79
FRENCHS
FOREST RD

TRANSMISSION
TOWER

LEVEL 2

LEVEL 2 +162.60

LEVEL 2 +162.60

COUNCIL APPROVED DA2018/0995 (LOT 2)

ADDED WINDOWS
WITH SUNHOODS

ADDED WINDOWS WITH
SUNHOODS, TO HARMONIZE
WITH APPROVAL ON LOT 2

DENOTES ALTERED/ADDED
ARTICULATION ELEMENTS
TO BUILDING FACADES

NEW
WINDOW

NEW
WINDOW

COMMON
SEATING AREA

COMMON
SEATING AREA

COMMON
392 m²

LEVEL 2

25m x 4.5m SWIMMING POOL

GYM

8.2
3.2
2.4
6.0
14.2
19.8
12.0
24.6
39.2
34.3
9.0
4.9
5.6
7.6
3.9

DA302 S3

S1 DA301 · DA302 S5 · S4 DA302 · DA301 S2

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LEVEL 2 FLOOR PLAN

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

SCALE:	AS SHOWN	DRAWING	DA205
SUBSET:	PLANS		
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LEVEL 3

COUNCIL APPROVED DA2018/0995 (LOT 2)

ADDED WINDOWS WITH SUNHOODS

ADDED WINDOWS WITH SUNHOODS, TO HARMONIZE WITH APPROVAL ON LOT 2

DENOTES ALTERED/ADDED ARTICULATION ELEMENTS TO BUILDING FACADES

NEW WINDOW

NEW WINDOW

COMMON SEATING AREA

COMMON SEATING AREA

NEW GREEN ROOF

TRANSMISSION TOWER

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5 Skyline Place Frenchs Forest NSW 2086
SP 49558

LEVEL 3 FLOOR PLAN

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING	DA206
SUBSET:	PLANS		
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LEVEL 4

COUNCIL APPROVED DA2018/0995 (LOT 2)

ADDED WINDOWS WITH SUNHOODS

ADDED WINDOWS WITH SUNHOODS, TO HARMONIZE WITH APPROVAL ON LOT 2

DENOTES ALTERED/ADDED ARTICULATION ELEMENTS TO BUILDING FACADES

NEW WINDOW

NEW WINDOW

COMMON SEATING AREA

COMMON SEATING AREA

LEVEL 4

TRANSMISSION TOWER

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SP 49558

LEVEL 4 FLOOR PLAN

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

SCALE:	AS SHOWN	DRAWING	DA207
SUBSET:	PLANS		
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LEVEL 5

COUNCIL APPROVED DA2018/0995 (LOT 2)

ADDED WINDOWS WITH SUNHOODS

ADDED WINDOWS WITH SUNHOODS, TO HARMONIZE WITH APPROVAL ON LOT 2

DENOTES ALTERED/ADDED ARTICULATION ELEMENTS TO BUILDING FACADES

NEW WINDOW

NEW WINDOW

COMMON SEATING AREA

COMMON SEATING AREA

LEVEL 5

TRANSMISSION TOWER

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5 Skyline Place Frenchs Forest NSW 2086
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LEVEL 5 FLOOR PLAN

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

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

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LEVEL 6

COUNCIL APPROVED DA2018/0995 (LOT 2)

4759m²

AWNINGS
ROOF OVER CLERESTORY
+176.20
+174.80 (TOP OF HOB)
+174.60 (TOP OF SLAB)
1.8m HIGH SCREEN
PLANT
ROOF OVER LIFT
OUTLINE OF LEVEL 5 FLOOR SLAB UNDER
+175.00 (TOP OF HOB)
+174.80 (TOP OF SLAB)

CLERESTORY ABOVE
COMMON SEATING AREA
NEW WINDOW
TRANSMISSION TOWER

P1 126 m² | P2 137 m² | P3 132 m²
M10 135 m² | M10R 135 m²
N8 119 m² | N8B 126 m² | N8C 143 m² | N8D 124 m² | N9 122 m²
M5 129 m² | M5R 129 m²

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

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LEVEL 6 FLOOR PLAN

SCALE:	AS SHOWN	DRAWING	DA209
SUBSET:	PLANS		
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LEVEL 7

4759m²

CLERESTORIES FOR CROSS VENTILATION TO UNITS P2

CLERESTORIES FOR CROSS VENTILATION TO UNITS W6.1 AND W6.3

NEW ROOF PLAN

CLERESTORIES FOR CROSS VENTILATION TO UNITS W6.4 AND W6.5

COMMON ROOM WITH ROOFTOP GARDEN

CLERESTORY ABOVE

CLERESTORY ABOVE

CLERESTORY ABOVE

COMMUNITY GARDEN 160 m²

COMMON 149 m²

LEVEL 7

N10B 127 m²

N10D 129 m²

N10C 132 m²

TOP OF LIFT OVER-RUN +180.70

TOP OF HOB +179.70

NON-TRAFFICABLE ROOF AREA TOP OF SLAB AT +179.30

PLANT

180DH PERIMETER SCREEN

ROOF OVER CLERESTORY

TRANSMISSION TOWER

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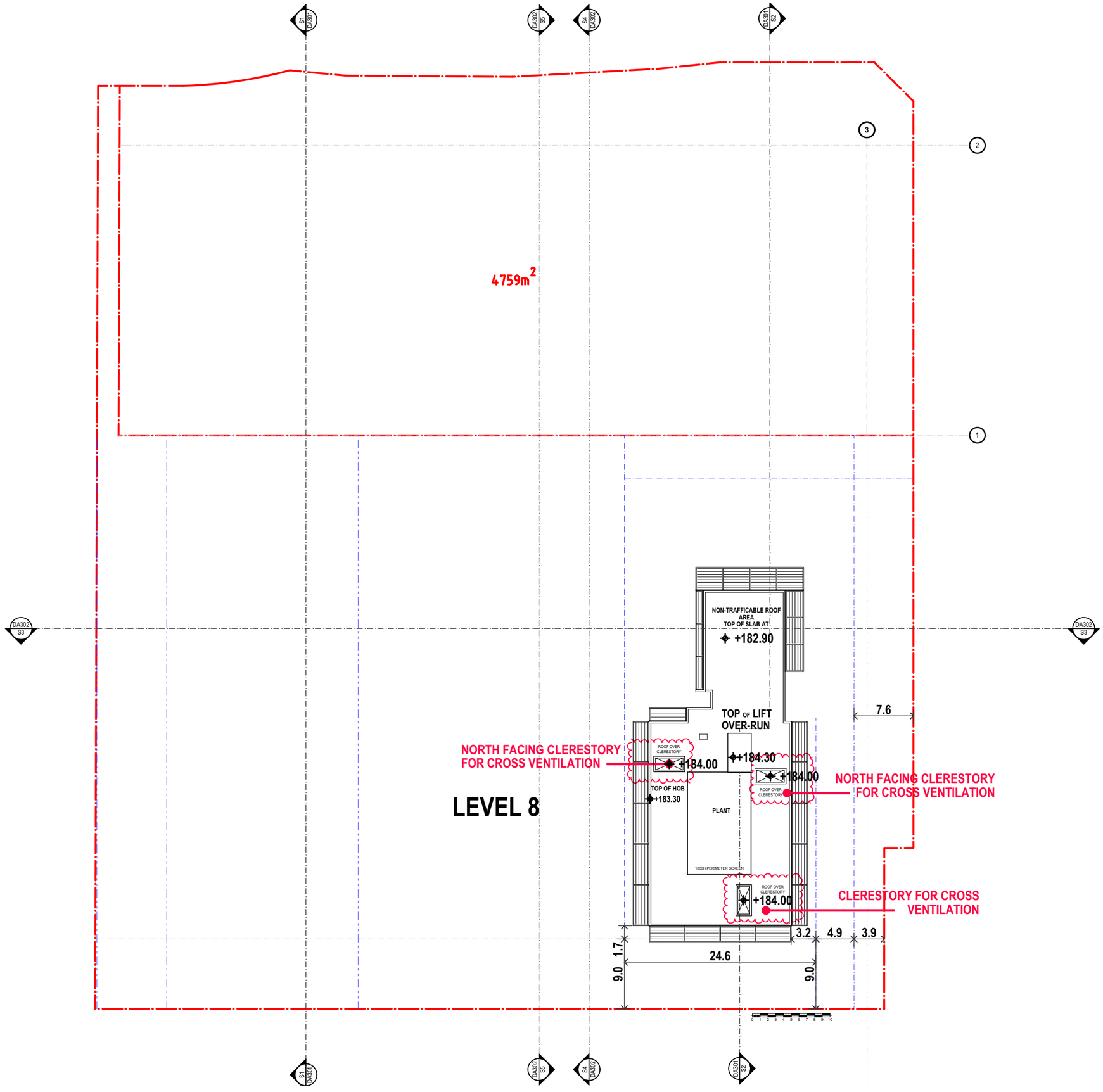
LEVEL 7 FLOOR PLAN

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

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

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



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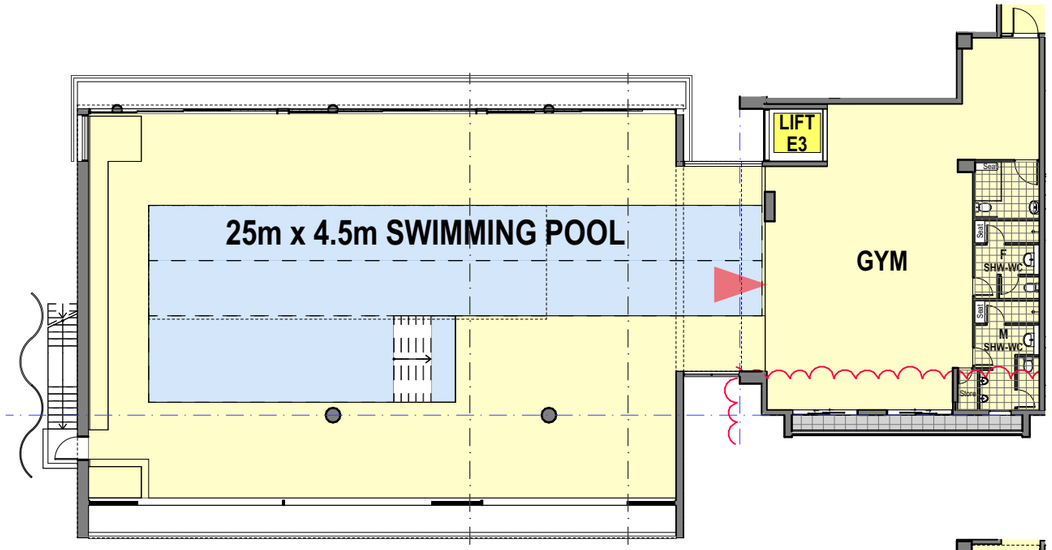
ROOF PLAN

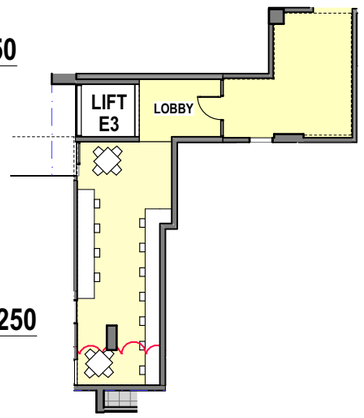
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

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

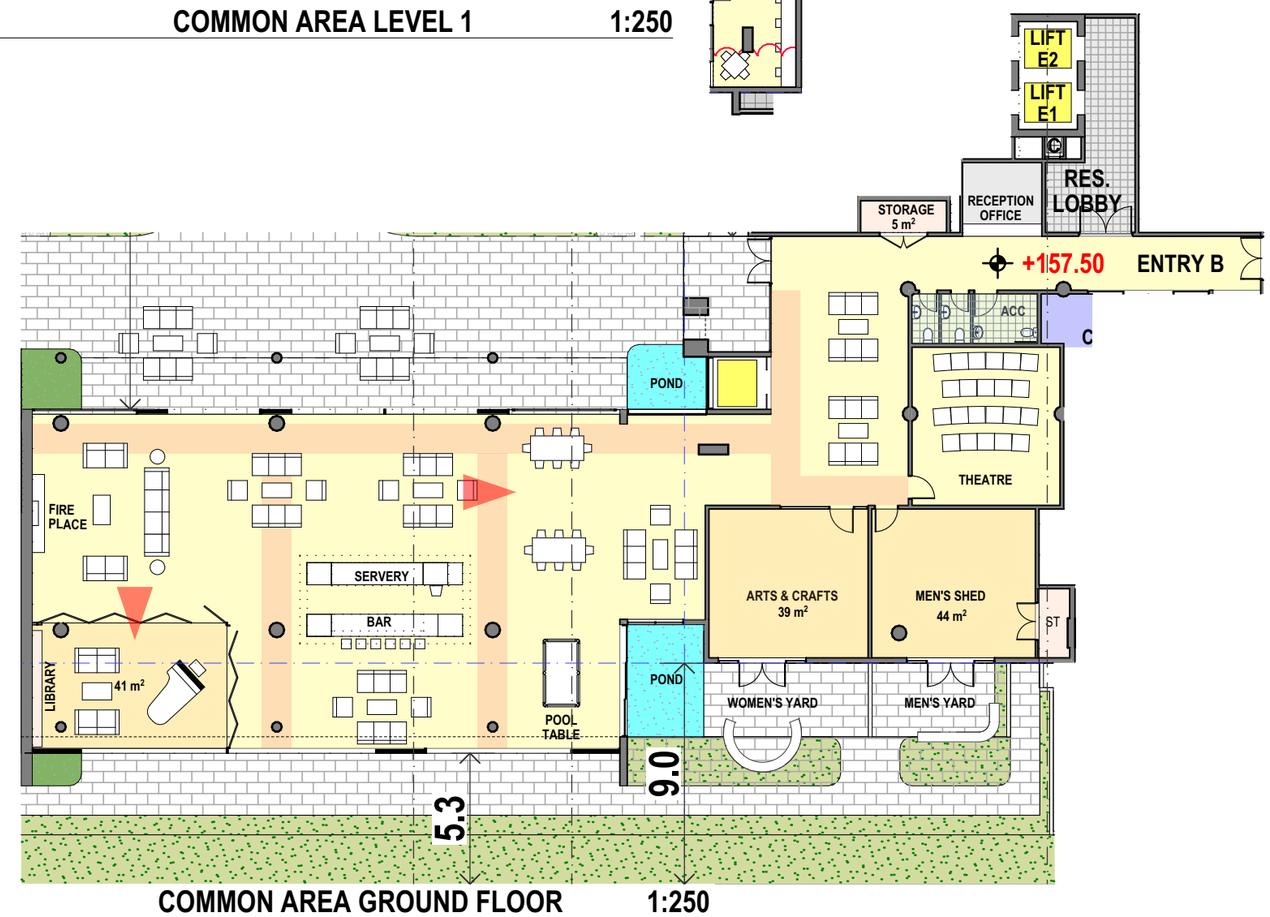
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A



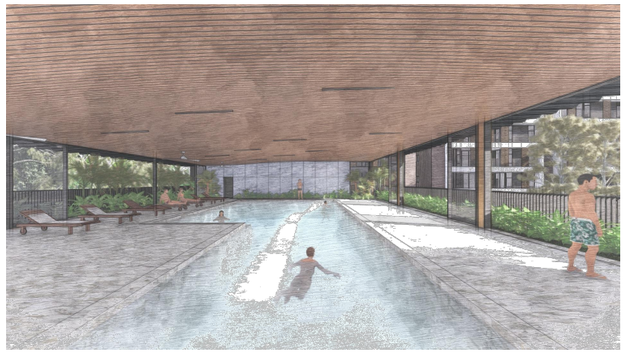
COMMON AREA - POOL - LEVEL 2 1:250



COMMON AREA LEVEL 1 1:250



COMMON AREA GROUND FLOOR 1:250



N

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PROJECT:

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

COMMON AREAS: LEVELS 1 & 2

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING	DA212
SUBSET:	PLANS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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

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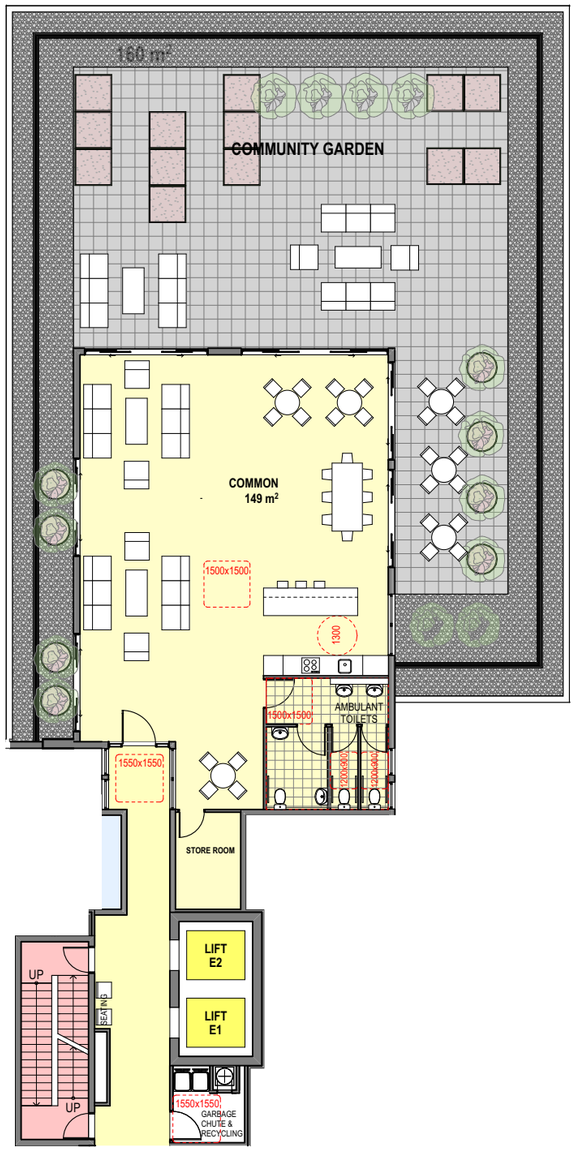

COMMON ROOM - LEVEL 7 - EAST BUILDING

D	S82A REVIEW	01.11.21
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PROJECT:

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

COMMON AREA: LEVEL 7

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

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

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

FRENCHS FOREST ROAD EAST

LOT 2

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

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

LOT 1

SKYLINE PLACE

N

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LOT 2

LOT 1

LEGEND:

EXISTING PAVED AREAS & TREES SHOWN THEREIN TO BE REMOVED

EXISTING BUILDINGS TO BE REMOVED

EXISTING TREES TO BE REMOVED

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

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PROJECT:

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

DEMOLITION PLAN

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING	DA214
SUBSET:	PLANS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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

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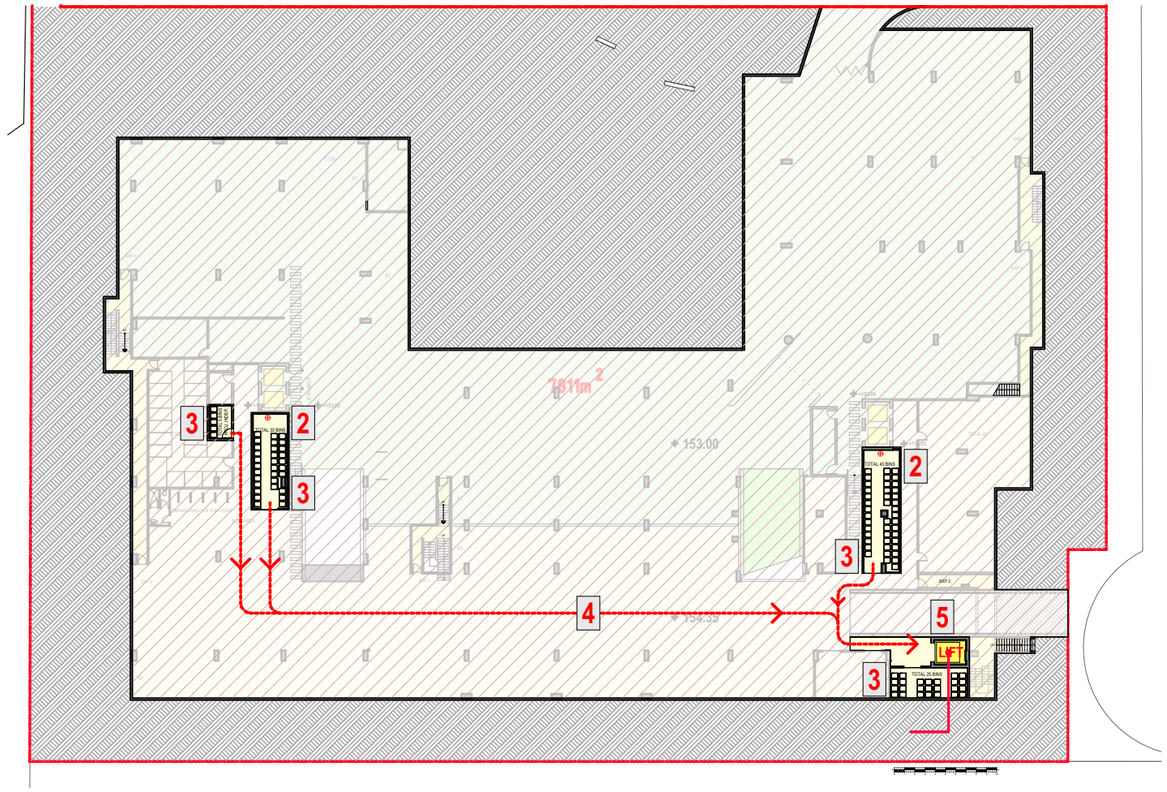
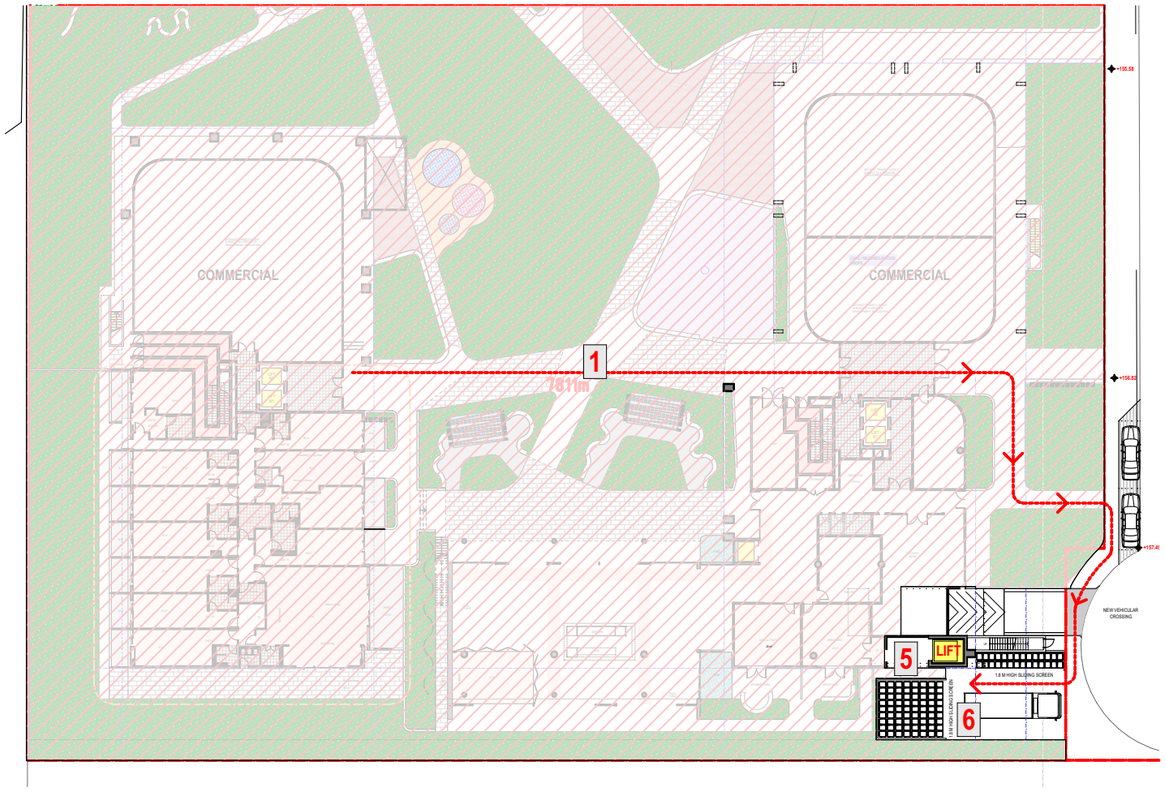


BASEMENT



GROUND FLOOR

LEGEND

1 - COMMERCIAL GARBAGE PATH TO GARBAGE ROOM ON BASEMENT LEVEL
2 - GARBAGE CHUTE
3 - GARBAGE ROOM
4 - WASTE EGRESS PATH
5 - LIFT TO HOLDING BAY / COLLECTION AREA ON GROUND LEVEL
6 - GARBAGE HOLDING BAY / COLLECTION AREA

ISSUE	REVISIONS	DATE
D	S82A REVIEW	14.07.21

PROJECT:

MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
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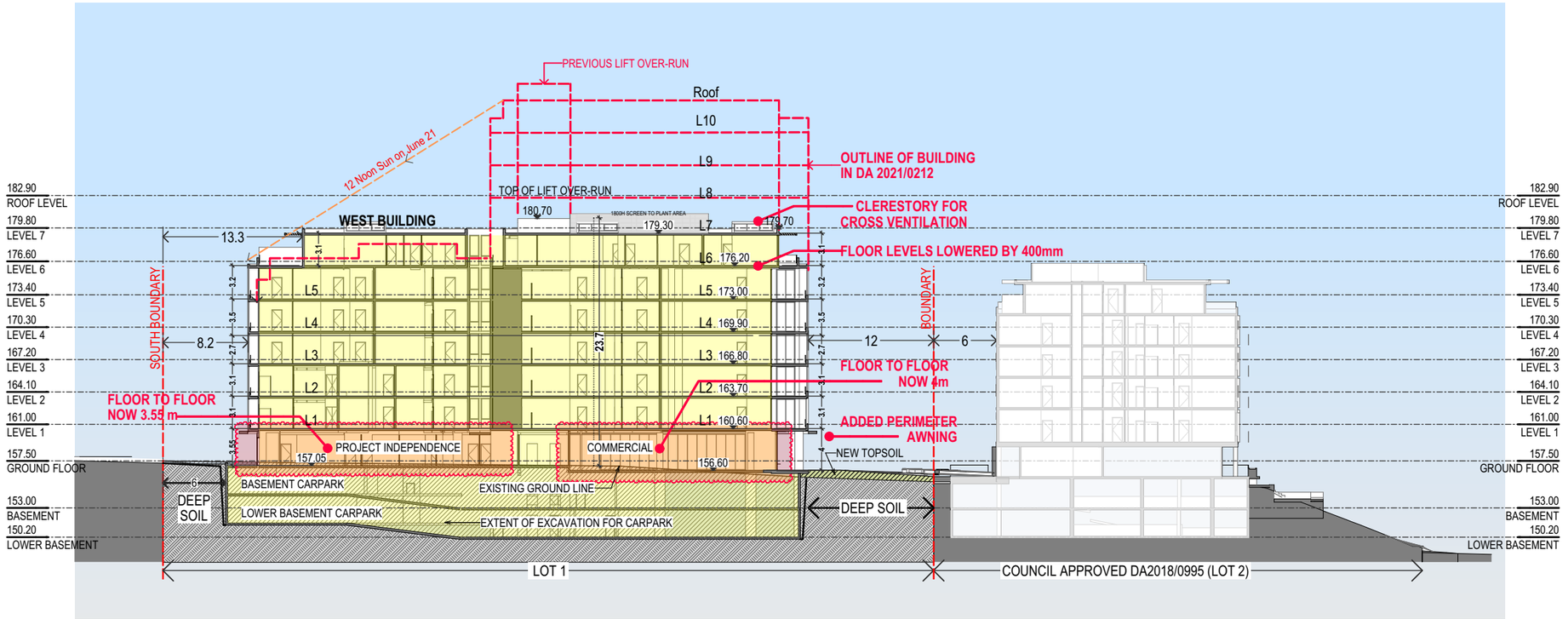
SP 49558

WASTE MANAGEMENT PLAN

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

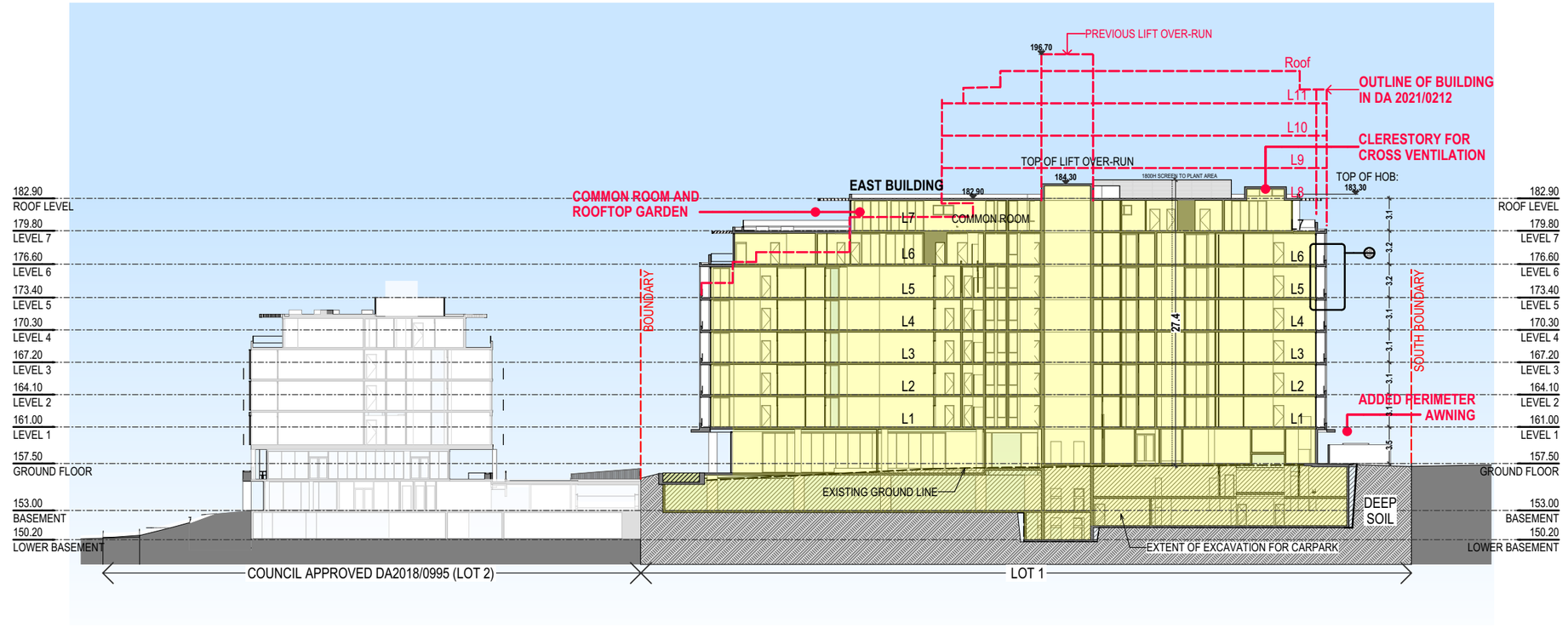
SCALE:	AS SHOWN	DRAWING	DA215
SUBSET:	PLANS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



SECTION S1: LOOKING WEST

1:500



SECTION S2: LOOKING EAST

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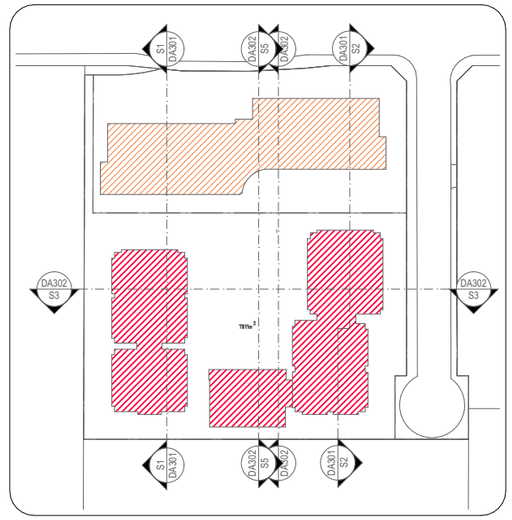

KEY PLAN

N

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PROJECT:

MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW

5 Skyline Place Frenchs Forest NSW 2086

SP 49558

SECTIONS S1 & S2

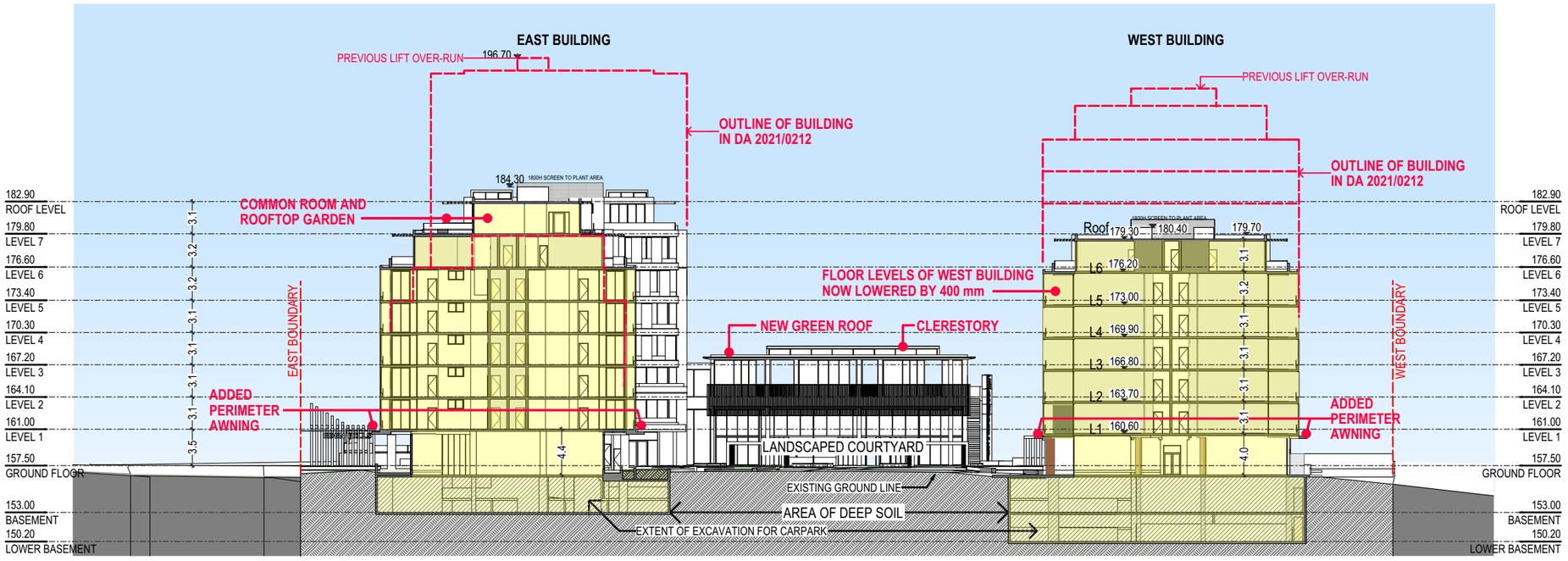
P A STUDIO

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

NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

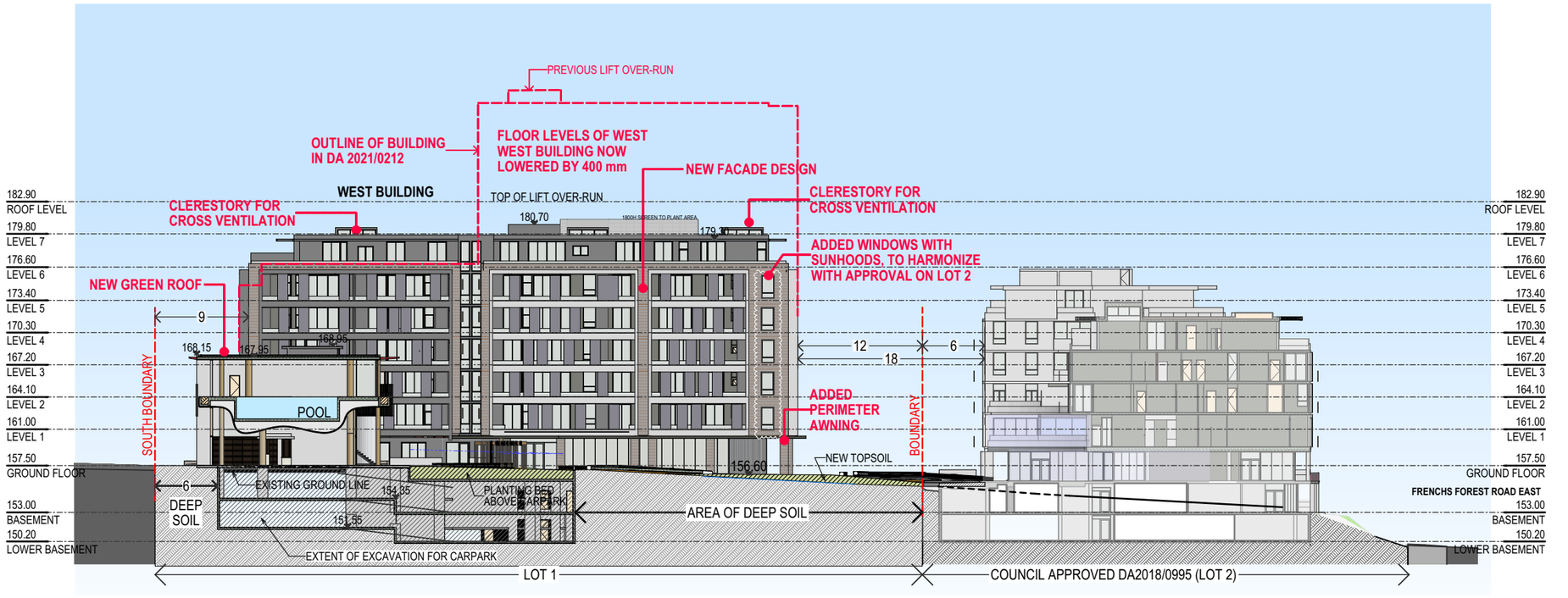
SCALE:	AS SHOWN	DRAWING	DA301
SUBSET:	SECTIONS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



SECTION S3: LOOKING SOUTH

1:500



SECTION S4: LOOKING WEST

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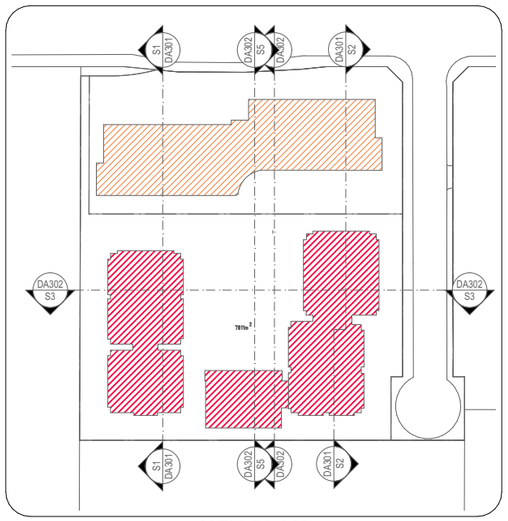

KEY PLAN

ISSUE	REVISIONS	DATE
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PROJECT:

MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
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SECTIONS S3 & S4

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

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

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

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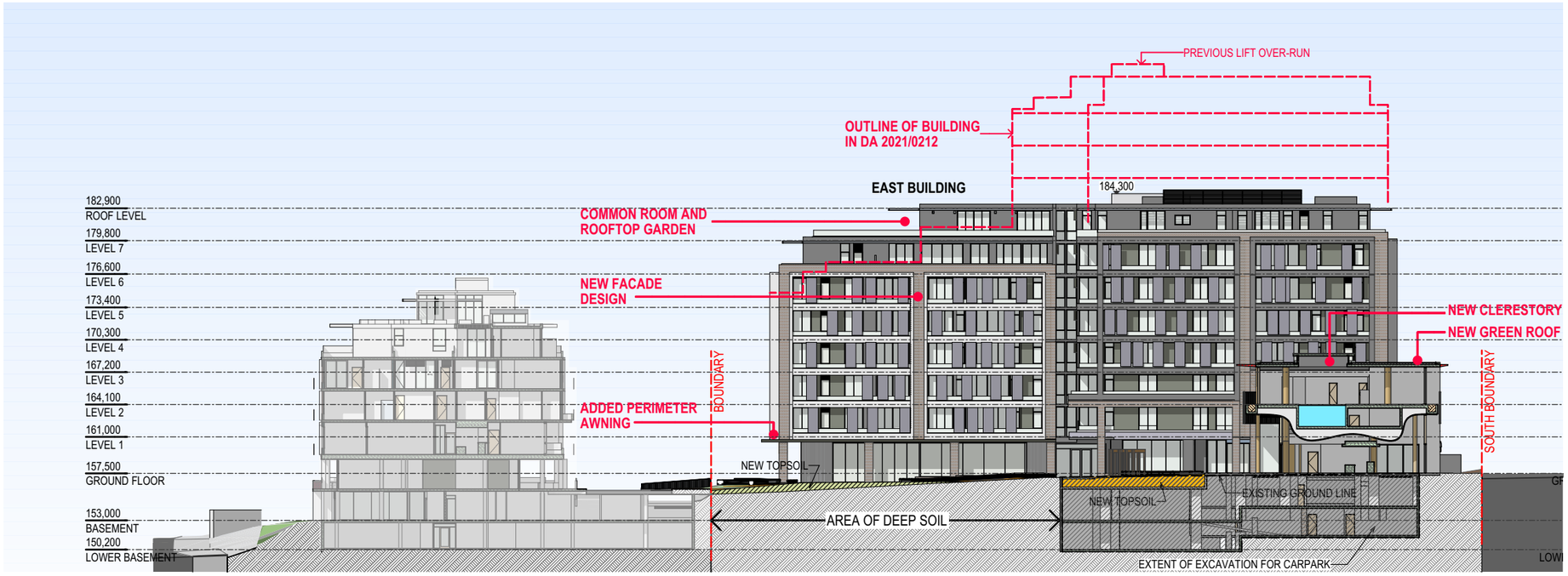

SECTION S5 : LOOKING EAST

1:500

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
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SECTION S5

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

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

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

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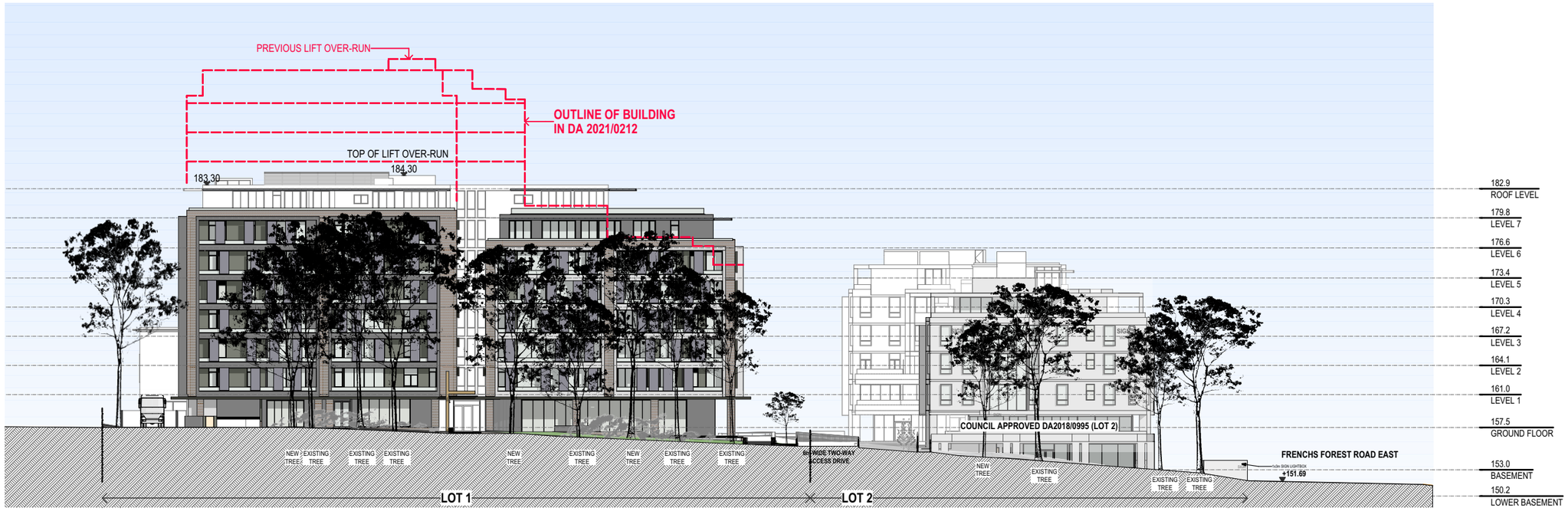
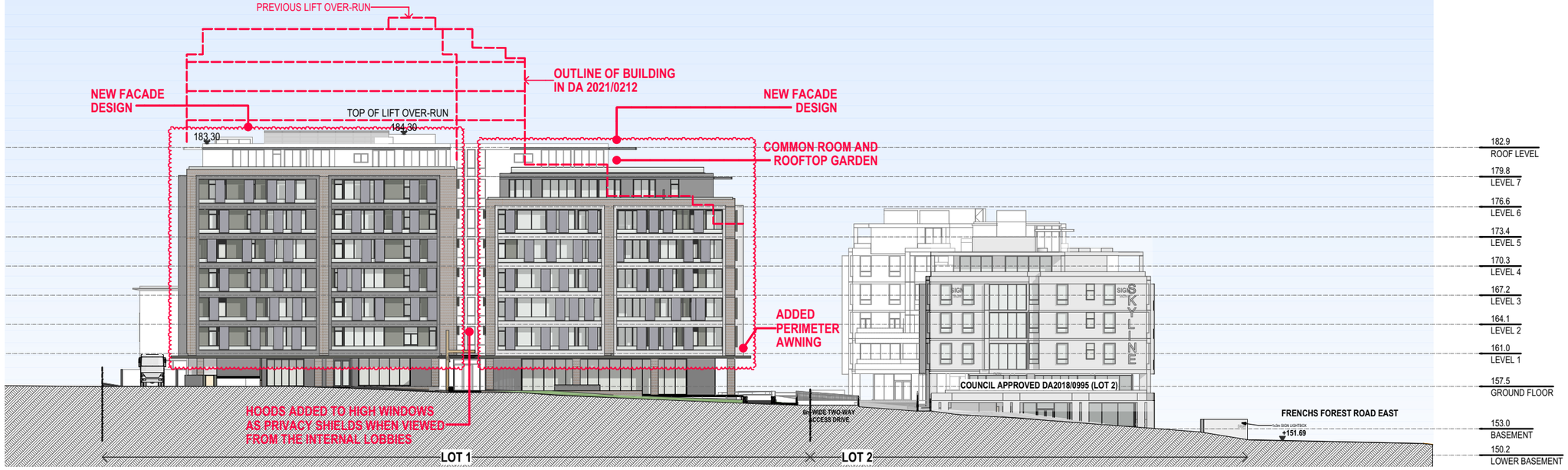


EAST ELEVATION CONTEXTUAL

1:500



EAST ELEVATION

1:500

ISSUE	REVISIONS	DATE
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PROJECT:

MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
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EAST ELEVATION

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

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

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

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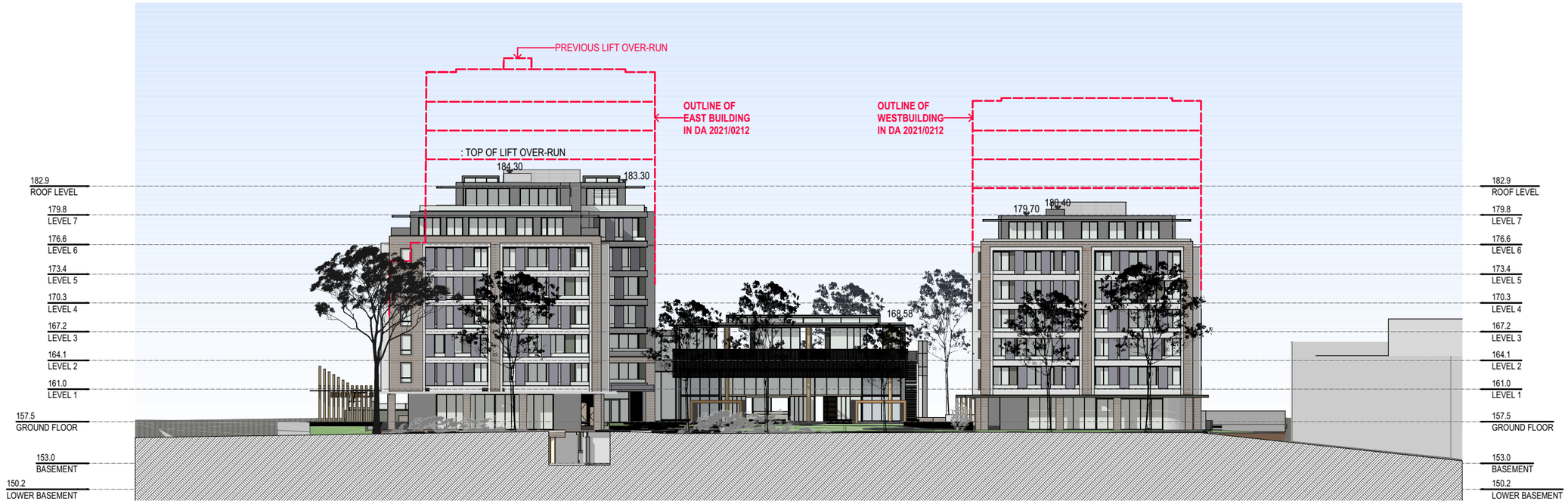
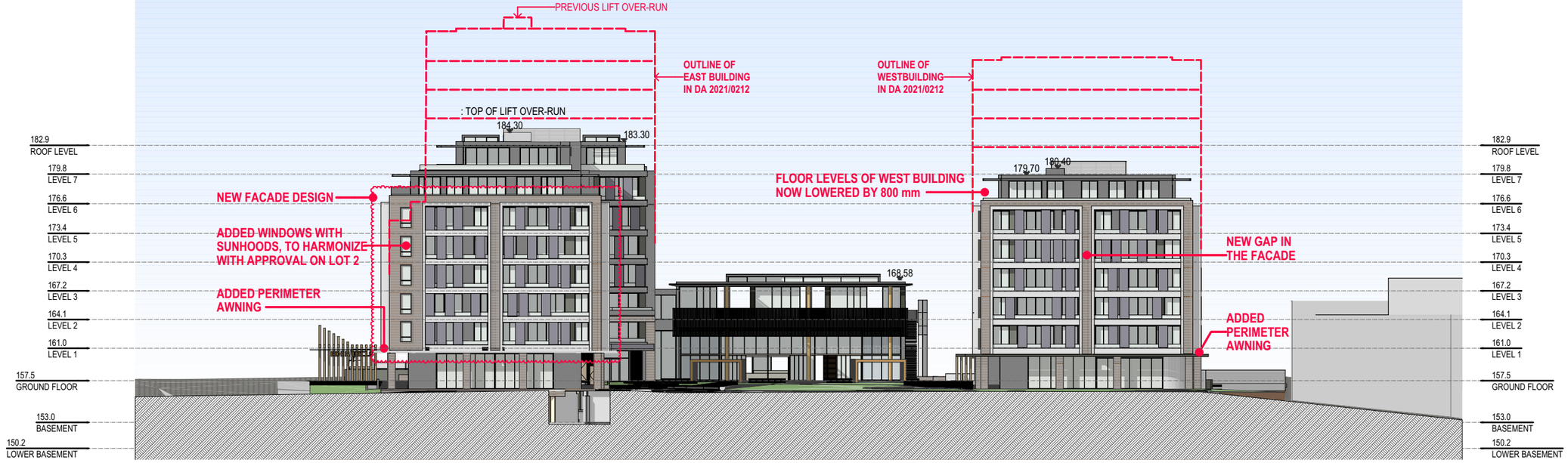


NORTH ELEVATION CONTEXTUAL

1:500



NORTH ELEVATION

1:500

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PROJECT:

MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW

5 Skyline Place Frenchs Forest NSW 2086

SP 49558

NORTH ELEVATION

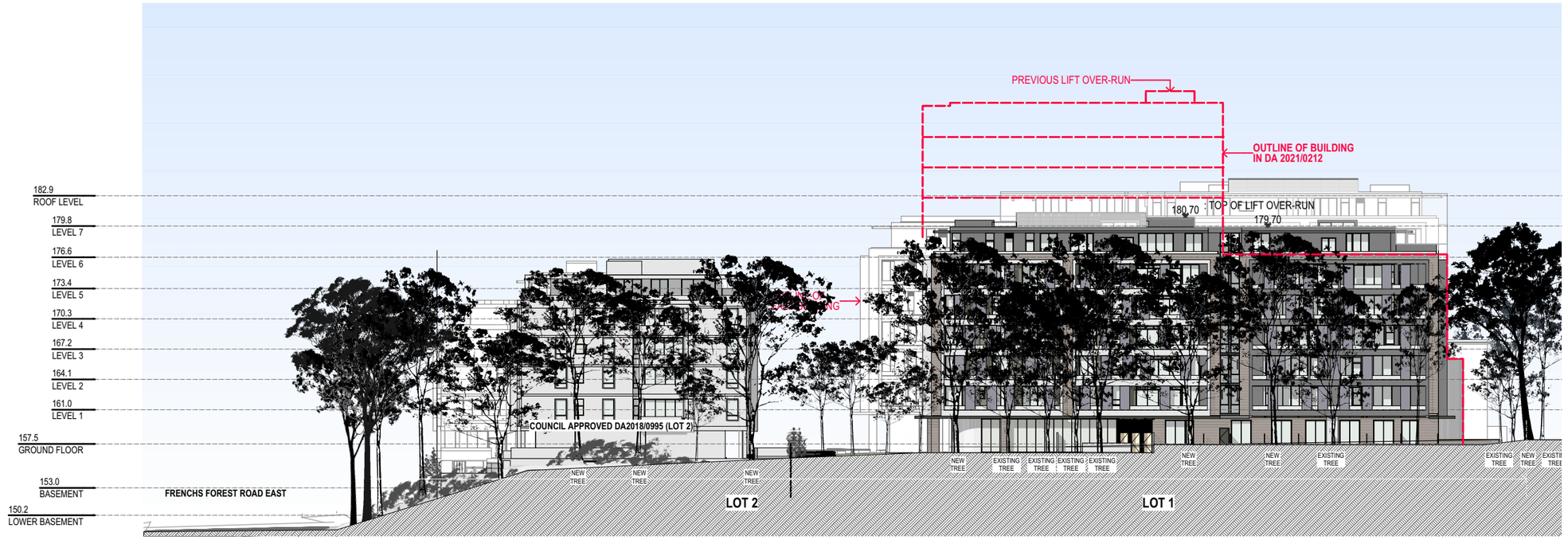
P A S T U D I O

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

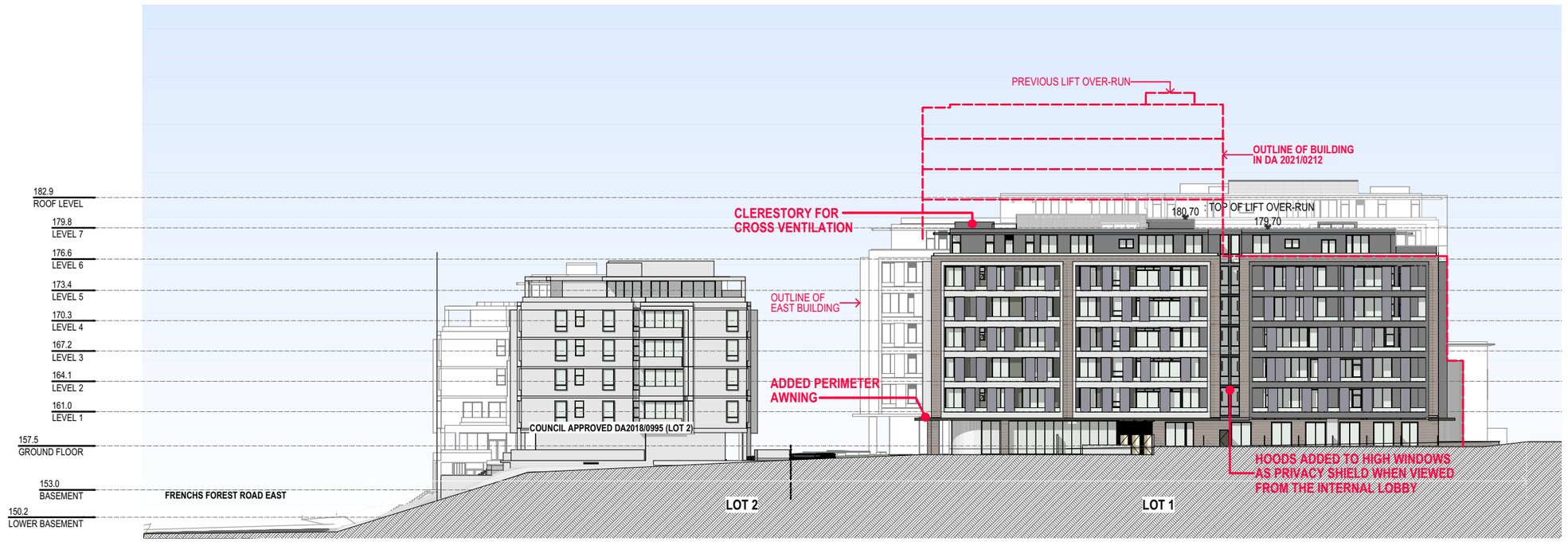
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

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

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



WEST ELEVATION CONTEXTUAL 1:500



WEST ELEVATION 1:500

N

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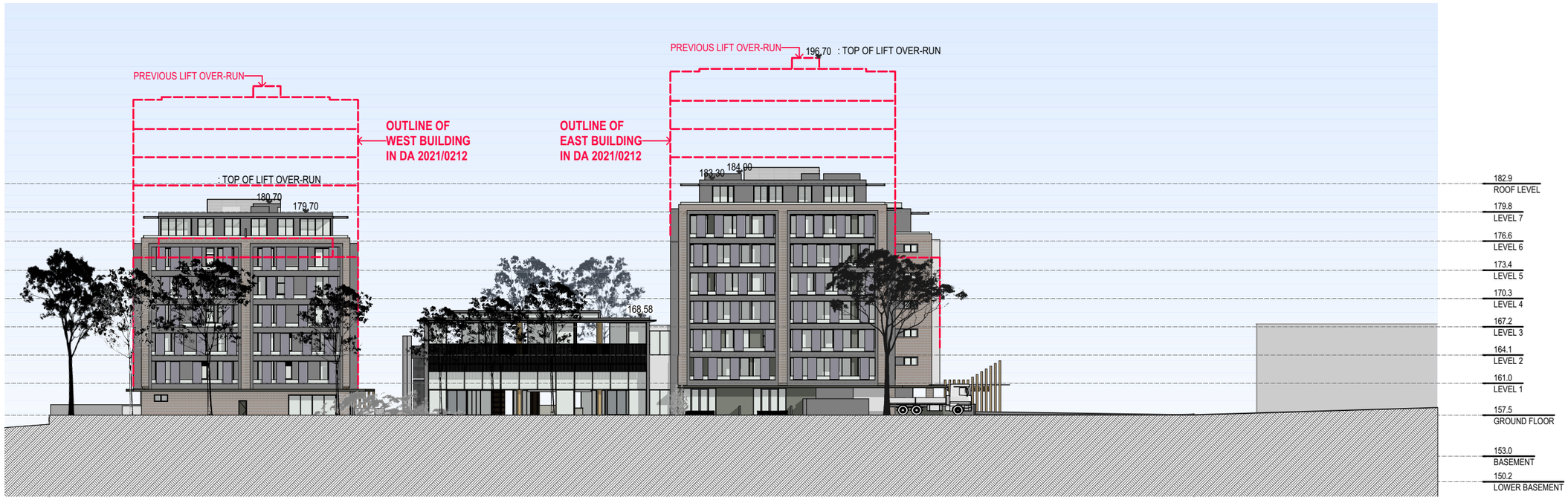
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

WEST ELEVATION

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

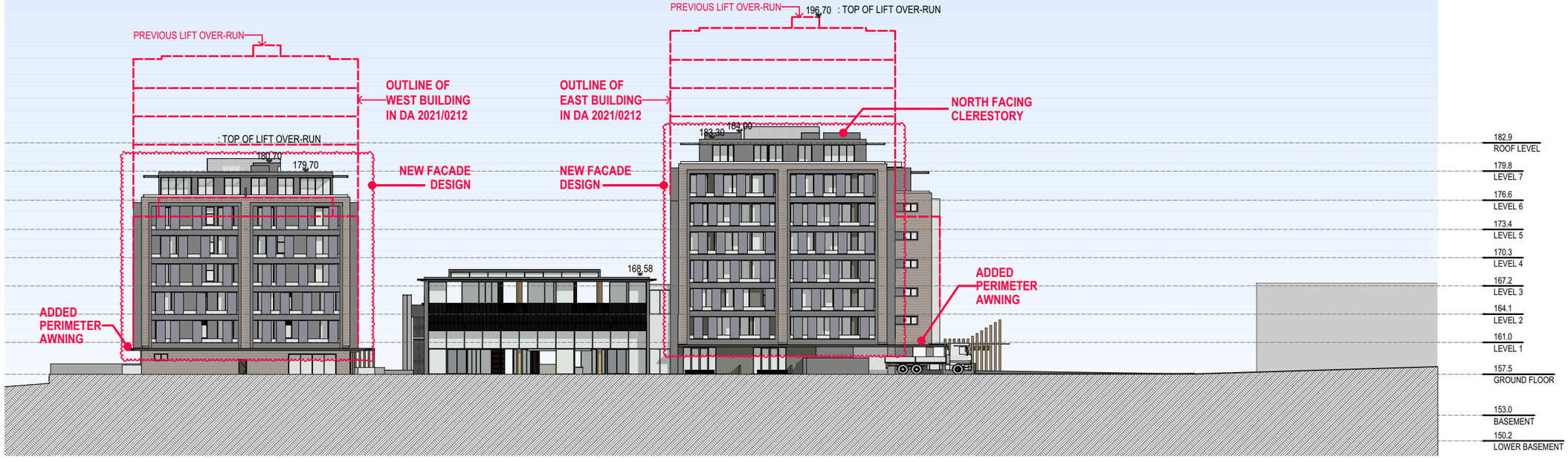
SCALE:	AS SHOWN	DRAWING	DA403
SUBSET:	ELEVATIONS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



SOUTH ELEVATION CONTEXTUAL

1:500



SOUTH ELEVATION

1:500

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D	S82A REVIEW	01.11.21

PROJECT:

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SP 49558

SOUTH ELEVATION

P A S T U D I O

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

NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

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

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

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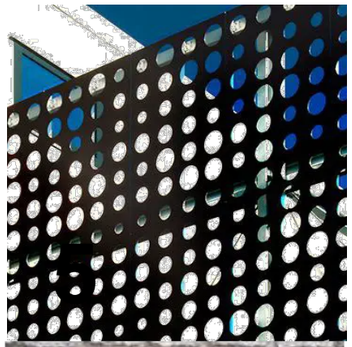
Walling and Slab Edges
Dulux "Terrace White" Render Finish

Walling and Slab Edges
Dulux "Malay Grey" Render Finish

Anodised Aluminum Flat Bar Railing
Paint Dulux Monument

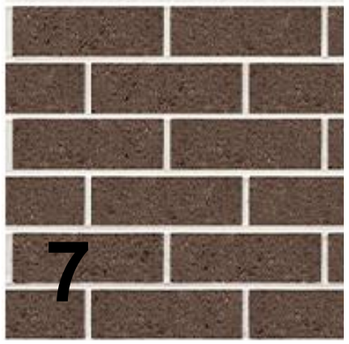
Walling
Hebel PowerPattern Pre-routed pattern panels

Perforated Aluminium Sunscreens
Paint Dulux Marais GR 13



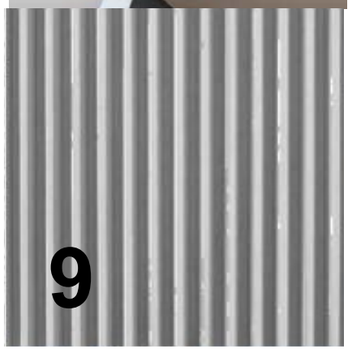
Aluminium Window Frames & Joinery
Powdercoat - Colour MONUMENT Aluminium

Walling and Slab Edges
Dark Brick Masonry



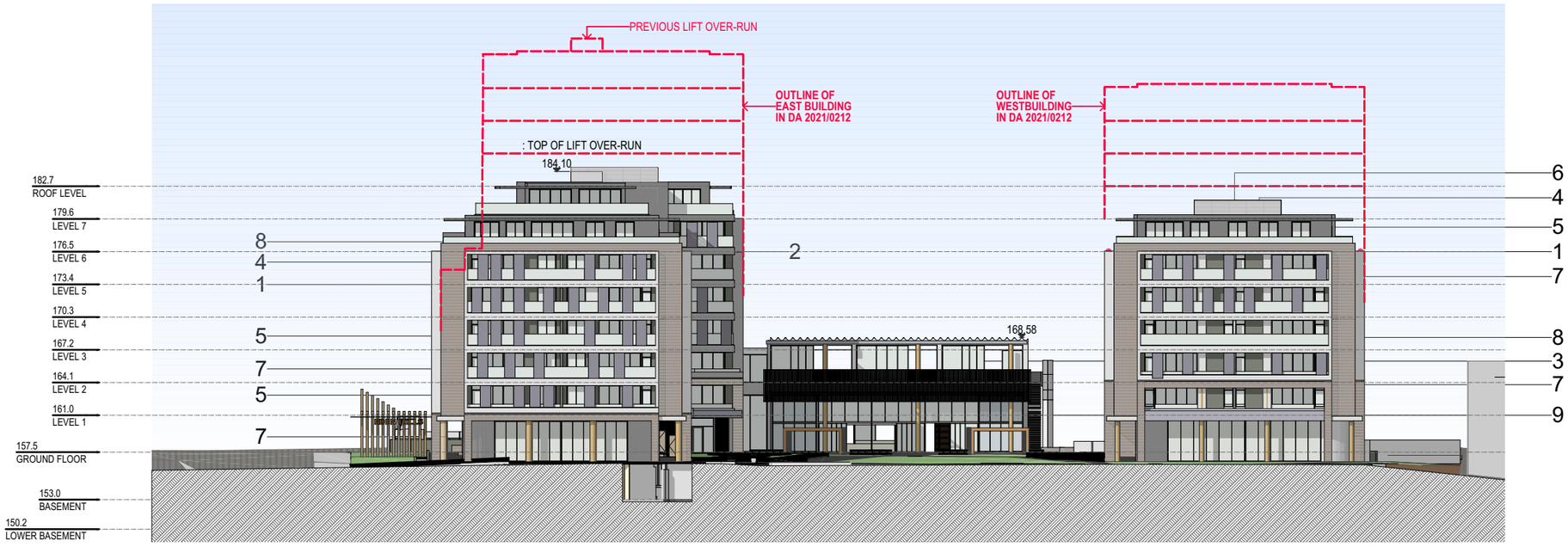
Balustrades
White Glass Clear

Walling and Slab Edges
Textured concrete RECKLI 1_148 Lanzarote



External Walls Entrance Area
White Marble

Outside Paving



NORTH ELEVATION 1:500

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D	S82A REVIEW	01.11.21

PROJECT:

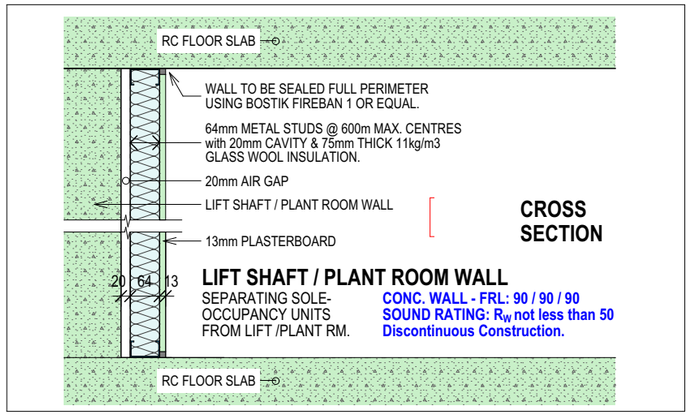
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

MATERIALS AND FINISHES

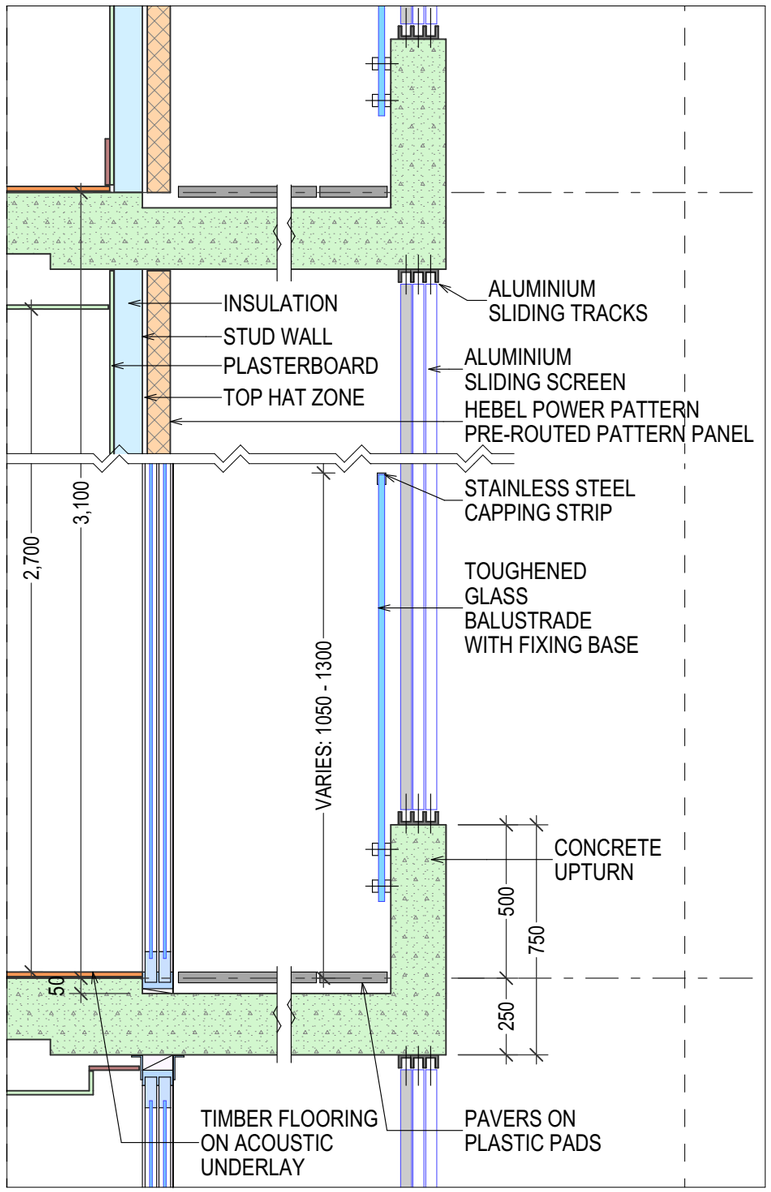
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING DA501
SUBSET:	MATERIALS & FINISHES	
DRAWN BY:	SU/WH/SP	ISSUE D

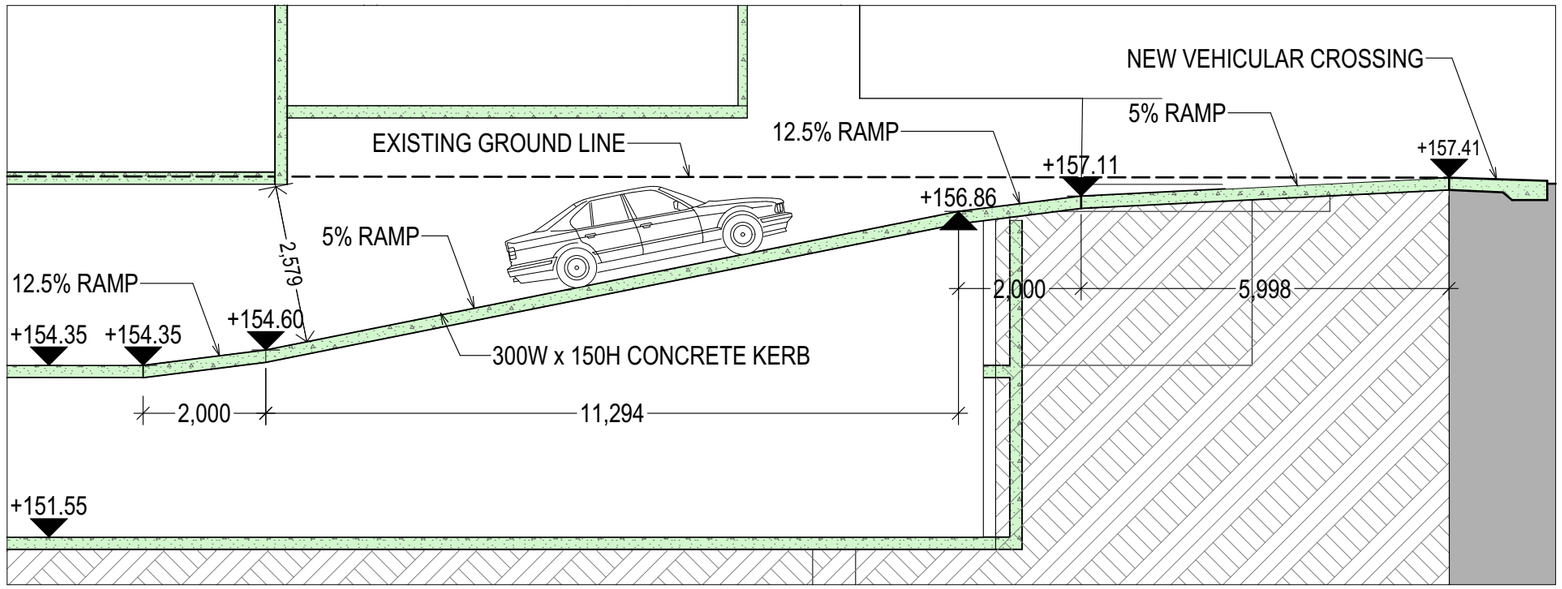
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A



SOUND INSULATION DETAIL: LIFT/PLANT TO HABITABLE ROOM



D-01 BALCONY DETAILS 1:20



SECTION THROUGH CARPARK EXIT RAMP 1:100

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

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

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

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

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5 Skyline Place Frenchs Forest NSW 2086
SP 49558

DETAILS & SECTION THROUGH EXIT RAMP

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

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

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

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1177693M_05

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 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 25 November 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW | Planning, Industry & Environment

Project summary	
Project name	S2 5 Skyline Place, Frenchs Forest_05
Street address	5 Skyline Place Frenchs Forest 2086
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 1209504
Lot no.	101
Section no.	-
No. of residential flat buildings	1
No. of units in residential flat buildings	108
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score		
Water	✔ 51	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 36	Target 25

Certificate Prepared by
Name / Company Name: Greenworld Architectural Drafting
ABN (if applicable): 70203970543

Description of project

Project address	
Project name	S2 5 Skyline Place, Frenchs Forest_05
Street address	5 Skyline Place Frenchs Forest 2086
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 1209504
Lot no.	101
Section no.	-
Project type	
No. of residential flat buildings	1
No. of units in residential flat buildings	108
No. of multi-dwelling houses	0
No. of single dwelling houses	0
Site details	
Site area (m²)	7811
Roof area (m²)	995
Non-residential floor area (m²)	940.0
Residential car spaces	157
Non-residential car spaces	25

Common area landscape	
Common area lawn (m²)	779.0
Common area garden (m²)	1933.0
Area of indigenous or low water use species (m²)	1430.0
Assessor details	
Assessor number	DMN/16/1763
Certificate number	0005718010
Climate zone	56
Ceiling fan in at least one bedroom	No
Ceiling fan in at least one living room or other conditioned area	Yes
Project score	
Water	✔ 51 Target 40
Thermal Comfort	✔ Pass Target Pass
Energy	✔ 36 Target 25

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

Residential flat buildings - Building1, 108 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)
01	1	37.0	0.0	0.0	0.0
06	1	35.0	0.0	0.0	0.0
E1.1	2	106.0	0.0	0.0	0.0
E1.6	3	121.0	4.0	0.0	0.0
E2.3	3	139.0	4.0	0.0	0.0
E3.1	2	106.0	0.0	0.0	0.0
E3.6	3	125.0	4.0	0.0	0.0
E4.3	3	139.0	4.0	0.0	0.0
E4.8	3	119.0	0.0	0.0	0.0
E5.5	3	125.0	4.0	0.0	0.0
E6.2	3	143.0	4.0	0.0	0.0
E6.7	3	119.0	0.0	0.0	0.0
W1.2	3	131.0	4.0	0.0	0.0
W1.7	2	71.0	7.0	0.0	0.0
W2.3	3	133.0	4.0	0.0	0.0
W2.8	2	71.0	7.0	0.0	0.0
W3.4	2	115.0	4.0	0.0	0.0
W4.1	2	112.0	4.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
02	1	35.0	0.0	0.0	0.0
07	1	38.0	0.0	0.0	0.0
E1.2	3	139.0	4.0	0.0	0.0
E1.7	1	68.0	0.0	0.0	0.0
E2.4	2	106.0	0.0	0.0	0.0
E3.2	3	139.0	4.0	0.0	0.0
E3.7	3	125.0	4.0	0.0	0.0
E4.4	2	106.0	0.0	0.0	0.0
E5.1	2	106.0	0.0	0.0	0.0
E5.6	3	125.0	4.0	0.0	0.0
E6.3	3	124.0	4.0	0.0	0.0
E7.1	3	127.0	0.0	0.0	0.0
W1.3	3	133.0	4.0	0.0	0.0
W1.8	2	71.0	7.0	0.0	0.0
W2.4	2	115.0	4.0	0.0	0.0
W2.9	1	46.0	7.0	0.0	0.0
W3.5	2	81.0	5.0	0.0	0.0
W4.2	3	131.0	4.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
03	1	35.0	0.0	0.0	0.0
08	1	35.0	0.0	0.0	0.0
E1.3	3	139.0	4.0	0.0	0.0
E1.8	3	119.0	0.0	0.0	0.0
E2.5	3	122.0	0.0	0.0	0.0
E3.3	3	139.0	4.0	0.0	0.0
E3.8	1	119.0	0.0	0.0	0.0
E4.5	3	122.0	0.0	0.0	0.0
E5.2	3	139.0	4.0	0.0	0.0
E5.7	3	125.0	4.0	0.0	0.0
E6.4	3	122.0	0.0	0.0	0.0
E7.2	3	132.0	4.0	0.0	0.0
W1.4	2	115.0	4.0	0.0	0.0
W1.9	1	46.0	0.0	0.0	0.0
W2.5	1	62.0	6.0	0.0	0.0
W3.1	2	112.0	4.0	0.0	0.0
W3.6	2	103.0	0.0	0.0	0.0
W4.3	3	133.0	4.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
04	1	35.0	0.0	0.0	0.0
09	1	35.0	0.0	0.0	0.0
E1.4	2	106.0	0.0	0.0	0.0
E2.1	2	106.0	0.0	0.0	0.0
E2.6	3	129.0	0.0	0.0	0.0
E3.4	2	106.0	0.0	0.0	0.0
E4.1	2	106.0	0.0	0.0	0.0
E4.6	3	125.0	4.0	0.0	0.0
E5.3	3	139.0	4.0	0.0	0.0
E5.8	3	177.0	0.0	0.0	0.0
E6.5	3	125.0	4.0	0.0	0.0
E7.3	3	129.0	0.0	0.0	0.0
W1.5	1	56.0	6.0	0.0	0.0
W2.1	2	112.0	4.0	0.0	0.0
W2.6	1	46.0	0.0	0.0	0.0
W3.2	3	131.0	4.0	0.0	0.0
W3.7	2	103.0	0.0	0.0	0.0
W4.4	2	115.0	4.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
05	1	35.0	0.0	0.0	0.0
10	1	39.0	0.0	0.0	0.0
E1.5	3	122.0	0.0	0.0	0.0
E2.2	3	139.0	4.0	0.0	0.0
E2.7	3	119.0	0.0	0.0	0.0
E3.5	3	122.0	0.0	0.0	0.0
E4.2	3	139.0	4.0	0.0	0.0
E4.7	3	125.0	4.0	0.0	0.0
E5.4	2	106.0	0.0	0.0	0.0
E6.1	3	126.0	0.0	0.0	0.0
E6.6	3	125.0	4.0	0.0	0.0
W1.1	2	112.0	4.0	0.0	0.0
W1.6	1	46.0	0.0	0.0	0.0
W2.2	3	131.0	4.0	0.0	0.0
W2.7	2	71.0	7.0	0.0	0.0
W3.3	3	133.0	4.0	0.0	0.0
W3.8	2	81.0	5.0	0.0	0.0
W4.5	2	81.0	5.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
W4.6	2	103.0	0.0	0.0	0.0
W5.3	3	133.0	4.0	0.0	0.0
W5.8	2	81.0	5.0	0.0	0.0
W6.5	3	135.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
W4.7	2	103.0	0.0	0.0	0.0
W5.4	2	115.0	4.0	0.0	0.0
W6.1	2	125.0	0.0	0.0	0.0
W1.101		56.0	6.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
W4.8	2	81.0	5.0	0.0	0.0
W5.5	2	81.0	5.0	0.0	0.0
W6.2	3	137.0	0.0	0.0	0.0
W2.101		56.0	6.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
W5.1	2	112.0	4.0	0.0	0.0
W5.6	2	112.0	0.0	0.0	0.0
W6.3	3	131.0	0.0	0.0	0.0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
W5.2	3	131.0	4.0	0.0	0.0
W5.7	2	103.0	0.0	0.0	0.0
W6.4	3	135.0	0.0	0.0	0.0

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)
Gym/Pool	393.0
Lift car (No.1)	-
Lift car (No.4)	-
Common Lounges	928.0
Maintenance rooms	76.0
Hallway/lobby type	1196.0

Common area	Floor area (m²)
Car park area (Lower Basement)	3977.0
Lift car (No.2)	-
Com Garbage room	35.0
Roof top common room	149.0
Store Rooms	605.0

Common area	Floor area (m²)
Car park area (Upper Basement)	3848.0
Lift car (No.3)	-
Res Garbage rooms	88.0
Plant rooms	73.0
Ground floor lobby type	174.0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1
   - (a) Dwellings
     - (i) Water
     - (ii) Energy
     - (iii) Thermal Comfort
   - (b) Common areas and central systems/facilities
     - (i) Water
     - (ii) Energy
2. Commitments for multi-dwelling houses
3. Commitments for single dwelling houses
4. Commitments for common areas and central systems/facilities for the development (non-building specific)
   - (i) Water
   - (ii) 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 tanks) 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.		✔ ✔	✔ ✔
(e) 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.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) 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.	✔	✔	✔

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

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa 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 system/s 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 the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting, if the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(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 façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Artificial lighting						Natural lighting	
Dwelling no.	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
All dwellings	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1-phase airconditioning EER 2.5 - 3.0 (zoned)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	no

	Individual pool		Individual spa		Appliances & other efficiency measures						
Dwelling no.	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	-	-	-	-	induction cooktop & electric oven	-	yes	-	-	-	yes	no

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
01	29.8	12.1
07	23.5	18.0
08	15.7	15.2
09	14.7	12.3
10	8.1	16.0
E1.7	33.1	20.1
E1.8	12.0	18.8
E2.7	12.4	18.4
E3.7	33.5	17.2
E3.8	13.2	17.7
E4.5	25.4	12.5
E4.6	38.9	10.8

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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.	✔	✔	✔
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
01	29.8	12.1
07	23.5	18.0
08	15.7	15.2
09	14.7	12.3
10	8.1	16.0
E1.7	33.1	20.1
E1.8	12.0	18.8
E2.7	12.4	18.4
E3.7	33.5	17.2
E3.8	13.2	17.7
E4.5	25.4	12.5
E4.6	38.9	10.8

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
E4.7	38.4	14.5
E4.8	16.3	13.7
E5.5	25.9	12.3
E5.6	25.0	16.2
E5.7	23.6	12.1
E5.8	16.7	13.5
E6.1	13.1	14.4
E6.2	11.1	13.2
E6.3	25.1	20.7
E6.4	26.5	1.6
E6.5	40.5	18.2
E6.6	25.6	7.4
E6.7	17.3	13.6
E7.1	17.3	24.6
E7.2	37.8	12.3
E7.3	17.5	16.9
W3.5	29.4	17.6
W3.6	30.9	17.0
W3.7	27.8	18.3
W3.8	25.8	17.2
W4.5	33.8	13.4
W4.6	35.5	13.5
W4.7	32.1	14.3
W4.8	30.1	12.9
W5.5	34.3	13.3
W5.6	36.1	13.4
W5.7	36.2	14.1

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
W5.8	30.6	12.8
W6.1	24.4	29.3
W6.2	22.6	18.0
W6.3	21.3	28.1
W6.4	34.2	14.5
W6.5	32.4	17.0
03, 05	24.2	11.5
02, 04, 06	19.3	11.5
E4.1, E5.1	18.2	13.7
E4.2, E5.2	25.5	11.0
E4.3, E5.3	27.8	11.8
E4.4, E5.4	22.7	12.5
W1.5, W2.5	17.2	10.2
W1.6, W2.6	31.3	12.5
W1.7, W2.7	30.5	18.2
W1.8, W2.8	27.0	15.8
W1.9, W2.9	13.6	13.0
W4.1, W5.1	26.2	12.9
W4.2, W5.2	24.1	11.0
W4.3, W5.3	27.0	11.2
W4.4, W5.4	28.1	10.9
W1.10, W2.10	22.7	26.8
E1.1, E2.1, E3.1	14.5	19.0
E1.2, E2.2, E3.2	20.2	13.8
E1.3, E2.3, E3.3	22.6	14.0
E1.4, E2.4, E3.4	18.8	15.8
E1.5, E2.5, E3.5	20.9	16.0

	Thermal loads	
Dwelling no.	Area adjusted heating load (in mJ/m²/yr)	Area adjusted cooling load (in mJ/m²/yr)
E1.6, E2.6, E3.6	34.2	20.8
W1.1, W2.1, W3.1	22.0	17.2
W1.2, W2.2, W3.2	19.2	13.9
W1.3, W2.3, W3.3	21.8	14.9
All other dwellings	24.0	15.3

N

Printed 30/11/2021

D	S82A REVIEW	01.11.21
ISSUE	REVISIONS	DATE

PROJECT:

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

BASIX COMMITMENTS

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING	DA701
SUBSET:	BASIX COMMITMENTS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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(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	4 star (> 4.5 but <= 6 L/min)	4 star	3 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	65000.0	To collect run-off from at least: - 450.0 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).	- irrigation of 1903.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Pool (No. 1)	Volume: 235.0 kLs	Location: Building1 Pool shaded: yes	-

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(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
Gym/Pool	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching	No
Car park area (Lower Basement)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Car park area (Upper Basement)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	fluorescent	zoned switching with motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
Com Garbage room	ventilation exhaust only	-	fluorescent	motion sensors	No
Res Garbage rooms	ventilation exhaust only	-	fluorescent	motion sensors	No
Common Lounges	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	No

	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
Roof top common room	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	No
Plant rooms	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Maintenance rooms	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Store Rooms	no mechanical ventilation	-	fluorescent	manual on / manual off	No
Ground floor lobby type	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	No
Hallway/lobby type	no mechanical ventilation	-	light-emitting diode	zoned switching with motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas instantaneous	Piping insulation (ringmain & supply risers): (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): 10
Lift (No. 4)	gearless traction with V V V F motor	Number of levels (including basement): 10
Pool (No. 1)	Heating source: no heating	Pump controlled by timer: yes

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	4 star (> 4.5 but <= 6 L/min)	4 star	3 star	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.	✔	✔	✔

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 90.0 peak kW
Other	Building management system installed?: yes Common area electric/gas clothes dryer rating: 2 star Common area clothes washer rating: 2.5 Star	-

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 fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

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Printed 30/11/2021

D S82A REVIEW 01.11.21

ISSUE REVISIONS DATE

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

BASIX COMMITMENTS (CONT'D)

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

SCALE: AS SHOWN
SUBSET: BASIX COMMITMENTS
DRAWN BY: SU/WH/SP
DRAWING DA702
ISSUE D

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

Nationwide House Energy Rating Scheme — Class 2 summary
NatHERS Certificate No. 0005718010

Generated on 24 Nov 2021 using BERS Pro v4.4.0.2 (3.21)

Property

Address 5 Skyline Pl , Frenchs Forest , NSW , 2086

Lot/DP 101/1209504

NatHERS climate zone 56

Accredited assessor

John Boutros

Greenworld Architectural Drafting

greenworldarchi@outlook.com

02 9652 0045

Accreditation No. DMN/16/1763

Assessor Accrediting Organisation Design Matters National

7.0
Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see:
www.nathers.gov.au

Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=JhLKqbHQI . When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (MJ/m²/p.a.)	Cooling load (MJ/m²/p.a.)	Total load (MJ/m²/p.a.)	Star rating
0005717160-01	01	29.8	12.1	41.9	7
0005717186-01	02	19.3	11.5	30.8	7.9
0005717194-01	03	24.2	11.5	35.7	7.4
0005717210-01	04	19.3	11.5	30.8	7.9
0005717236-01	05	24.2	11.5	35.7	7.4

Continued Over

National Construction Code (NCC) requirements

The NCC's requirements for NatHERS-rated buildings are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Summary of all dwellings (continued)

Certificate number and link	Unit Number	Heating load (MJ/m²/p.a.)	Cooling load (MJ/m²/p.a.)	Total load (MJ/m²/p.a.)	Star rating
0005717251-01	06	19.3	11.5	30.8	7.9
0005717277-01	07	23.5	18	41.5	7.1
0005717293-01	08	15.7	15.2	30.8	7.9
0005717319-01	09	14.7	12.3	27.1	8.3
0005717335-01	10	8.1	16	24.1	8.4
0006764666-02	E1.1	14.5	19	33.5	7.4
0006764674	E1.2	20.2	13.8	34	7.4
0006764682	E1.3	22.6	14	36.6	7.2
0006764690-02	E1.4	18.8	15.8	34.6	7.3
0004842704-01	E1.5	20.9	16	36.9	7.2
0005717418	E1.6	34.2	20.8	55	5.8
0005717434	E1.7	33.1	20.1	53.2	5.9
0005717459	E1.8	12	18.8	30.8	7.7
0006764708-02	E2.1	14.5	19	33.5	7.4
0006764716	E2.2	20.2	13.8	34	7.4
0006764724	E2.3	22.6	14	36.6	7.2
0006764732-02	E2.4	18.8	15.8	34.6	7.3
0004842753-02	E2.5	20.9	16	36.9	7.2
0004842761-02	E2.6	34.2	20.8	55	5.8
0004842779-02	E2.7	12.4	18.4	30.8	7.7
0006764740-02	E3.1	14.5	19	33.5	7.4
0006764757	E3.2	20.2	13.8	34	7.4
0006764765	E3.3	22.6	14	36.6	7.2
0006764773-02	E3.4	18.8	15.8	34.6	7.3
0004842829-02	E3.5	20.9	16	36.9	7.2
0004842837-02	E3.6	34.2	20.8	55	5.8
0004842282-02	E3.7	33.5	17.2	50.8	6
0005717400	E3.8	13.2	17.7	30.8	7.6
0006764781-02	E4.1	18.2	13.7	31.9	7.5
0006764799	E4.2	25.5	11	36.5	7.2
0006764807	E4.3	27.8	11.8	39.7	6.9
0006764815-02	E4.4	22.7	12.5	35.2	7.3
0005717491	E4.5	25.4	12.5	37.9	7.1
0005717509-02	E4.6	38.9	10.8	49.7	6.1
0005717517	E4.7	38.4	14.5	52.9	5.9
0005717152	E4.8	16.3	13.7	30	7.7
0005717178-04	E5.1	18.2	13.7	31.9	7.5
0005717202-02	E5.2	25.5	11	36.5	7.2
0005717228-02	E5.3	27.8	11.8	39.7	6.9
0005717244-03	E5.4	22.7	12.5	35.2	7.3

Certificate number and link	Unit Number	Heating load (MJ/m /p.a.)	Cooling load (MJ/m /p.a.)	Total load (MJ/m /p.a.)	Star rating
0005717269-02	E5.5	25.9	12.3	38.2	7.1
0005717285-03	E5.6	25	16.2	41.2	6.8
0005717301-02	E5.7	23.6	12.1	35.7	7.2
0006764823	E5.8	16.7	13.5	30.2	7.6
0005717327-02	E6.1	13.1	14.4	27.5	7.9
0005717343-02	E6.2	11.1	13.2	24.4	8.1
0005717350-02	E6.3	25.1	20.7	45.8	6.4
0005717368-01	E6.4	26.5	11.6	38.1	7.1
0006764831	E6.5	40.3	18.2	58.5	5.4
0006764849	E6.6	25.6	7.4	33	7.4
0006764856	E6.7	17.3	13.6	30.9	7.6
0005717376-03	E7.1	17.3	24.6	41.8	6.8
0005717384-04	E7.2	37.8	12.3	50.1	6.1
0005717392-04	E7.3	17.5	16.9	34.4	7.3
0006764864-01	W1.1	22	17.2	39.2	6.9
0006764872	W1.2	19.2	13.9	33.1	7.4
0006764880	W1.3	21.8	14.9	36.7	7.2
0006067961-02	W1.4	24	15.3	39.3	6.9
0006067979	W1.5	17.2	10.2	27.4	8
0006067987	W1.6	31.3	12.5	43.8	6.8
0004842506-02	W1.7	30.5	18.2	48.7	6.2
0005717731	W1.8	27	15.8	42.8	6.7
0005717756-01	W1.9	13.6	13	26.5	8.2
0006764898-01	W2.1	22	17.2	39.2	6.9
0006764906	W2.2	19	13.9	33	7.4
0006764914	W2.3	21.8	14.9	36.7	7.2
0006067995-02	W2.4	24	15.3	39.3	6.9
0006068001	W2.5	17.2	10.2	27.4	8
0005717616-01	W2.6	31.3	12.5	43.8	6.8
0004842613-02	W2.7	30.5	18.2	48.7	6.2
0004842639-02	W2.8	27	15.8	42.8	6.7
0006068019	W2.9	13.6	13	26.5	8.2
0006764922-01	W3.1	22	17.2	39.2	6.9
0006764930	W3.2	19	13.9	33	7.4
0006764948	W3.3	21.8	14.9	36.7	7.2
0006068027-02	W3.4	24	15.3	39.3	6.9
0004842381-02	W3.5	29.4	17.6	47	6.4
0004842407-02	W3.6	30.9	17	47.9	6.3
0004842423-02	W3.7	27.8	18.3	46.1	6.4
0005717780	W3.8	25.8	17.2	43	6.7
0006068035-02	W4.1	26.2	12.9	39.1	6.9
0006764955	W4.2	24.1	11	35.1	7.3

Certificate number and link	Unit Number	Heating load (MJ/m /p.a.)	Cooling load (MJ/m /p.a.)	Total load (MJ/m /p.a.)	Star rating
0006764963	W4.3	27	11.2	38.2	7.1
0006068043-02	W4.4	28.1	10.9	39	6.9
0004842514-02	W4.5	33.8	13.4	47.2	6.4
0004842530-02	W4.6	35.5	13.5	49.1	6.2
0004842555-02	W4.7	32.1	14.3	46.3	6.4
0005717624	W4.8	30.1	12.9	43	6.7
0006068050-02	W5.1	26.2	12.9	39.1	6.9
0006764971	W5.2	24.1	11	35.1	7.3
0006764989	W5.3	27	11.2	38.2	7.1
0006068068-02	W5.4	28.1	10.9	39	6.9
0005717673-02	W5.5	34.3	13.3	47.6	6.3
0005717681-02	W5.6	36.1	13.4	49.5	6.1
0005717699-02	W5.7	32.6	14.1	46.7	6.4
0006764997	W5.8	30.6	12.8	43.4	6.6
0005717707-04	W6.1	24.4	29.3	53.7	5.8
0005717715-02	W6.2	22.6	18	40.6	6.9
0005717723-03	W6.3	21.3	28.1	49.4	6.1
0005717749-04	W6.4	34.2	14.5	48.7	6.2
0006765002-02	W6.5	32.4	17	49.5	6.1
0005717525	W1.10	22.7	26.8	49.5	6.2
0005717665	W2.10	22.7	26.8	49.5	6.2
Average		24.04	15.11	39.15	7.00

Explanatory Notes

About this report

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

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Printed 30/11/2021

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

NatHERS CERTIFICATES

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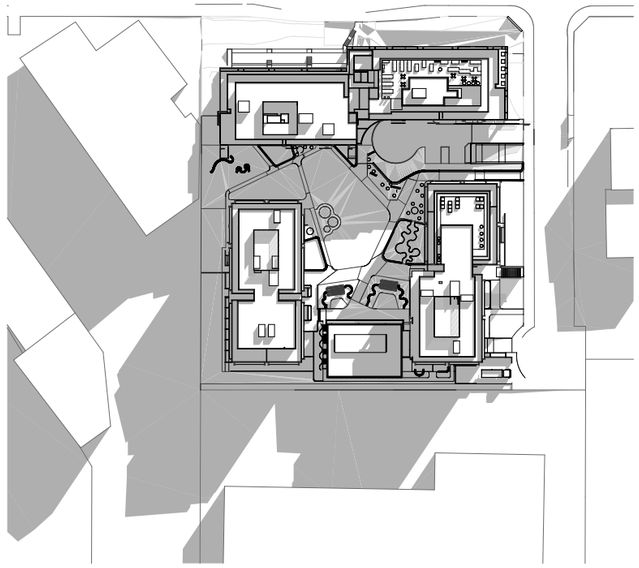
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING DA703
SUBSET:	BASIX COMMITMENTS	
DRAWN BY:	SU/WH/SP	ISSUE D

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



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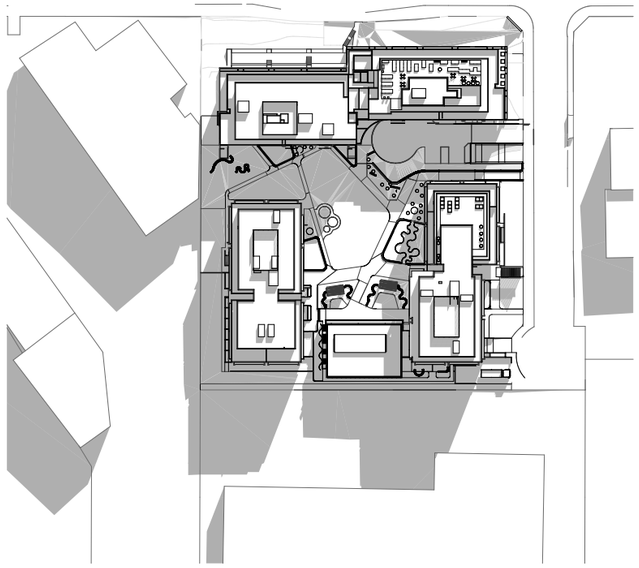
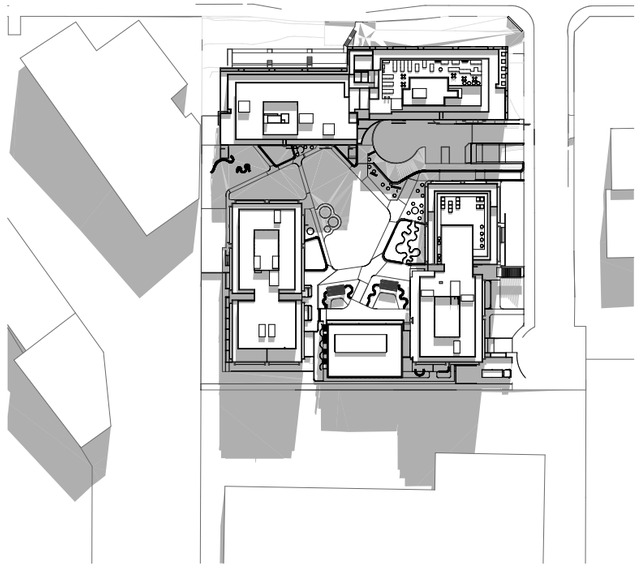
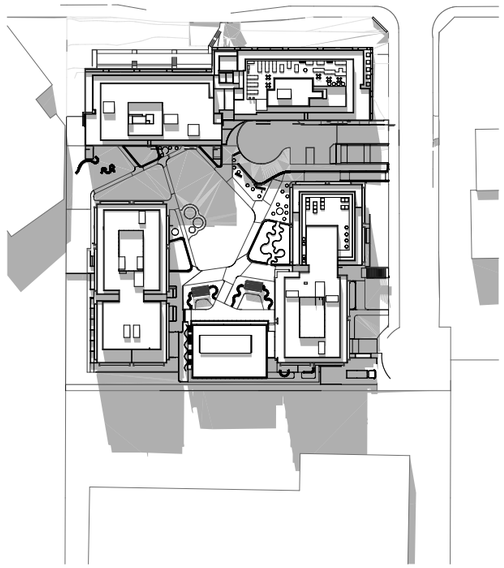


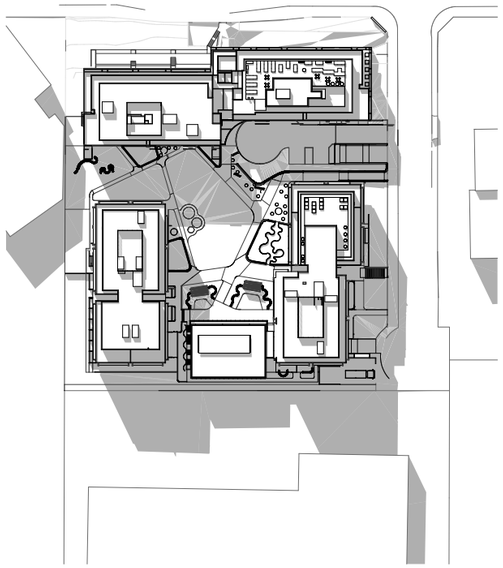
JUNE21 10AM - LOT1 1:2000



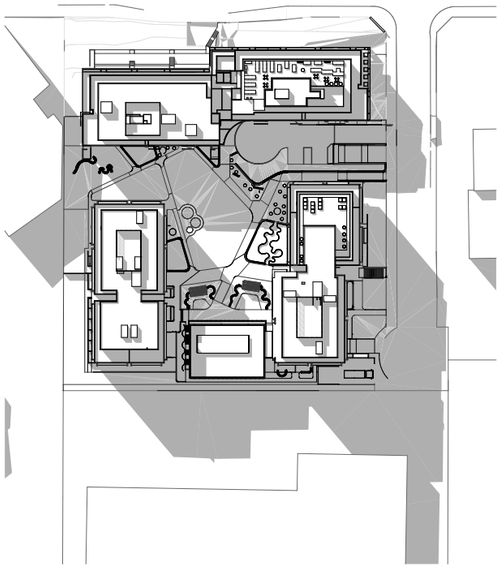
JUNE21 11AM - LOT1 1:2000



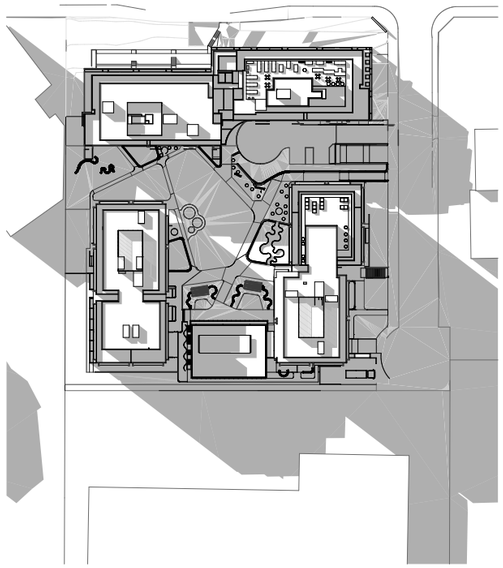
JUNE21 12PM - LOT1 1:2000



JUNE21 1PM - LOT1 1:2000



JUNE21 2PM - LOT1 1:2000



JUNE21 3PM - LOT1 1:2000

N

Printed 30/11/2021

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

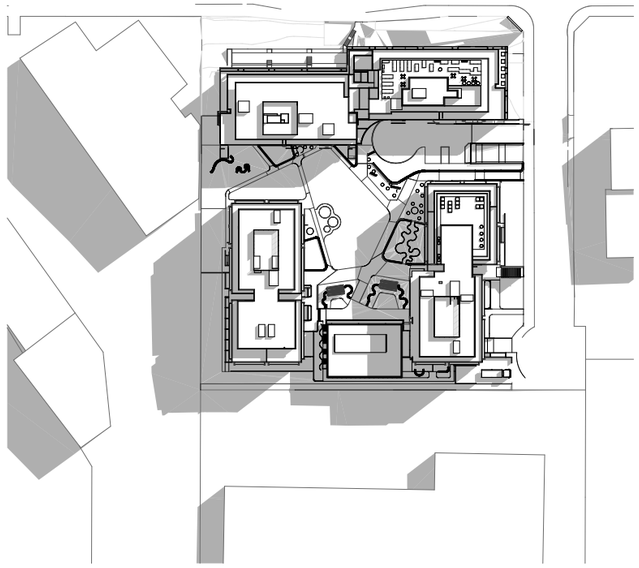
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

SHADOW DIAGRAMS - JUNE 21 - MID WINTER

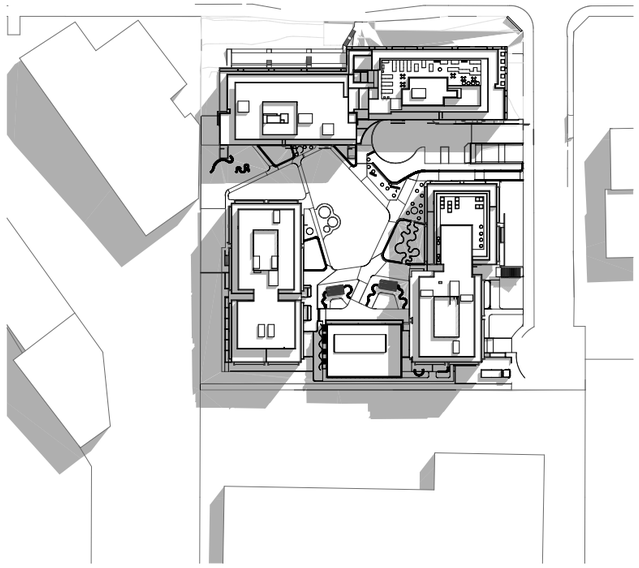
P A S T U D I O
LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING	
SUBSET:	SHADOW DIAGRAMS & VIEWS FROM THE SUN		DA801
DRAWN BY:	SU/WH/SP	ISSUE	D

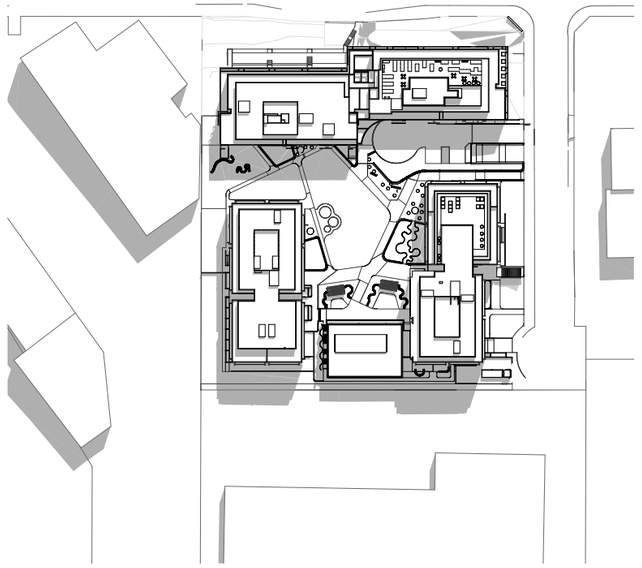
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A



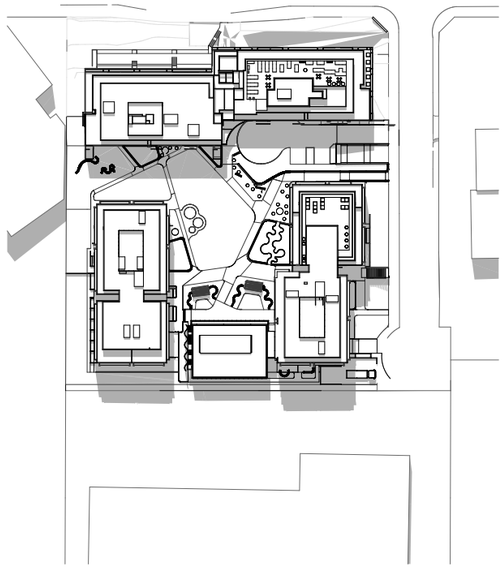
MAR21 9AM - LOT1 1:2000



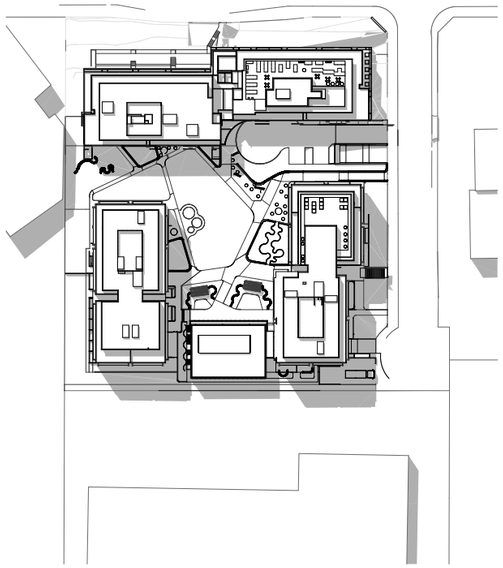
MAR21 10AM - LOT1 1:2000



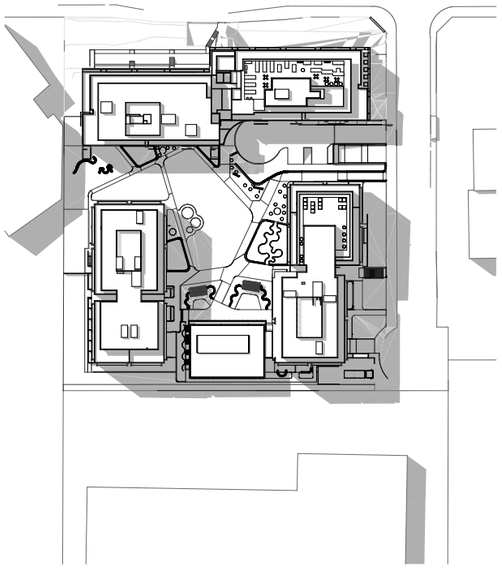
MAR21 11AM - LOT1 1:2000



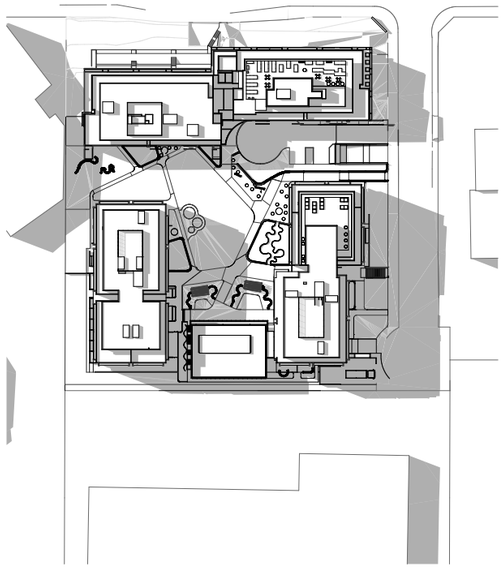
MAR21 12PM - LOT1 1:2000



MAR21 1PM - LOT1 1:2000



MAR21 2PM - LOT1 1:2000



MAR21 3PM - LOT1 1:2000

N

Printed 30/11/2021

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW

5 Skyline Place Frenchs Forest NSW 2086

SP 49558

SHADOW DIAGRAMS - MARCH 21 - EQUINOX

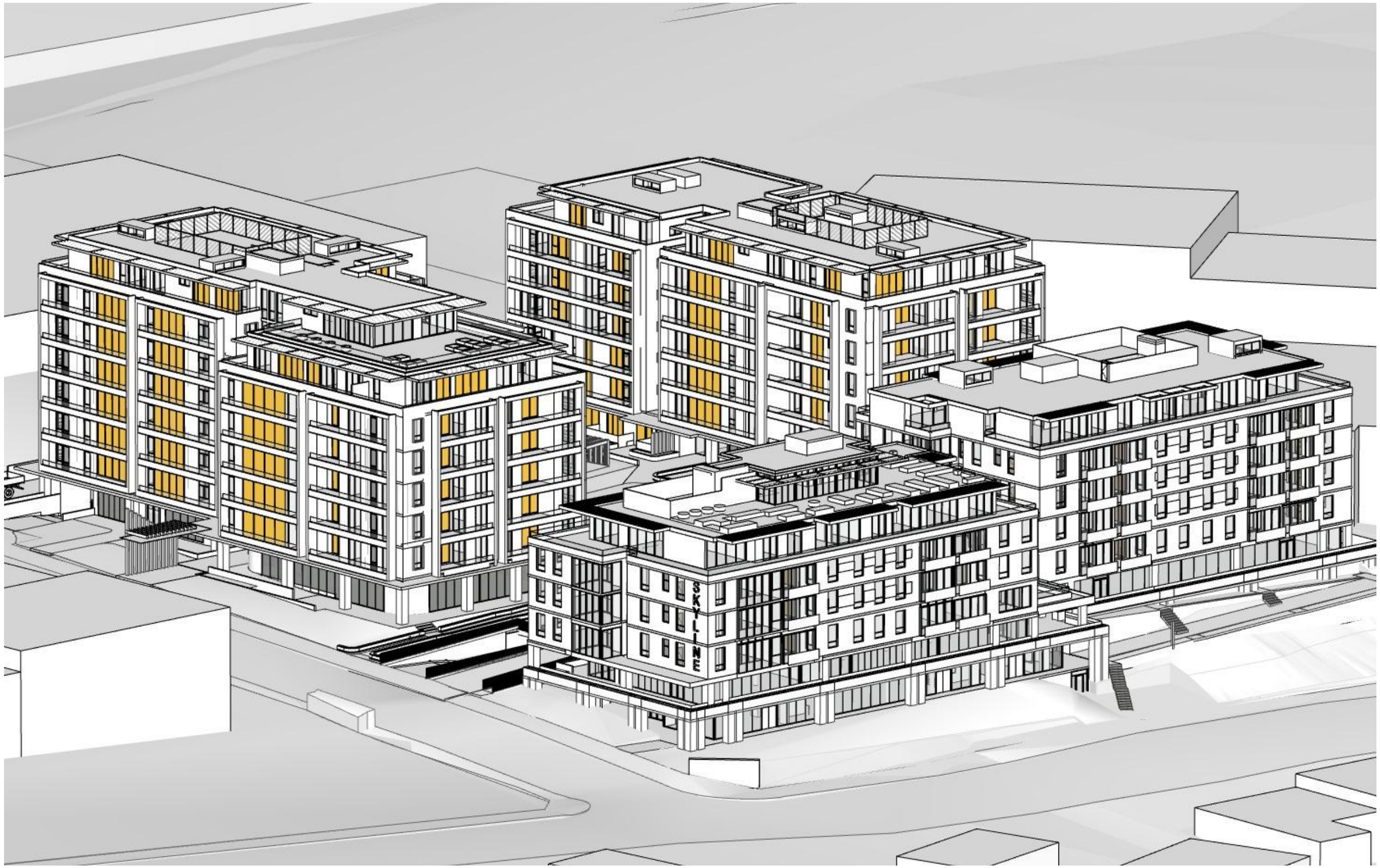
P A STUDIO

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

NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING DA802
SUBSET:	SHADOW DIAGRAMS & VIEWS FROM THE SUN	
DRAWN BY:	SU/WH/SP	ISSUE D

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



9:00AM 21ST JUNE

N

Printed 30/11/2021

LIVING / WINTER GARDEN WINDOWS

NOTE: BUILDINGS WITHIN THE SITE DONOT OVERSHADOW EACH OTHER BETWEEN 12:30 PM AND 3:00 PM

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

SOLAR ACCESS CALCULATION

TOTAL NUMBER OF UNITS	***108 UNITS***
ADG REQUIRED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	70% (76 UNITS)
PROPOSED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	**78% (84 UNITS)**
ADG MAXIMUM UNITS WITH NO SOLAR ACCESS	15% (20 UNITS)
PROPOSED UNITS WITH NO SOLAR ACCESS	**1% (1 UNITS)**

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

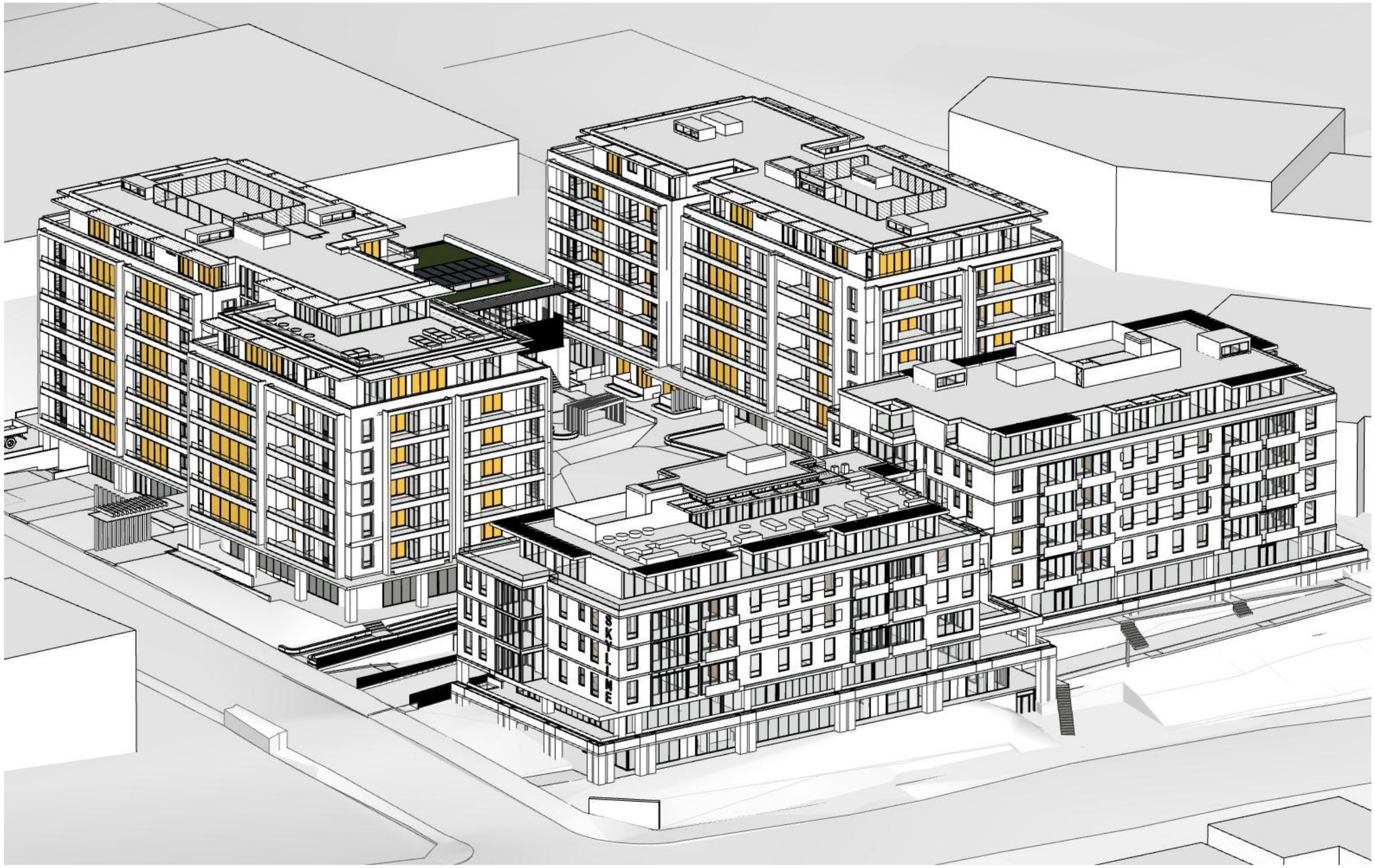
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

View from the sun June 21 9:00 am

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING	DA803
SUBSET:	SHADOW DIAGRAMS & VIEWS FROM THE SUN		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



10:00AM 21ST JUNE

SOLAR ACCESS CALCULATION

TOTAL NUMBER OF UNITS	***108 UNITS***
ADG REQUIRED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	70% (76 UNITS)
PROPOSED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	**78% (84 UNITS)**
ADG MAXIMUM UNITS WITH NO SOLAR ACCESS	15% (20 UNITS)
PROPOSED UNITS WITH NO SOLAR ACCESS	**1% (1 UNITS)**

N

Printed 30/11/2021

LIVING / WINTER GARDEN WINDOWS

NOTE: BUILDINGS WITHIN THE SITE DONOT OVERSHADOW EACH OTHER BETWEEN 12:30 PM AND 3:00 PM

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

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

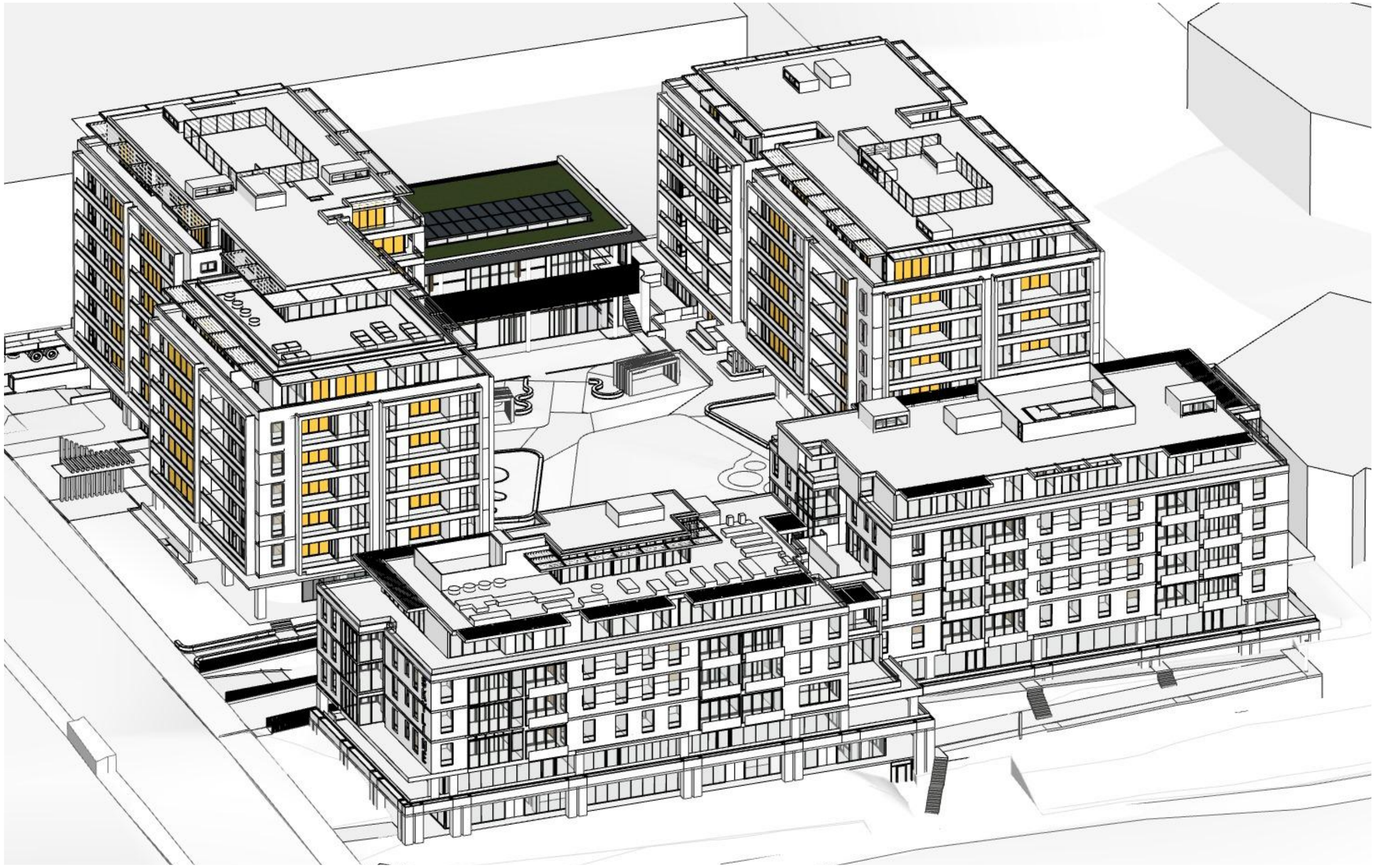
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

View from the sun June 21 10:00 am

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

SCALE:	AS SHOWN	DRAWING	DA804
SUBSET:	SHADOW DIAGRAMS & VIEWS FROM THE SUN		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



11:00AM 21ST JUNE

SOLAR ACCESS CALCULATION

TOTAL NUMBER OF UNITS	***108 UNITS***
ADG REQUIRED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	70% (76 UNITS)
PROPOSED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	**78% (84 UNITS)**
ADG MAXIMUM UNITS WITH NO SOLAR ACCESS	15% (20 UNITS)
PROPOSED UNITS WITH NO SOLAR ACCESS	**1% (1 UNITS)**

N

Printed 30/11/2021

LIVING / WINTER GARDEN WINDOWS

NOTE: BUILDINGS WITHIN THE SITE DONOT OVERSHADOW EACH OTHER BETWEEN 12:30 PM AND 3:00 PM

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

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

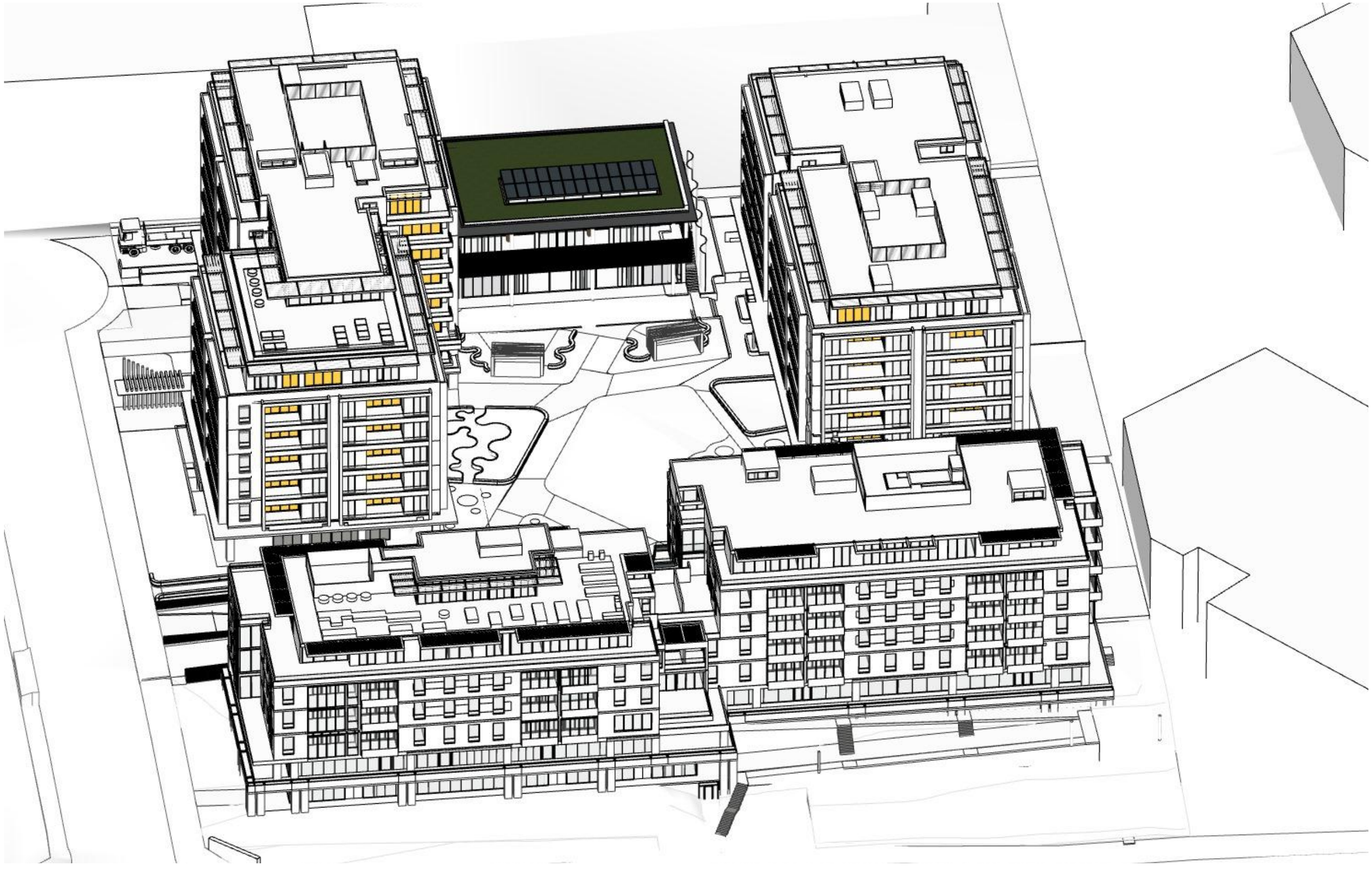
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

View from the sun June 21 11:00 am

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

SCALE:	AS SHOWN	DRAWING	DA805
SUBSET:	SHADOW DIAGRAMS & VIEWS FROM THE SUN		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



N

Printed 30/11/2021

LIVING / WINTER GARDEN WINDOWS

NOTE: BUILDINGS WITHIN THE SITE DONOT OVERSHADOW EACH OTHER BETWEEN 12:30 PM AND 3:00 PM

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

12:00AM 21ST JUNE

SOLAR ACCESS CALCULATION

TOTAL NUMBER OF UNITS	***108 UNITS***
ADG REQUIRED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	70% (76 UNITS)
PROPOSED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	**78% (84 UNITS)**
ADG MAXIMUM UNITS WITH NO SOLAR ACCESS	15% (20 UNITS)
PROPOSED UNITS WITH NO SOLAR ACCESS	**1% (1 UNITS)**

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

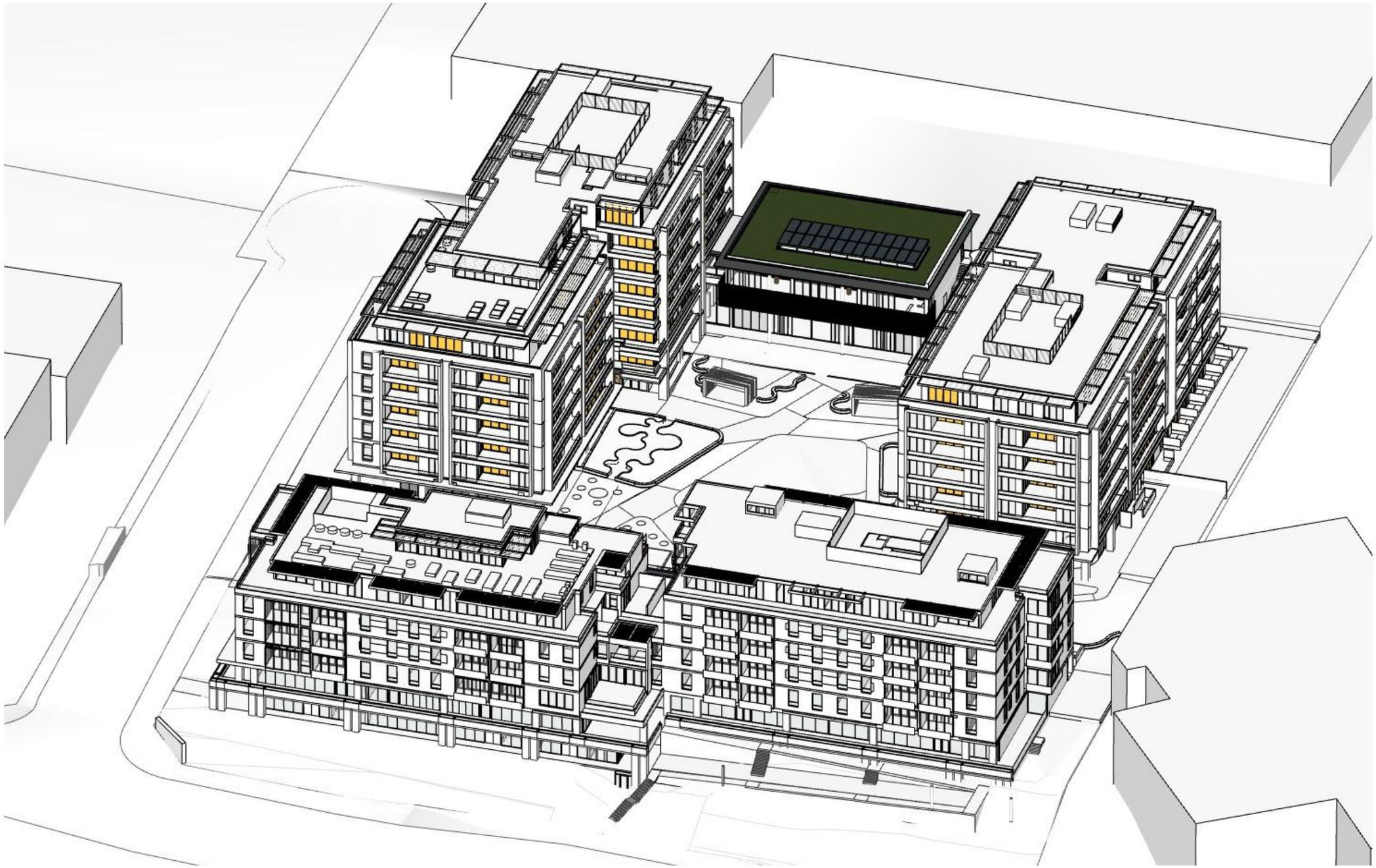
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

View from the sun June 21 12:00 pm

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

SCALE:	AS SHOWN	DRAWING	DA806
SUBSET:	SHADOW DIAGRAMS & VIEWS FROM THE SUN		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



1:00PM 21ST JUNE

N

Printed 30/11/2021

LIVING / WINTER GARDEN WINDOWS

NOTE: BUILDINGS WITHIN THE SITE DONOT OVERSHADOW EACH OTHER BETWEEN 12:30 PM AND 3:00 PM

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

SOLAR ACCESS CALCULATION

TOTAL NUMBER OF UNITS	***108 UNITS***
ADG REQUIRED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	70% (76 UNITS)
PROPOSED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	**78% (84 UNITS)**
ADG MAXIMUM UNITS WITH NO SOLAR ACCESS	15% (20 UNITS)
PROPOSED UNITS WITH NO SOLAR ACCESS	**1% (1 UNITS)**

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

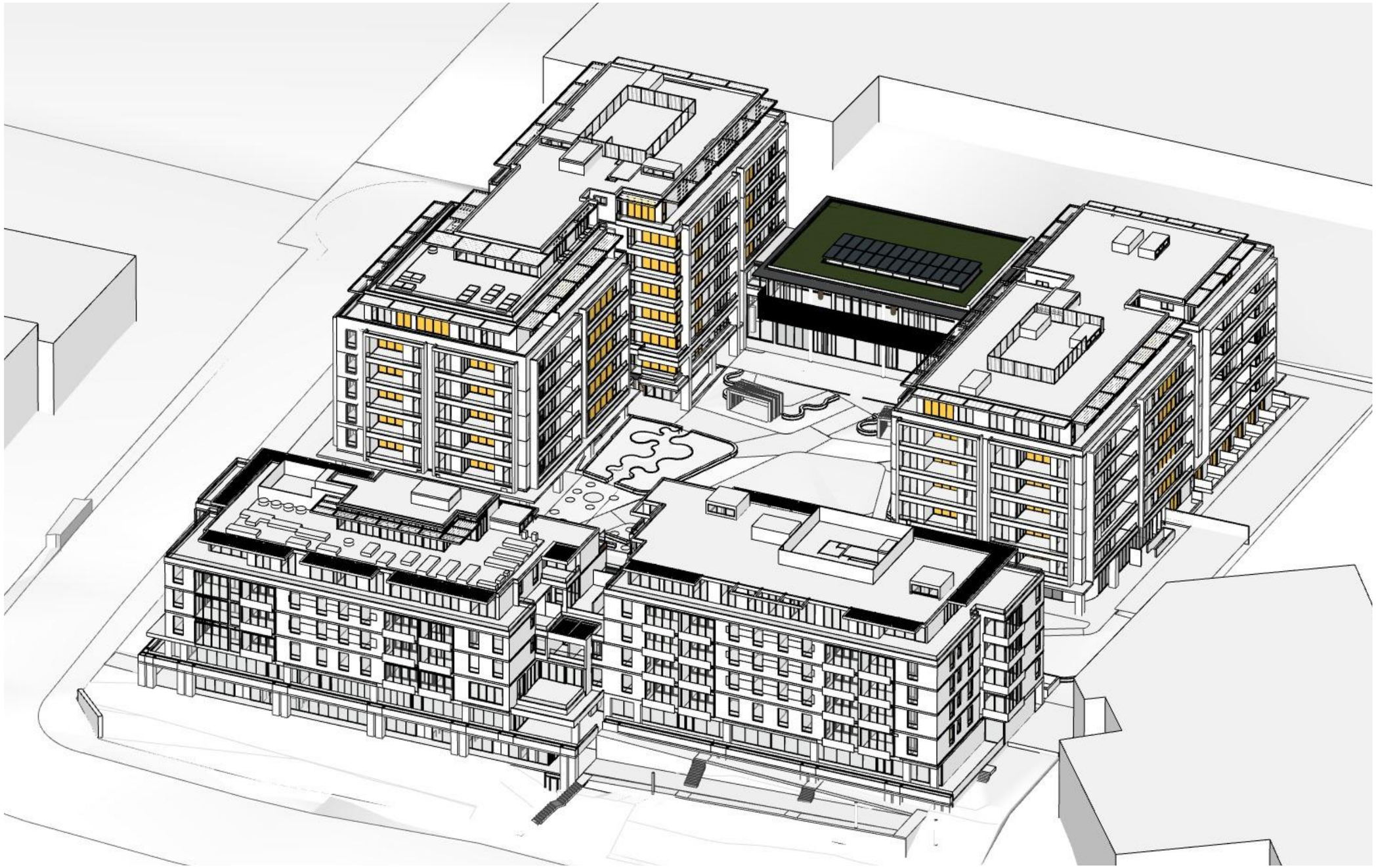
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

View from the sun June 21 1:00 pm

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

SCALE:	AS SHOWN	DRAWING	DA807
SUBSET:	SHADOW DIAGRAMS & VIEWS FROM THE SUN		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



2:00PM 21ST JUNE

SOLAR ACCESS CALCULATION

TOTAL NUMBER OF UNITS	***108 UNITS***
ADG REQUIRED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	70% (76 UNITS)
PROPOSED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	**78% (84 UNITS)**
ADG MAXIMUM UNITS WITH NO SOLAR ACCESS	15% (20 UNITS)
PROPOSED UNITS WITH NO SOLAR ACCESS	**1% (1 UNITS)**

N

Printed 30/11/2021

LIVING / WINTER GARDEN WINDOWS

NOTE: BUILDINGS WITHIN THE SITE DONOT OVERSHADOW EACH OTHER BETWEEN 12:30 PM AND 3:00 PM

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

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

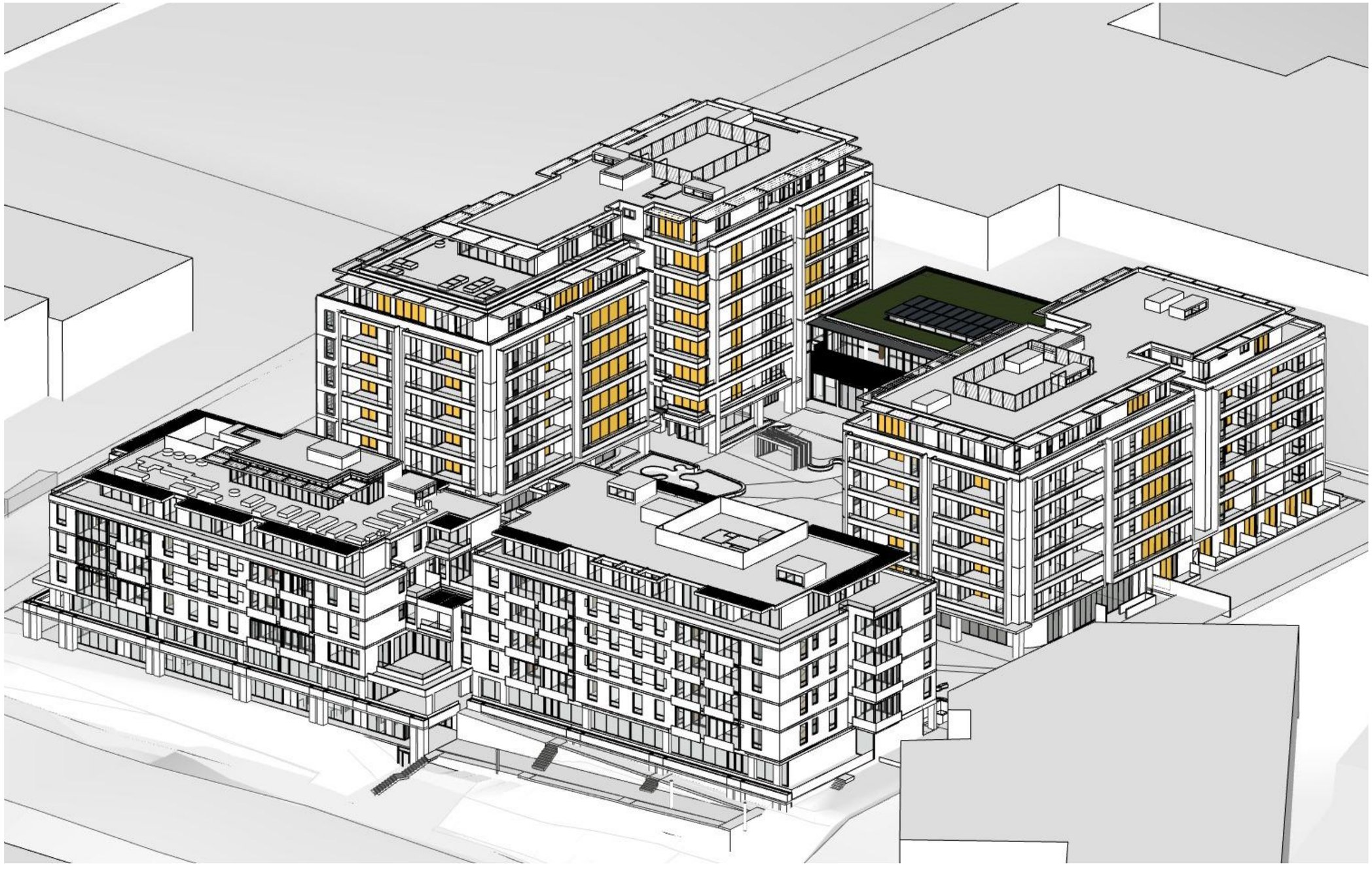
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

View from the sun June 21 2:00 pm

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

SCALE:	SHADOW DIAGRAMS & VIEWS FROM THE SUN	DRAWING DA808
SUBSET:		
DRAWN BY:	SU/WH/SP	ISSUE D

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



3:00PM 21ST JUNE

SOLAR ACCESS CALCULATION

TOTAL NUMBER OF UNITS	***108 UNITS***
ADG REQUIRED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	70% (76 UNITS)
PROPOSED UNITS WITH MINIMUM 2 HOURS OF DIRECT SUNLIGHT IN LIVING ROOMS & PRIVATE OPEN SPACE AT MID WINTER (21st JUNE)	**78% (84 UNITS)**
ADG MAXIMUM UNITS WITH NO SOLAR ACCESS	15% (20 UNITS)
PROPOSED UNITS WITH NO SOLAR ACCESS	**1% (1 UNITS)**

N

Printed 30/11/2021

LIVING / WINTER GARDEN WINDOWS

NOTE: BUILDINGS WITHIN THE SITE DONOT OVERSHADOW EACH OTHER BETWEEN 12:30 PM AND 3:00 PM

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

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

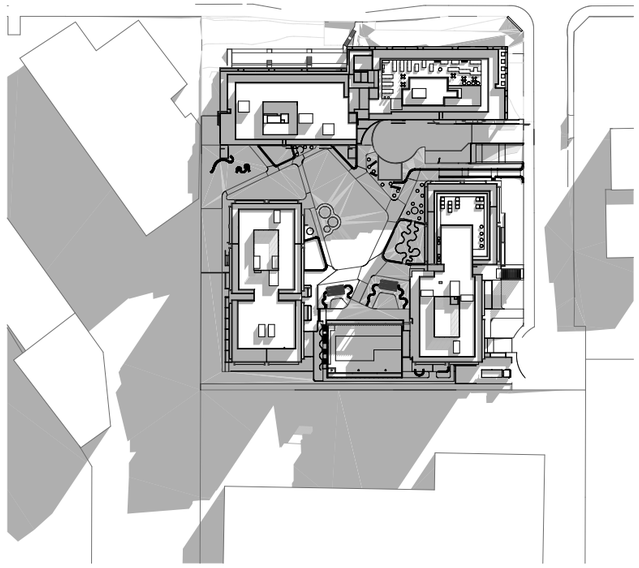
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

View from the sun June 21 3:00 pm

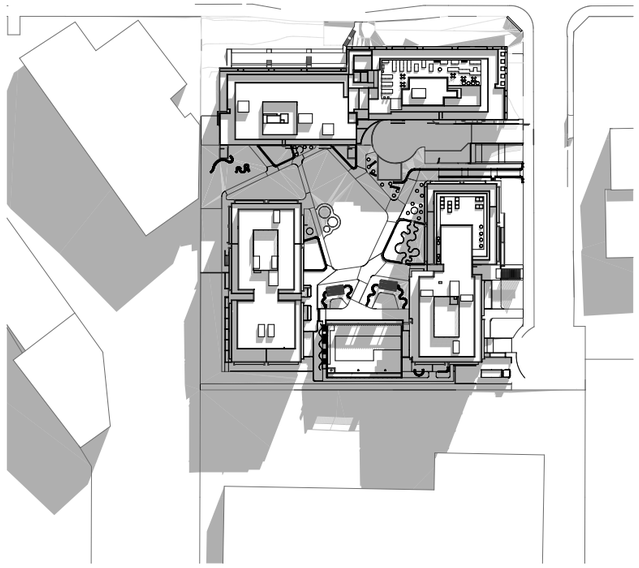
P A STUDIO
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE:	SHADOW DIAGRAMS & AS SHOWN	DRAWING	DA809
SUBSET:	VIEWS FROM THE SUN		
DRAWN BY:	SU/WH/SP	ISSUE	D

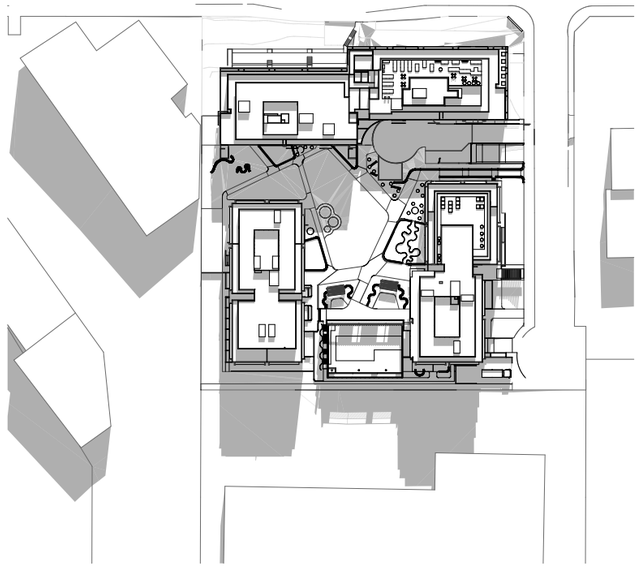
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A



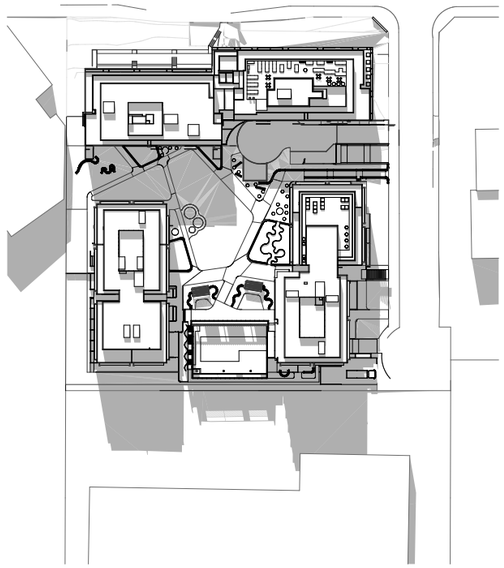
JUNE21 9AM - LOT1 1:2000



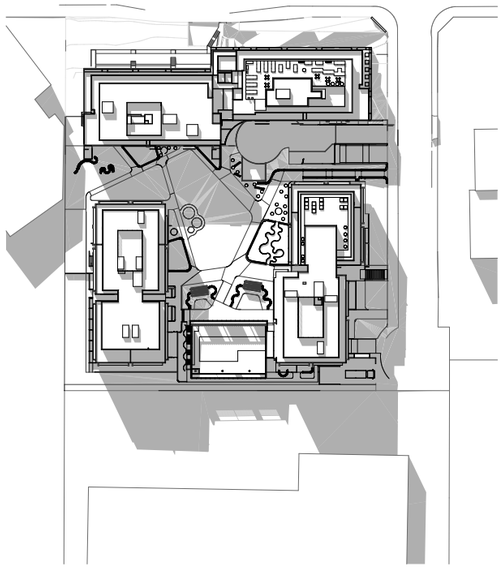
JUNE21 10AM - LOT1 1:2000



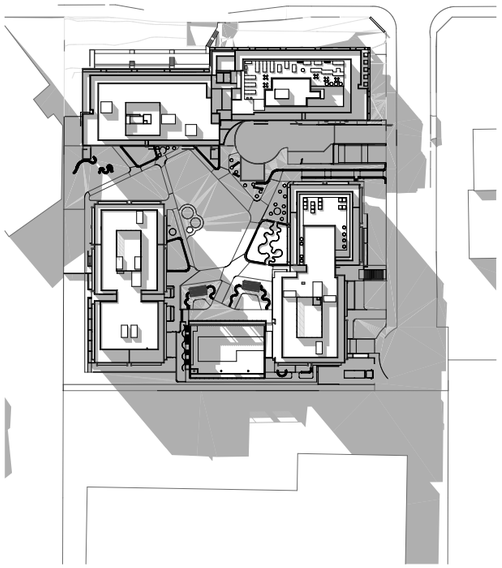
JUNE21 11AM - LOT1 1:2000



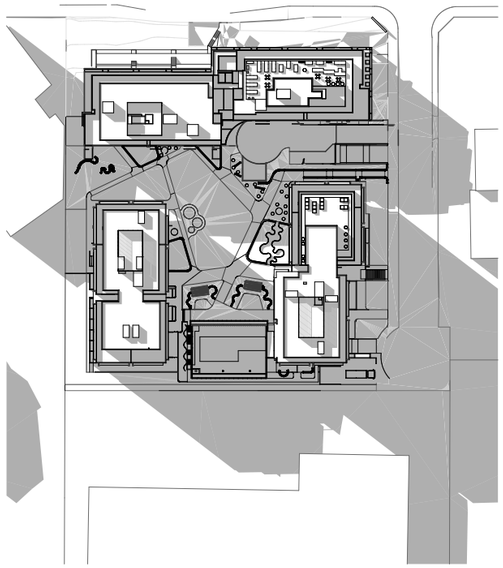
JUNE21 12PM - LOT1 1:2000



JUNE21 1PM - LOT1 1:2000



JUNE21 2PM - LOT1 1:2000



JUNE21 3PM - LOT1 1:2000

N

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ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

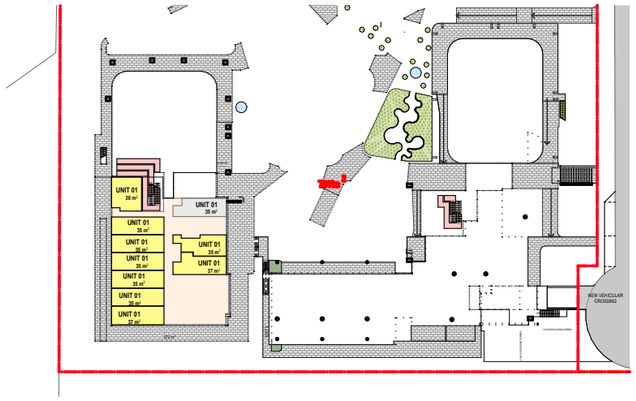
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

CENTRAL COURTYARD SUN ACCESS

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

SCALE:	AS SHOWN	DRAWING	DA810
SUBSET:	SHADOW DIAGRAMS & VIEWS FROM THE SUN		
DRAWN BY:	SU/WH/SP	ISSUE	D

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



GROUND FLOOR

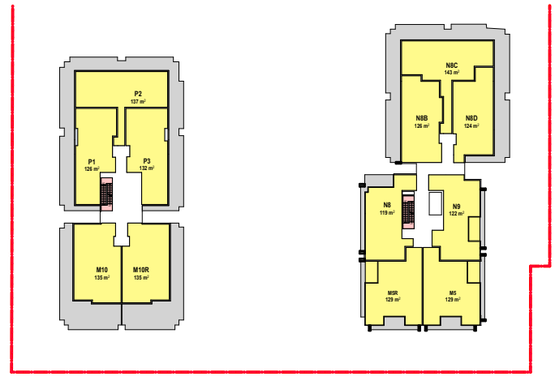
LEVEL 1

LEVEL 2

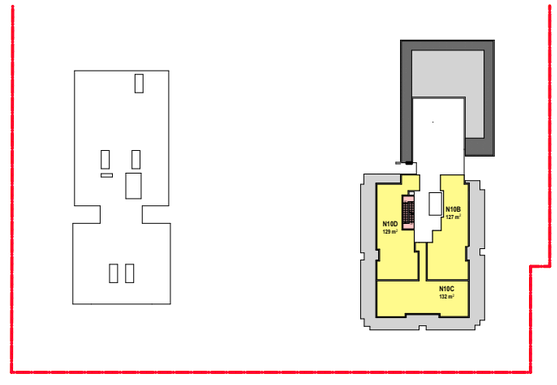
LEVEL 3

LEVEL 4

LEVEL 5



LEVEL 6



LEVEL 7

N

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

GROUND LEVEL	9/10
LEVEL 1	12/18
LEVEL 2	12/17
LEVEL 3	12/16
LEVEL 4	12/16
LEVEL 5	12/16
LEVEL 6	12/12
LEVEL 7	3/3
TOTAL	**84/108**
78% OF 108 APARTMENTS	

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

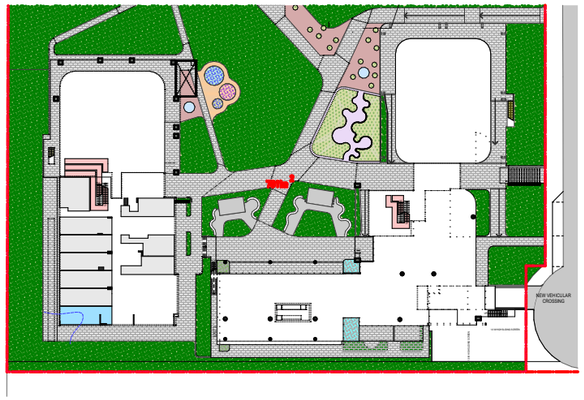
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

SOLAR ACCESS

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

SCALE:	AS SHOWN	DRAWING	DA901
SUBSET:	SOLAR ACCESS & CROSS VENT		
DRAWN BY:	SU/WH/SP	ISSUE	D

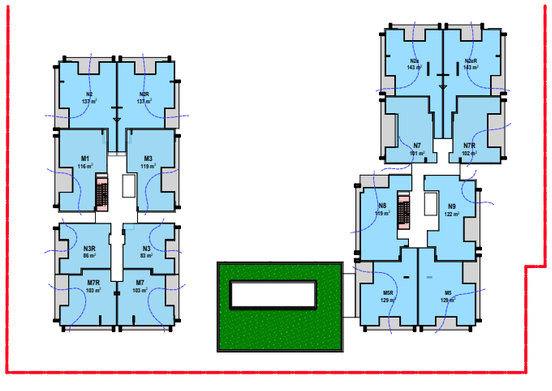
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A



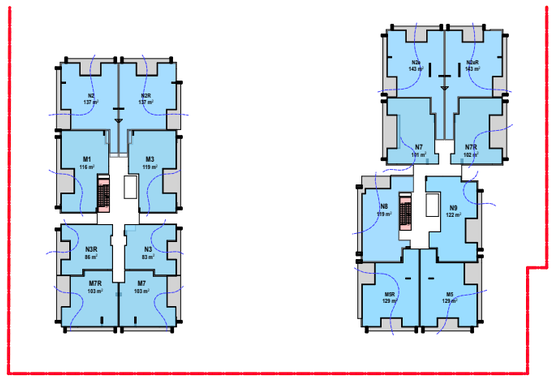
GROUND FLOOR

LEVEL 1

LEVEL 2



LEVEL 3



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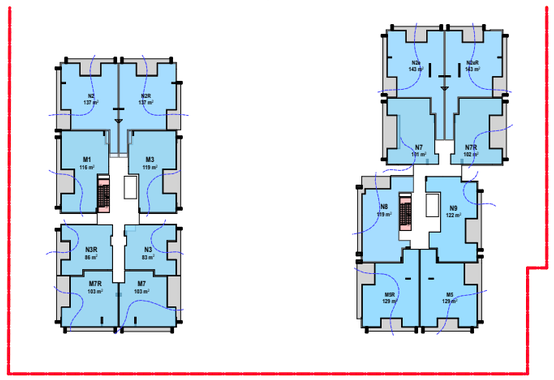
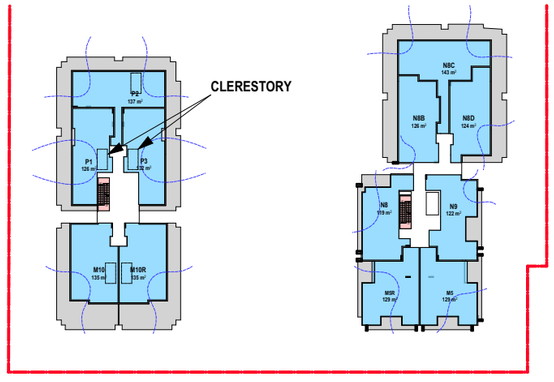
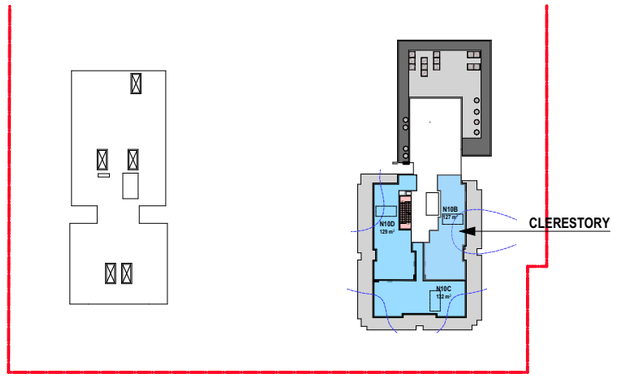


LEVEL 5



LEVEL 6



LEVEL 7

N

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APARTMENTS THAT ACHIEVE CROSS VENTILATION

GROUND LEVEL	1/10
LEVEL 1	15/18
LEVEL 2	15/17
LEVEL 3	16/16
LEVEL 4	16/16
LEVEL 5	16/16
LEVEL 6	12/12
LEVEL 7	3/3
TOTAL	**94/108**
87% OF 108 APARTMENTS	

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

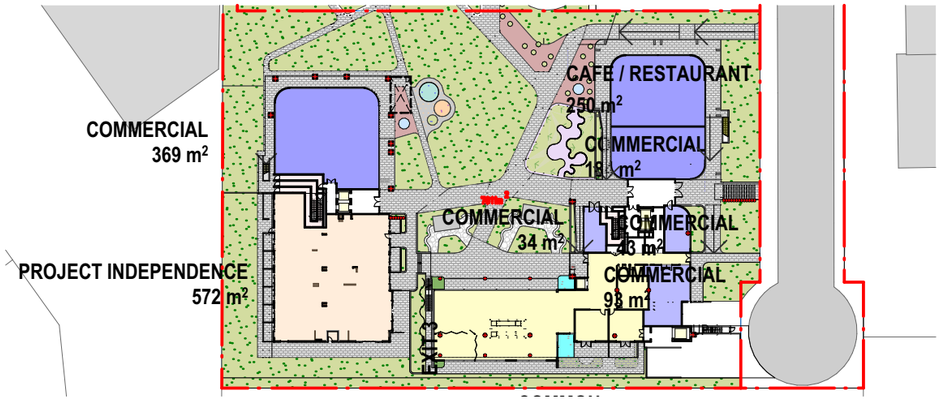
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

CROSS VENTILATION

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

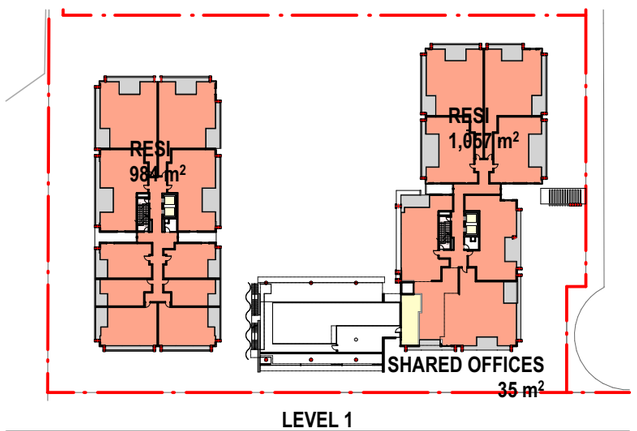
SCALE:	AS SHOWN	DRAWING	DA902
SUBSET:	SOLAR ACCESS & CROSS VENT	ISSUE	D
DRAWN BY:	SU/WH/SP		

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



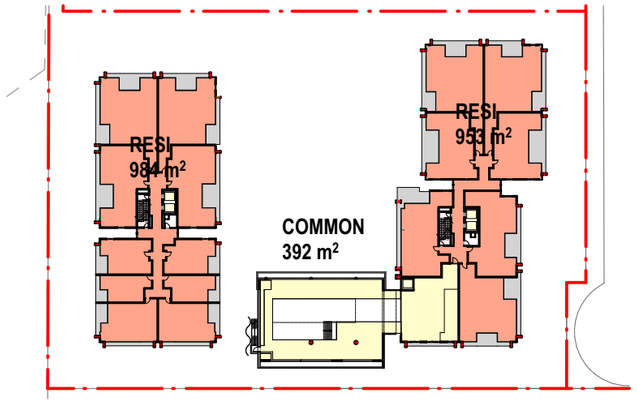
GROUND FLOOR

LEVEL 4



LEVEL 1

LEVEL 5



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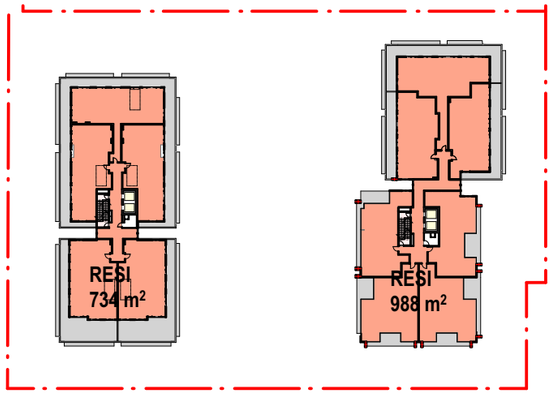
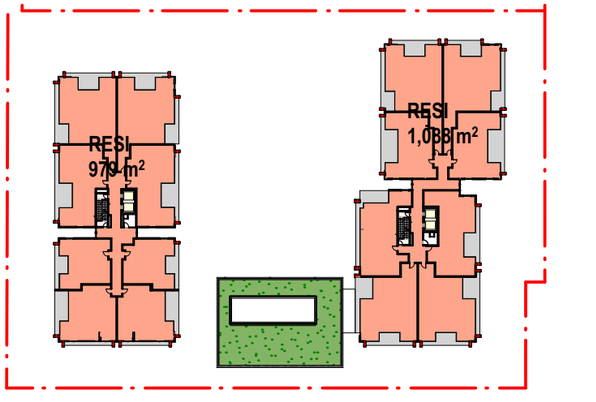
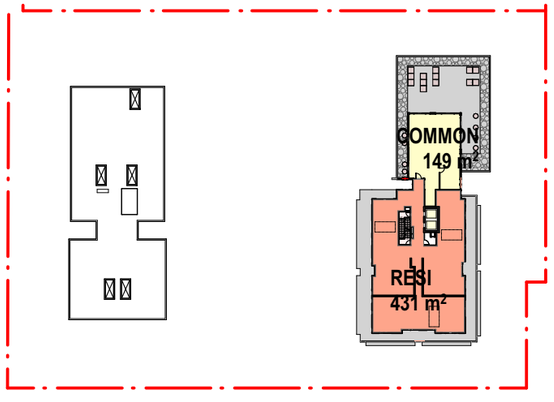


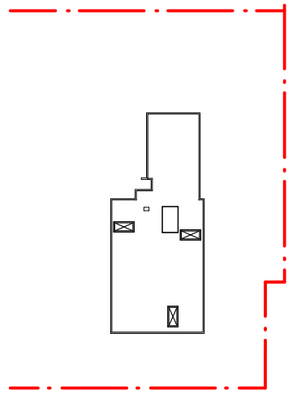
LEVEL 6



LEVEL 3



LEVEL 7



ROOF LEVEL

N

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GROSS FLOOR AREA		
USE	STOREY	AREA
COMMERCIAL GFA		
	GROUND FLOOR	34
	GROUND FLOOR	43
	GROUND FLOOR	93
	GROUND FLOOR	184
	GROUND FLOOR	250
	GROUND FLOOR	369
		973 m²
COMMON GFA		
	GROUND FLOOR	594
	LEVEL 1	35
	LEVEL 2	392
	LEVEL 7	149
		1,170 m²
PROJ. IND. GFA		
	GROUND FLOOR	572
		572 m²
RESIDENCE GFA		
	LEVEL 1	984
	LEVEL 1	1,057
	LEVEL 2	953
	LEVEL 2	984
	LEVEL 3	979
	LEVEL 3	1,088
	LEVEL 4	980
	LEVEL 4	1,088
	LEVEL 5	979
	LEVEL 5	1,088
	LEVEL 6	734
	LEVEL 6	988
	LEVEL 7	431
		12,333 m²
		15,048 m²

SITE AREA = 7811m²

PROPOSED FLOOR SPACE RATIO: 15,048:7,811) OR 1.926:1

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

FLOOR AREA CALCULATIONS

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

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

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

UNIT TYPES & AREAS - LOT 1 - WEST BUILDING

Unit Type	Home Story	Unit Name	Area	Winter garden	Quantity
0PROJ. IND.+COMMON AREA (West)	GROUND FLOOR	-	572		10
			572 m²		**10**
1 BED (West)	LEVEL 1	N4	62		1
1 BED (West)	LEVEL 1	N4R	58		1
1 BED (West)	LEVEL 2	N4	62		1
1 BED (West)	LEVEL 2	N4R	58		1
			240 m²		**4**
2BED (West)	LEVEL 1	N6a	79		1
2BED (West)	LEVEL 1	N6aR	79		1
2BED (West)	LEVEL 2	N6a	79		1
2BED (West)	LEVEL 2	N6aR	79		1
2BED (West)	LEVEL 3	M7	103		1
2BED (West)	LEVEL 3	M7R	103		1
2BED (West)	LEVEL 3	N3	83		1
2BED (West)	LEVEL 3	N3R	86		1
2BED (West)	LEVEL 4	M7	103		1
2BED (West)	LEVEL 4	M7R	103		1
2BED (West)	LEVEL 4	N3	83		1
2BED (West)	LEVEL 4	N3R	86		1
2BED (West)	LEVEL 5	M7	103		1
2BED (West)	LEVEL 5	M7R	103		1
2BED (West)	LEVEL 5	N3	83		1
2BED (West)	LEVEL 5	N3R	86		1
			1,441 m²		**16**
2BED+Study (West)	LEVEL 1	M1	116	12 m²	1
2BED+Study (West)	LEVEL 1	M3	119	12 m²	1
2BED+Study (West)	LEVEL 2	M1	116	12 m²	1
2BED+Study (West)	LEVEL 2	M3	119	12 m²	1
2BED+Study (West)	LEVEL 3	M1	116	12 m²	1
2BED+Study (West)	LEVEL 3	M3	119	12 m²	1
2BED+Study (West)	LEVEL 4	M1	116	12 m²	1
2BED+Study (West)	LEVEL 4	M3	119	12 m²	1
2BED+Study (West)	LEVEL 5	M1	116	12 m²	1
2BED+Study (West)	LEVEL 5	M3	119	12 m²	1
			1,175 m²		**10**
3BED (West)	LEVEL 1	N2	137		1
3BED (West)	LEVEL 1	N2R	137		1
3BED (West)	LEVEL 2	N2	137		1
3BED (West)	LEVEL 2	N2R	137		1
3BED (West)	LEVEL 3	N2	137		1
3BED (West)	LEVEL 3	N2R	137		1
3BED (West)	LEVEL 4	N2	137		1
3BED (West)	LEVEL 4	N2R	137		1
3BED (West)	LEVEL 5	N2	137		1
3BED (West)	LEVEL 5	N2R	137		1
3BED (West)	LEVEL 6	M10	135		1
3BED (West)	LEVEL 6	M10R	135		1
3BED (West)	LEVEL 6	P1	126		1
3BED (West)	LEVEL 6	P2	137		1
3BED (West)	LEVEL 6	P3	132		1
			2,035 m²		**15**
STUDIO (West)	LEVEL 1	ST7	45		1
STUDIO (West)	LEVEL 1	ST7R	45		1
STUDIO (West)	LEVEL 2	ST7	45		1
STUDIO (West)	LEVEL 2	ST7R	45		1
			180 m²		**4**
			5,643 m²	Total: **10** w/gardens	**59**

UNIT TYPES & AREAS - LOT 1 - EAST BUILDING

Unit Type	Home Story	Unit Name	Area	Winter Garden	Quantity
1 BED (East)	LEVEL 1	S1	68		1
			68 m²		**1**
2BED (East)	LEVEL 1	N7	101	16 m²	1
2BED (East)	LEVEL 1	N7R	102	16 m²	1
2BED (East)	LEVEL 2	N7	101	16 m²	1
2BED (East)	LEVEL 2	N7R	102	16 m²	1
2BED (East)	LEVEL 3	N7	101	16 m²	1
2BED (East)	LEVEL 3	N7R	102	16 m²	1
2BED (East)	LEVEL 4	N7	101	16 m²	1
2BED (East)	LEVEL 4	N7R	102	16 m²	1
2BED (East)	LEVEL 5	N7	101	16 m²	1
2BED (East)	LEVEL 5	N7R	102	16 m²	1
			1,015 m²		**10**
2BED+Study (East)	LEVEL 1	N8	119		1
2BED+Study (East)	LEVEL 1	N9	122	10 m²	1
2BED+Study (East)	LEVEL 2	N8	119		1
2BED+Study (East)	LEVEL 2	N9	122	10 m²	1
2BED+Study (East)	LEVEL 3	N8	119		1
2BED+Study (East)	LEVEL 3	N9	122	10 m²	1
2BED+Study (East)	LEVEL 4	N8	119		1
2BED+Study (East)	LEVEL 4	N9	122		1
2BED+Study (East)	LEVEL 5	N8	119		1
2BED+Study (East)	LEVEL 5	N9	122		1
2BED+Study (East)	LEVEL 6	N8	119		1
2BED+Study (East)	LEVEL 6	N9	122		1
			1,446 m²		**12**
3BED (East)	LEVEL 1	M5	129	10 m²	1
3BED (East)	LEVEL 1	N2e	143		1
3BED (East)	LEVEL 1	N2eR	143		1
3BED (East)	LEVEL 2	M5	129	10 m²	1
3BED (East)	LEVEL 2	N2e	143		1
3BED (East)	LEVEL 2	N2eR	143		1
3BED (East)	LEVEL 3	M5	129	10 m²	1
3BED (East)	LEVEL 3	M5R	129	10 m²	1
3BED (East)	LEVEL 3	N2e	143		1
3BED (East)	LEVEL 3	N2eR	143		1
3BED (East)	LEVEL 4	M5	129	10 m²	1
3BED (East)	LEVEL 4	M5R	129	10 m²	1
3BED (East)	LEVEL 4	N2e	143		1
3BED (East)	LEVEL 4	N2eR	143		1
3BED (East)	LEVEL 5	M5	129	10 m²	1
3BED (East)	LEVEL 5	M5R	129	10 m²	1
3BED (East)	LEVEL 5	N2e	143		1
3BED (East)	LEVEL 5	N2eR	143		1
3BED (East)	LEVEL 6	M5	129	10 m²	1
3BED (East)	LEVEL 6	M5R	129	10 m²	1
3BED (East)	LEVEL 6	N8B	126		1
3BED (East)	LEVEL 6	N8C	143		1
3BED (East)	LEVEL 6	N8D	124		1
3BED (East)	LEVEL 7	N10B	127		1
3BED (East)	LEVEL 7	N10C	132		1
3BED (East)	LEVEL 7	N10D	129		1
			3,501 m²		**26**
			6,030 m²	Total:**23** off	**49**

TOTAL UNITS

UNIT TYPE	QUANTITY
PROJ.IND.STUDIO	10
STUDIO	4
1 BED	5
2 BED	26
2 BED + STUDY	22
3 BED	41

TOTAL No. of Units: 108 (including 10 Project Independence Studios)

UNIT TYPES LOT 1 WEST

UNIT TYPES LOT 1 EAST

N

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-- TABLE SHOWING INTERNAL AREAS OF APARTMENTS AND NUMBER OF APARTMENTS.

NOTE: ALL APARTMENTS EXCEED THE MINIMUM AREAS PRESCRIBED BY ADG

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

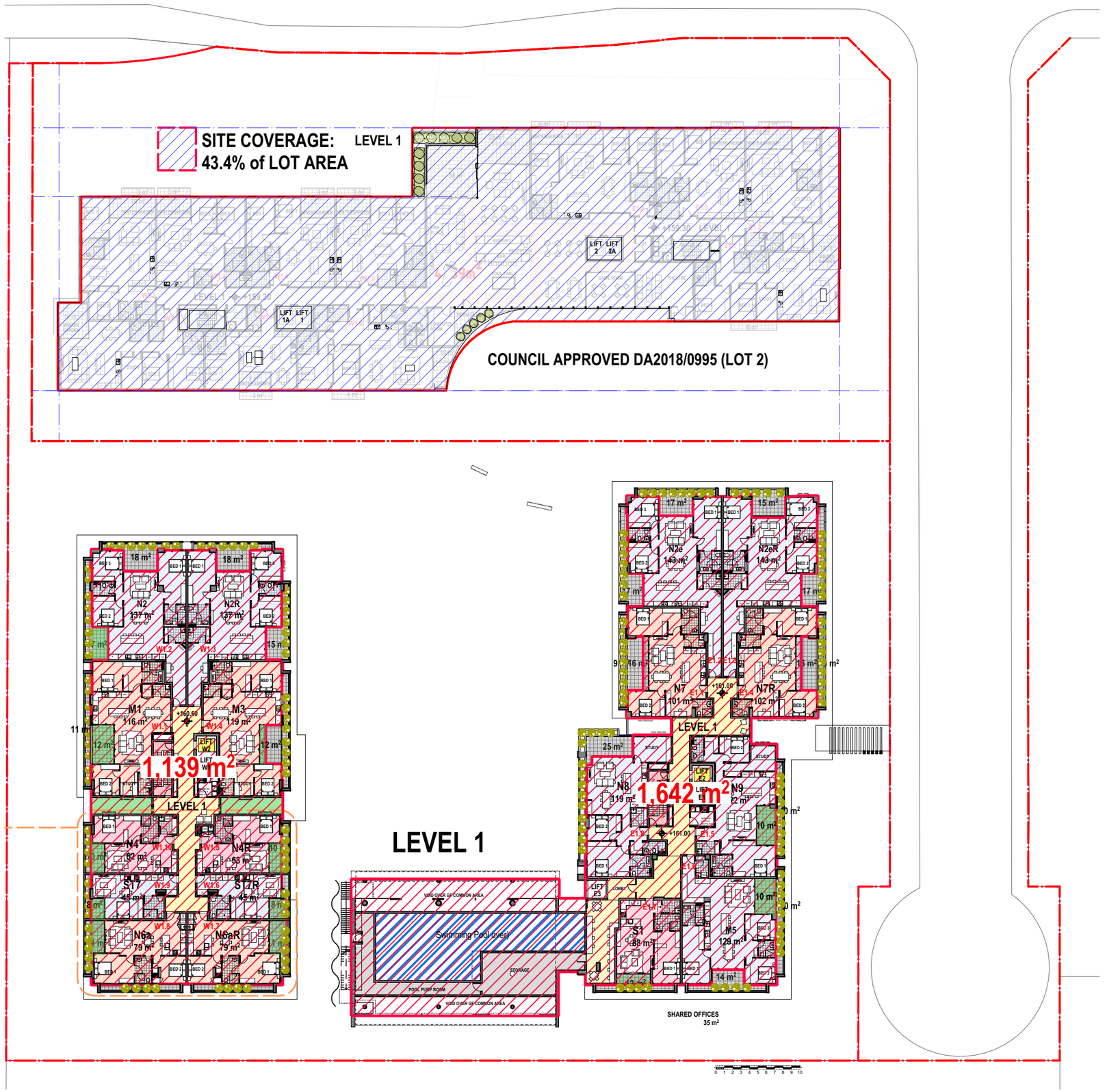
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

DWELLING TYPES AND NET FLOOR AREAS

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

SCALE:	AS SHOWN	DRAWING DA1002
SUBSET:	CALCULATIONS	
DRAWN BY:	SU/WH/SP	ISSUE D

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



SITE COVERAGE

N

Printed 30/11/2021

SITE COVERAGE, as defined in the WARRINGAH LEP 2011

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:
(a) any basement,
(b) any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,
(c) any eaves,
(d) unenclosed balconies, decks, pergolas and the like.

SITE AREA OF LOT 1 = 7,811 m²

SITE COVERAGE:
1,139 + 1,642 = 2,781 m²
or 35.6% of LOT AREA

= PART OF SITE COVERAGE AT GROUND FLOOR LEVEL

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

SITE COVERAGE

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

SCALE:	AS SHOWN	DRAWING	DA1003
SUBSET:	CALCULATIONS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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

UNITS N4, N4R, ST7, ST7R, N6a & N6aR - WEST BUILDING 1:100

N

Printed 30/11/2021

5m 4 3 2 1 0 1

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

UNITS N4, N4R, ST7, ST7R, N6a & N6aR

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

SCALE:	AS SHOWN	DRAWING	DA1101
SUBSET:	1:100 UNIT LAYOUT PLANS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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

UNITS M1 & M3 - WEST BUILDING 1:100

N

Printed 30/11/2021

5m 4 3 2 1 0 1

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

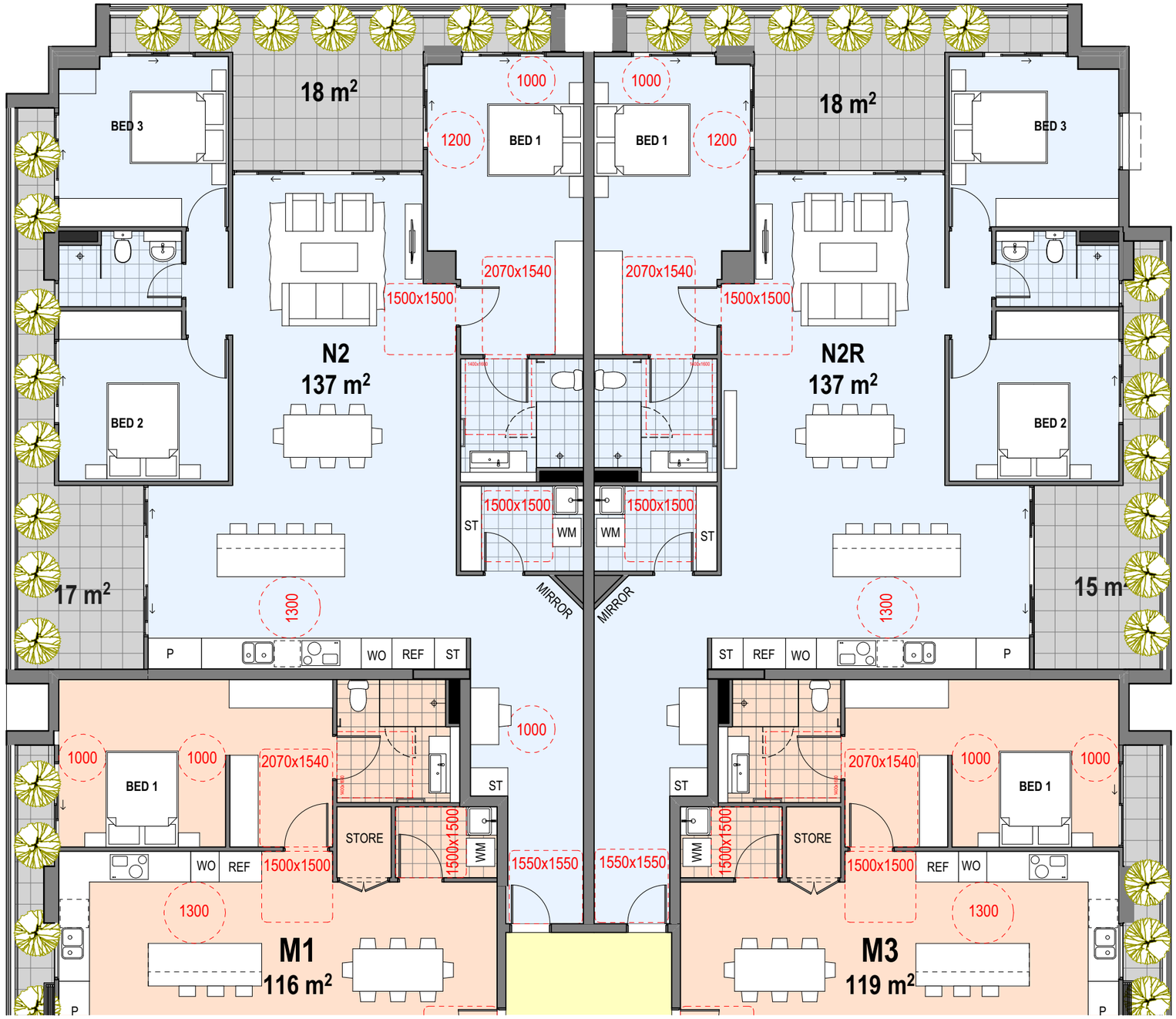
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

UNITS M1 & M3

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

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

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



UNITS N2 & N2R - WEST BUILDING **1:100**

N

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5m 4 3 2 1 0 1

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

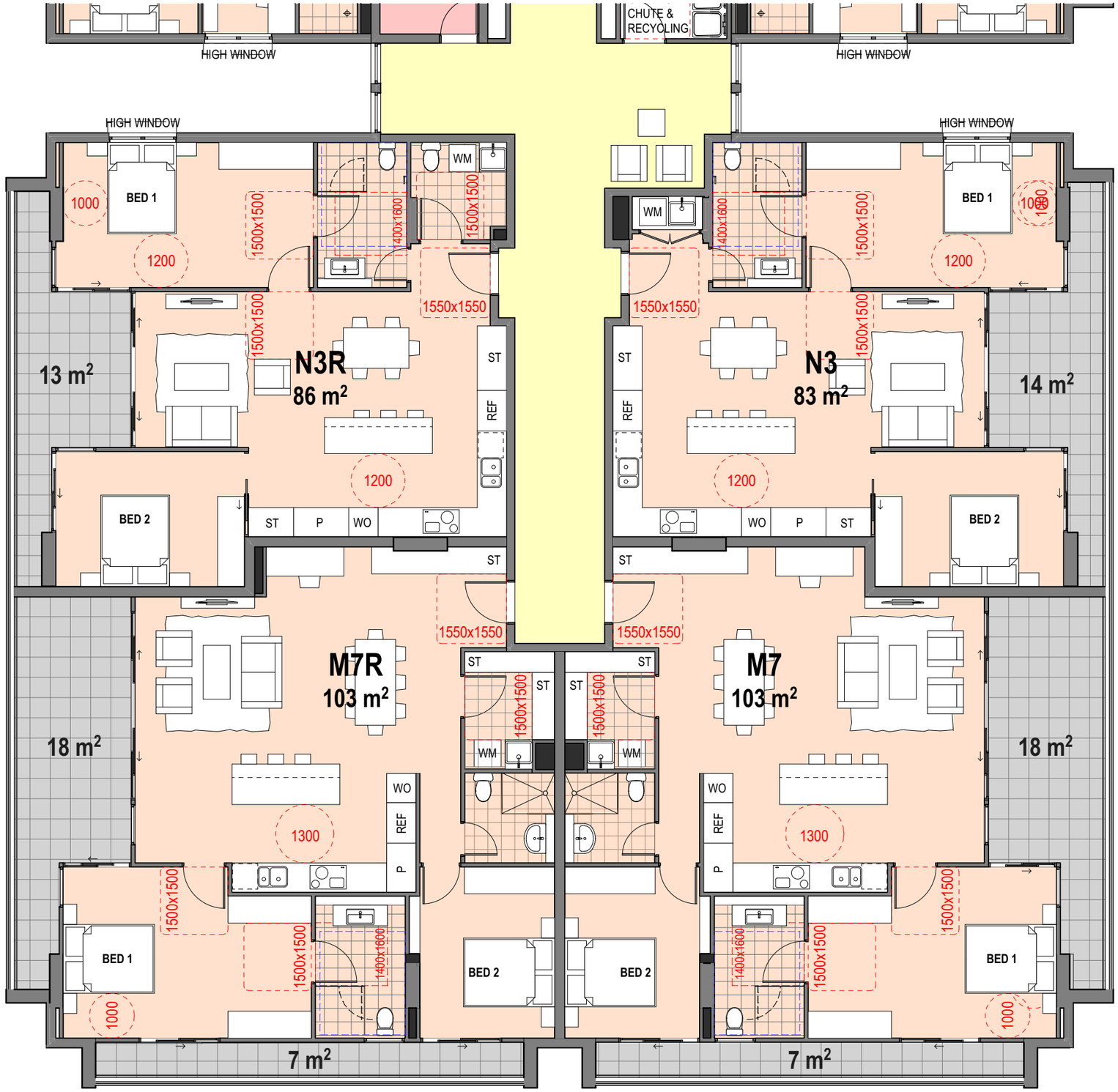
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

UNIT TYPES N2 & N2R

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

SCALE:	AS SHOWN	DRAWING	DA1103
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	D
DRAWN BY:	SU/WH/SP		

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



UNITS N3, N3R, M7 & M7R - WEST BUILDING 1:100

N

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D	S82A REVIEW	01.11.21

PROJECT:

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

UNITS N3, N3R, M7 & M7R

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

SCALE:	AS SHOWN	DRAWING	DA1104
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	D
DRAWN BY:	SU/WH/SP		

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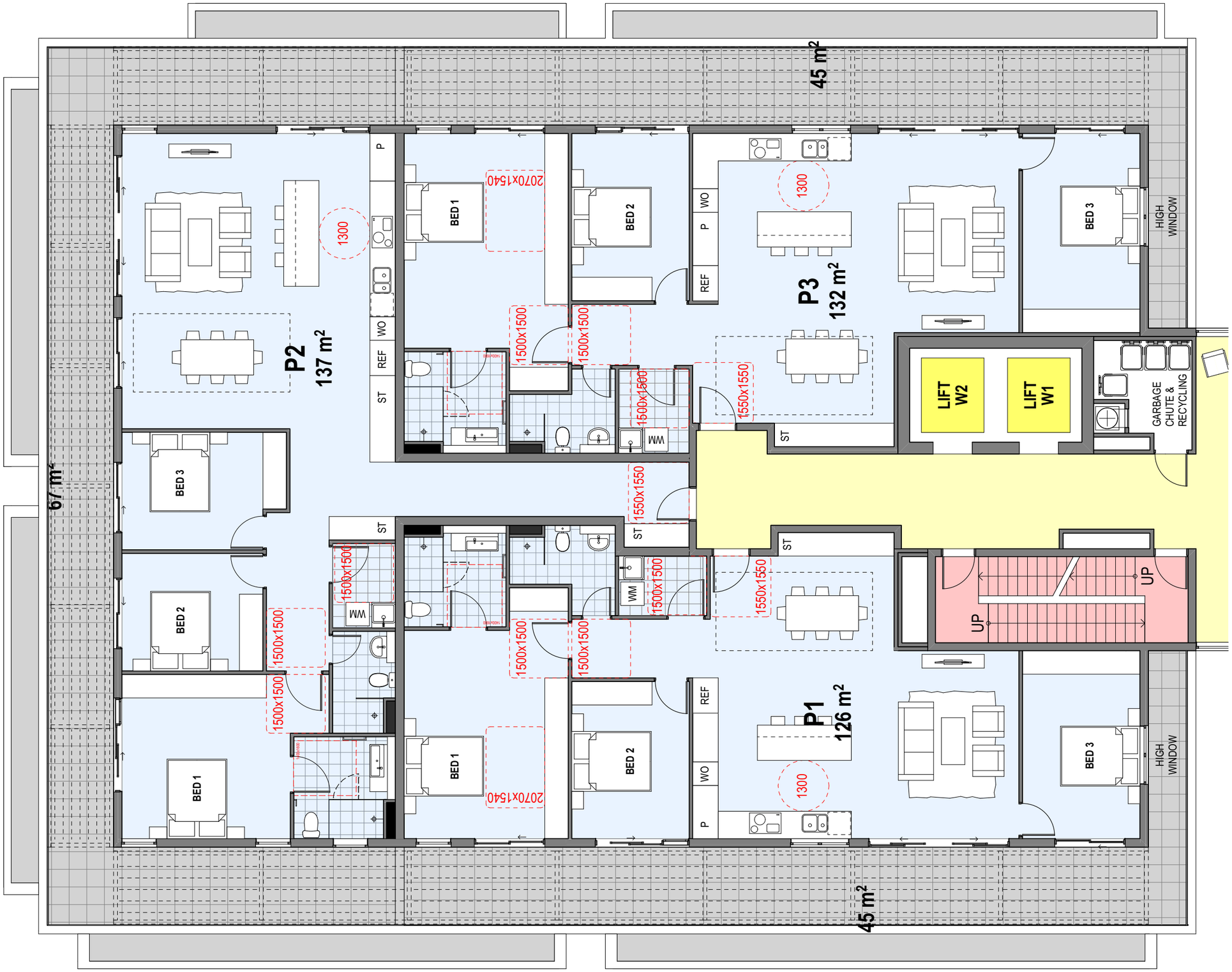

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N

5m 4 3 2 1 0 1

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UNITS P1, P2 & P3 - WEST BUILDING

9.

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

UNITS P1, P2 & P3

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

SCALE:	AS SHOWN	DRAWING	DA1105
SUBSET:	1:100 UNIT LAYOUT PLANS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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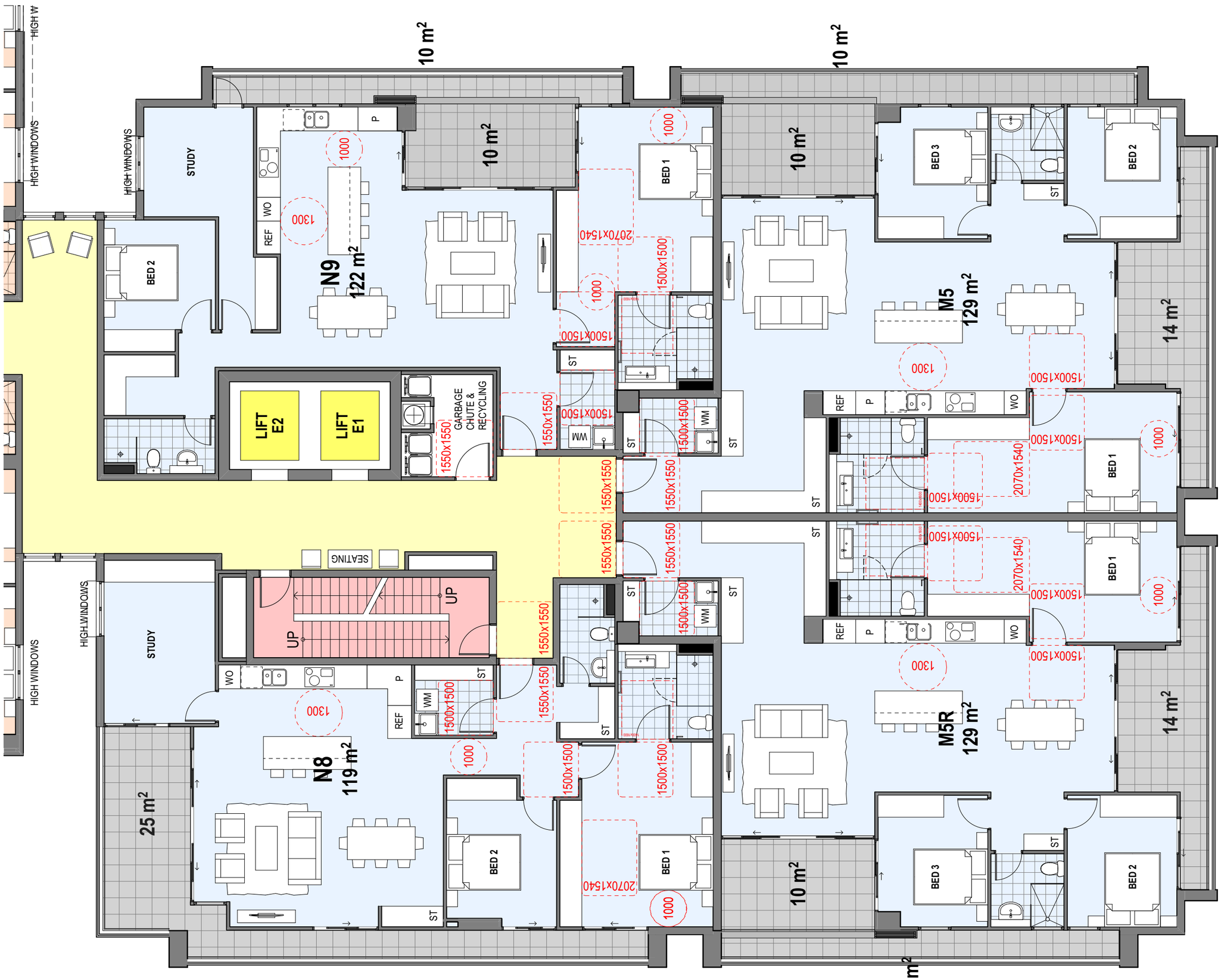

1:100

5m 4 3 2 1 0 1

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UNITS M5, M5R, N8 & N9 - EAST BUILDING

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D	S82A REVIEW	01.11.21

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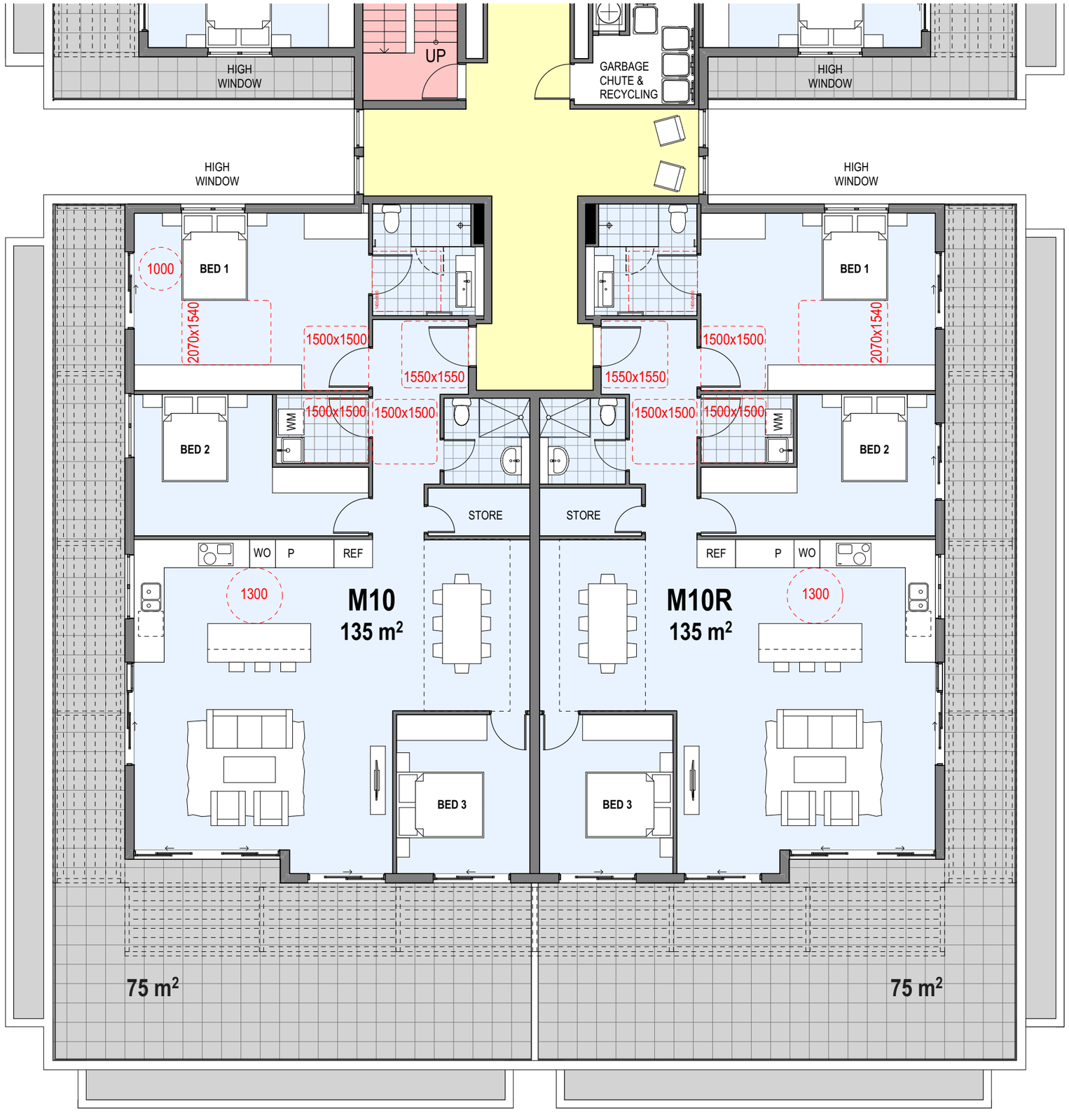
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

UNITS M5, M5R, N8 & N9

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

SCALE:	AS SHOWN	DRAWING	DA1106
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	D
DRAWN BY:	SU/WH/SP		

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



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5m 4 3 2 1 0 1

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

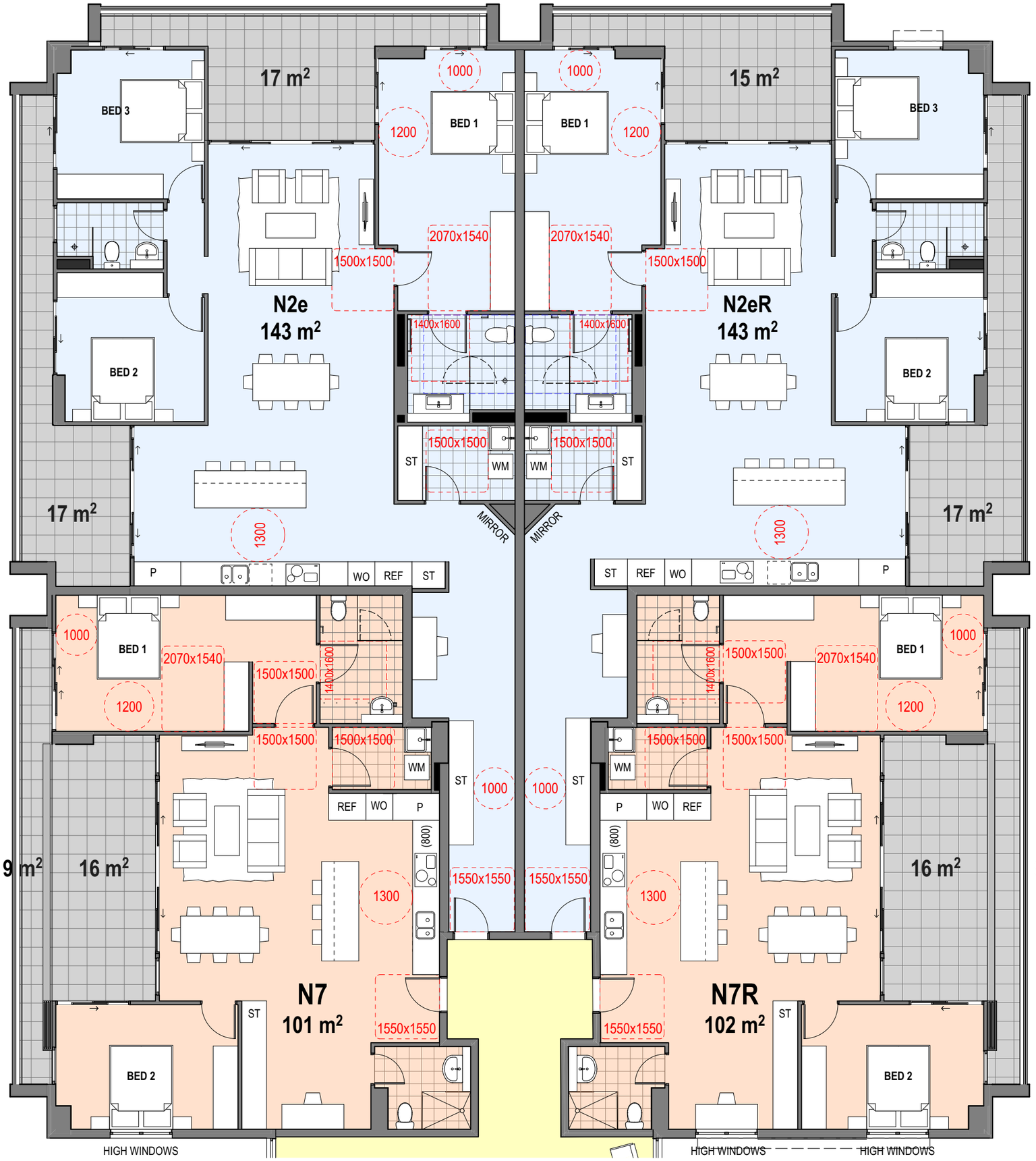
UNITS M10 & M10R - WEST BUILDING

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

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

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

9. **UNITS M10 & M10R - WEST BUILDING** 1:100



UNITS N8B, N8C & N8D - EAST BUILDING

1:100

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5m 4 3 2 1 0 1

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

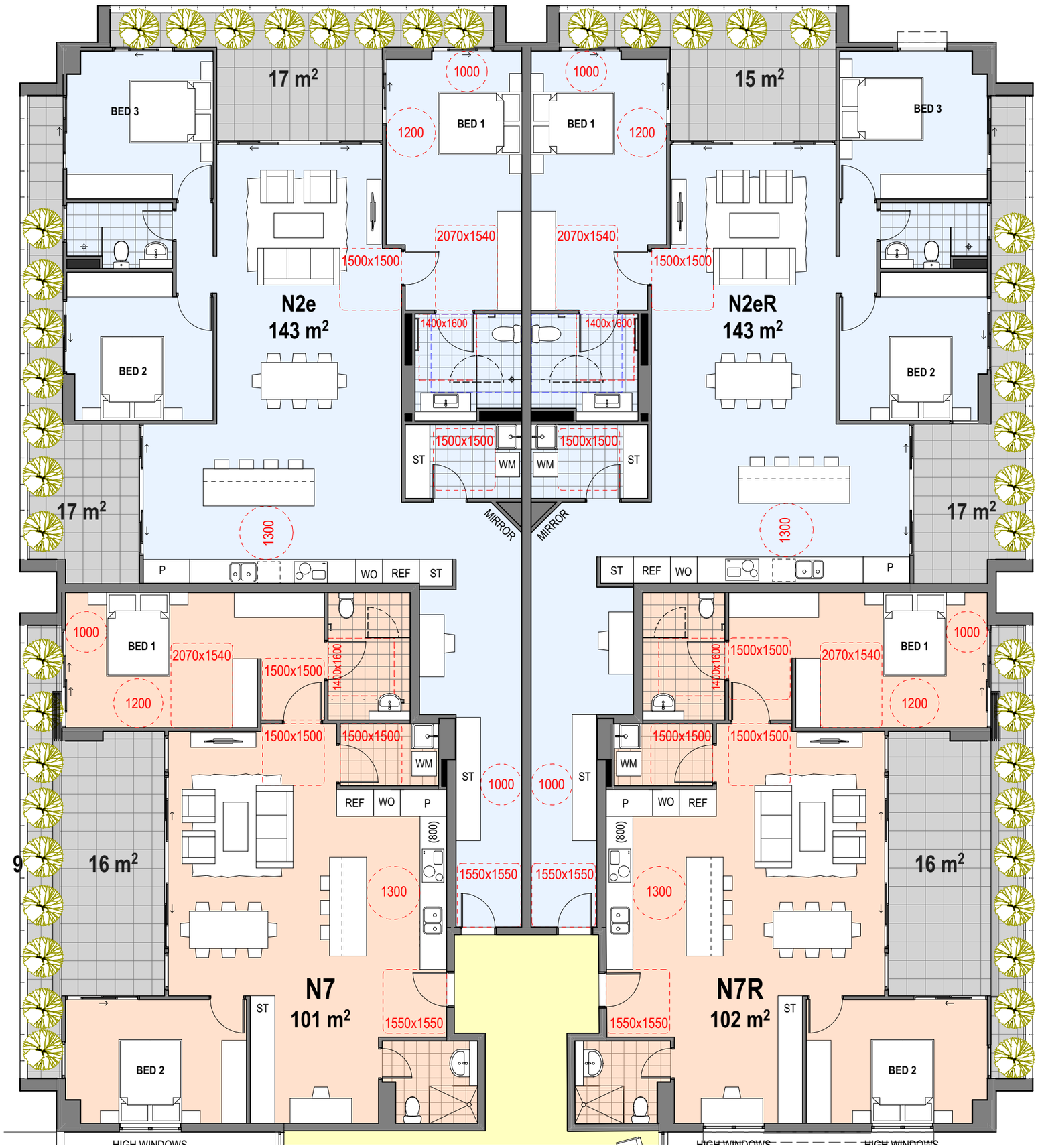
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

UNITS N8B, N8C & N8D

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

SCALE:	AS SHOWN	DRAWING	DA1108
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	D
DRAWN BY:	SU/WH/SP		

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



UNITS N2e, N2eR, N7 & N7R - EAST BUILDING 1:100

N

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ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

UNIT TYPES N2e, N2eR, N7 & N7R

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

SCALE:	AS SHOWN	DRAWING	DA1109
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	D
DRAWN BY:	SU/WH/SP		

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

N

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1:100

HIGH WINDOWS

HIGH WINDOWS

STUDY

BED 2

P

WO

REF

1300

N9
122 m²

10 m²

10 m²

10 m²

BED 1

1000

2070x1540

1500x1500

1500x1500

1000

ST

1500x1500

LIFT E2

LIFT E1

GARBAGE CHUTE & RECYCLING

1550x1550

1550x1550

1550x1550

1550x1550

WM

1500x1500

ST

1500x1500

ST

BED 3

ST

BED 2

M5
129 m²

14 m²

1300

REF

P

WO

1500x1500

2070x1540

1500x1500

BED 1

1000

ST

WM

1500x1500

1400x1600

1500x1500

BED 1

1550x1550

S1
68 m²

1300

REF

WO

P

ST

12 m²

HIGH WINDOWS

HIGH WINDOWS

STUDY

SEATING

UP

UP

WO

P

REF

1300

ST

WM

1500x1500

1550x1550

1550x1550

ST

N8
119 m²

1500x1500

1500x1500

LOBBY

25 m²

BED 2

BED 1

2070x1540

1000

ST

LIFT E3

UNITS S1, M5, N8 & N9 - EAST BUILDING

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D	S82A REVIEW	01.11.21

PROJECT:

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

UNITS S1, M5, N8 & N9

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

SCALE:	AS SHOWN	DRAWING	DA1110
SUBSET:	1:100 UNIT LAYOUT PLANS	ISSUE	D
DRAWN BY:	SU/WH/SP		

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

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N

5m 4 3 2 1 0 1

UNITS N10B, N10C & N10D - EAST BUILDING 1:100

N10B 127 m²
N10C 132 m²
N10D 129 m²
42 m²
52 m²
67 m²
9 m²
16 m²
BED 1
BED 2
BED 3
P
WO
REF
ST
WM
1300
1000
1500x1500
1550x1550
2070x1540
LIFT E1
LIFT E2
STORE ROOM
GARBAGE CHUTE & RECYCLING
SEATING
UP

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PROJECT:

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

UNITS N10B, N10C & N10D - EAST BUILDING

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

SCALE:	AS SHOWN	DRAWING	DA1111
SUBSET:	1:100 UNIT LAYOUT PLANS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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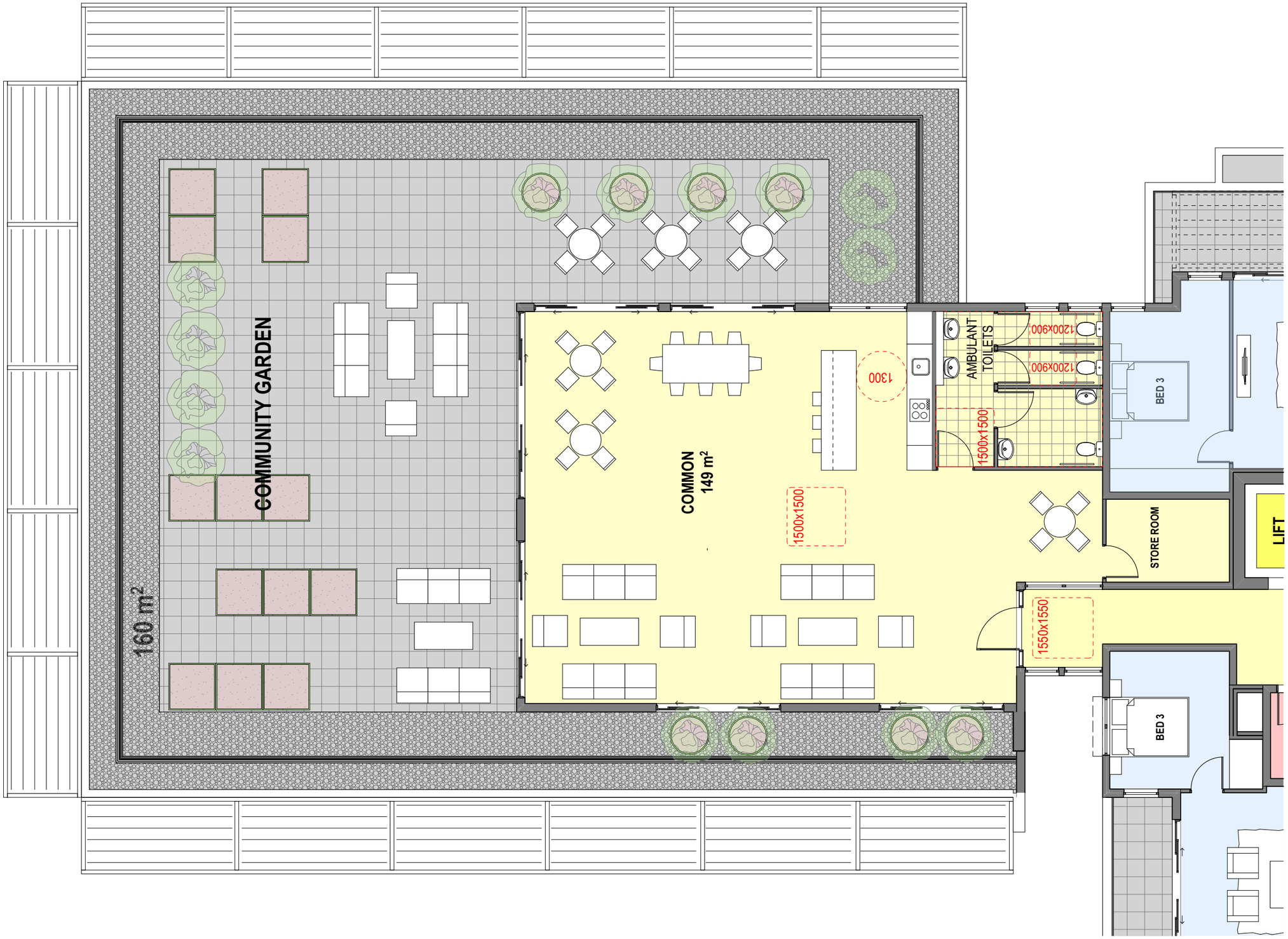

10. COMMON ROOM - EAST BUILDING

1:100

N

5m 4 3 2 1 0 1

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5 Skyline Place Frenchs Forest NSW 2086
SP 49558

COMMON ROOM - EAST BUILDING

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

SCALE:	AS SHOWN	DRAWING	DA1112
SUBSET:	1:100 UNIT LAYOUT PLANS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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

BIRD VIEW FROM FRENCH FOREST RD

BIRD VIEW FROM FRENCH FOREST RD

N

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DA REV A ISSUED ON 23.02.21

BIRD VIEW FROM FRENCH FOREST RD

VIEW FROM SKYLINE PL

S82A REV D

Tower forms have been removed and façade redesigned.

Tower forms have been removed and façade redesigned.

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

EXTERNAL VIEWS

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

SCALE:	AS SHOWN	DRAWING	DA1201
SUBSET:	3D VIEWS		
DRAWN BY:	SU/WH/SP	ISSUE	D

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

VIEW FROM FRENCHS FOREST RD

VIEW FROM SKYLINE PL

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DA REV A ISSUED ON 23.02.21

VIEW FROM FRENCHS FOREST RD

VIEW FROM SKYLINE PL

Maximum height follows the slope of the land.
Trees when fully grown will be same height as buildings

S82A REV D

Facade has been redesigned. Additional brick detailing and articulation create a more fine grained effect to harmonise with Stage 1.

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PROJECT:

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

EXTERNAL VIEWS

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

SCALE: AS SHOWN	DRAWING DA1202
SUBSET: 3D VIEWS	
DRAWN BY: SU/WH/SP	ISSUE D

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ENTRANCE FROM SKYLINE PL

VIEW FROM SKYLINE PL

N

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VIEW FROM SKYLINE PL

Facade has been redesigned. Additional brick detailing and articulation create a more fine grained effect to harmonise with Stage 1.

S82A REV D

VIEW FROM SKYLINE PL

Trees when fully grown will be same height as buildings

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ISSUE	REVISIONS	DATE

PROJECT:

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

EXTERNAL VIEWS

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

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

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

GREEN ROOF ABOVE COMMUNITY BUILDING

Metal roof has been substituded by a green roof & solar panels which heat the pool. Apartments facing central area now look on green roof

WEST BUILDING AND COMMON OPEN SPACE AREA

Metal roof has been substituted by a green roof & solar panels which heat the pool. Apartments facing central area now look on green roof

Facades have been redesigned create a more fine grained effect more suitable for lower scale building.

VIEW FROM SKYLINE PL

Facade has been redesigned. Additional brick detailing and articulation create a more fine grained effect to harmonise with Stage 1.

S82A REV D

INTERNAL PEDESTRIAN STREET

New awning to central area provides additional protection for pedestrians and separates residential uses from entry pathway.

N

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PROJECT:

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

EXTERNAL VIEWS

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

SCALE:	AS SHOWN	DRAWING DA1204
SUBSET:	3D VIEWS	
DRAWN BY:	SU/WH/SP	ISSUE D

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N

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PRELIMINARY

VIEW OF CENTRAL COURTYARD

ISSUE	REVISIONS	DATE
A	ORIGINAL ISSUE	21.08.20

PROJECT:

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

EXTERNAL VIEWS

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

SCALE:	AS SHOWN	DRAWING **DA1205**
SUBSET:	3D VIEWS	
DRAWN BY:	SU/DB	ISSUE A

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

COMMON LOUNGE

COMMON LOUNGE

SWIMMING POOL

COMMON LOUNGE

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PROJECT:

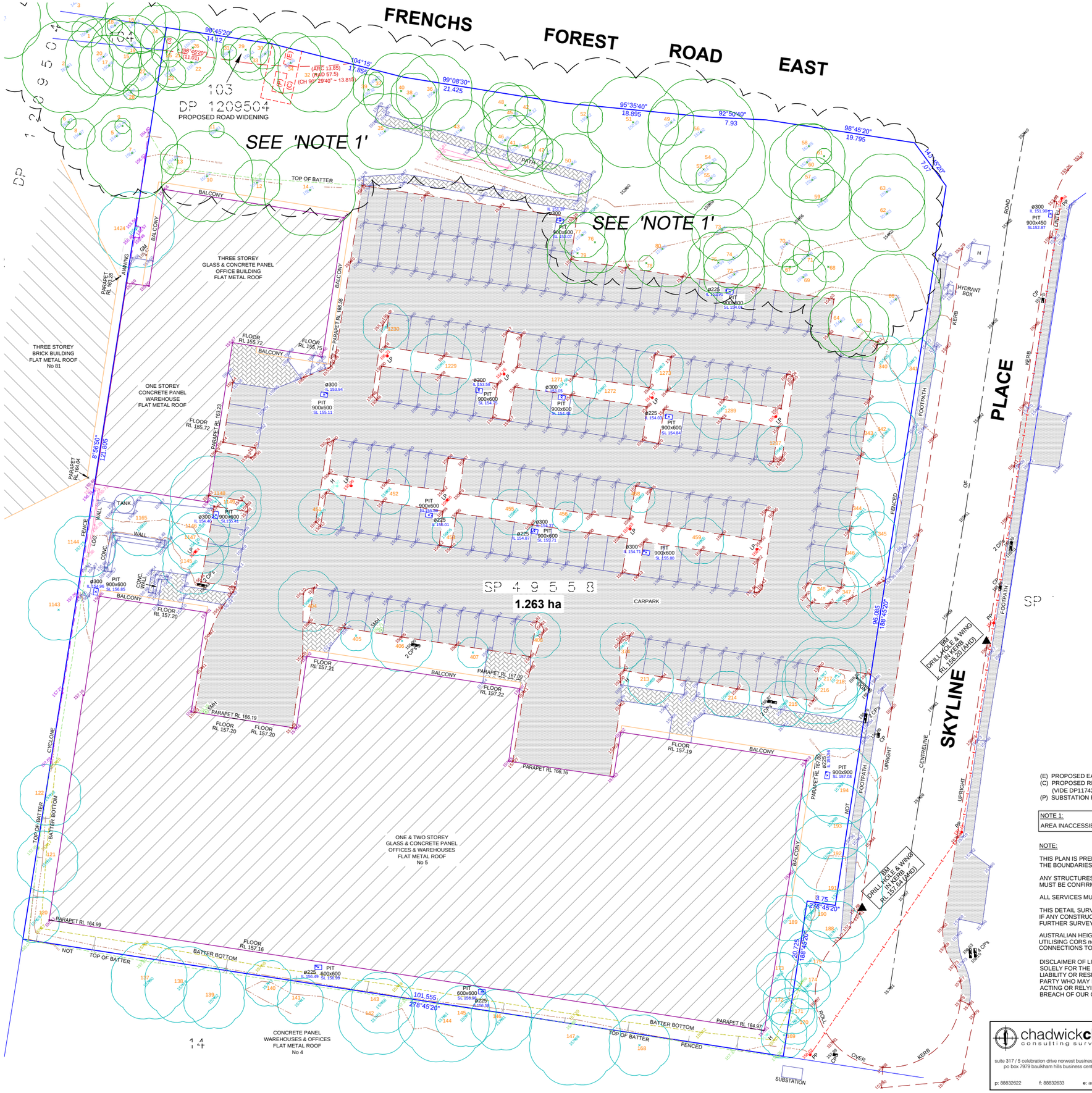
MIXED USE AND SENIORS LIVING DEVELOPMENT - 82A REVIEW
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

COMMON AREAS

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

SCALE:	AS SHOWN	DRAWING DA1206
SUBSET:	3D VIEWS	
DRAWN BY:	SU/WH/SP	ISSUE D

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



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DIAL1100 BEFORE YOU DIG

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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po box 7979 baulkham hills business centre nsw 2153
p: 88832622 f: 88832633 e: admin@cca.net.au

PLAN SHOWING DETAILS & LEVELS OVER SP 49558 AT No 5 SKYLINE PLACE, FRENCHS FOREST

SHEET 1 OF 2 SHEETS

DATUM: AHD RATIO: 1 : 250 (A1)

REFERENCE 37125 / D-MGA

DATE: 11.12.2017

PRINCIPAL: PLATINO PROPERTIES

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

SURVEY PLAN

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN

SUBSET: SURVEY

DRAWN BY: SU/WH/SP

DRAWING **DA1301**

ISSUE D

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

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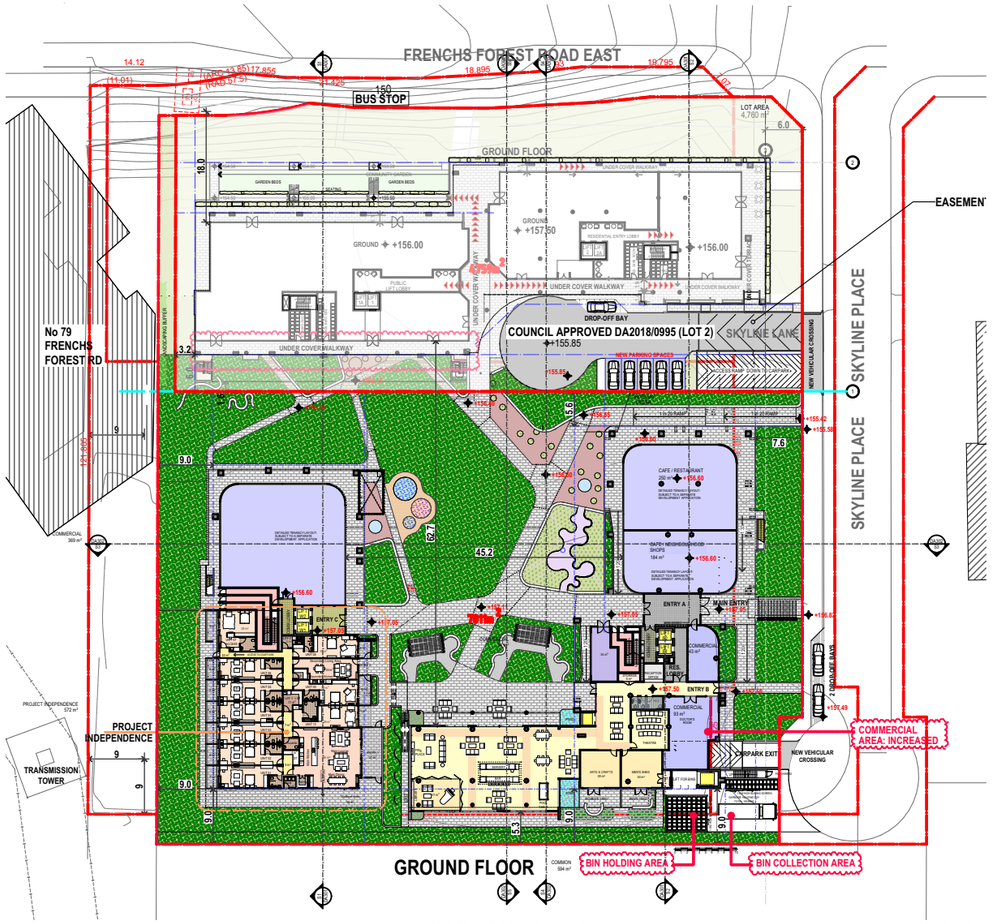
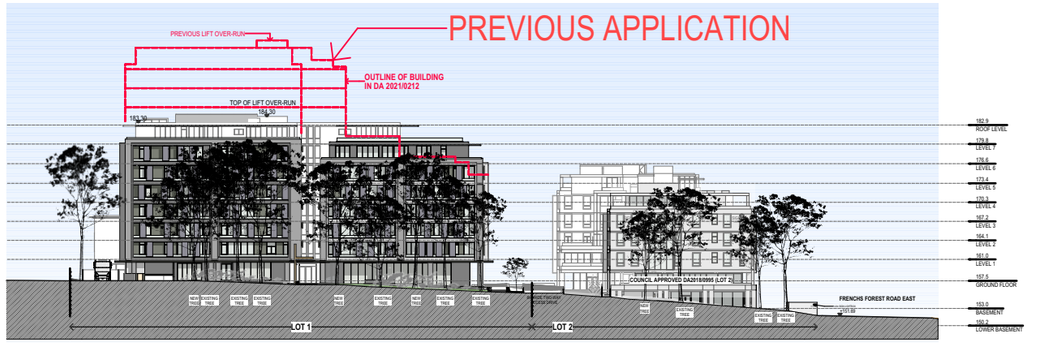
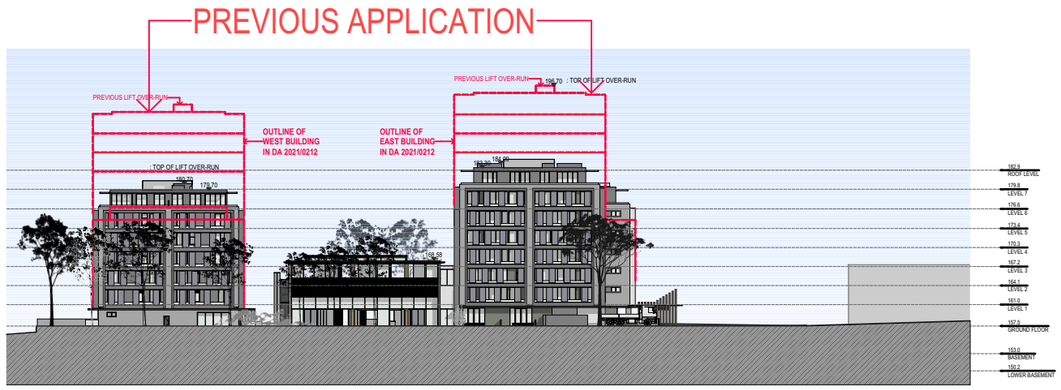


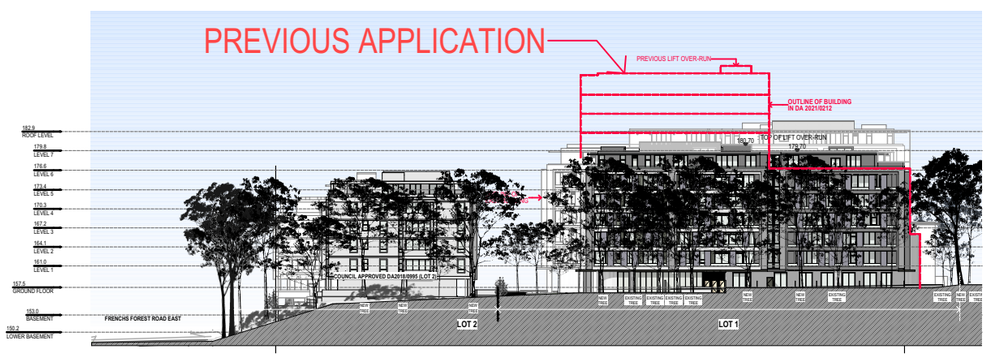
SITE PLAN - LOT1 1:1000



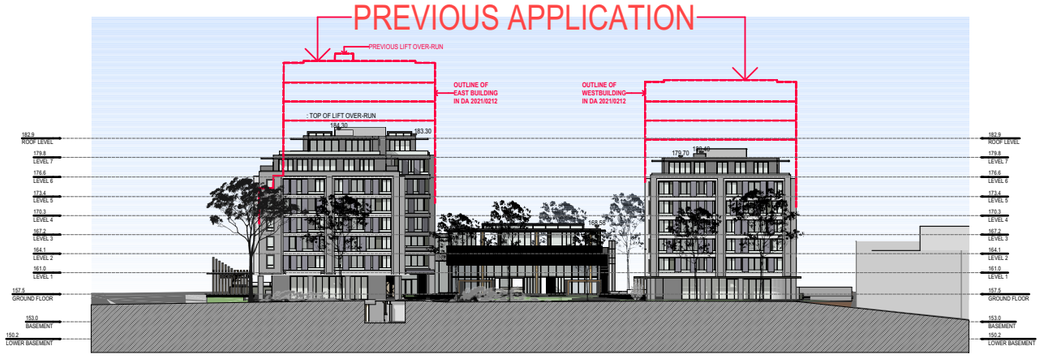
E-02 EAST ELEVATION CONTEXTUAL 1:1000



E-03 SOUTH ELEVATION CONTEXTUAL 1:1000



E-04 WEST ELEVATION CONTEXTUAL 1:1000



E-01 NORTH ELEVATION CONTEXTUAL 1:1000

ISSUE	REVISIONS	DATE
D	S82A REVIEW	01.11.21

PROJECT:

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

NOTIFICATION PLAN

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

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

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