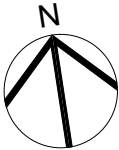
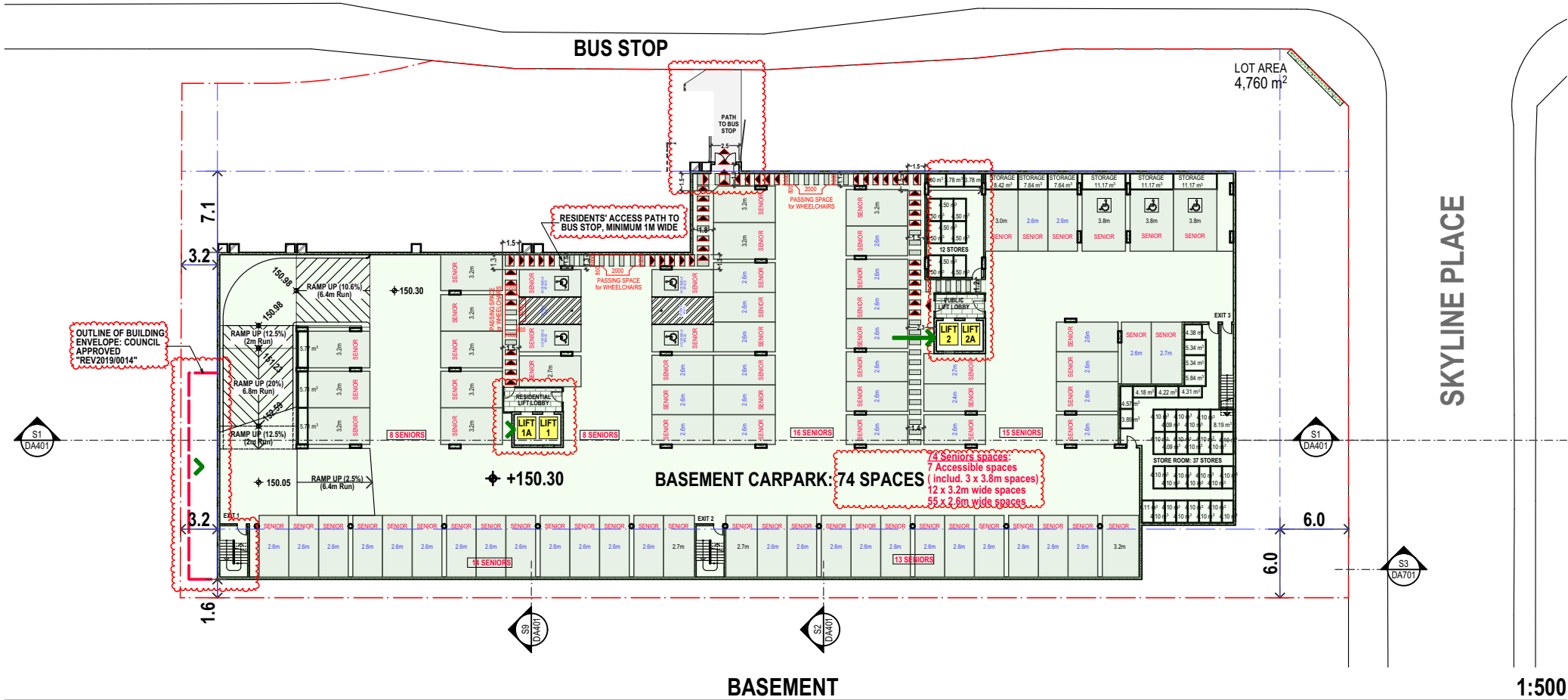


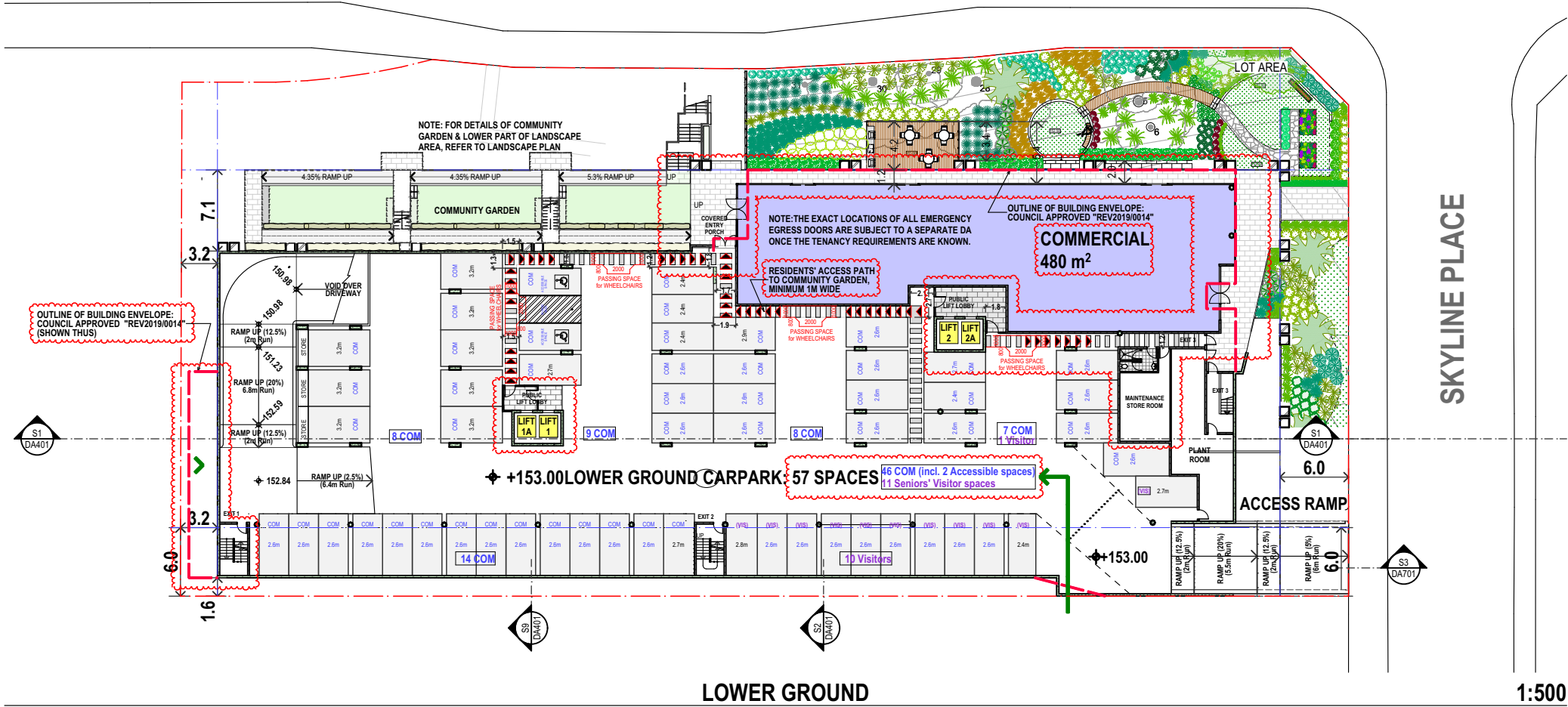
FRENCHS FOREST ROAD EAST



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1:500



1:500

ISSUE	REVISIONS	DATE
E	S4.55 AMENDMENTS	10.06.20
D	SECTION 4.55 AMENDMENTS	23.10.19
C	SECTION 4.55 AMENDMENTS	19.09.19
B	SECTION 8.2 REVIEW	25.03.19
A	ORIGINAL ISSUE	28.03.18

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

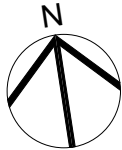
**BASEMENT & LOWER
GROUND FLOOR PLANS**

P A S T U D I O
LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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

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

FRENCHS FOREST ROAD EAST



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No 79
FRENCHS
FOREST RD

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

SKYLINE PLACE

EXISTING ONE & TWO STOREY WAREHOUSES AND OFFICES
TO BE RETAINED

ISSUE	REVISIONS	DATE
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

GROUND 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

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

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

TREE PREVIOUSLY PROPOSED
TO BE REMOVED NOW RETAINED

TREE PREVIOUSLY PROPOSED TO BE
REMOVED NOW RETAINED

TREE PREVIOUSLY
PROPOSED TO BE
REMOVED NOW
RETAINED

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

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

OPEN CARPARK: 75 CAR SPACES

NEW TREES
SHOWN THUS.

BUS STOP

GROUND FLOOR

COMMERCIAL
355 m²
GROUND
+156.00

CAFE
238 m²

COMMERCIAL
685 m²

PUBLIC
LIFT LOBBY
49 m²

DROP-OFF BAY

TWO-WAY ACCESS DRIVE
2 PARKING BAYS

SKYLINE LANE

EXISTING TWO-WAY ACCESS DRIVE

OUTLINE OF BUILDING ENVELOPE,
COUNCIL APPROVED - REV 2019/0014
(SHOWN THUS)

NOTE: THE EXACT LOCATIONS OF ALL EMERGENCY
EGRESS DOORS ARE SUBJECT TO A SEPARATE DA
ONCE THE TENANCY REQUIREMENTS ARE KNOWN.

OUTLINE OF BUILDING
ENVELOPE, COUNCIL
APPROVED
"REV 2019/0014"

NOTE: THE EXACT LOCATIONS OF ALL EMERGENCY
EGRESS DOORS ARE SUBJECT TO A SEPARATE DA
ONCE THE TENANCY REQUIREMENTS ARE KNOWN.

POSSIBLE ENTRY
TO COMMERCIAL

ENTRY DOORS
RECONFIGURED

POSSIBLE ENTRY
TO COMMERCIAL

OUTLINE OF
LEVEL 1 ABOVE

ACCESS RAMP DOWN TO CARPARK

ADDITIONAL DEEP SOIL
LANDSCAPED AREA

S1
DA401

S1
DA401

S1
DA401

S3
DA701

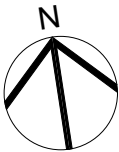
S3
DA401

S2
DA401

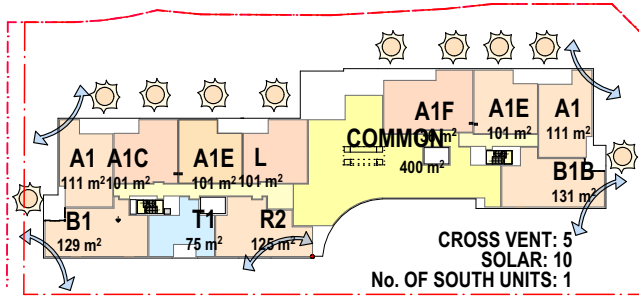
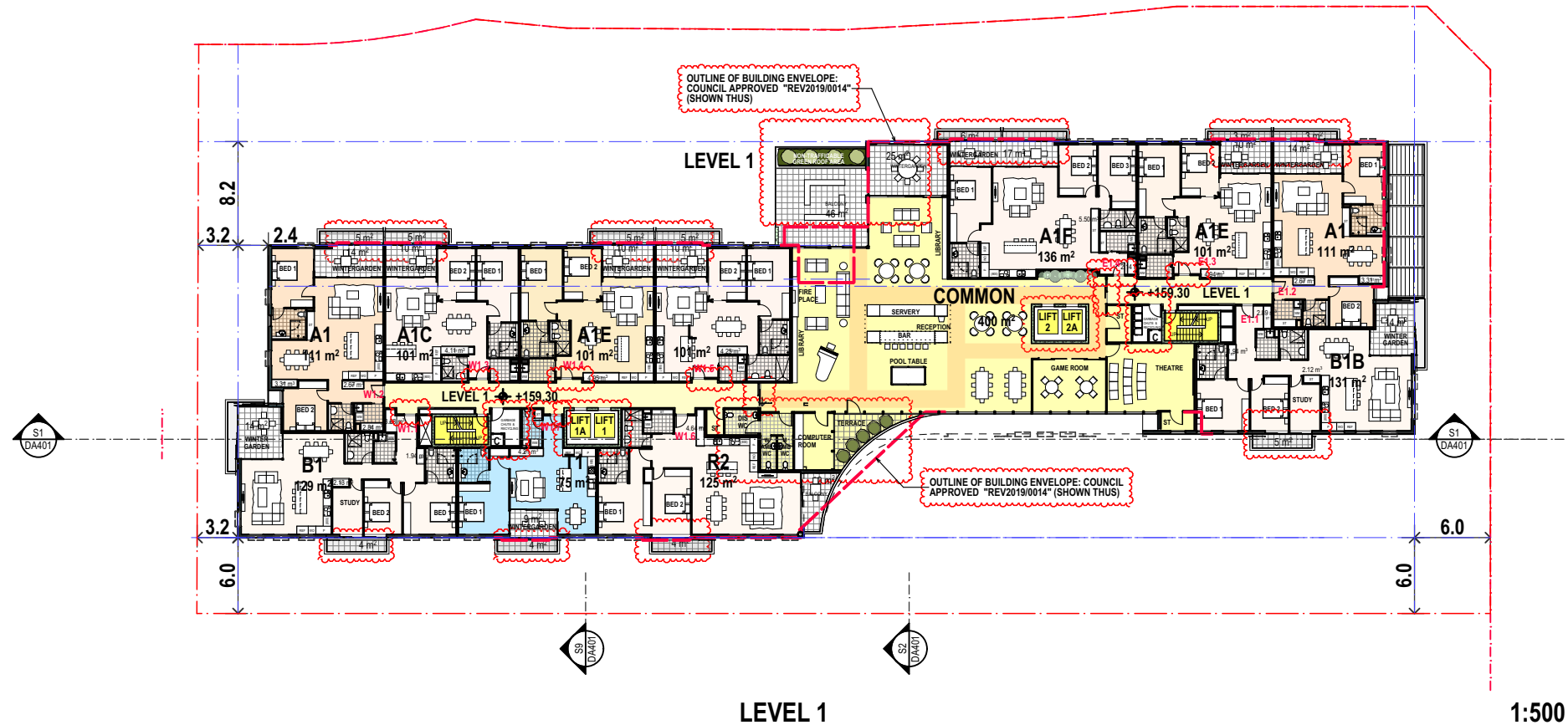
S3
DA401

S2
DA401

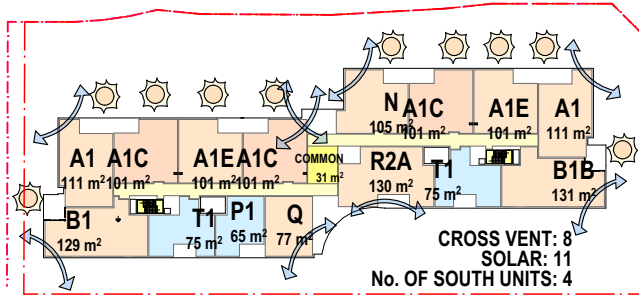
TRANSMISSION
TOWER



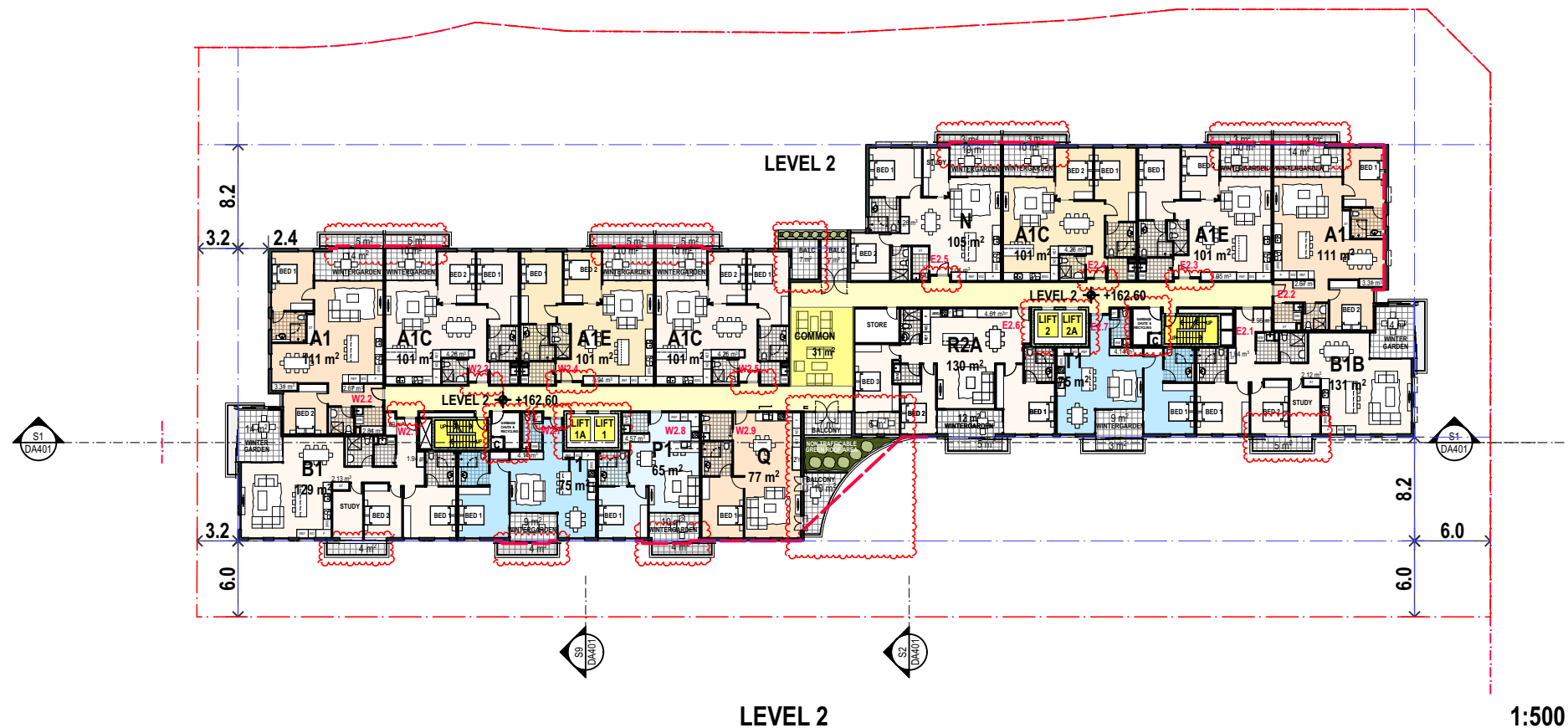
Printed 30/06/2020



LEVEL 1



LEVEL 2



E	S4.55 AMENDMENTS	10.06.20
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

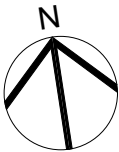
SP 49558

LEVELS 1 & 2 FLOOR PLANS

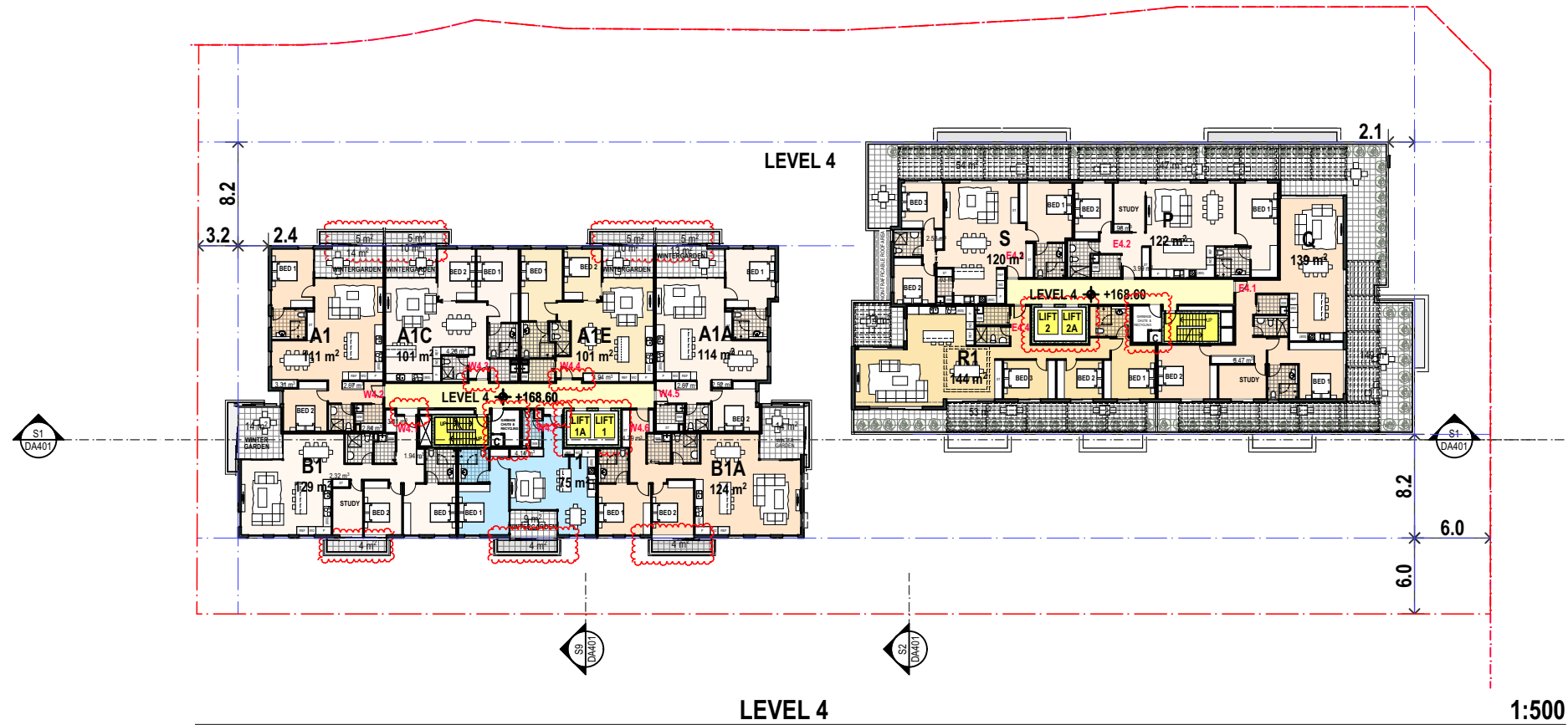
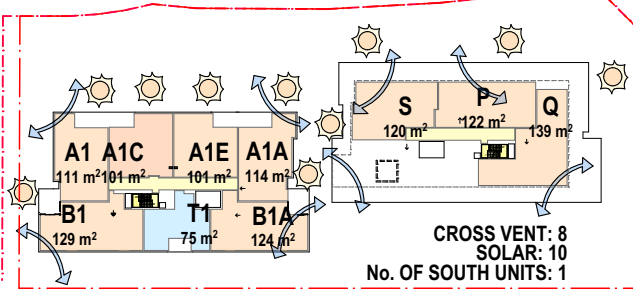
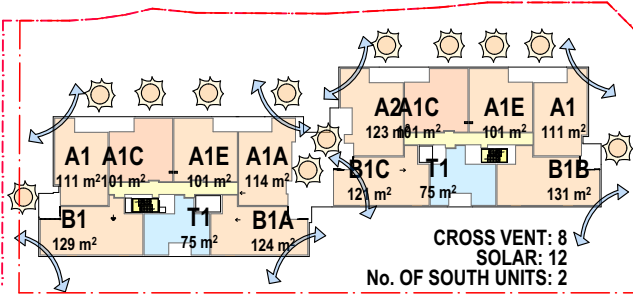
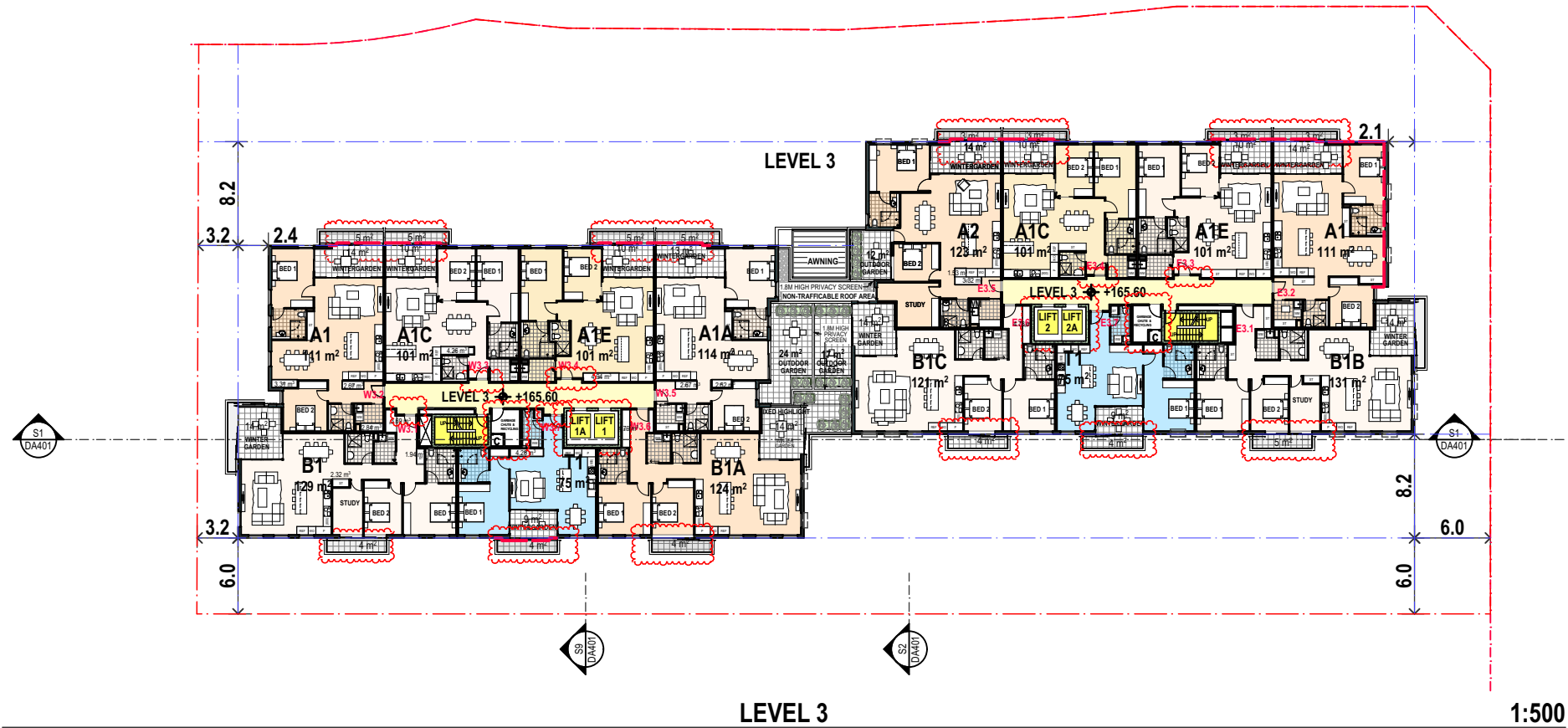
PA STUDIO
LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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

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



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LEVEL 4

E	S4.55 AMENDMENTS	10.06.20
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A	ORIGINAL ISSUE	28.03.18
ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

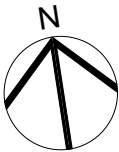
SP 49558

LEVELS 3 & 4 FLOOR PLANS

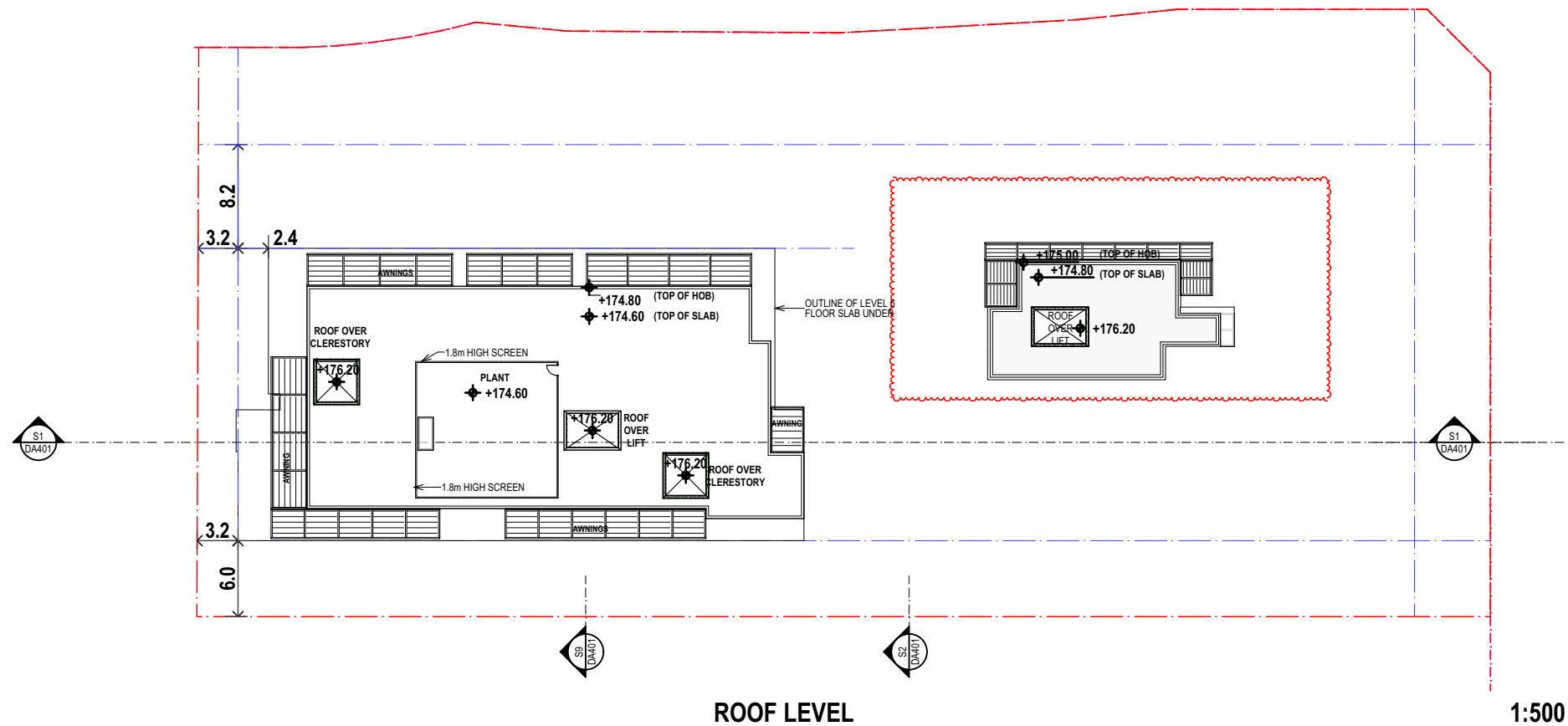
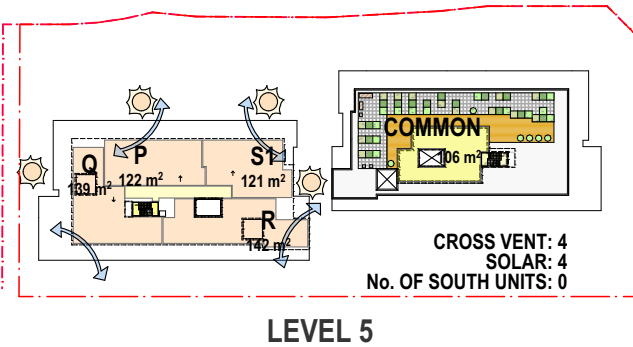
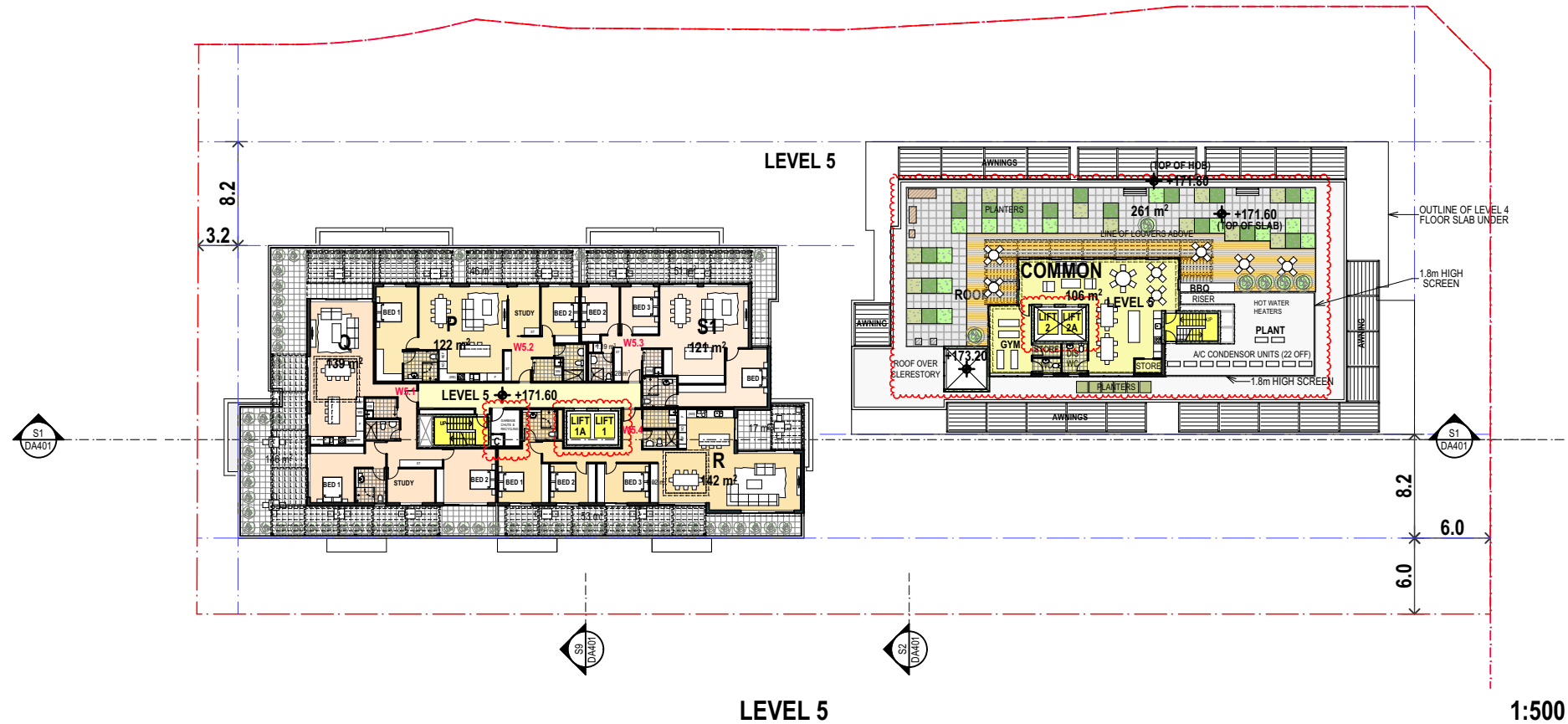
PA STUDIO
LEVEL 2, 20 YOUNG ST, NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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

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



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A	ORIGINAL ISSUE	28.03.18

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

LEVEL 5 & ROOF LEVEL PLANS

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

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

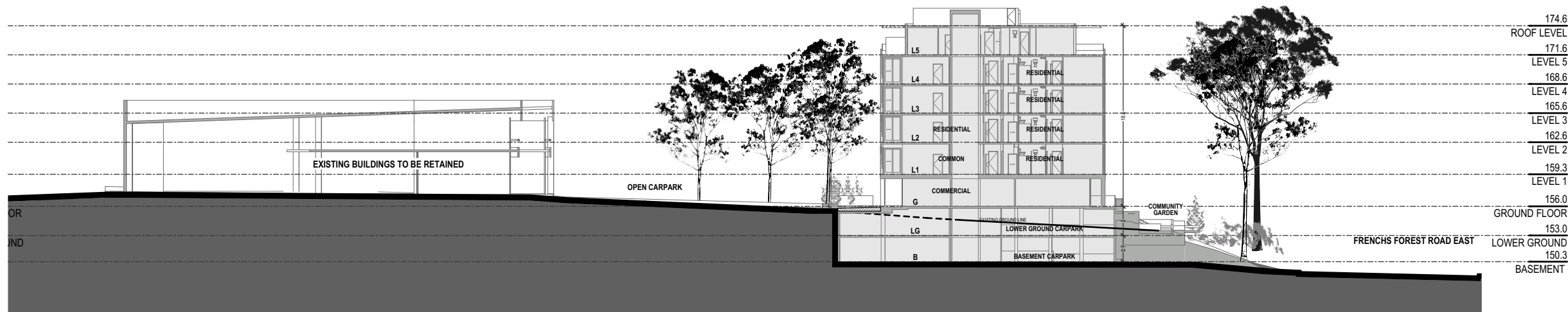
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S1

SECTION S1: LOOKING NORTH

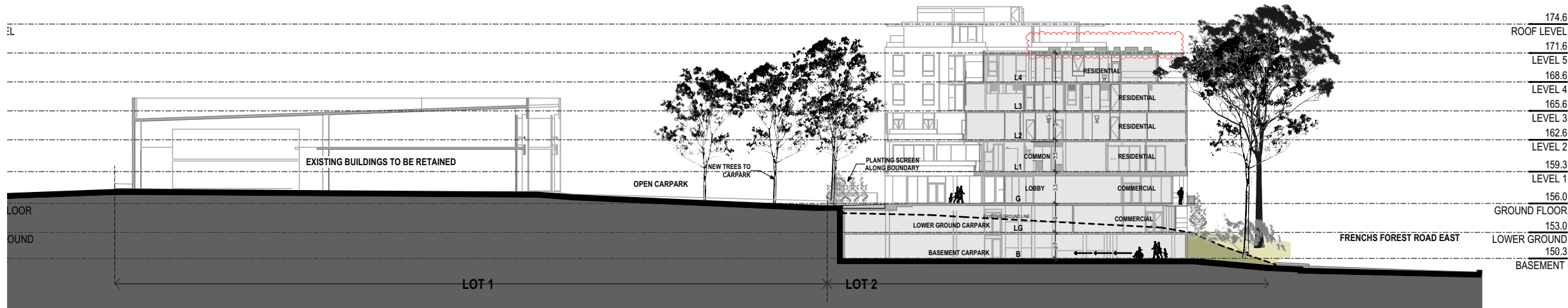
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S9

SECTION S9: LOOKING WEST

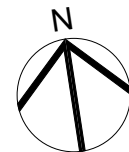
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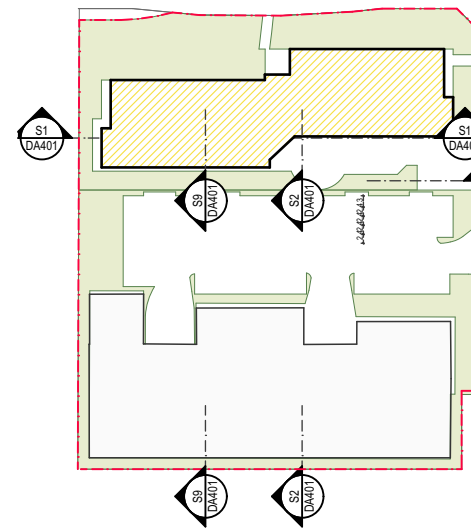
S2

LOOKING WEST

1:500



Printed 30/06/2020



KEY PLAN

ISSUE	REVISIONS	DATE
E	S4.55 AMENDMENTS	10.06.20
D	SECTION 4.55 AMENDMENTS	23.10.19
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

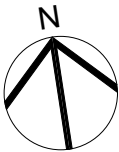
SP 49558

SECTIONS

P A S T U D I O
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

SCALE: AS SHOWN	DRAWING
SUBSET: SECTIONS	DA401
DRAWN BY: FK/SU/WH	ISSUE
	E

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



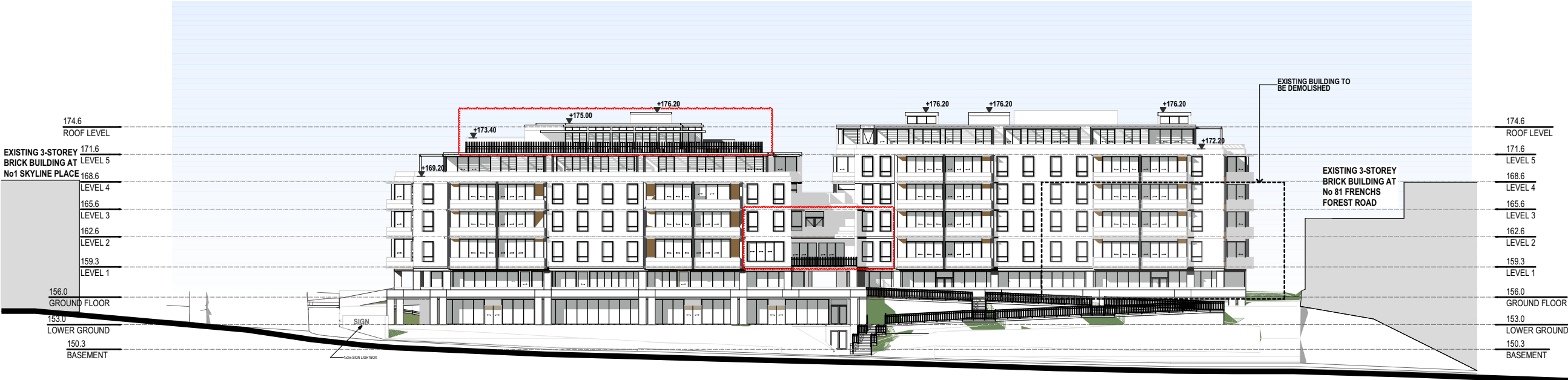
Printed 30/06/2020



E-01

NORTH ELEVATION CONTEXTUAL

1:500



E-01

NORTH ELEVATION

1:500

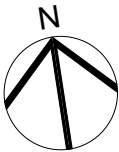
ISSUE REVISIONS			DATE
E	S4.55 AMENDMENTS		10.06.20
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C	SECTION 4.55 AMENDMENTS		19.09.19
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A	ORIGINAL ISSUE		28.03.18
PROJECT:			
Seniors Living			
5 Skyline Place Frenchs Forest NSW 2086			
SP 49558			

NORTH ELEVATION

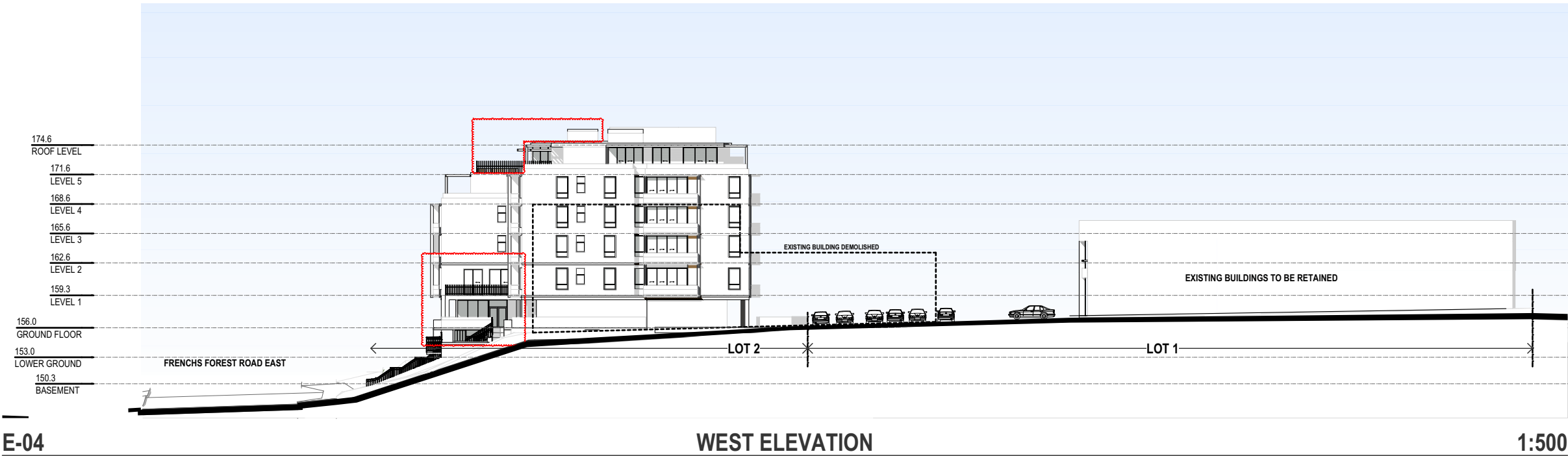
P A S T U D I O
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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

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



Printed 30/06/2020



ISSUE	REVISIONS	DATE
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

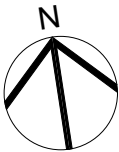
SP 49558

WEST ELEVATION

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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

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



Printed 30/06/2020



E-03

SOUTH ELEVATION CONTEXTUAL

1:500



E-03

SOUTH ELEVATION

1:500

ISSUE REVISIONS			DATE
E	S4.55 AMENDMENTS		10.06.20
D	SECTION 4.55 AMENDMENTS		23.10.19
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B	SECTION 8.2 REVIEW		25.03.19
A	ORIGINAL ISSUE		28.03.18

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

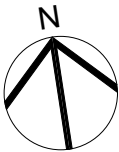
SP 49558

SOUTH ELEVATION

P A S T U D I O
LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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

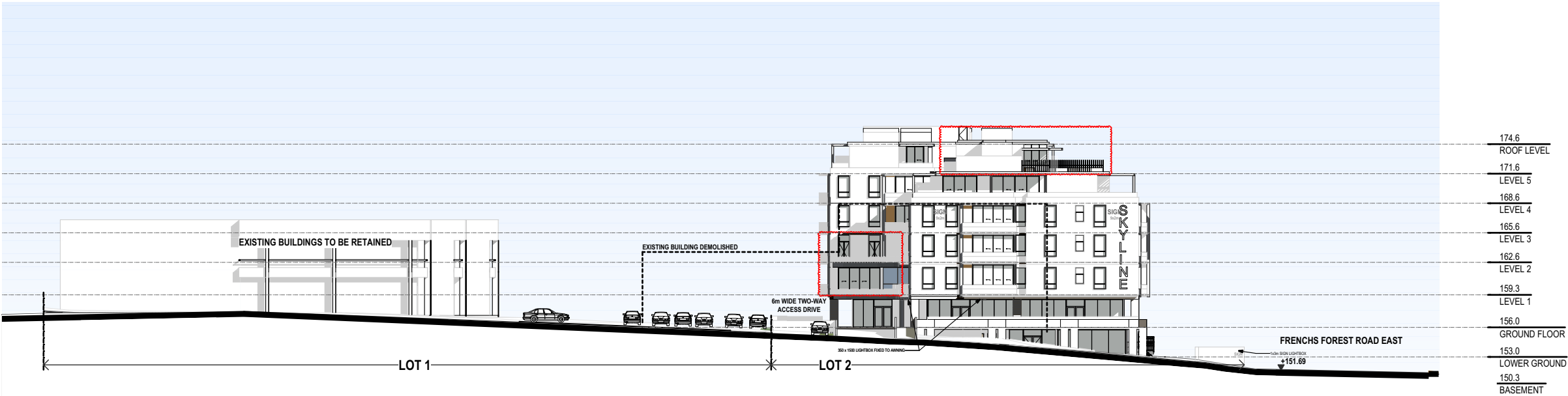
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Printed 30/06/2020



E-02 EAST ELEVATION CONTEXTUAL 1:500



E-02 EAST ELEVATION 1:500

ISSUE	REVISIONS	DATE
E	S4.55 AMENDMENTS	10.06.20
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C	SECTION 4.55 AMENDMENTS	19.09.19
B	SECTION 8.2 REVIEW	25.03.19
A	ORIGINAL ISSUE	28.03.18

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

EAST ELEVATION

P A S T U D I O
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

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

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



Printed 30/06/2020

Walling and Slab Edges
DULUX "Off White"

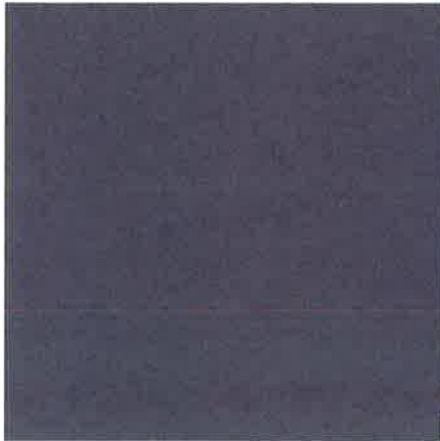
Brick Walls
Nubrik Tumbled Fitzroy Blend

Balustrades
White glass Clear / Sandblasted 50-50

Wall lining
Meranti, Light Red

Internal Walls Entrance Area
White Marble

Balcony and Terrace Paving
Flagstone paving



External Rendered Masonry
Paint Finish Dulux "Drive Time"



Anodised Aluminum Flat Bar Railing
Paint Dulux Marais GR 13



Solar Hoods
Paint Dulux Marais GR 13



Walling and Slab Edges
DULUX "Off White"



Aluminium Window Frames & Joinery
Powdercoat - Colour Monument



Walling and Slab Edges at GF and LGF
Exterior Cladding Limestone



E-01

NORTH ELEVATION CONTEXTUAL

1:500

ISSUE	REVISIONS	DATE
E	S4.55 AMENDMENTS	10.06.20
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PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

MATERIALS AND FINISHES

P A S T U D I O
LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2089
TEL: 8968 1900 FAX: 8968 1999 ACN: 603 369 288

SCALE: AS SHOWN	DRAWING
SUBSET: MATERIALS & FINISHES	DA601
DRAWN BY: FK/SU/WH	ISSUE E
FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5	



The rooftop garden is a place to explore a living landscape. It is a place to escape and emotionally regenerate. The space improves a sense of well-being by encouraging social interaction. Being outdoors in a garden setting is restorative and will encourage active gardening.

The rooftop will feature community gardens that are innovative, water-efficient, self-watering garden beds designed and manufactured in Australia.

The urban farm will produce fresh vegetables and herbs for the residents as well as for use in the cafe kitchen. The rooftop will also incorporate productive fruit trees and working bee hives.

1. Garden shed
2. Raised garden beds
3. Bench seating
4. Picnic Seating
5. Fruit trees
6. Bee hives
7. Compost bin
8. Garden potting bench





Urban farming



place to relax



a place to socialise



rooftop honey



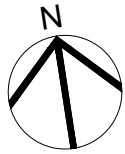
fresh produce



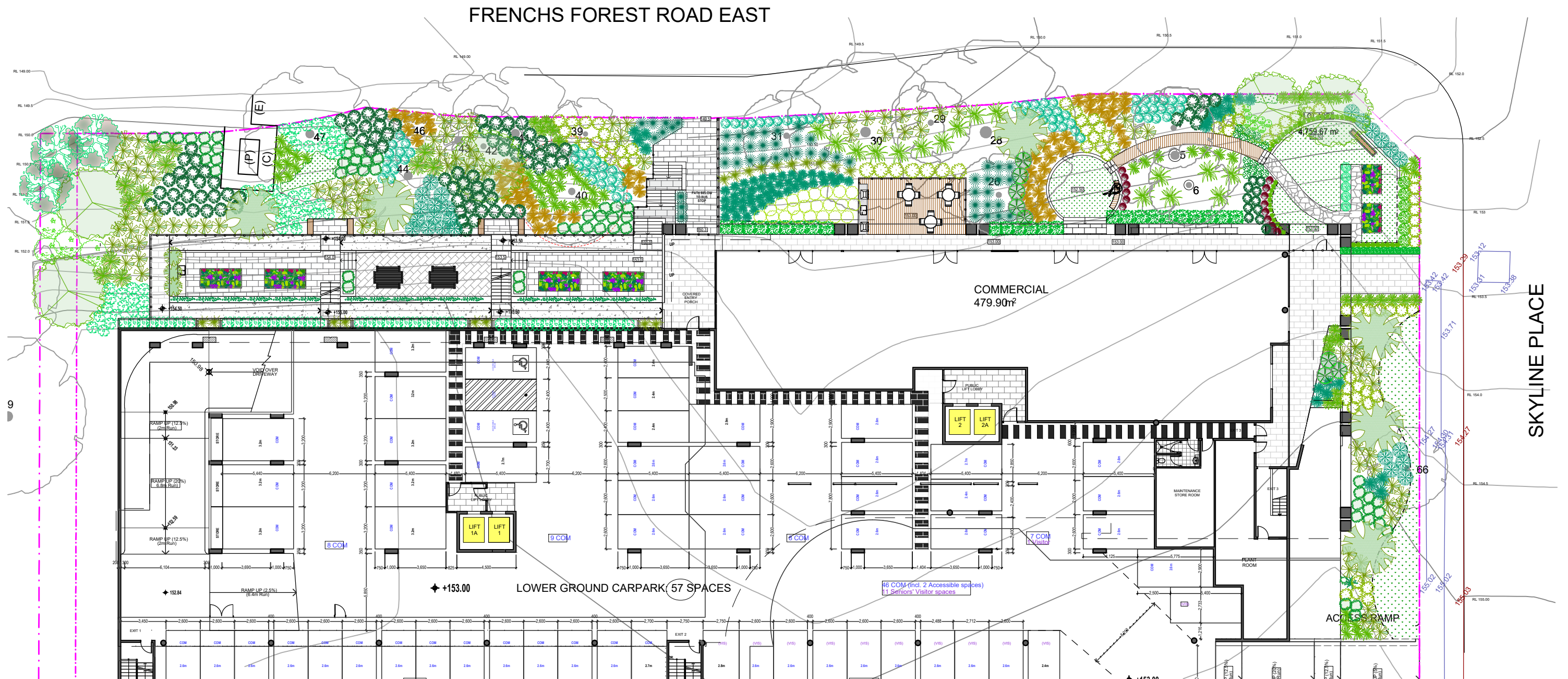
easily accessible



fresh herbs and flowers



LANDSCAPE MASTER PLAN | 1.0



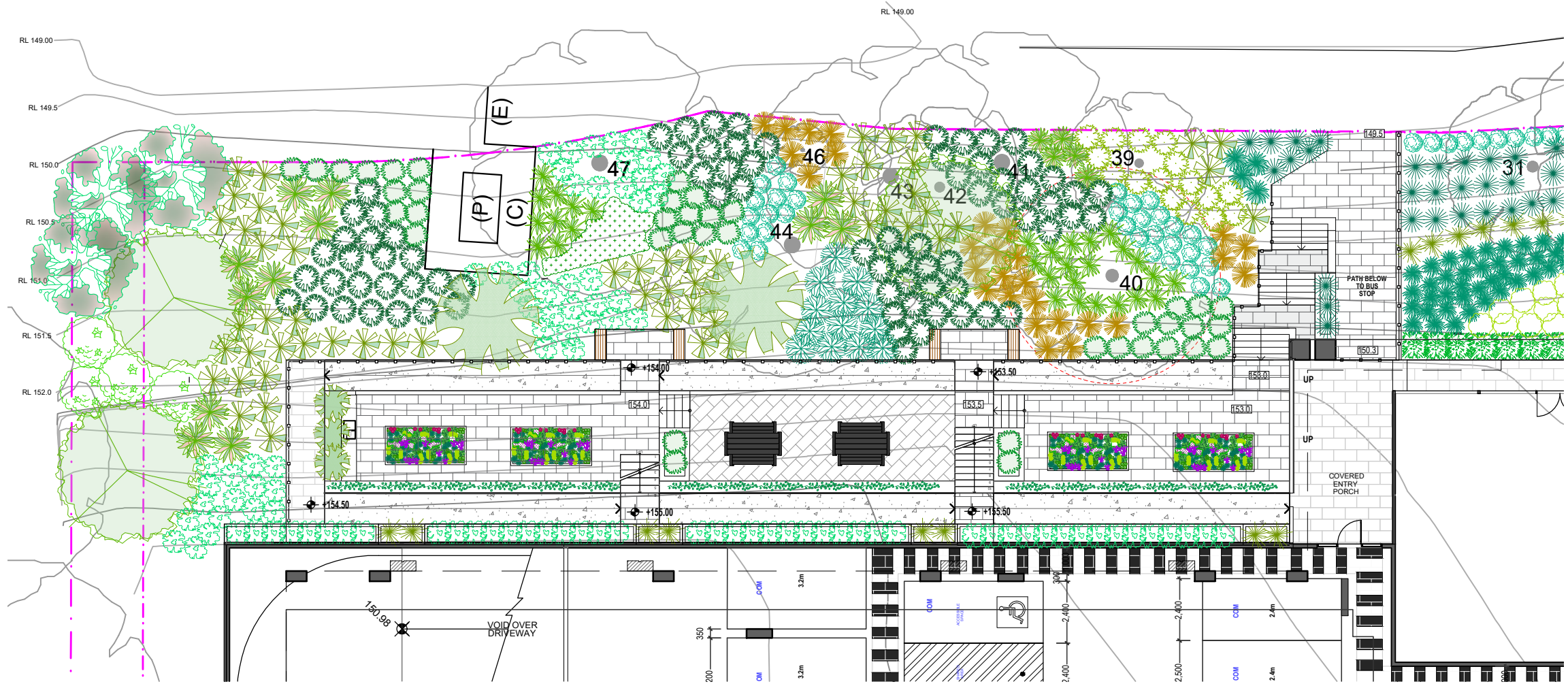


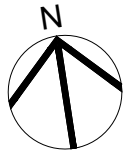
The vision is to create an outdoor communal area for senior living. The surrounding bushland setting derives its distinctive sense of place. The communal area is designed to promote emotional wellness by providing an outdoor space for social interaction.

The external area is defined by the communal garden and BBQ area. The walkability to this area is the key with ramped walkways to ensure access by all.

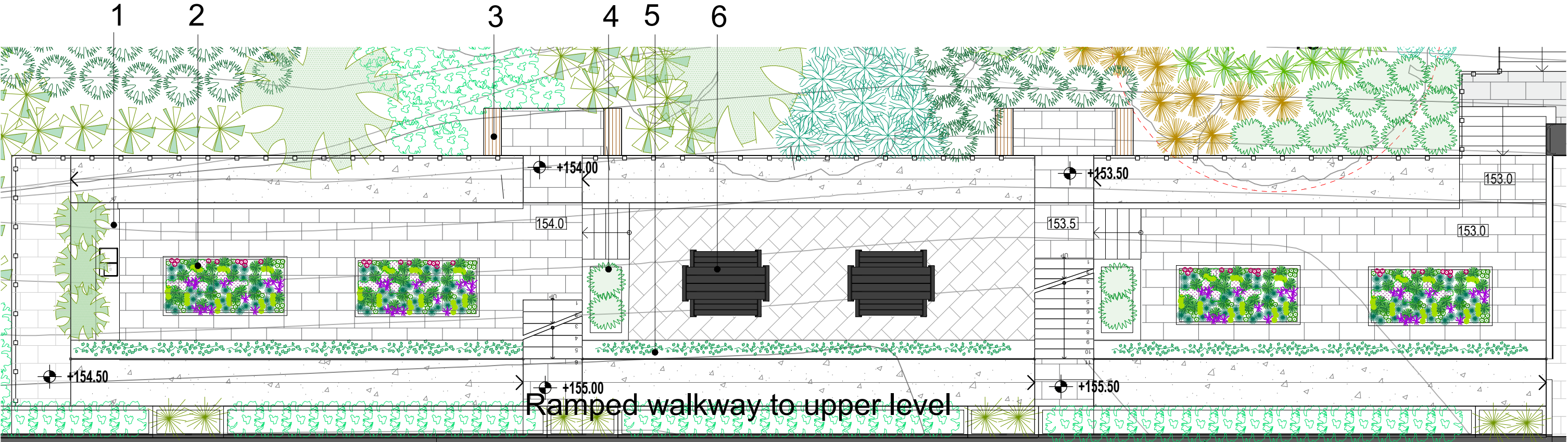
Surface finishes will be hard-wearing and durable and suitable for purpose. Variations in finishes will define spaces for particular uses as well as announce arrival and transition zones.

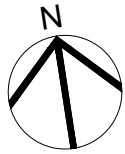
FRENCHS FOREST ROAD EAST





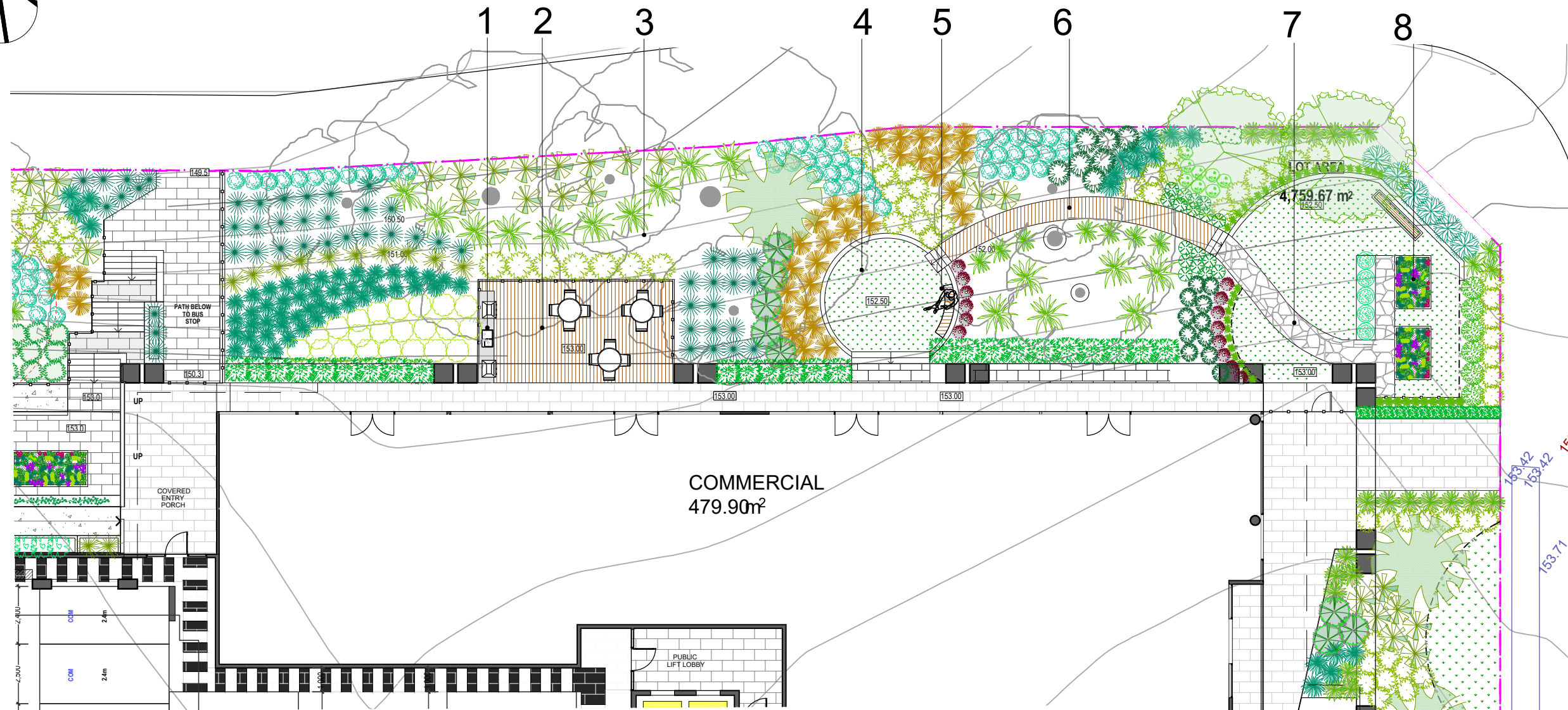
- Garden Potting table
- Raised Vegetable garden
- Bench seats at rest areas
- Stair defining raised planters
- Wire trellis fixed to wall
- Picnic seating



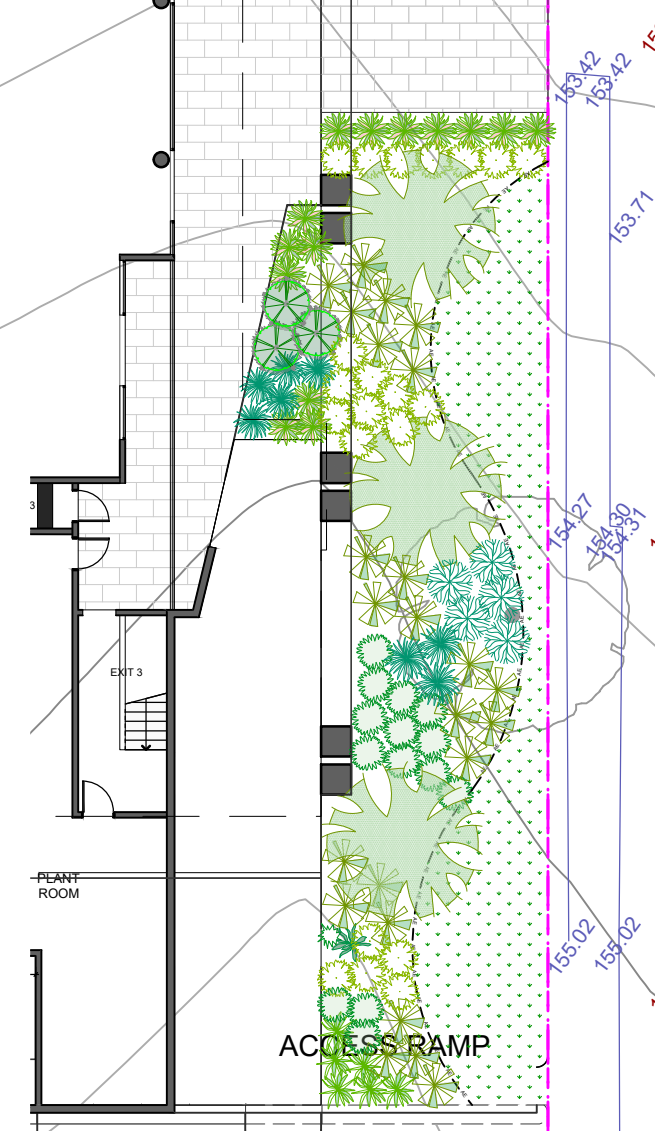


FRENCHS FOREST ROAD EAST

LANDSCAPE PLAN - EAST | 1.3
EXTERNAL COMMUNAL AREA



1. BBQ area
2. Elevated timber deck seating deck
3. Native garden
4. Lawn area
5. Casual Seating area
6. Low timber walkway
7. Stone path
8. Community Vegetable garden



LEGEND

BOUNDARY

85.50

EXISTING CONTOURS

MULCH

PLANT PALETTE



WESTRINGIA FRUTICOSA 'AUSSIE BOX'



MYOPORUM PARVIFOLIUM 'YAREENA'



ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'



PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
WF	SHRUBS WESTRINGIA FRUTICOSA 'AUSSIE BOX'	AUSSIE BOX WESTRINGIA	12	0.7m	300mm
MP	GRASSES / GROUND COVERS MYOPORUM PARVIFOLIUM 'YAREENA'	YAREENA	14	0.1m	200mm
RO	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY 'HUNTINGTON CARPET'	5	0.4m	250mm

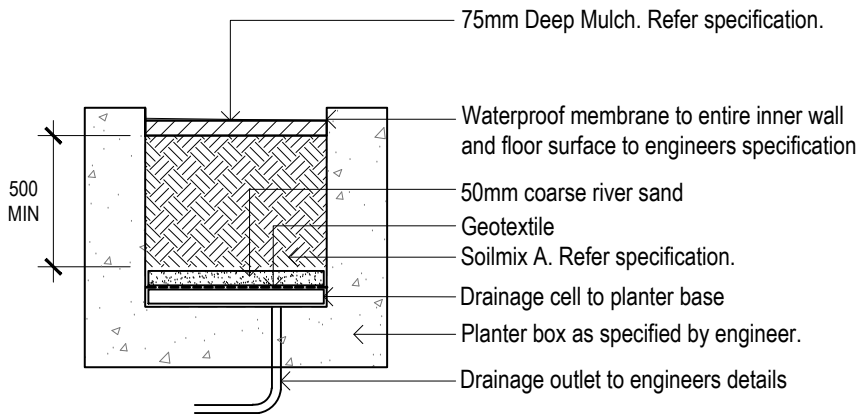
LANDSCAPE SPECIFICATION NOTES

IMPORTED TOPSOIL
All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Planting in Planter Boxes: 'Planter Box Mix', as supplied by, ANL p: 02 9450 1444 or approved alternative.

TREE STOCK
Tree stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use. Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

MULCHING
All construction must comply with AS 4454-2003 Compost, soil conditioners and mulches. All planters to receive 50-75mm of garden Mulch, Droughtmaster, ANL p: 02 9450 1444 or approved alternative. Keep mulch away from plant stem. Finish 30mm below planter.

WATERING
Water in immediately after plant installation & allow for soil settlement. For the first 2 to 4 weeks after planting, the root zone & immediate surrounds must be kept moist. Continue watering until plants have established.



DETAIL A
TYPICAL RAISED PLANTER BOX

LEGEND

BOUNDARY

85.50

EXISTING CONTOURS

MULCH

PLANT PALETTE



WESTRINGIA FRUTICOSA 'AUSSIE BOX'



LOMANDRA LONGIFOLIA 'TANIKA'



ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'



SEDUM 'GOLD MOUND'



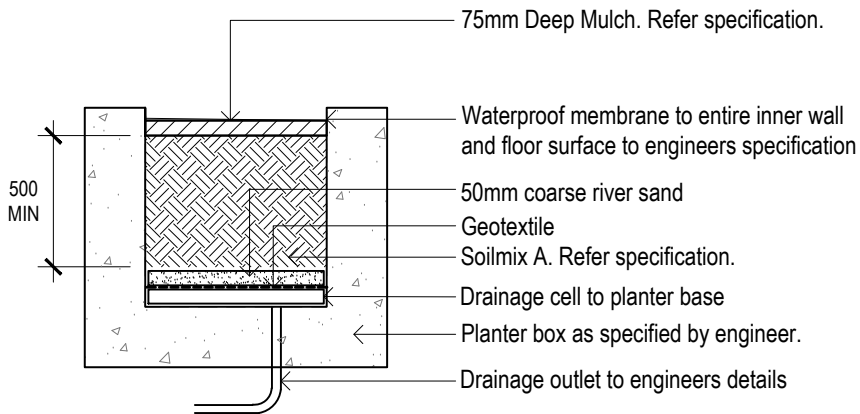
LANDSCAPE SPECIFICATION NOTES

IMPORTED TOPSOIL
All construction must comply with AS 4419-2003 Soils for Landscaping and Garden Use. Planting in Planter Boxes: 'Planter Box Mix', as supplied by, ANL p: 02 9450 1444 or approved alternative.

TREE STOCK
Tree stock to be supplied by production nurseries in accordance with AS 2303:2018 Tree Stock for Landscape Use. Health & Vigour: Supply plants with foliage size, texture & colour consistent with that shown in healthy specimens of the species. Balance of Crown: Supply plants with max. variation in crown bulk on opposite sides of stem axis, +/- 20%. Stock selection should also be based on NATSPEC Guide *Specifying Trees: a Guide to Assessment of Tree Quality*.

MULCHING
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WATERING
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PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HGT	POT SIZE
WF	SHRUBS WESTRINGIA FRUTICOSA 'AUSSIE BOX'	AUSSIE BOX WESTRINGIA	4	0.7m	300mm
LT	GRASSES / GROUND COVERS LOMANDRA LONGIFOLIA 'TANIKA'	TANIKA	9	0.6m	200mm
RO	ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'	ROSEMARY 'HUNTINGTON CARPET'	6	0.4m	250mm
SG	SEDUM 'GOLD MOUND'	GOLD MOUND	10	0.3m	140mm



DEP 1 VIEW AS PROPOSED
ALONG FRENCHS FOREST ROAD



APPROVED DESIGN

A	ORIGINAL ISSUE	29.06.20
ISSUE	REVISIONS	DATE

PROJECT:
Seniors Living
5 Skyline Place Frenchs Forest NSW 2086

SP 49558

DESIGN COMPARISON VIEW 1

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

SCALE:	AS SHOWN	DRAWING	
SUBSET:	SUPPLEMENTARY INFORMATION		DA1216
DRAWN BY:	FK/SU/WH	ISSUE	A

FILE: Z:\SKY5 SENIORS LIVING\SKY5 (S4.55) Iss(E) WIT 8.pln
Printed 18/06/2020



DEP 2 VIEW AS PROPOSED
ALONG FRENCHS FOREST ROAD



APPROVED DESIGN

A	ORIGINAL ISSUE	29.06.20
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**DESIGN COMPARISON
VIEW 2**

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

SCALE: AS SHOWN	DRAWING DA1217
SUBSET: SUPPLEMENTARY INFORMATION	
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DEP 3 VIEW AS PROPOSED



APPROVED DESIGN

A	ORIGINAL ISSUE	29.06.20
ISSUE	REVISIONS	DATE

PROJECT:
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5 Skyline Place Frenchs Forest NSW 2086

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**DESIGN COMPARISON
VIEW 3**

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

SCALE: AS SHOWN	DRAWING
SUBSET: SUPPLEMENTARY INFORMATION	DA1218
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DEP 4 VIEW AS PROPOSED
ALONG FRENCHS FOREST ROAD



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A	ORIGINAL ISSUE	29.06.20
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**DESIGN COMPARISON
VIEW 4**

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

SCALE:	AS SHOWN	DRAWING
SUBSET:	SUPPLEMENTARY INFORMATION	DA1219
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