

11 July 2025

Mr. Scott Phillips
Chief Executive Officer
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Tom Burns, Principal Planner

Dear Tom,

Response to Request for Information -

Development Application No: DA2025/0151 for Use of a tenancy in approved mixed use and seniors housing development as a centre-based child care facility including internal fit-out and landscaping at 5 Skyline Place FRENCHS FOREST.

This letter has been prepared in response to Northern Beaches Council's letter dated 19 May 2025 in relation to the above Development Application at 5 Skyline Place, Frenchs Forest. The issues that have been raised are addressed below.

This letter should be read in conjunction with the following documents, all of which are attached:

- Updated architectural drawings prepared by PA Studio
 - Drawing No. CH.3 Childcare Floor plan Issue C dated 10.07.25
 - Drawing No. CH.5 Childcare Elevations Issue C dated 10.07.25
 - Drawing No. CH.6 Site Plan Issue C dated 10.07.25
 - Drawing No. CH.7 Basement Parking Issue C dated 10.07.25
- Updated landscape package prepared by Paddock Studio, Issue C dated 11.07.2025
 - Plan of Operational Management prepared by Headland Montessori
- Updated Waste Management Plan
- Letter prepared by Varga Traffic Planning, dated 11.07.2025
- Letter prepared by Acoustic Logic, dated 11.07.2025

Traffic, Access and Parking

A response to the issues raised regarding traffic, access and parking has been prepared by Varga and is attached.

Amendments have been made to address Council's concerns, namely:

- The 6 parking spaces that were proposed to be used for short stay are no longer nominated for use by the users of the childcare centre.
- The arrangements for access to the off-street car parking spaces for users of the childcare centre have been amended so that all entry and exit to the basement car park is via the ramp at the southern end of Skyline Place.

The amendment to the approved access to the basement car park is proposed to address the concerns that have been raised by Council and in public submissions. It is now proposed that all vehicles accessing the child care centre via the basement car park will enter and exit using the ramp located at the southern end of Skyline Place, rather than entering via the existing ramp further north and exiting via the approved (but not yet constructed) ramp at the southern end. This change requires a minor increase in the width of the approved ramp and associated design amendments. These are detailed on the revised drawing CH.7 Issue C dated 10.07.25.

To facilitate this amendment and to ensure consistency with the development consent for the buildings and car parking at 5 Skyline Place, we would invite Council to impose the following condition on any consent for the current application:

Prior to the issue of a construction certificate for the development approved by this development consent, the Development Consent to Development Application 2021/0212 ("DA2021/0212") is to be modified pursuant to section 4.17(1)(b) and (5) of the Environmental Planning and Assessment Act 1979 and section 67 of the Environmental Planning and Assessment Regulation 2021 by deleting the reference to the basement car park plan in condition 1 of DA 2021/0212, being drawing number DA202 issue I dated 31.05.24 prepared by PA Studio, and inserting instead reference to the basement car park plan approved by this development consent, being drawing number CH.7 issue C dated 10.07.25, prepared by PA Studio.

Reason: To ensure consistency between consents

Wayfinding signage

Appropriate wayfinding signage will be provided within the basement car park to ensure that users of the childcare centre are guided to the appropriate parking spaces and entry to the centre.

Wayfinding and business identification signage is also proposed to be located at the ground level to direct people to the childcare centre. Details of this signage is provided on the DA drawings, the landscape plans and in the SEE.

Landscaping and outdoor areas

We note that there was initially an issue with the upload of the landscape plans on to the Portal, and that they were re-loaded on 20 May 2025.

The architectural plans have been amended to provide landscaped open space calculations for the entire 5 Skyline Place site. Refer to the updated architectural plans for details.

The landscape drawings have also been amended to reflect the proposed change to replace the fabric shade sails with an awning on the northern side of the tenancy. The awning has a dimension of approximately 20m x 7m, providing a total covered area of 140m² to provide for sound attenuation to the outdoor play areas on the north side of the centre.

The awning is proposed to be of lightweight appearance, constructed using toughened fritted glass which will provide 99% UV protection, as well as shade, to the play area below.

The purpose of the awning is to provide for both sound attenuation and also for weather protection to the outdoor play areas.

The overall area of landscaped open space approved under DA 2021/0212 remains unchanged at 2830m², which equates to 36.2% of the overall 5 Skyline Place site. 602m² of that open space area is proposed to be provided as part of the Montessori tenancy to provide for the outdoor open space requirements and to meet the relevant Child Care Guidelines. While this area will be within the Montessori tenancy, it will remain as landscaped open space.

Even if the 602m² to be used by the child care centre was to be removed from the landscaped open space area of the overall site (which is not proposed), the remaining 2,228m² still exceeds the design criteria for communal open space in the ADG, including that *communal open space has a minimum area equal to 25% of the site*.

If the tenant should change in the future, the fencing could be removed and this area would be reinstated as part of the overall open space on the wider site.

Noise impacts

The two large shade sails that were proposed to be positioned over the play equipment are to be replaced with an awning, as shown on the updated architectural and landscape plans. This amendment is to address the issues that have been raised both by Council and in public submissions.

The proposed awning will be constructed using laminated toughened glass which will provide 99% UV protection in accordance with the requirements of the Child Care Guidelines. Sound insulating panels will be hung from the underside of the awning to provide additional sound insulation.

An addendum to the acoustic report has been prepared by Acoustic Logic to address the matters raised, and to assess the proposal to include an awning above the playground to provide additional noise separation between children within the outdoor play area and the noise sensitive receivers within Jardin directly above the childcare. This letter notes that noise emissions from the playground achieve the requirements for outdoor play without the provision of the awning, but notwithstanding, the provision of the awning will provide additional noise

attenuation from the use of the outdoor play area to the worst-impacted receivers relevant to the noise, i.e. those which are directly overlooking the play area. Refer to Acoustic Logic's letter for full details.

With regards to Council's comments about the use of the specific outdoor areas by different age groups of children, as is shown on the Landscape Plans that were submitted with the DA (specifically, Drawing 2501-02), the outdoor areas will be designated for the different age groups. The architectural plans and the landscape drawings reflect this information.

As outlined in the Plan of Operational Management, prepared by Headland Montessori, while the separate outdoor areas will generally be used for the designated age groups, it is intended that the boundaries between the outdoor areas will be flexible (using temporary fencing) so that increased interaction between the age groups can be facilitated at certain times.

Food preparation

Headland Montessori has advised as follows regarding the preparation of meals and food within the centre:

- Morning tea, lunch meal (which is slightly more substantial) and afternoon tea is typically provided. No cooking is required for morning and afternoon tea, as the snacks are generally fruit, toasts with jam, or biscuits.
- For lunches, either ready - made meals from Kids Gourmet are served or the meal is prepared on the premise. The chef will prepare items using a mixture of oven and stove.
- No fried food is served.

These details and arrangements are outlined in the updated Plan of Operational Management.

Details regarding the proposed kitchen fitout have been provided on the updated architectural drawings.

Waste Management

A revised Waste Management Plan has been prepared to address the issues raised by Council's Waste Management Compliance Officer.

The application includes storage for 4 x 240 litre wheelie bins in the location marked "Bin Storage" to the west of the southern part of the childcare center (refer to DA drawings).

This location ensures convenient access from high-waste areas.

The storage includes:

- 2 bins for general waste,
- 1 bin for paper recycling, and
- 1 bin for bottles/other recycling (as required by Council).

Used nappies will be collected and stored in plastic bins within the main spaces. Staff will move the waste into the 240-litre general waste wheelie bins located in the bin storage area, within an appropriate enclosure.

Meals and food will generally be prepared off site which will result in minimal food preparation waste being generated.

Based on their experience, Headland Montessori has estimated that 1 x 240-litre bin per day is sufficient for general waste, and 1 x 240-litre bin is adequate for recycling. Regardless, space has been allocated for 4 bins, as shown on drawing CH.3 Issue J dated 10.07.25.

Montessori will arrange garbage collection every two to three days (noting the centre operates five days per week).

The childcare centre employs cleaners and service staff who visit daily. They will be responsible for moving bins from the child care bin storage area to the Waste Holding Bay. A level pathway allows for easy bin transportation, as shown on the plan in the Waste Management Plan. Refer to the revised Waste Management Plan for further details.

Additional Information

The updated architectural drawings include the following:

- Details of all proposed wayfinding and business identification signage – details have been copied from the Landscape plans to the architectural drawings, as requested;
- details of the proposed awning on the northern side of the tenancy;
- Waste management information including a garbage bin storage area. The path of travel to the commercial garbage room is provided in the Waste Management Plan.

We trust that the above information adequately addresses the matters raised in your letter. Please contact me on 0422 813 025 should you wish to discuss any of these issues further.

Yours sincerely



Paula Mottek
Urban Planning Manager
Platino Properties