

6 June 2024

Mr Jordan Davies  
Principal Planner  
Northern Beaches Council  
PO Box 82  
MANLY NSW 1655

Dear Mr Davies

**Re: Mod2023/0617 – 5 Skyline Place, Frenchs Forest**

We refer to your letter dated 8 May 2024 regarding the above modification application that is currently being considered by Council, and the peer review of the Economic Impact Assessment, prepared by HillPDA, which was undertaken by Council's

Our response to the issues raised in Council's most recent letter are set out below.

**1. Quantum of Employment Generating Floor Space**

The issues raised in Urbacity's peer review report were addressed by Martin Hill at our meeting on 20 May 2024. Mr Hill clarified the information relating to the economic impacts assessments has remained consistent across all the applications made for the Skyline Place properties. The changes in employment forecasts are due to changes in areas and assumed uses from designs submitted.

Council maintains a concern regarding the amount of employment floorspace on the site and the potential for a precedent that may be created by the reduction in the amount of non-residential floorspace in the SP4 zone.

As outlined in the documents submitted with the application, the proposed reduction in the amount of employment space results from a detailed and thorough assessment of the likely future demand for commercial / non-residential floorspace as well as our experience in leasing the commercial tenancies at 7 Skyline Place.

Commercial tenancies that remain vacant for long periods considerably impact on the general amenity and detract from amenity and from the ability to attract commercial tenants to the broader area. Evidence shows that current vacancy rates across the

Frenchs Forest commercial market are in the order of 35% (refer to the One Commercial letter dated 13/10/2023 previously submitted) and that the vacant floorspace is unlikely to be taken up in the foreseeable future.

At our meeting on 20 May, Mr Hill and Mr Cullen agreed that the reduction in the amount of employment space that is proposed (circa 900m<sup>2</sup>) would potentially result in a difference of up to 30 future jobs that could be provided on the site, and that this reduction in employment would make no real impact on the overall employment targets / levels within the Frenchs Forest Business Park.

Mr Cullen stated that Council's main concern is that a precedent would potentially be set by the reduced amount of non-residential floorspace (rather than the loss of the relatively small number of potential jobs on the site).

## **2 Precedent & SEPP (Housing) 2021**

The recent amendments to the Housing SEPP (following the employment zones reform) have reinforced the permissibility of seniors housing on this site by including land zoned SP4 under the Warringah LEP 2011, specifically in Clause 79.

The issue of any potential precedent is only relevant to future proposals made for seniors housing on land zoned SP4 under the provisions of the Housing SEPP. However, the specific requirements contained within *Division 4 Site related requirements* (including distance to facilities and services) significantly limit the areas within the SP4 zoned areas in Frenchs Forest Business Park where seniors housing can be built.

Analysis of the land within the Frenchs Forest Business Park has been undertaken to identify where it would be appropriate and/or viable to develop housing for seniors and people with a disability. This analysis demonstrates that, in reality, very few sites in the locality are suitable for this type of redevelopment, either due to bushfire risk, distance from transport and facilities or the fact that existing development on the land makes it uneconomic to redevelop the land to provide for this form of housing.

Given the limited areas to which the seniors housing provisions of the can be applied due to the location / access requirements, the issue of precedent that Council has raised as being their key concern regarding the proposed change of use on Level 1 of the building, in reality relates only to a very small number of sites.

## **3 Council's Suggested Compromise**

We have considered the compromise that has been suggested by Council's Strategic Planning Team which would convert the entire residents' common open space area on the ground floor to employment uses. Amendment in this manner would be highly detrimental to the design and functionality of the common and open spaces on the site and result in a significantly poorer amenity for future residents and tenants.

Replacing the ground floor COS (proposed to be located on the southern side of the site under the swimming pool) with employment uses would reduce the overall amount of indoor COS on the ground floor by almost two thirds, from 603m<sup>2</sup> to 273m<sup>2</sup>, and would reduce the total amount of COS in the development from 1305m<sup>2</sup> to 702m<sup>2</sup>. This would provide for 7.8m<sup>2</sup> of COS per dwelling, which is well below the accepted industry standard of 14-16m<sup>2</sup> per dwelling. To reduce the amount of common space (and

therefore amenity) to be so far below best practice levels for the sake of providing for employment space for which there is little demonstrated and likely future demand would, in our view, be a poor outcome.

Relocating the COS from the proposed location on the ground floor to Level 2 of the building would result in a loss of the direct connection between the indoor common area for residents and the outdoor open space resulting in a considerably inferior outcome in terms of the design and functionality of the overall development. We note that Council's economic advisor agreed that the proposal provides superior amenity for residents and that the green space interface is important for quality of life.

This change would also result in a disconnect in the design and use of the central area of open space, as members of the public / clients of the commercial tenants located on the southern side of the site (under the approved swimming pool) would need to traverse the central open space to access these tenancies, rather than having access directly off a public street.

Lastly, the maintenance cost of the open common area will need to be allocated to ground floor tenancies which will make them financially unviable.

In summary,

- The design as proposed maximises amenity for residents.
- The potential loss of employment is minimal and will not create a widespread precedent as any precedent would be limited to provision of mixed-use seniors housing on a small number of sites within the SP4 zone.
- on balance, the benefits of providing for a small number of additional future jobs is heavily outweighed by the adverse design and amenity outcomes that would result from the alternate design.

We have therefore decided not to amend our proposal in this regard.

#### **4 Waste serving arrangements**

We note the comments that have been made by Council's waste and traffic teams regarding the proposed arrangements for the management of the garbage bins and we now propose to provide a 3.0m wide (kerb-to-kerb) exit-only ramp as well as an adjoining 1.8m wide (kerb-to-wall) dedicated bin transfer ramp. The proposal to have dedicated but adjoining vehicular and bin ramps eliminates inconvenience to residents, employees and visitors, eliminates the inconvenience of the goods lift breaking down, and improves overall safety.

The 3.0m wide (kerb-to-kerb) exit-only ramp satisfies AS2890.1:2004 requirements for a single lane straight ramp whilst the adjoining 1.8m wide (kerb-to-wall) dedicated bin transfer ramp is comfortably wide enough to accommodate a variety of bin tug systems.

The amended proposal is outlined and assessed in the letter provided by CJP Consulting Engineers which has been attached.

Revised drawing numbers DA202 and 203 Revision I dated 31.05.24 showing the amended proposal are also attached.

Please contact Paula Mottek on 0422 813 025 should you wish to discuss this matter.

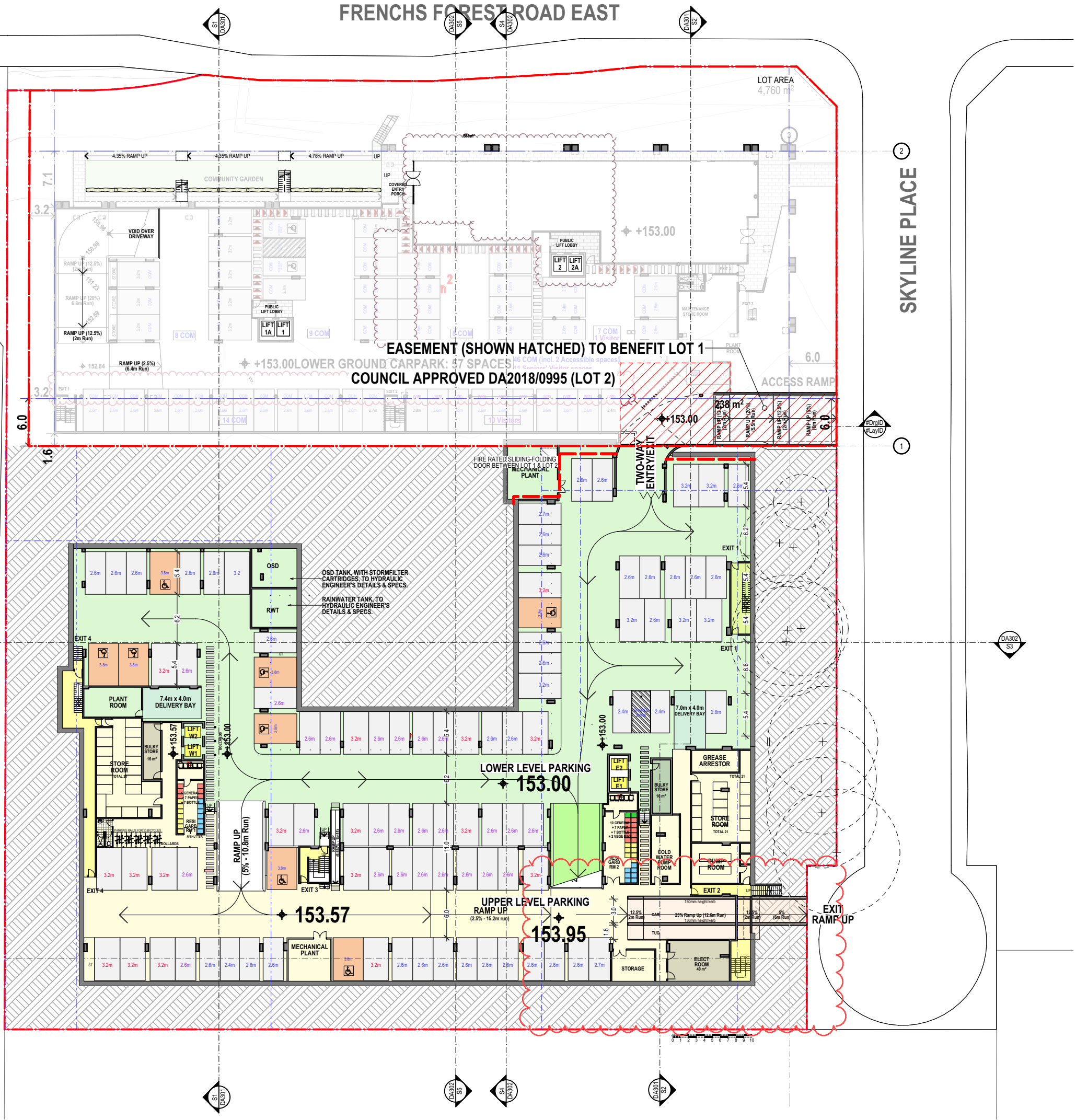
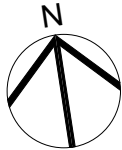
Yours sincerely

A handwritten signature in black ink, appearing to read 'G Revay', with a stylized flourish at the end.

**George Revay**

CEO

Platino Properties



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H	RESPONSE TO COUNCIL'S RFI	05.03.24
G	S4.55	31.10.23
F	FOR CONCILIATION CONFERENCE	01.03.23
E	FOR CONCILIATION CONFERENCE	24.02.23
D	S82A REVIEW	01.11.21
ISSUE REVISIONS		DATE

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

**BASEMENT CARPARK**

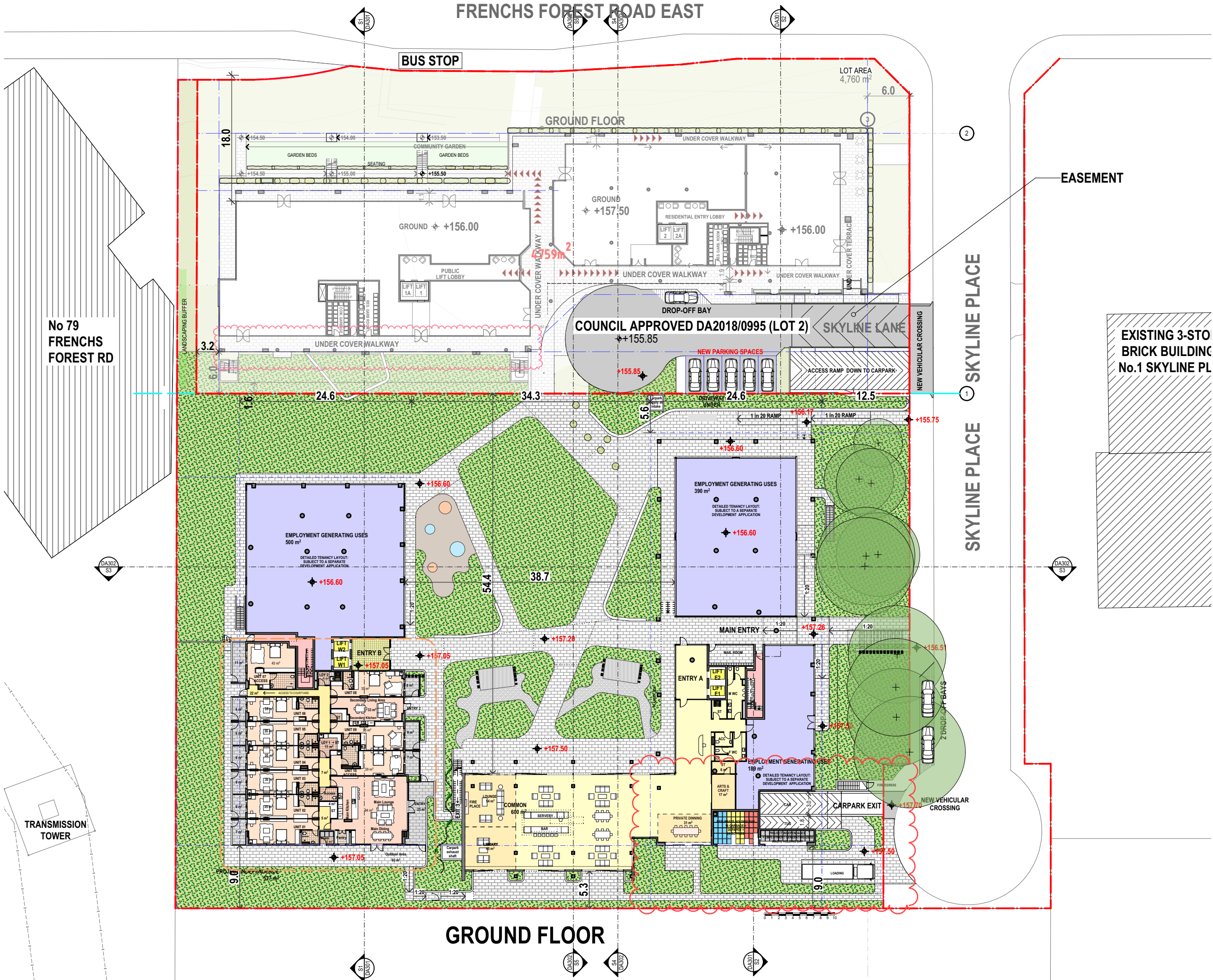
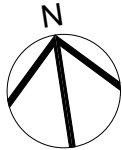
**PA STUDIO**

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
SUBSET:	PLANS	<b>DA202</b>
DRAWN BY:	SU/WH/SP	ISSUE
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DRAWN BY:	SU/WH/SP	ISSUE
		1

5 June 2024

Ref: 23046

Platino Properties  
Suite 11, 20 Young Street  
NEUTRAL BAY NSW 2089

Attn: Paula Mottek  
[paula@platino.com.au](mailto:paula@platino.com.au)

Dear Paula,

**Mod 2023/0617**  
**5 Skyline Place, Frenchs Forest – Stage 2**  
**Proposed Modifications to Approved DA2021/0212 Development**  
**Waste Servicing Matters**

I refer to Council's recent Traffic and Waste internal referral responses, dated 3 May 2024 & 8 April 2024, respectively, providing additional comments in respect of the abovementioned modification application.

In this regard, Council's Waste Referral Response does not accept the previously proposed arrangement that includes a traffic signal on the exit-only vehicular ramp, and the use of a ride-on tug system in lieu of the previously approved goods lift. Council's Traffic Referral Response supports Council's Waste department's position.

In response, the proposed design has again been modified, and now comprises a 3.0m wide (kerb-to-kerb) exit-only ramp as well as an adjoining 1.8m wide (kerb-to-wall) dedicated bin transfer ramp.

Whilst a specific bin transfer vehicle has not yet been chosen, there are a number of options on the market. Two of the more suitable options are shown in the following images.



Figure 1 – Bin tug with trailer example





Figure 2 – Bin utility vehicle example – approximate dimensions 4.0m x 1.5m

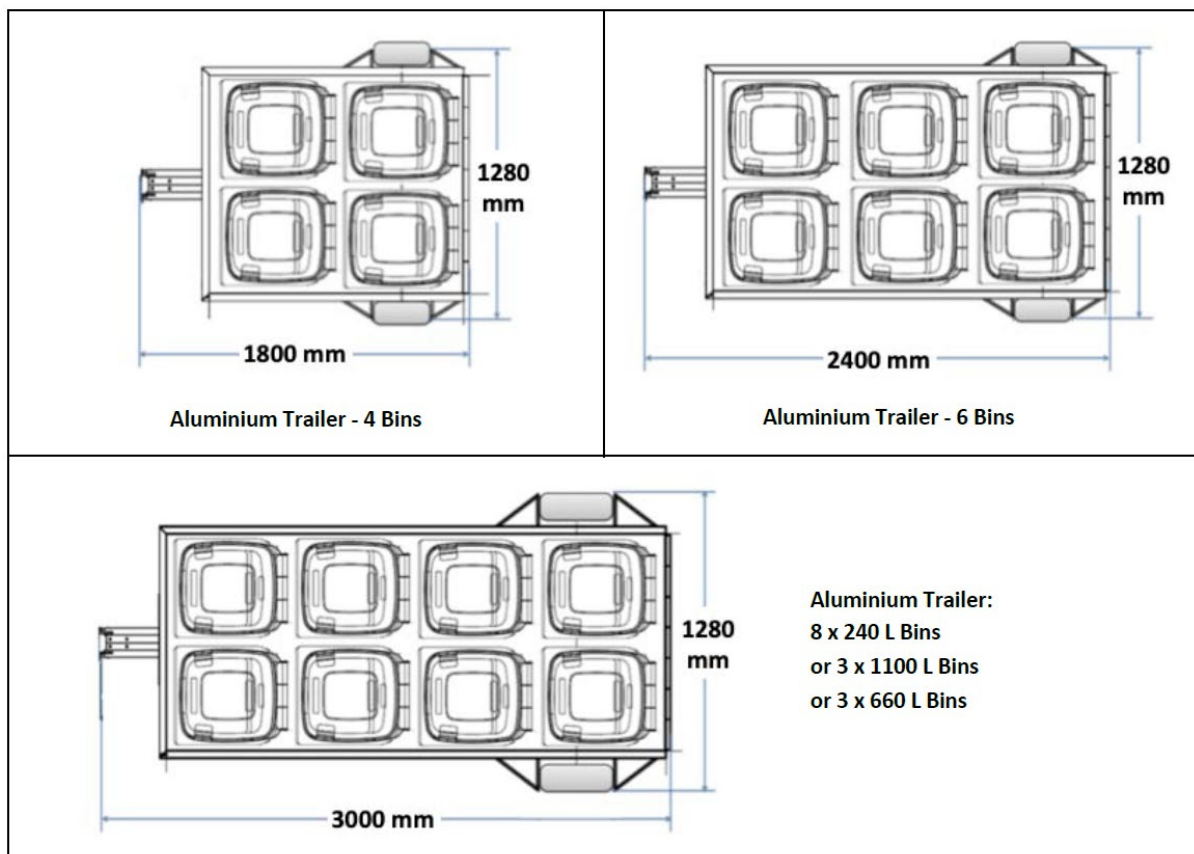


Figure 3 – Bin trailer dimensions



The proposed bin transfer procedure between the basement storage room and the temporary holding area adjacent to the loading bay is as follows:

- Bin tug & trailer/bin utility vehicle kept within residential garbage room 2 when not in use,
- Prior to specified waste collection times, bins are loaded into/onto the bin tug & trailer/bin utility vehicle within residential garbage rooms 1 & 2, and transferred up to the temporary holding area, noting no truck will be present in the loading bay
- The bin tug & trailer/bin utility vehicle returns to the basement garbage rooms to collect more bins and repeats the process,
- The opposite procedure occurs when transferring emptied bins back to the basement bin rooms.

The proposal to have dedicated but adjoining vehicular and bin ramps eliminates inconvenience to residents, employees and visitors, eliminates the inconvenience of the goods lift breaking down, and improves overall safety.

Furthermore, the 3.0m wide (kerb-to-kerb) exit-only ramp satisfies AS2890.1:2004 requirements for a single lane straight ramp whilst the adjoining 1.8m wide (kerb-to-wall) dedicated bin transfer ramp is comfortably wide enough to accommodate a variety of bin tug systems.

Note, the top of the bin transfer ramp will be relatively level with the area adjacent to the loading bay, such that the bin tug system will *not* need to exit the site boundary in order to move between the ramp and the temporary bin holding area.

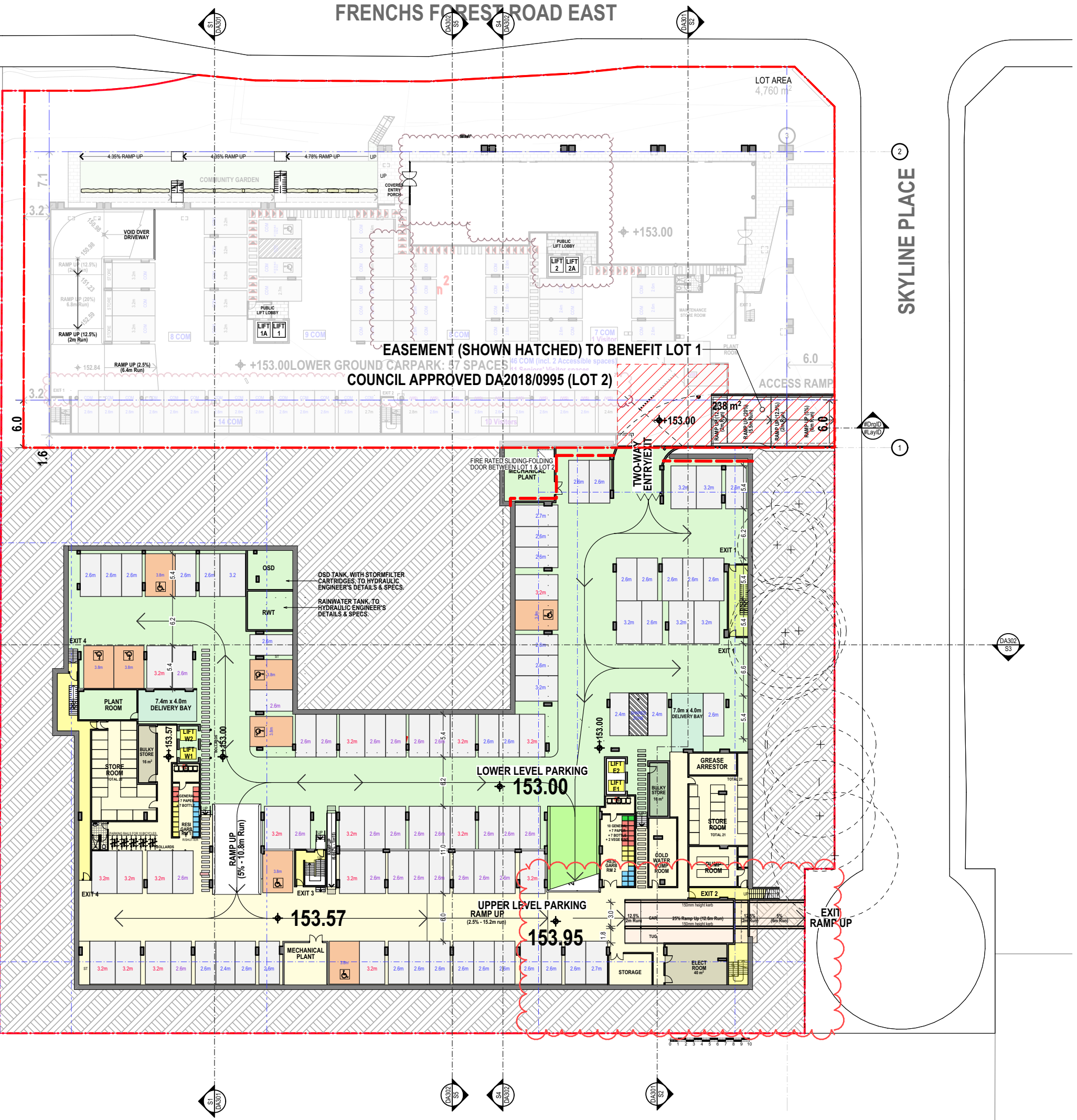
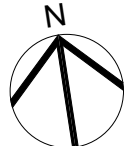
In light of the above, it is considered that the proposed amended arrangements can be easily managed and integrated into a Plan of Management.

I trust the above addresses Council's relevant comments. Please do not hesitate to contact me on the number below should you have any queries.

Kind regards



Chris Palmer  
Director  
B.Eng (Civil), MAITPM



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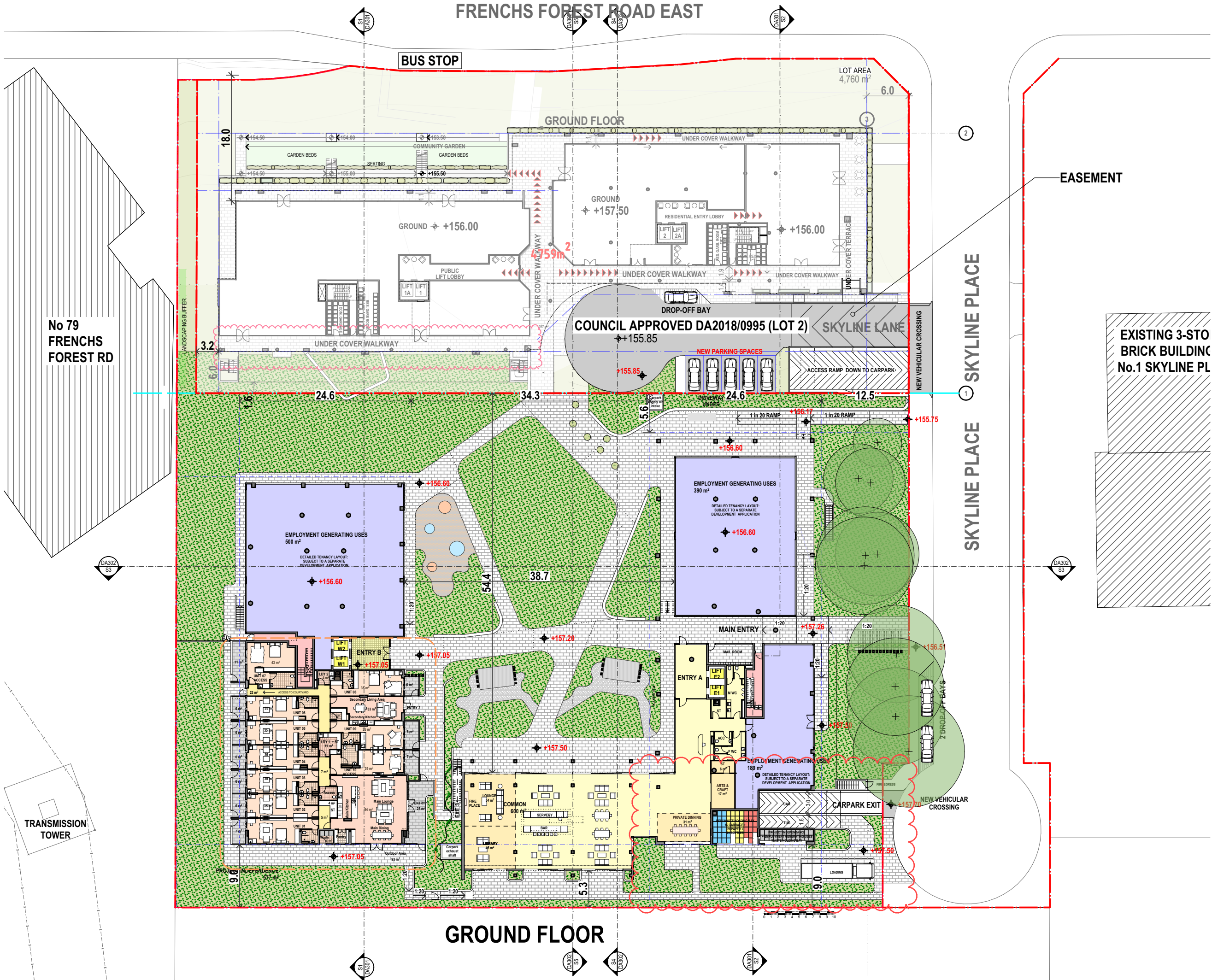
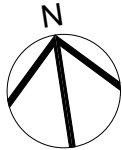
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