D. P. & L. G. CARR B104 / 7 Skyline Place, FRENCHS FOREST, NSW 2086
[redacted]

NORTHERN BEACHES COUNCIL
- 7 APR 2025
DEE WHY CUSTOMER SERVICE RECEIVED
Signature L Donné

Development Assessment Team
Northern Beaches Council
Council @northernbeaches.nsw.gov.au

6 April 2025

Re: Development Application No. DA2025/0151
Lot 11 DP1258355, 5 Skyline Place, FRENCHS FOREST NSW 2086
Proposed Child Care Centre in an Approved Mixed Use & Seniors Development

Dear Sir / Madam,
My wife and I own an apartment in Jardin seniors housing at 7 Skyline Place, known as Lot 2 in Council approved DA2018/0995 and MOD 2023/0617. Thank you for the opportunity to comment.

We have two principal concerns regarding the proposed development described in DA 2925/0151.

1) **THE IMPACT OF INCREASED TRAFFIC to use the existing entry / exit ramp at 7 Skyline Place to access the parking levels at 5 Skyline Place, including parking for the Child Care Centre.**

The current ramped driveway which currently leads to parking for commercial and residential visitors and residents, is narrow (less than 6metres clear width) and has **an awkward one lane "Z" shaped bend** at the bottom of the slope, on the Lower Ground level. This same ramp is now being called upon to deliver twice as much traffic to 5 Skyline Place parking via a left turn at the bottom of the ramp.

The recently approved MOD 2023/0617 and drawing CH.7 B, show the proposed widening of the top or eastern half of the driveway, but there are **no dimensions provided for its length or width**. Whilst welcome, **the widening should run full length** of the ramp, as **restricted widths exist** in the western half of the ramp, both at the mechanical gate and at the concrete column beyond.

It should be pointed out that as the ramp runs east – west, early morning sun and late afternoon sun can blind drivers to the extent of what is happening ahead at the "Z" curve and at the street footpath. **We request additional lighting be installed over the western "Z" curve in no.7.**

2) **THE CHILD CARE CENTRE LANDSCAPING.**
The proposed landscaping to the west, north and east of the ground level Facility is very different to what the approved MOD 2023/ 0617 sets out.

In MOD2023/0617 the area to the north of the Child Care Centre is labelled as **Landscaped area G**. Drawing 2046-011 provides a comprehensive list of planting for Area G, described as:
"Lawn areas with large shade trees and garden surrounds. A native-centric, hardy species mix to blend in with the adjacent buffer planting zones." SEE PLAN "A" including PLANTING SCHEDULE G.
Then follows a planting list – summarised as thus: (additions by us)

9 different ground covers - 149 plants in total
14 different grasses, ferns + broad leafed - 324 plants in total
10 different shrubs + screening plants - 57 plants in total
4 different trees - 7 in total.

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8 APR 2025
MAIL ROOM

We note that Council's Landscape Referral Response (20/3/2025) :

"At this stage there appears to be insufficient information to assess the application. No landscape plans were sighted.....Based on the minimal information provided, this would remove a number of replacement trees and lead to an apparent reduction in the provisions of buildings in a landscape setting that is part of the current approval. Landscape plans are required to enable assessment of these changes."

The charges proposed are a great disappointment to the residents who will overlook the outside areas. Numerous artists impressions have shown grass and trees in these outside areas from day 1.

Indeed, these impressions of the proposed landscape were used to encourage a number of owners to purchase their apartments especially those that face south from Jardin stage 1.

THE GLARING CHANGES:

1) **Two shade structures instead of "large shade trees" in a deep earth area.**
   a) **No details** of shade structure provided. The flat-roofed structures shown on drawing Ch.5 B are unlikely to stay as low as drawn. Shade structures are usually much higher, which would then obstruct views from adjacent apartments in 7 Skyline Place.
   b) The shade structure supports should not be on the boundary between no. 5 and no. 7.
   c) The site is within a bushfire asset protected zone; thus the sail material should be non combustible.
   d) The shade material should not reflect glare towards no. 7 Skyline Place.

2) **Grass or manufactured fake grass matting**? Again **no details**. Stormwater issues if fake grass.

3) **Reduction in the size of landscaped areas**. COMPARE Plan "C" with Plan "B"
   a) **To the west**, the landscaped buffer is area is reduced in size by the provision of additional play space, which will surely be hot in summer and cold and windy in winter, as is similar space at the western end of no. 7. The western buffer has an important role in privacy for the children at the Centre and protection from cold winter westerlies.
   b) **To the north,** the buffer zone is labelled "Dense vegetation zone" but its depth is shown as less than a single door width. The depth of this landscaped area must be increased otherwise the "Dense vegetation" may well be limited to a vine on the fence!

4) **Additional roofed awning fixed to the building on three sides.** Again **no details**. It appears to be cantilevered off the building as there are no posts indicated. Interface with the apartments above will need to be assessed, such as noise in a rainstorm.

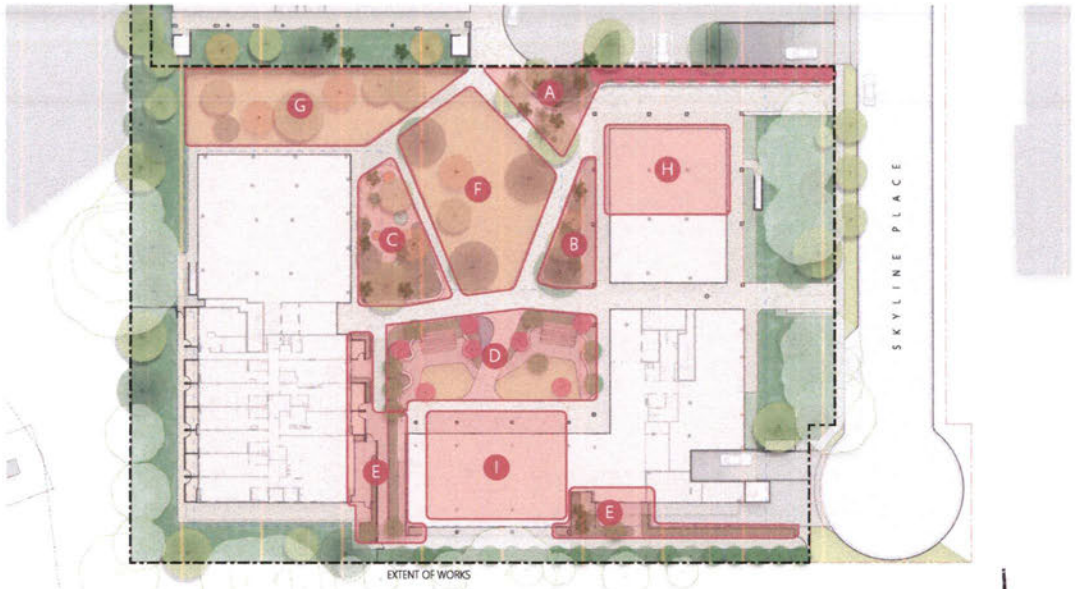
Please arrange for an on-site inspection including the driveway ramp at no. 7. Skyline Place.
Plans can be deceptive especially at this preliminary stage.

Sincerely, Donal & Gaye Carr

[redacted]

Note Email sent
9.10pm Sun 6/4/25

Area G schedule
long list of plants.
New proposed play
area will slash &
burn this list.



"A"

Planting Notes:

+ **Planting design subject to detailed design and documentation. Not for pricing or construction.**
+ Refer to drawing 2046-13 for the master plant schedule and plant images.
+ Planting to be designed in accordance with the NSW RFS Appendix 4 of 'Planning for Bush Fire Protection 2019'. Refer to requirements on drawing 2046-09.
+ All garden area subgrade to be cultivated prior to installation of new imported organic garden soil.
+ All garden areas to include 300mm depth of imported organic garden soil. All podium planters to be 1000mm minimum depth of imported organic garden soil.
+ All garden areas to be mulched with 75mm depth of imported organic garden mulch.
+ Species within mixed planting areas to be planted in groupings of 3-5.
+ Sub-surface drainage to all garden areas, connected to site stormwater.
+ All garden areas (excluding softscape works within the road verge) are to include a fully automated irrigation system connected to the sites rainwater harvesting system (subject to detailed design by a suitably qualified irrigation consultant).
+ The green roof to the communal facilities building will include 300mm depth of light-weight planting media. The green roof will be irrigated from stormwater harvested from site. The green roof will not be publicly accessible.

Area A

The primary pedestrian arrival into the precinct. The garden areas include an avenue of feature deciduous trees leading to the entry plaza - a public domain with native palms and trees.

Plant Code:	Quantity:
Groundcovers + Climbers:	
CAS gla Cl	18
CHR api	15
DIC arg SF	25
DIC rep	30
GRE lan MT	15
SEN man	15
VIO hed	30
ZEP can	35
Grasses, Ferns + Broad-leaved:	
ALC imp SP	9
ANI BG	15
ART cir	12
ASP aus	9
BLE gib	15
CLI min	12
DIA cae LJ	35
DOO asp	12
DOR exc	7
FIC nod	12
HEL psi A	12
LIR mus EG	45
LOM lon T	35
MOL cap	28
POA lab E	24
THE aus	24
Shrubs + Screening:	
BAN rob	12
COR alb	15
HAR vio	15
RHA ind SM	24
TEL spe	7
WES fru GB	24
XAN aus	7
Trees + Palms:	
ANG cos	2
ARC cun	4
COR cit	2
HOW for	4
LAG ind T	12
LIV aus	8

Area B

Garden area to the public courtyard surrounds.

Plant Code:	Quantity:
Groundcovers + Climbers:	
ACT hel	7
CAS gla Cl	15
CHR api	25
DIC arg SF	20
DIC rep	30
GRE lan MT	22
HIB sca	15
SEN man	12
VIO hed	30
ZEP can	28
Grasses, Ferns + Broad-leaved:	
ANI BG	9
ART cir	7
CLI min	7
DIA cae LJ	25
DOR exc	3
FIC nod	12
IMP cyl	15
LIR mus EG	15
LOM lon T	21
POA lab E	18
THE aus	15
Shrubs + Screening:	
BAN obl	5
BAN rob	5
COR alb	7
EPA lon	5
GRE lin	3
HAR vio	7
RHA ind SM	7
TEL spe	3
WES fru GB	15
XAN aus	5
Trees + Palms:	
ARC cun	3
EUC hae	1
HOW for	3
LAG ind T	2
LIV aus	6
TRI lau L	1

Area C

Garden area to the public courtyard surrounds and playspace surrounds. Lush gardens with native palms, shade trees and low understorey to maintain sight lines.

Plant Code:	Quantity:
Groundcovers + Climbers:	
ACT hel	9
CAS gla Cl	10
CHR api	15
DIC arg SF	10
DIC rep	25
GRE lan MT	15
HIB sca	9
SEN man	26
VIO hed	25
ZEP can	15
Grasses, Ferns + Broad-leaved:	
ANI BG	6
ASP aus	5
BLE gib	7
DIA cae LJ	25
DOO asp	7
DOR exc	7
FIC nod	9
LOM lon	7
LOM lon T	25
MOL cap	5
POA lab E	25
THE aus	9
Shrubs + Screening:	
BAN obl	3
BAN rob	3
COR alb	5
HAR vio	5
TEL spe	3
WES fru GB	20
XAN aus	5
Trees + Palms:	
ANG cos	1
ARC cun	1
COR cit	1
HOW for	2
LIV aus	6
TRI lau L	1

Area D

Lush garden to the resident's communal terrace area. A mixture of native and non-evasive exotics within a residential character and scale.

Plant Code:	Quantity:
Groundcovers + Climbers:	
ACT hel	7
CAS gla Cl	20
CHR api	20
DIC arg SF	25
DIC rep	20
GRE lan MT	15
HIB sca	12
SEN man	20
VIO hed	25
ZEP can	30
Grasses, Ferns + Broad-leaved:	
ALC imp SP	6
ART cir	12
BLE gib	18
CLI min	24
CTE set	16
DIA cae LJ	20
DOO asp	12
DOR exc	6
FIC nod	12
HEL psi A	22
LIR mus EG	35
LOM lon T	18
MOL cap	30
POA lab E	15
Shrubs + Screening:	
ALP zer	12
COR alb	8
HAR vio	8
RHA ind SM	10
SYZ aus R	4
VIB odo EL	4
WES fru GB	28
XAN aus	5
Trees:	
ELA eum	3
LAG ind T	7
TRI lau L	4

Area E

Lush gardens to the shaded building surrounds, primarily located within podium planters.

Plant Code:	Quantity:
Groundcovers + Climbers:	
CAS gla Cl	15
DIC arg SF	45
DIC rep	45
HIB sca	12
SEN man	25
VIO hed	45
ZEP can	48
Grasses, Ferns + Broad-leaved:	
ALC imp SP	12
ALO mac	12
ART cir	22
ASP aus	15
BLE gib	30
CLI min	30
CTE set	24
DIA cae LJ	45
DOO asp	30
FIC nod	28
HEL psi A	30
LIR mus EG	30
LOM lon T	24
MOL cap	35
Shrubs + Screening:	
ALP zer	25
RHA ind SM	25
SYZ aus R	20
THY max	15
VIB odo EL	20
Trees + Palms:	
ARC cun	2
ELA eum	4
HOW for	2

Area F

Large central lawn area with canopy shade trees and deciduous trees within the lawn.

Plant Code:	Quantity:
Trees:	
ANG cos	2
COR cit	1
EUC hae	1
GIN bil	1
TRI lau L	1

Area G

Lawn area with large shade trees and garden surrounds. A native-centric, hardy species mix to blend with the adjacent buffer planting zones.

Plant Code:	Quantity:
Groundcovers + Climbers:	
ACT hel	12
CAS gla Cl	12
DIC arg SF	15
DIC rep	25
GRE lan MT	18
HIB sca	15
SEN man	12
VIO hed	25
ZEP can	15
Grasses, Ferns + Broad-leaved:	
ANI BG	7
ART cir	7
BLE gib	7
DIA cae LJ	45
DOO asp	12
DOR exc	5
FIC nod	28
IMP cyl	60
LIR mus EG	22
LOM lon	28
LOM lon T	32
MOL cap	15
POA lab E	28
THE aus	28
Shrubs + Screening:	
BAN obl	2
BAN rob	2
COR alb	5
EPA lon	3
GRE lin	2
HAR vio	5
RHA ind SM	12
TEL spe	7
WES fru GB	12
XAN aus	7
Trees:	
COR cit	2
EUC hae	1
GIN bil	2
TRI lau L	2

Area H

Garden area to the level 6 communal terrace, within podium planters. This includes a productive communal garden (productive species not listed).

Plant Code:	Quantity:
Groundcovers + Climbers:	
CAS gla Cl	8
DIC arg SF	12
SEN man	15
VIO hed	15
ZEP can	12
Grasses, Ferns + Broad-leaved:	
ALC imp SP	3
ART cir	7
CLI min	9
DIA cae LJ	12
HEL psi A	9
LIR mus EG	12
LOM lon T	12
MOL cap	15
POA lab E	12
Shrubs + Screening:	
RHA ind SM	7
SYZ aus R	8
WES fru GB	12
Trees:	
TRI lau L	5

Area I

Green roof with a mixture of robust groundcovers and grasses to provide a green outlook from surrounding apartments. Green roof will not be publicly accessible.

Plant Code:	Quantity:
Groundcovers + Climbers:	
ACT hel	80
CAS gla Cl	120
CHR api	120
DIC arg SF	120
DIC rep	120
GRE lan MT	120
HIB sca	80
SEN man	80
VIO hed	120
ZEP can	120
Grasses, Ferns + Broad-leaved:	
ANI BG	80
DIA cae LJ	120
DOR exc	25
FIC nod	120
LIR mus EG	120
LOM lon	60
LOM lon T	120
POA lab E	120
THE aus	60
Shrubs + Screening:	
BAN rob	12
HAR vio	15
WES fru GB	18
XAN aus	12

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2023/0617

Paddock
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E info@paddockstudio.com.au
G 46-52 Meagher Street
Chippendale NSW 2008
www.paddockstudio.com.au

Registered Landscape Architects
ALA 1761
ABN 87 628 312 224
ACN 628 312 224

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Not for pricing or construction. Drawing to be read in conjunction with all relevant project and consultant documentation.

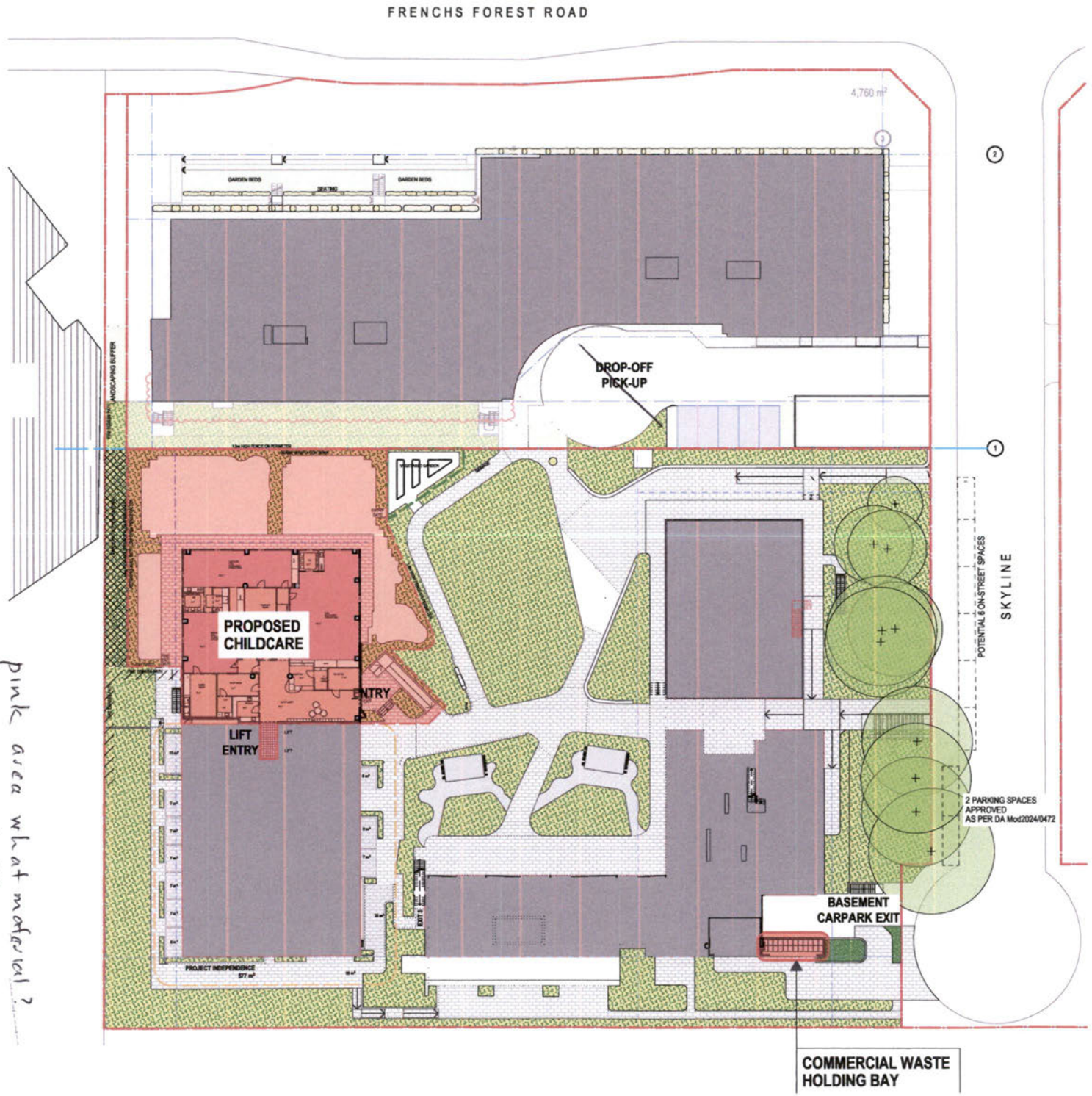
Issue:	Date:	Reason:	Reviewed by:
1	08.11.23	S.455 Submission	DW

Project: 'Jardins' Frenchs Forest
5 Skyline Place Frenchs Forest NSW 2086
Client: Platino Properties

Title: Planting DA Plan 1 of 2
Groundfloor Building Surrounds, Green Roof & Roof Terrace

Title: 2046
Date: 08.11.2023
Scale: 1:400 @ A1
0 5 10 20m North

Drawing: 2046-011
Issue: 1



pink area what material? glass or what?

weather buffer zone reduced

N

Printed 4/03/2025

"B"

ISSUE	REVISIONS	DATE
A	DA	04.03.25

PROJECT:

MONTESSORI SKYLINE CHILDCARE
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

GROUND FLOOR BLOCK 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#3994

SCALE:	AS SHOWN	DRAWING	CH.8
SUBSET:	MONTESSORI		
DRAWN BY:	WH/DO	ISSUE	A

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKYS (LOT1)_Section

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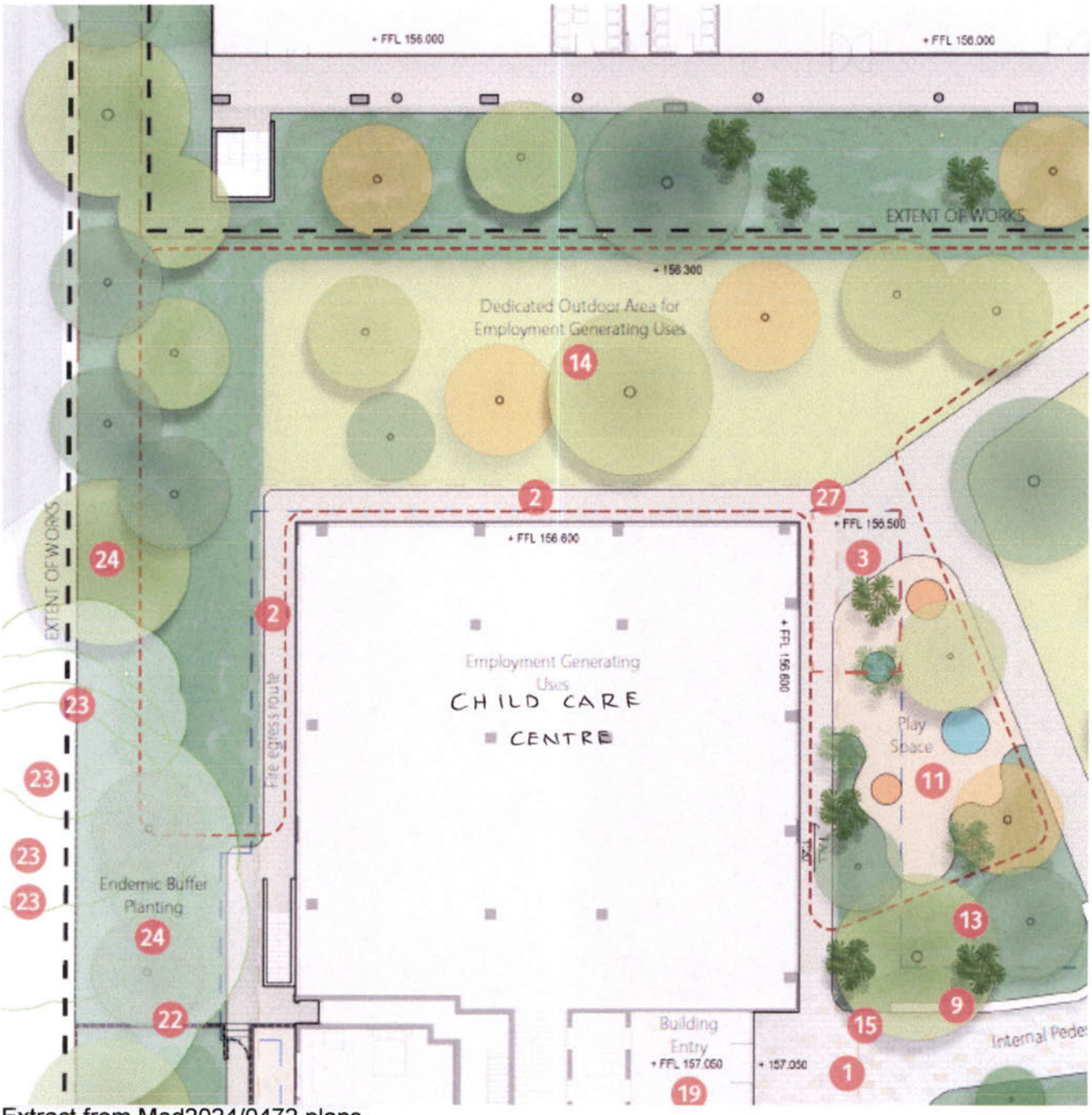
"C"



Extract from Mod2024/0472 plans.

14 Grass + trees

24 Buffer planting