

12 April 2022

General Manager
Northern Beaches Council
PO Box 82
Manly NSW 1655

Attention: Lashta Haidari

Dear Lashta,

REV2021/0043 – 5 Skyline Place, Frenchs Forest

We write on behalf of *Platino Properties Pty Ltd* (the Applicant) to provide additional information for Council's consideration in its assessment of REV2021/0043.

Seniors Housing Demand Analysis

The section 8.2 Review Request lodged in November 2021 included a Seniors Housing Demand Analysis prepared by Macroplan.

The Applicant has since engaged Macroplan to prepare an updated demand analysis (Attachment A) with specific regard to:

- the identified projected growth of the elderly population within the Northern Beaches LGA
- the overall existing and projected supply shortage of modern senior housing stock required to cater for the projected growth of the elderly population within the Northern Beaches LGA
- the existing and potential supply shortage of housing suitable for people with a disability
- the obsolescence of existing senior housing stock within the Northern Beaches, noting that the vast majority of ILU's are considered to have exceeded their useful life and therefore are not sufficient to meet the current and forecasted demand requirements (needs) of the elderly population
- the Department of Planning Industry and Environment's *Frenchs Forest 2041 Place Strategy*, released on 17 December 2021, and the Northern Beaches Local Housing Strategy

This updated analysis demonstrates that with the rapid growth in the senior demographic in Northern Beaches LGA and the increased demand for more modern, spacious, and integrated ILUs, demand is already strong and projected to increase for the foreseeable future. Further, if immediate action is not taken, then the projected senior housing supply

shortage could generate significant stress, at a cost, to future senior residents but also to future young households looking for housing options.

Affordable and Disability Housing Provision

At the briefing of the Sydney North Planning Panel on 30 March 2022, the Panel requested confirmation that the proposed affordable and disability housing would be provided in perpetuity.

At the meeting, the Applicant confirmed that this was the case. To provide greater certainty and transparency to Council and the Panel on this issue, the Applicant proposes that a condition of consent be imposed, should the Review Request be approved. The suggested wording for such a condition is:

Prior to the issue of an Occupation Certificate

Prior to the issue of an Occupation Certificate, a positive covenant created via s88E of the Conveyancing Act 1919, benefiting Council, shall be registered on title to the Project Independence apartments, to the effect that the 10 disability housing units and associated common areas, outdoor areas and 1 x 2 bedroom live in co-ordinator's unit located in the South West corner of the site on the ground floor and designated as "Project Independence" on the approved plans and two x studio units and 2 x 1 bedroom units shall be used in perpetuity for the purpose of affordable housing, for woman aged over 55 managed by a registered community housing provider.

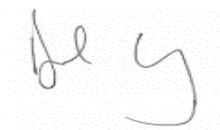
For the purpose of this condition, Affordable Housing means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument that may pertain to the land from time to time.

The Positive covenant can only be released or modified with the permission of Council.

We trust that the information provided in this submission will be considered by Council in its assessment of the Review Request and its report to the Sydney North Planning Panel.

Please do not hesitate to contact me on 8459 7511 or dan@keylan.com if you wish to discuss any aspect of this submission.

Yours sincerely



Dan Keary BSc MURP RPIA
Director

Attachments:

Attachment A Skyline Place – Stage 2, Senior Housing Demand Analysis, prepared by Macroplan