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1 Rialto Lane
Manly NSW 2095

3 December 2021

Ms Lashta Haidari
Principal Planner
Northern Beaches Council
PO Box 82, Manly NSW 1655

Attention: Lashta Haidari

Dear Lashta,

Mod2021/0973 – 5 Skyline Place, Frenchs Forest

This letter has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of *Platino Properties Pty Ltd* (the Applicant) in response to:

- Council's Urban Design referral dated 2 November 2021
- Council's Landscape referral dated 4 November 2021

In response to the abovementioned referrals received from Council, the Applicant has amended the relevant plans accordingly which are appended to this letter.

We also provide the following responses to specific comments raised by these referrals.

Urban Design

The Applicant has prepared revised plans to respond to Council's Urban Design referral. The revised plans include the following updates:

- solar access drawings demonstrating compliance with the ADG
- natural cross ventilation drawings in accordance with ADG guidelines
- floor to ceiling heights dimensions
- coloured drawings showing any changes to communal open space areas and compliance with Parts 4D and 4E of the ADG

It is noted that the modification seeks to consolidate a number of apartments, resulting in a total of 52 apartments, a reduction from the approved 55 apartments.

Prior to consolidation, these apartments all received solar access but were not cross ventilated. Subsequently, the number of apartments receiving solar access has been reduced by 3 while the number of cross ventilated units has remained the same.

As a result of the proposed changes, 81% of units (42 out of 52 units) will have solar access, which still significantly exceeds the ADG target of 70%.

Similarly, the modifications result in 60% of units (31 out of 52 units) having cross ventilation, which still meets the ADG target.

Landscape

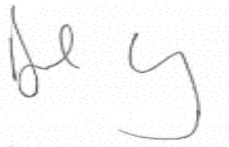
The Applicant has revised the relevant Landscape Plans to address Council's Landscape Officer's comments. Importantly the proposed changes to landscaping at the Skyline Place frontage have been removed and therefore no changes are proposed to the approved scheme at this setback.

It is also noted that parking bays proposed to the rear of the site are no longer proposed under this modification.

We trust that this submission will be considered by Council in finalising its assessment of the DA and ensure that all relevant DA documentation is properly considered in this assessment.

Please do not hesitate to contact Dan Keary on 8459 7511 if you wish to discuss any aspect of this submission.

Yours sincerely



Dan Keary BSc MURP MPIA
Director

Attachments:

Attachment A: Architectural Plans
Attachment B: Landscape Plans