

Proposed Childcare Centre
**Ground Floor – 5 Skyline Place,
Frenchs Forest**

TRAFFIC AND PARKING ASSESSMENT REPORT

16 December 2024

Ref 24322

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1. INTRODUCTION

This report has been prepared to accompany a Development Application to Northern Beaches Council for a proposal to establish a childcare centre to be located within the rear ground floor tenancy of the approved mixed-use development at 5 Skyline Place, Frenchs Forest (Figures 1 and 2).

The proposed development involves the fit-out of the ground floor commercial tenancy within the western building of the site for use as a childcare centre. The proposed childcare seeks to accommodate up to 69 children and operate between 7:30am and 6:00pm, Monday to Friday.

It is expected that a portion of children enrolled at the centre will live or have parents who work nearby, such that parents would walk to/from the centre from their place of residence or employment when dropping off and picking up their children.

Off-street parking for the childcare centre is to be provided for a total of 17 cars within the upper parking level of the approved two-level basement parking area, in accordance with Council's requirements.

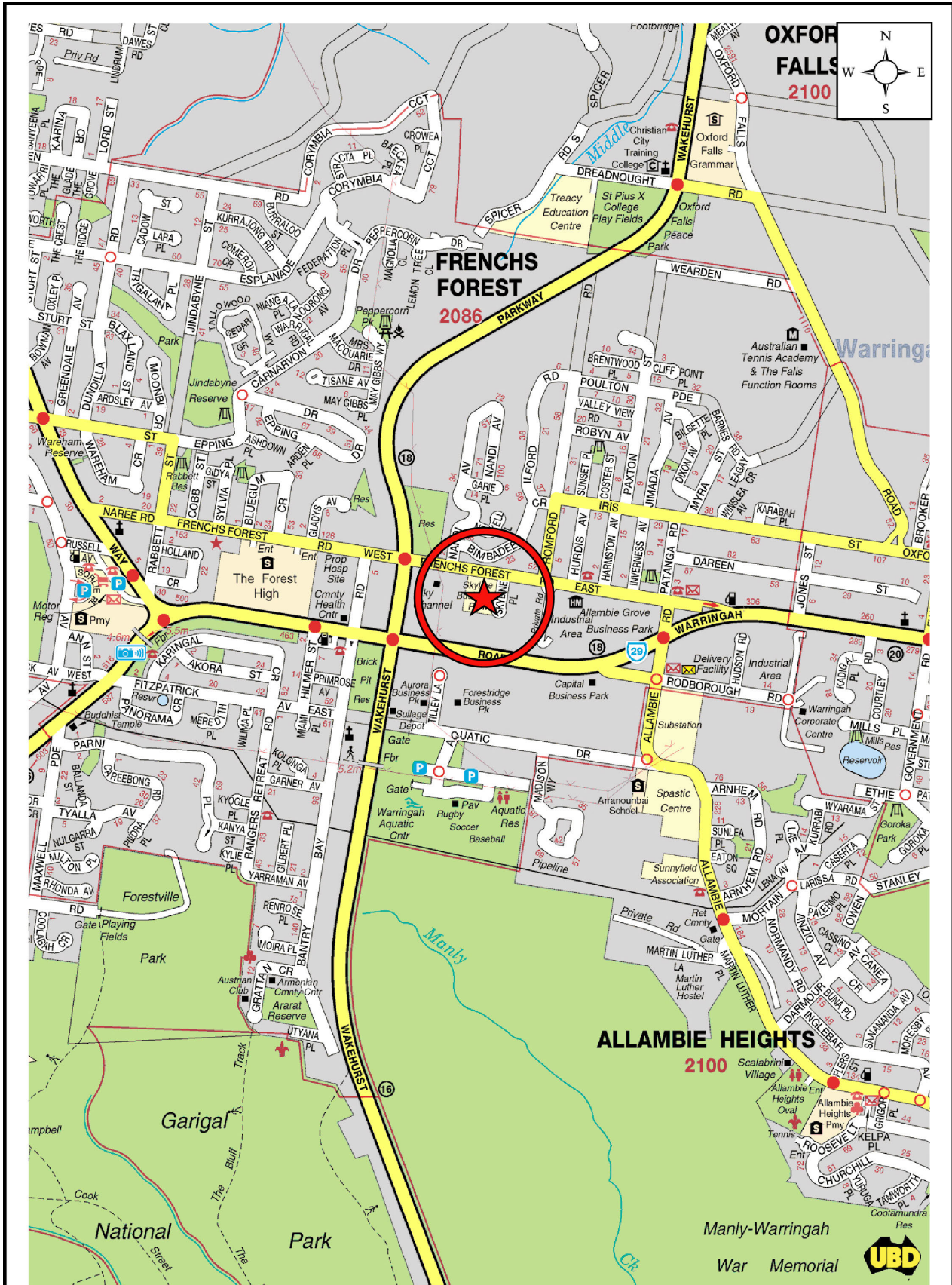
In addition, it is also proposed to signpost six (6) on-street spaces directly outside the site, along the western side of the Skyline Place site frontage, as "15 minute parking" (subject to the approval of Council's Local Traffic Committee). The "15 minute" (1/4 Hour) parking restrictions would be limited to coincide with the childcare centre's morning and afternoon peak drop-off and pick-ups periods.

Time-restricted (2 Hour) parking would be permitted outside of these peak periods, thereby optimising street activation along the Skyline Place site frontage

No change proposed to the remainder of the site, including the remaining ground floor commercial tenancy and the approved seniors living on the levels above and basement car parking layout.

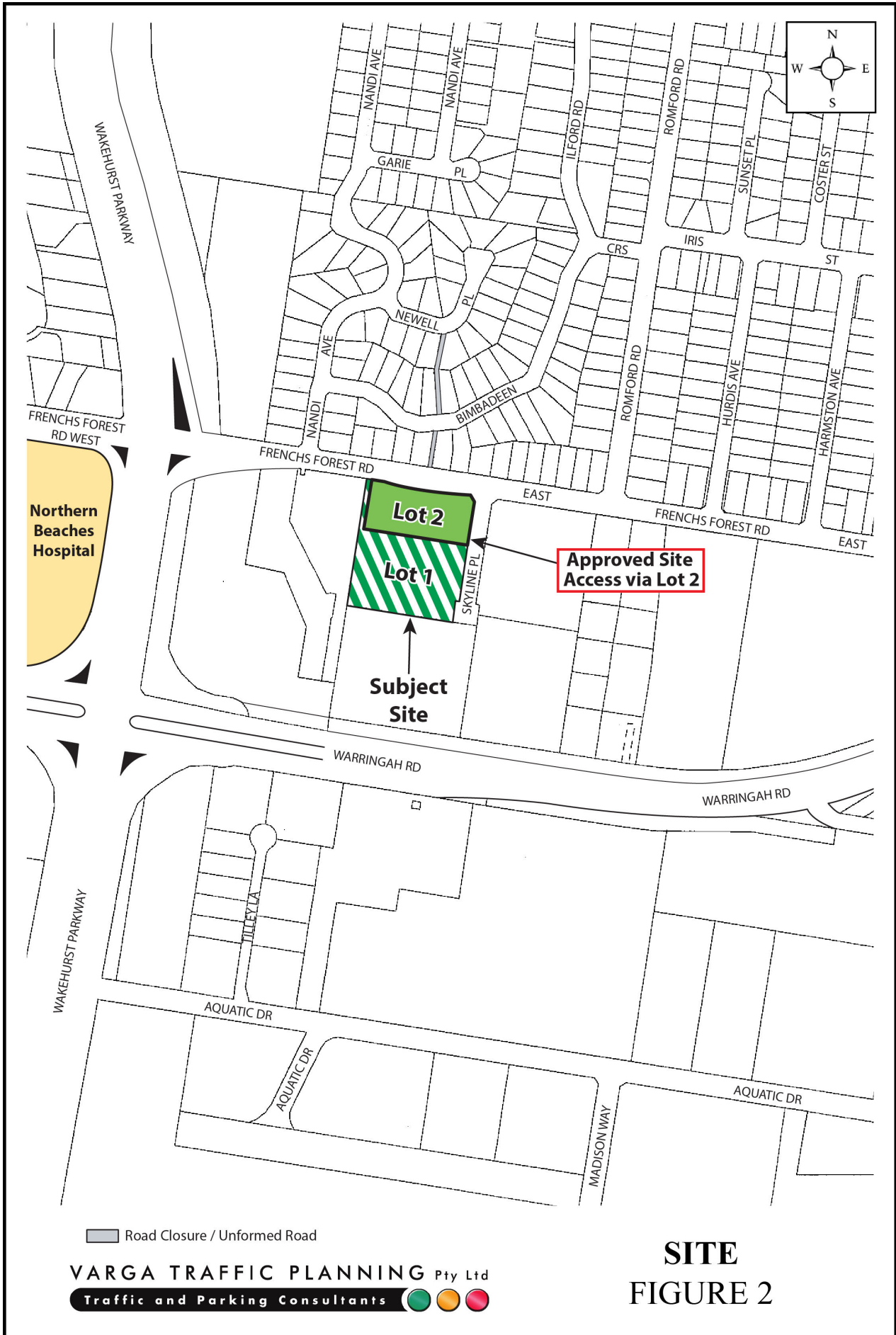
The purpose of this report is to assess the traffic and parking implications of the development proposal and to that end this report:

- describes the site and provides details of the development proposal
- reviews the road network in the vicinity of the site, and the traffic conditions on that road network
- reviews the existing and future public transport services in the vicinity of the site
- estimates the traffic generation potential of the development proposal and compares that to the previously approved development
- assesses the traffic implications of the development proposal in terms of road network capacity
- reviews the geometric design features of the proposed car parking and loading facilities for compliance with the relevant codes and standards
- assesses the adequacy and suitability of the quantum of off-street car parking provided on the site



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Traffic and Parking Consultants

LOCATION
FIGURE 1



2. PROPOSED DEVELOPMENT

Site

The subject site is located on the western side of Skyline Place, approximately 50m south of the Frenchs Forest Road East. A narrow access handle also connects to Frenchs Forest Road East. The site is irregular in shape and has a street frontage of approximately 75m to Skyline Place and occupies an area of approximately 7,752m².

The site is zoned *SP4 Enterprise* under the *Warringah Local Environmental Plan 2011* and is currently occupied by a warehouse and commercial office buildings with a cumulative floor area of approximately 6,475m². Off-street parking is currently provided in an at-grade outdoor hardstand car parking area in front of the existing building, with vehicular access provided via an entry/exit driveway located on the northern end of the Skyline Place site frontage.

A recent aerial image of the site and its surroundings is reproduced below.



Source: Nearmap (Dated Sun Jul 1 2024)

Previously Approved Development

In April 2023, the NSW Land & Environment Court granted development consent for DA2021/0212, involving the demolition of the existing structures on the site to facilitate the construction of two new mixed-use buildings ranging in height from 3 storeys to 7 storeys, containing 98 independent living units (including 10 units for disability housing), and 4 affordable units for seniors, as well as 2,458m² of commercial floor space.

Subsequently, in June 2024, the Sydney North Planning Panel approved MOD2023/0617 for an *additional* 8 units, as well as the reduction of commercial floor space. The communal area on the ground floor of the western building was approved to be relocated to the central building. A commercial tenancy with a GFA of 500m² replaced this communal area in the western building.

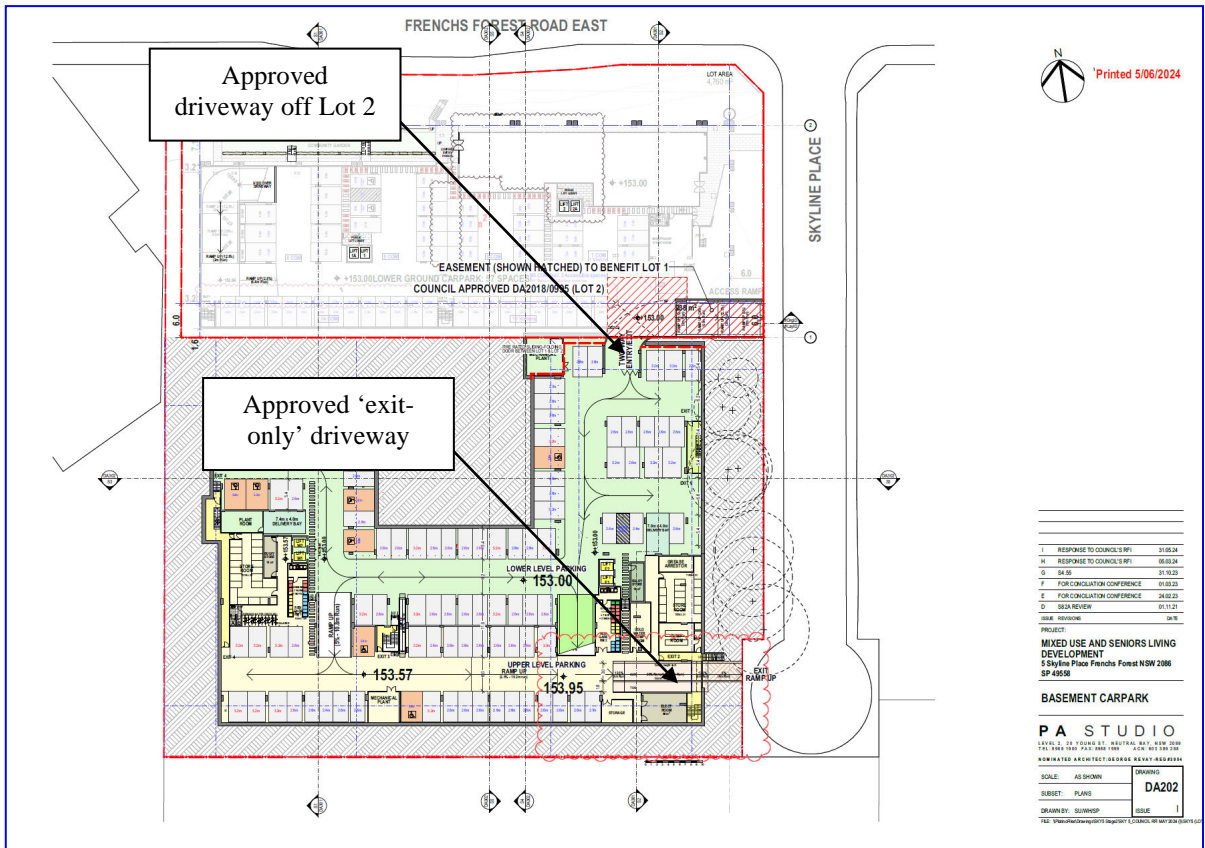
Off-street parking was approved for a total of 202 cars, comprising 146 seniors' spaces, 14 visitor spaces, 40 commercial spaces, and 2 car wash bays, in a new two-level basement car parking area.

Vehicular access to the Lot 1 parking facilities was approved via the Lot 2 basement access driveway located off the Skyline Place site frontage. An egress-only driveway was also approved at the southern end of the Skyline Place cul-de-sac turning head.

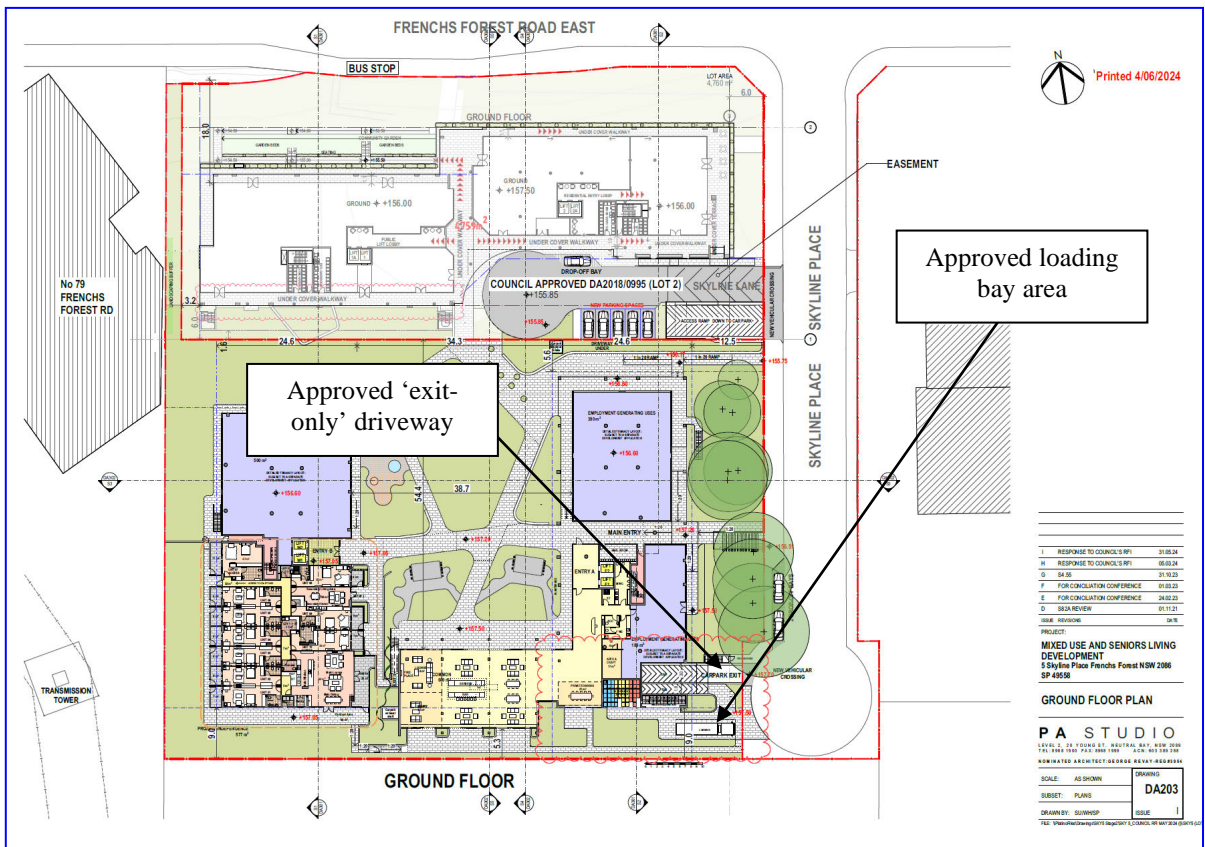
Loading/servicing for the development was approved to be undertaken by a variety of light commercial vehicles such as vans, utilities and the like. In this regard, two dedicated van loading bays were approved to be provided within the upper-level basement, adjacent to the passenger lifts.

Garbage collection was approved to be undertaken by Council's waste contractor and their 10.5m long waste trucks. A dedicated loading bay was approved in the south-eastern corner of the site, adjacent the bin holding room.

The approved basement and ground floor plans indicating the vehicular access and loading arrangements of the approved MOD2023/0617 scheme were prepared by *PA Studio* and are reproduced on the following page and in **Appendix A**.



Approved MOD2023/0617, indicating approved basement parking and vehicular access arrangement



Approved MOD2023/0617, indicating approved ground floor vehicular access & loading arrangements

Proposed Development

The proposed development involves the fit-out of the ground floor commercial tenancy within the western building of the site for use as a childcare centre. As noted in the foregoing, the approved ground floor level consists of a commercial tenancy with a floor area of approximately 500m².

The proposed childcare seeks to accommodate up to 69 children and operate between 7:30am and 6:00pm, Monday to Friday.

Off-street parking for the childcare centre is proposed for a total of 17 cars within the upper level of the approved two-level basement parking area.

It is pertinent to note that the proposed parking allocation to the childcare centre will *not* remove parking from any other seniors living/commercial components of the approved development and has been provided in accordance with *DCP* and *SEPP* requirements, as detailed in Chapter 4 of this report.

Deliveries to the childcare centre is expected to be undertaken via light commercial vehicles such as vans, and can be accommodated within the dedicated van/courier bays located across the upper basement level.

No change is proposed to the remainder of the site, including the remaining ground floor commercial tenancies and the approved seniors living on the levels above.

The previously approved basement parking layout/footprint, including the approved vehicular access and loading arrangements also remain *unchanged*, consistent with the MOD2023/0617 approved scheme on the site.

Notwithstanding, it is noted that the approved entry/exit driveway via the right-of-carriageway along the Lot 2 access driveway is to be converted to allow *ingress* vehicular movements into Lot 1 only.

All vehicular movements associated with the Lot 1 site will depart via the approved 'egress-only' driveway at the southern end of the Skyline Place site frontage. This will inevitably *reduce* the traffic movements associated with Lot 1 accessing the Lot 2 access driveway and improve the amenity of the adjoining site.

As part of the development proposal, it is also proposed to signpost six (6) on-street spaces directly outside the site, along the western side of the Skyline Place site frontage, as "¼ hour parking" (subject to the approval of Council's Local Traffic Committee).

The "15 minute" parking restrictions would be limited to between the hours of 7am and 9am and also between 3pm and 5pm weekdays, to coincide with the childcare centre's morning and afternoon peak drop-off and pick-ups periods.

Time-restricted (2 Hour) parking would be permitted outside of these peak periods, thereby optimising street activation along the Skyline Place site frontage. Whilst not numerically required, the potential on-street drop-off/pick-up parking zone would provide parents with flexibility and would reduce the traffic movements in the basement car park as a consequence of the proposed childcare centre.

Plans of the proposed development have been prepared by *PA Studio* and are reproduced in **Appendix B**. A *proposed parking restrictions plan* indicating the proposed on-street parking restrictions along the Skyline Place site frontage is reproduced in **Appendix C**.

3. TRAFFIC ASSESSMENT

Road Hierarchy

The road hierarchy allocated to the road network in the vicinity of the site by Transport for New South Wales (TfNSW) is illustrated on Figure 3.

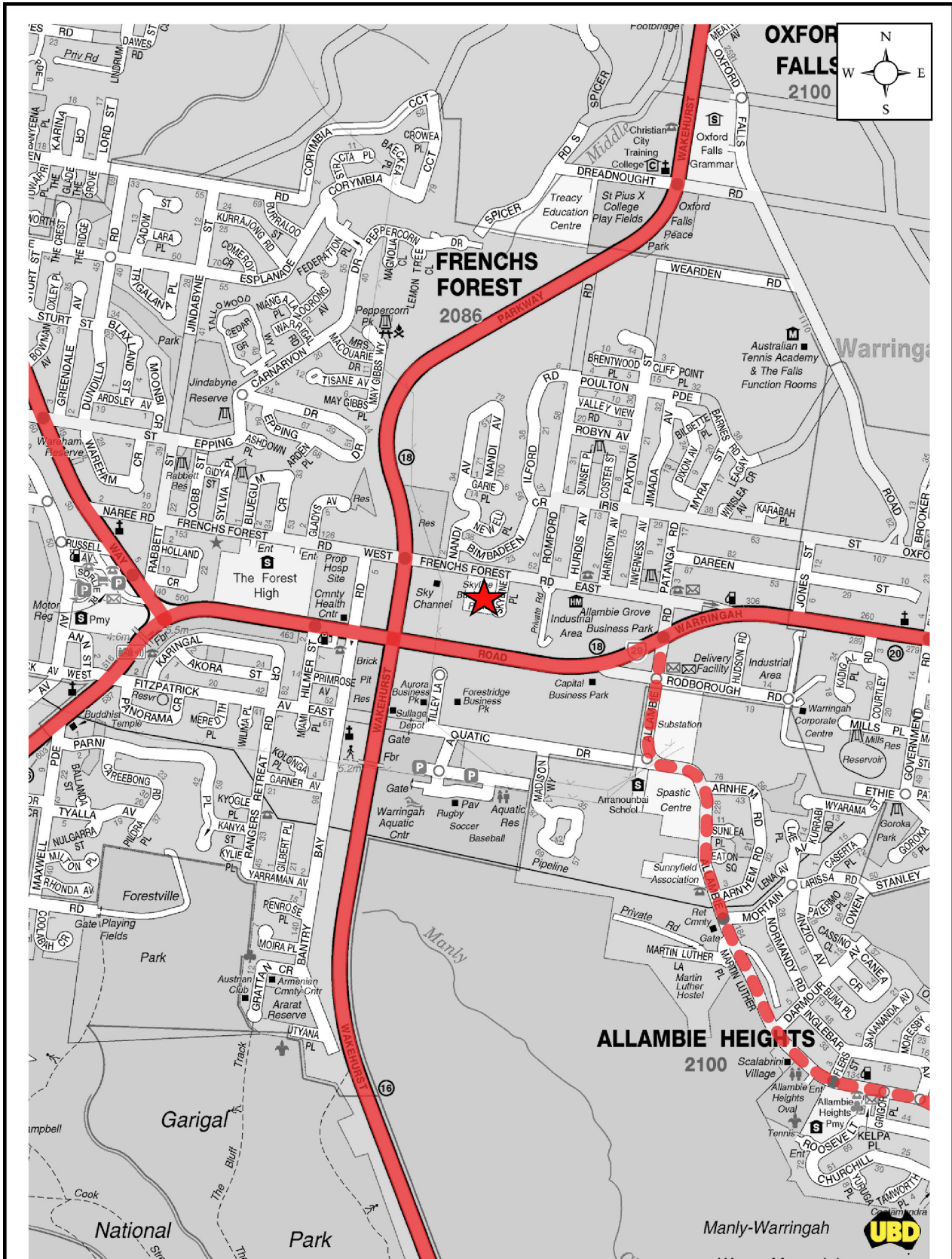
Warringah Road is classified by TfNSW as a *State Road* and forms part of the A38 road corridor, linking the A8 Pittwater Road in the east at Dee Why to the A1 Pacific Highway in the west at Roseville. It has recently been upgraded in the vicinity of the site with an underpass, which avoids traffic lights at Wakehurst Parkway, Hilmer Street, and Forest Way. It typically carries three traffic lanes in each direction in the vicinity of the site, with additional turning lanes provided at key locations. Kerbside parking is generally not permitted.

Wakehurst Parkway is classified by TfNSW as a *State Road* and provides the key north-south road link in the area, linking the A8 Pittwater Road in the north at Narrabeen to the A8 Manly Road in the south at Balgowlah. It also has been upgraded recently, with one to two traffic lanes in each direction in the vicinity of the site, plus additional turning lanes provided at key locations. Kerbside parking is generally not permitted.

Allambie Road / Kentwell Road is classified by TfNSW as a *Regional Road* which performs the function of a north-south *collector route* through the area, linking Warringah Road in the north to Pittwater Road in the south. It typically carries one traffic lane in each direction.

Frenchs Forest Road East / Frenchs Forest Road West / Naree Road is a local, unclassified road which performs the function of an east-west *collector route* through the Frenchs Forest area, linking Warringah Road in the east to Forest Way in the west. It also has been upgraded recently, and now carries two traffic lanes in each direction, with additional lanes provided at key locations. Kerbside parking is generally not permitted.

Skyline Place is a local, unclassified road which is primarily used to provide vehicular and pedestrian access to frontage properties. Kerbside parking is generally permitted on both sides of the road.



Key: ——— State Road

- - - Regional Road

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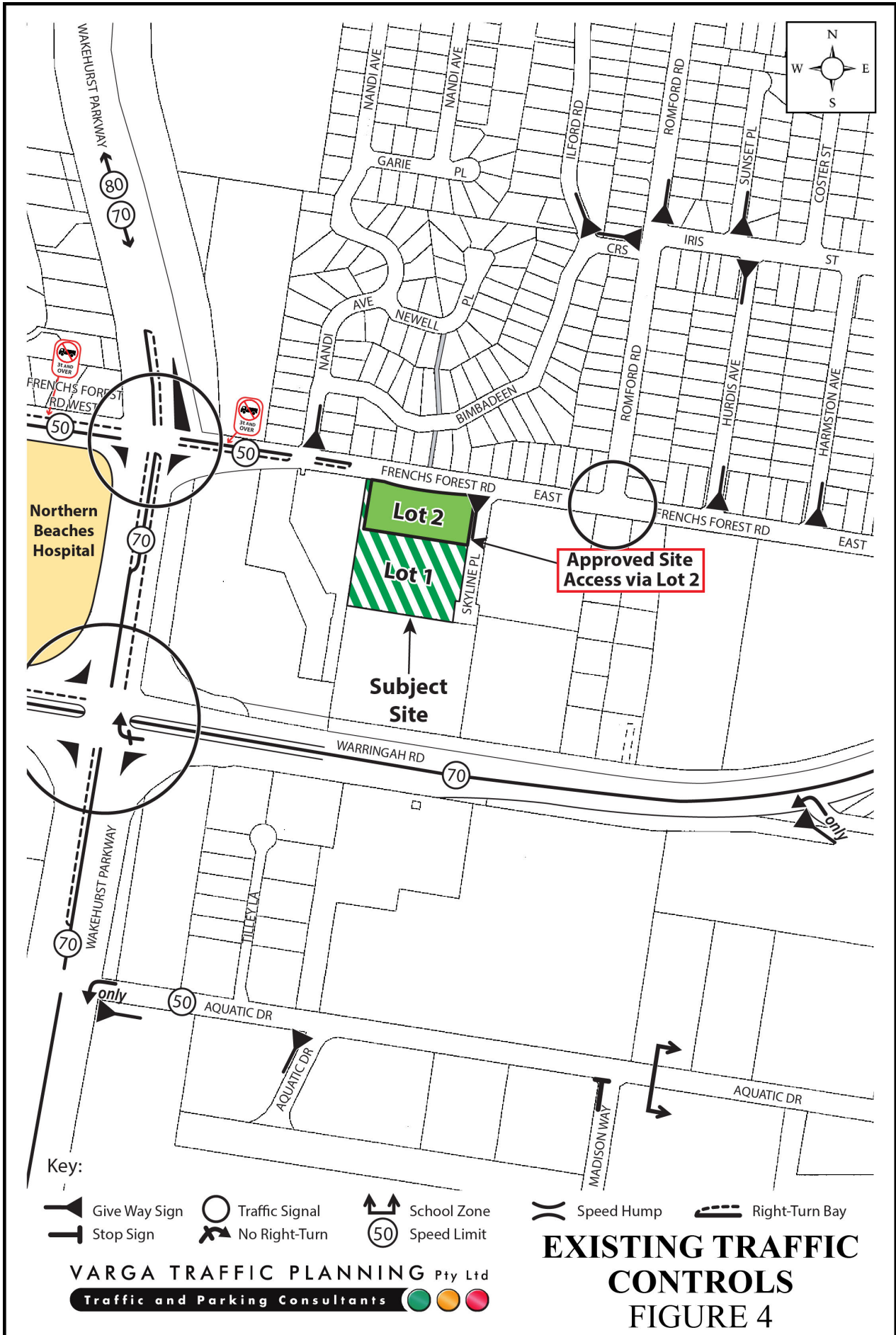
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ROAD HIERARCHY
FIGURE 3

Existing Traffic Controls

The existing traffic controls which apply to the road network in the vicinity of the site are illustrated on Figure 4. Key features of those traffic controls are:

- an 80 km/h SPEED LIMIT which applies to Wakehurst Parkway north of Frenchs Forest Road
- a 70 km/h SPEED LIMIT which applies to Warringah Road and Wakehurst Parkway south of Frenchs Forest Road
- a 50 km/h SPEED LIMIT which applies to Frenchs Forest Road, Skyline Place, and all other local roads in the area
- a GRADE SEPARATED SIGNALISED INTERCHANGE at the intersection of Wakehurst Parkway and Warringah Road
- TRAFFIC SIGNALS in Frenchs Forest Road East where it intersects with Wakehurst Parkway and with Romford Road, with pedestrian crossings on all approaches
- GIVE WAY restrictions where local roads intersect with Frenchs Forest Road East, including Skyline Place
- a 3 TONNE LOAD LIMIT on Frenchs Forest Road East and Frenchs Forest Road West
- a NO RIGHT TURN restriction on Warringah Road westbound turning onto Wakehurst Parkway
- a CENTRAL MEDIAN ISLAND in Warringah Road which prevents right-turn movements to/from side streets



Existing Public Transport Services

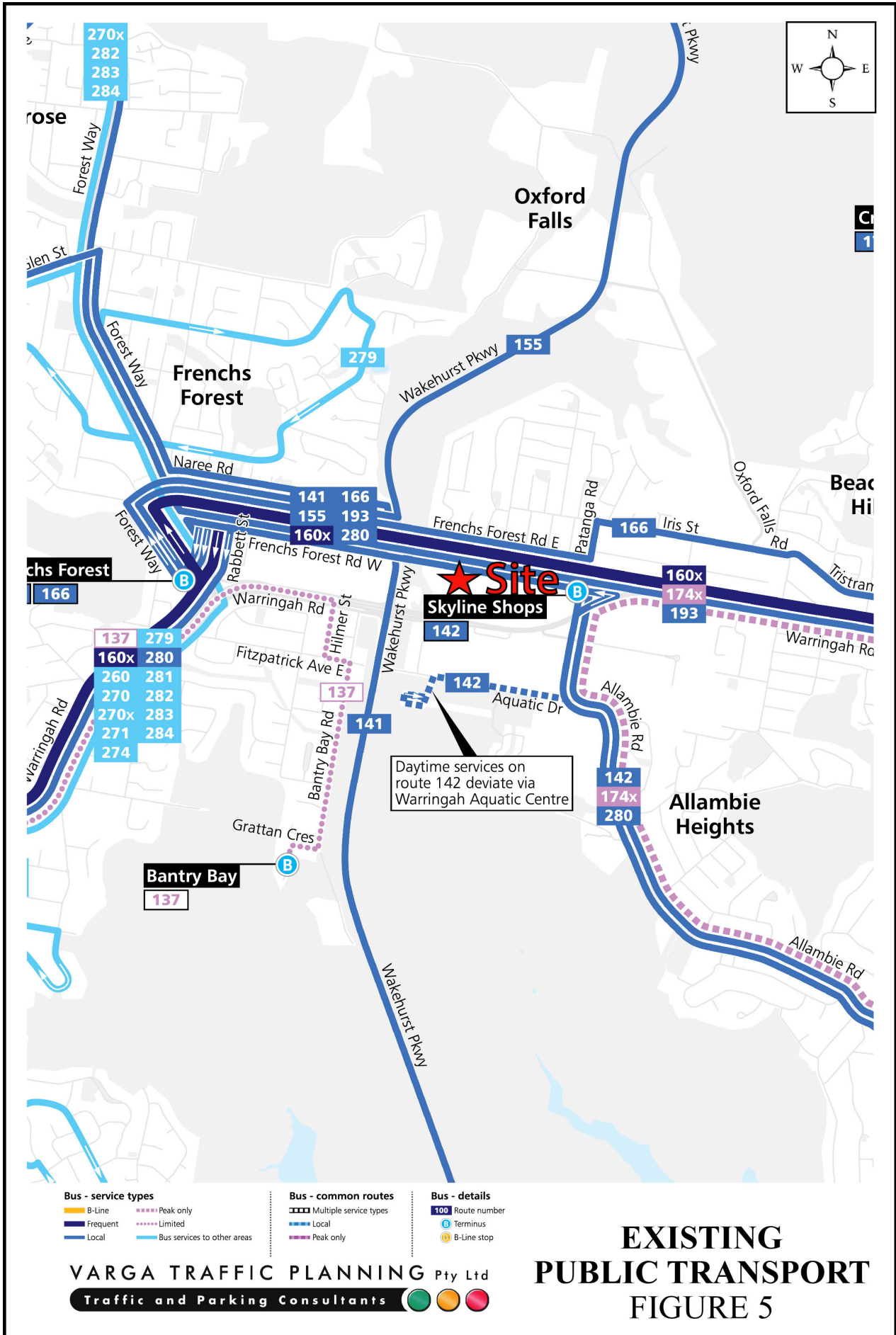
The existing public transport services available in the vicinity of the site are illustrated on Figure 5. There is an extensive range of bus services which operate along Frenchs Forest Road, with the closest bi-directional bus stops located within 200m (or approximately 3 minutes) walking distance north of the site.

A summary of those bus services is provided in the table below, revealing that there are approximately 531 bus services per day traversing the road network within the vicinity of the site on weekdays, reducing to approximately 448 bus services per day on Saturdays and approximately 417 bus services per day on Sundays and Public Holidays.

Bus Routes and Frequencies							
Route No.	Route	Weekdays		Saturday		Sunday	
		IN	OUT	IN	OUT	IN	OUT
160X	Dee Why to Chatswood via Frenchs Forest (Express Service)	107	107	107	107	107	107
166	Frenchs Forest to Manly via Dee Why Beach	68	73	47	51	45	46
174X	Narraweena to City Wynyard (Express Service)	13	11	0	0	0	0
193	Warringah Mall to Austlink via French Forest	31	31	31	31	21	21
280	Warringah Mall to Chatswood	45	45	37	37	35	35
TOTAL		264	267	222	226	208	209

The abovementioned bus services connect to several key locations including Sydney CBD, Manly, Northern Beaches Hospital, Austlink, Westfield Chatswood, as well as Chatswood Railway Station. Chatswood Railway Station operates on the following railway lines:

- M Metro North West Line operating between Chatswood to Tallawong
- T1 North Shore Line operating between City to Berowra via Gordon
- T1 Western Line operating between City to Emu Plains or Richmond
- T9 Northern Line operating between Gordon to Hornsby via City
- CCN Central Coast & Newcastle Line operating between Newcastle Interchange to Central via Strathfield or Gordon



The typical journey time to/from Central station is approximately 24 minutes, with a frequency of 3 minutes during peak hours, reducing to 5-10 minutes at all other times.

In particular to note, Chatswood Station forms part of the Sydney Metro network. The Sydney Metro network will ultimately comprise 31 metro stations and more than 66 kilometres of new metro rail running from Sydney's booming North West region under Sydney Harbour, through new underground stations in the CBD, and beyond to the south west to Bankstown.

Metro is a new generation of world-class fast, safe and reliable trains easily connecting customers to where they want to go. The metro will have high frequency 'turn-up-and-go' services, with a frequency of 4 minutes during peak periods. Technology will keep customers connected at all stages of their journey, including smart phone travel apps and real-time journey information at metro stations and on-board trains.

The site is therefore considered highly accessible to essential services and public transport options, and is ideally located to reduce reliance on private car usage and to encourage increased usage of public transport services.

Local Bicycle Routes

The existing bicycle routes located in the vicinity of the site are illustrated on Figure 6. The bicycle routes are readily accessible from the subject site and are designed to enable cyclists a direct, connected set of routes through the area, enabling connection to key employment, education, health, entertainment, and recreational facilities.

In addition, Council plans to renovate its cycling network, delivering a safe, comfortable, inclusive, and continuous network of cycle routes that connect all major destinations throughout the Northern Beaches. Council also provides bicycle racks at key locations through the local government area.

Forest Central Business Park is located 150m east of the site, which includes a wide variety of specialist medical practices. Northern Beaches Hospital is also located approximately 300m west of the site.



Additionally, the site is located within 600m walking distance to Skyline Shops, which includes a wide variety of shops and services including supermarkets, restaurants, and specialty stores.

Furthermore, Forest Way Shopping Centre is located approximately 1.3km west of the site which includes Woolworths & Aldi supermarkets, banks, restaurants/cafes, a fruit market, and specialty stores.

The subject site is therefore considered highly accessible to essential services and *active transport* options such as cycling and walking.

Projected Traffic Generation

The traffic implications of development proposals primarily concern the effects of the *additional* traffic flows generated as a result of a development and its impact on the operational performance of the adjacent road network.

An indication of the traffic generation potential of the development proposal is provided by reference to the Roads and Maritime Services publication *Guide to Traffic Generating Developments, Section 3 - Landuse Traffic Generation (October 2002)*.

The RMS *Guidelines* are based on extensive surveys of a wide range of land uses and nominates the following traffic generation rates which are applicable to the development proposal:

Childcare Centres

AM: 0.8 peak hour vehicle trips per child

PM: 0.7 peak hour vehicle trips per child

Application of the above traffic generation rates to the 69 children outlined in the development proposal yields a traffic generation potential of approximately 56 during the weekday AM peak period (i.e. 28 trips TO and 28 trips FROM) and approximately 48 vph during the weekday PM peak period (i.e. 24 trips TO and 24 trips FROM).

That projected future level of traffic generation potential should however, be offset or *discounted* by the volume of traffic which could reasonably be expected to be generated by the approved commercial uses within the subject tenancy, in order to determine the *nett increase (or decrease)* in traffic generation potential expected to occur as a consequence of the development proposal.

The RMS *Guidelines* nominates the following traffic generation rate which is applicable to the *approved* commercial tenancy within the western building of the approved mixed use development:

Commercial Premises

2.0 peak hour vehicle trips per 100m² GFA

Application of the above traffic generation rates to the 500m² commercial floor area in the previously approved tenancy/development yields a traffic generation potential of approximately 10 peak hour vehicle trips.

Accordingly, it is likely that the proposed development will result in a *nett increase* in the traffic generation potential of approximately 45 vph during the weekday AM peak period, and approximately 38 vph during the PM peak period, as set out below:

**Projected Nett Increase in Peak Hour Traffic Generation Potential
of the site as a consequence of the Development Proposal**

	AM	PM
Projected Future Traffic Generation Potential:	55.2 vph	48.3 vph
Less Previously Approved Traffic Generation Potential:	-10.0 vph	-10.0 vph
NETT CHANGE IN TRAFFIC GENERATION POTENTIAL:	45.2 vph	38.3 vph

In practice however, the proposed childcare centre is expected to generate somewhat *less* traffic than the above traffic generation rates would suggest, because as noted in the foregoing, the proposed childcare centre is expected to cater largely for those who live or work nearby, including within the future development itself, who would likely walk to/from the centre from their home or place of employment.

In any event, that projected *nett increase* in the traffic generation potential of the site as a consequence of the development proposal will clearly not have any unacceptable traffic implications in terms of road network capacity.

4. PARKING IMPLICATIONS

Existing Kerbside Parking Restrictions

The existing kerbside parking restrictions which apply to the road network in the vicinity of the site are illustrated on Figure 7 and comprise:

- CLEARWAY restrictions along both sides of Frenchs Forest Road East in the vicinity of the site, including along the site frontage
- NO STOPPING restrictions in the vicinity of the Frenchs Forest Road East and Skyline Place intersection, and the Frenchs Forest Road East and Wakehurst Parkway intersection
- generally UNRESTRICTED PARKING along both sides of Skyline Place, including along the site frontage
- BUS ZONES located at regular intervals along both sides of Frenchs Forest Road East

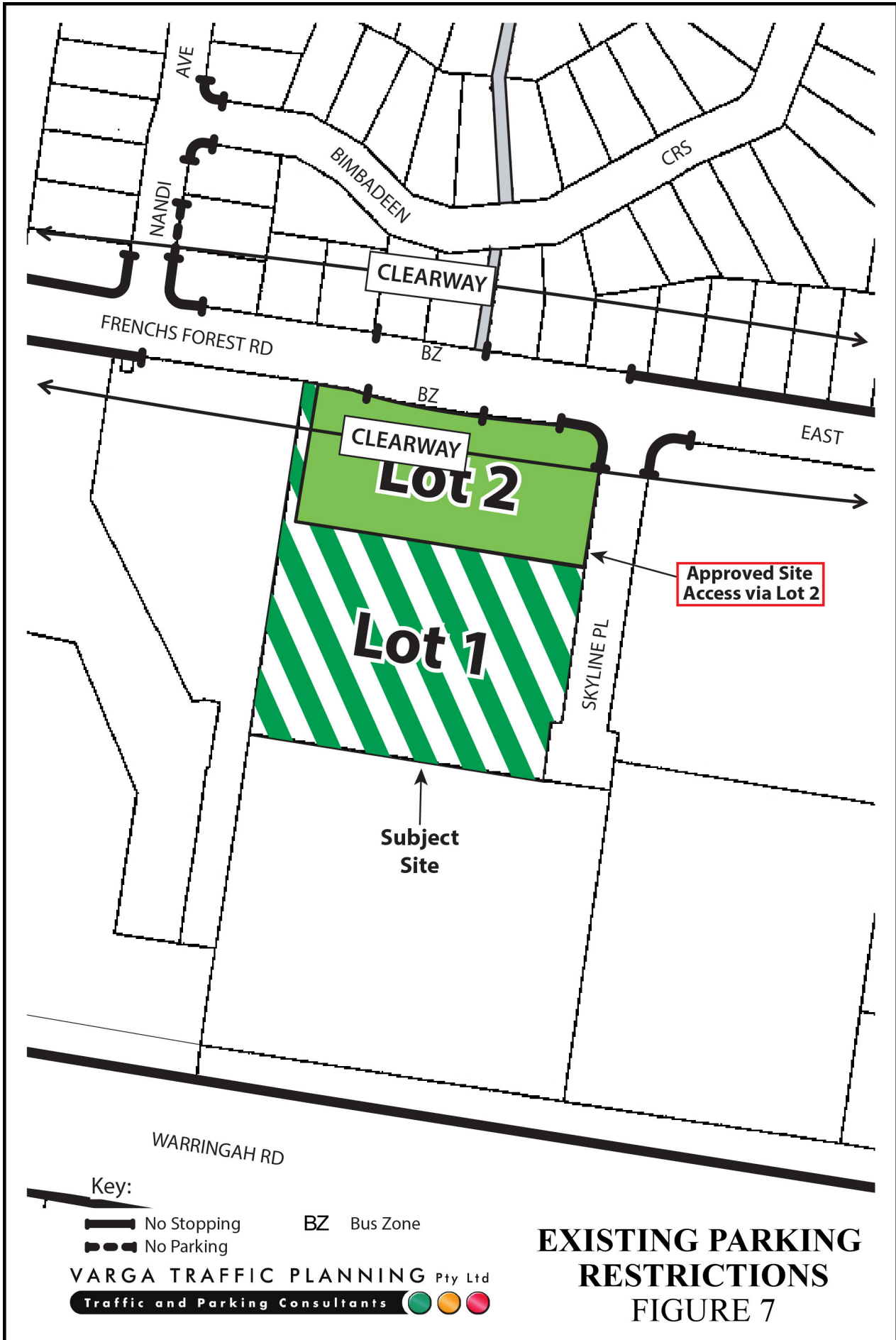
Off-Street Parking Provisions

The off-street parking requirements applicable to the development proposal are specified in Council's *Warringah Development Control Plan 2011 Appendix 1: Car Parking Requirements* document in the following terms:

Child care centre

1 space for every 4 children, having regard to the maximum number of children authorised to be cared for at any particular time

Application of the above parking requirements to the 69 children outlined in the proposed development yields an off-street car parking requirement of 17 spaces.



The above parking requirements are satisfied by the proposed provision of 17 off-street car parking spaces (including a disabled space) within the upper basement of the approved two-level basement parking area, thereby satisfying the *DCP*'s car parking requirements.

Notwithstanding, if the overall development was assessed as an entirely new application, the total development on the site would require the provision of 169 parking spaces, as set out below:

OFF-STREET CAR PARKING REQUIREMENTS			
Parking Provisions	SEPP & DCP	SEPP/DCP	Proposed
	Parking Rates	Parking Requirement	Parking Provision
Seniors Living (239 bedrooms):	0.5 spaces/bedroom	120 spaces	146 spaces
ILU Visitors:	n/a	0 spaces	14 spaces
Commercial (448m²):	1 space/40m ²	11 spaces	22 spaces
Childcare Centre (69 children)	1 space/4 children	17 spaces	17 spaces
Car Wash:	n/a	0 spaces	2 spaces
TOTAL:		169 spaces	201 spaces

As noted in the foregoing, the approved MOD2023/0617 scheme makes provision for a total of 202 cars, including 2 x dedicated car wash bays within a new two-level basement parking area. However, in order to allow for a disabled visitor parking space for the proposed childcare, a car space has been converted into a disabled shared area, thereby resulting in an overall car parking provision of 201 spaces.

Furthermore, it is noted that *SEPP* does *not* require parking to be provided for seniors living visitors. However, for the purposes of this assessment and to maintain consistency with the original approved arrangements on the site, a total of 14 spaces have been provided to ensure adequate off-street parking is provided for visitors of the senior's living.

The above assessment therefore confirms that there will be adequate parking provided on-site for the proposed childcare centre and all other approved uses.

There will be *no change* to the previously approved basement footprint, including the vehicular access, car parking or loading/servicing arrangements as a consequence of this development proposal.

The geometric design layout of the proposed car parking facilities has been designed to comply with the relevant requirements specified in the Standards Australia publication *Parking Facilities Part 1 - Off-Street Car Parking AS2890.1* and *Parking Facilities Part 6 - Off-Street Parking for People with Disabilities AS2890.6* in respect of parking bay dimensions, ramp grades, and aisle widths.

As part of the development proposal, a “¼ hour parking” zone is also proposed along the Skyline Place site frontage (subject to the approval of Council’s Local Traffic Committee) which can comfortably accommodate 6 large cars. It is noted that these 6 on-street spaces would be provided in *addition* to the provision of the 17 off-street parking spaces located within the basement of the development site.

The “15 minute” (1/4 Hour) parking restrictions would be limited to between the hours of 7am and 9am and also between 3pm and 5pm weekdays, to coincide with the childcare centre’s morning and afternoon peak drop-off and pick-ups periods.

Time-restricted (2 Hour) parking would be permitted outside of these peak periods, thereby optimising street activation along the Skyline Place site frontage. Whilst not numerically required, the potential on-street drop-off/pick-up parking zone would provide parents with flexibility and would reduce the traffic movements in the basement car park as a consequence of the proposed childcare centre.

This arrangement is sometimes considered a more convenient and safer arrangement for parent/carers of the children dropping off & picking up their child at childcare centres, as it does not require vehicles to access the on-site basement parking area.

In particular, it is noted that parents stopping at the kerbside area in Skyline Place to drop-off or pick-up children will not have any adverse effects on the supply or availability for other (senior) residents located in the immediate surrounding area of the site and in Skyline Place.

In summary, the proposed parking facilities satisfy the relevant requirements specified in Council’s *DCP* as well as the Australian Standards and it is therefore concluded that the proposed development will not have any unacceptable parking implications.

APPENDIX A

APPROVED ARCHITECTURAL PLANS (MOD2023/0617)



AMENDMENTS

- Minor changes to car park layout
- Minor change to floor levels
- Relocation of storage areas
- Addition of a Workshed
- Carwash bays (x2) have been relocated and put side by side
- Relocation of the East Building Lift Core
- Minor change to the Northeast excavation along the Northern boundary

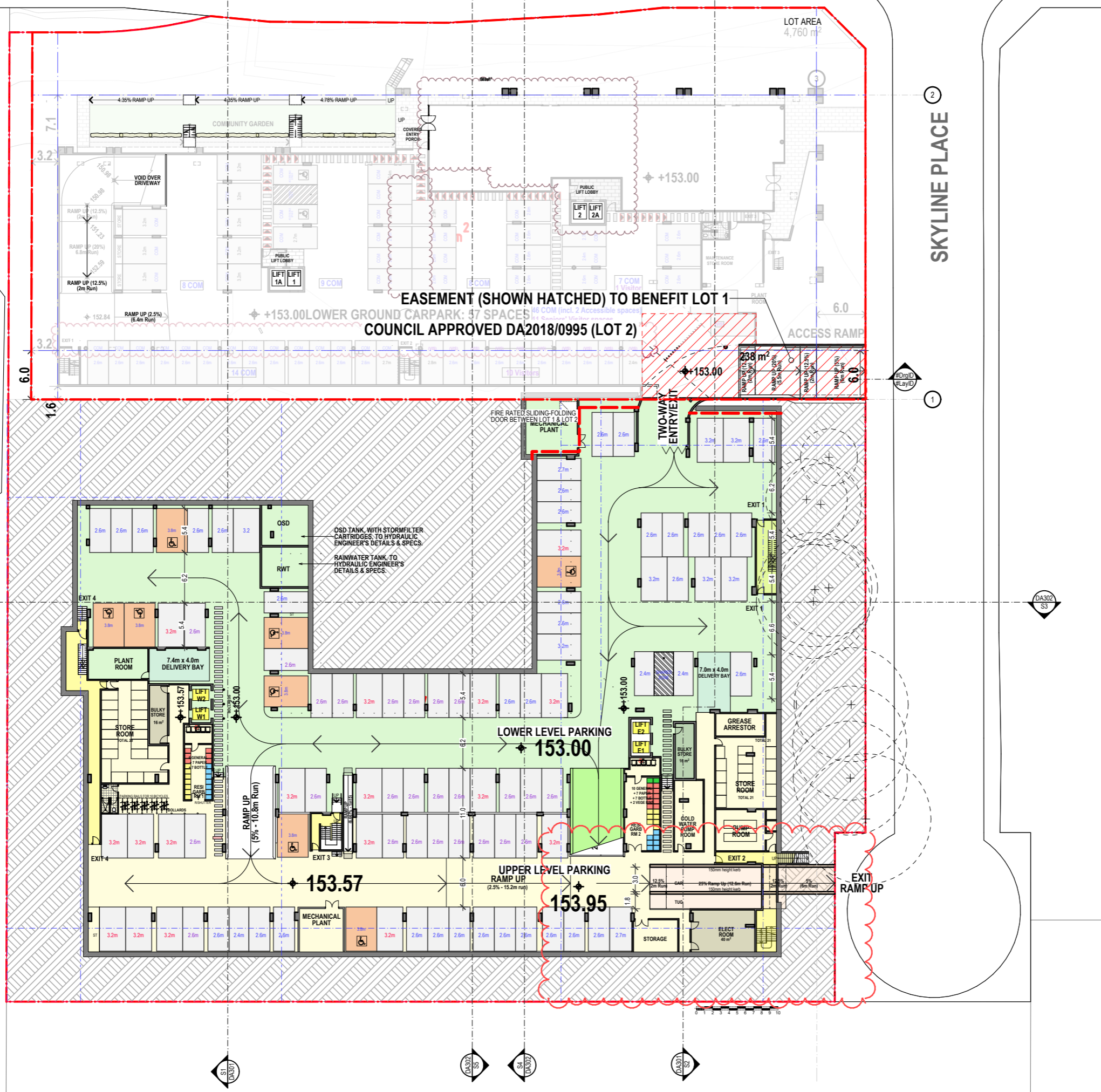
G	\$4.55	31.10.23
F	FOR CONCILIATION CONFERENCE	01.03.23
E	FOR CONCILIATION CONFERENCE	24.02.23
D	SB2AREVIEW	01.11.21
	ISSUE REVISIONS	DATE

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

LOWER BASEMENT CARPARK

PA STUDIO
 LEVEL 2, 20 YOUNG ST., NEUTRAL BAY, NSW 2069
 TEL: 8588 1900 FAX: 8588 1599 ACN: 603 389 265
 NOMINATED ARCHITECT: GEORGE REVAY-REG43324

SCALE: AS SHOWN	DRAWING
SUBSET: PLANS	DA201
DRAWN BY: SU/WH/SP	ISSUE
	G



ISSUE	REVISIONS	DATE
I	RESPONSE TO COUNCIL'S RFI	31.05.24
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

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

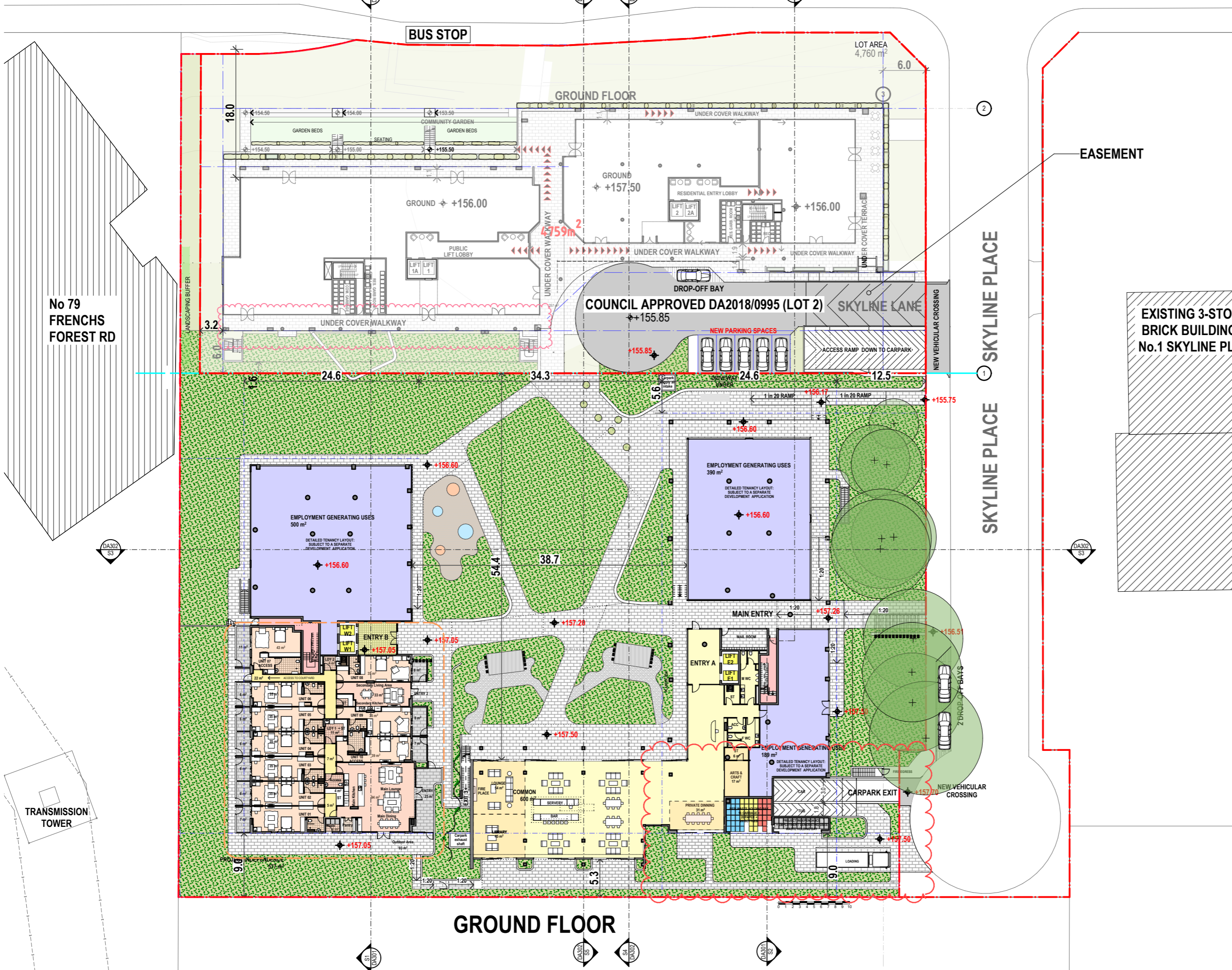
BASEMENT CARPARK

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



GROUND FLOOR

EASEMENT

SKYLINE PLACE

EXISTING 3-STO BRICK BUILDING No.1 SKYLINE PL

ISSUE	REVISIONS	DATE
I	RESPONSE TO COUNCIL'S RFI	31.05.24
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

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

GROUND FLOOR PLAN

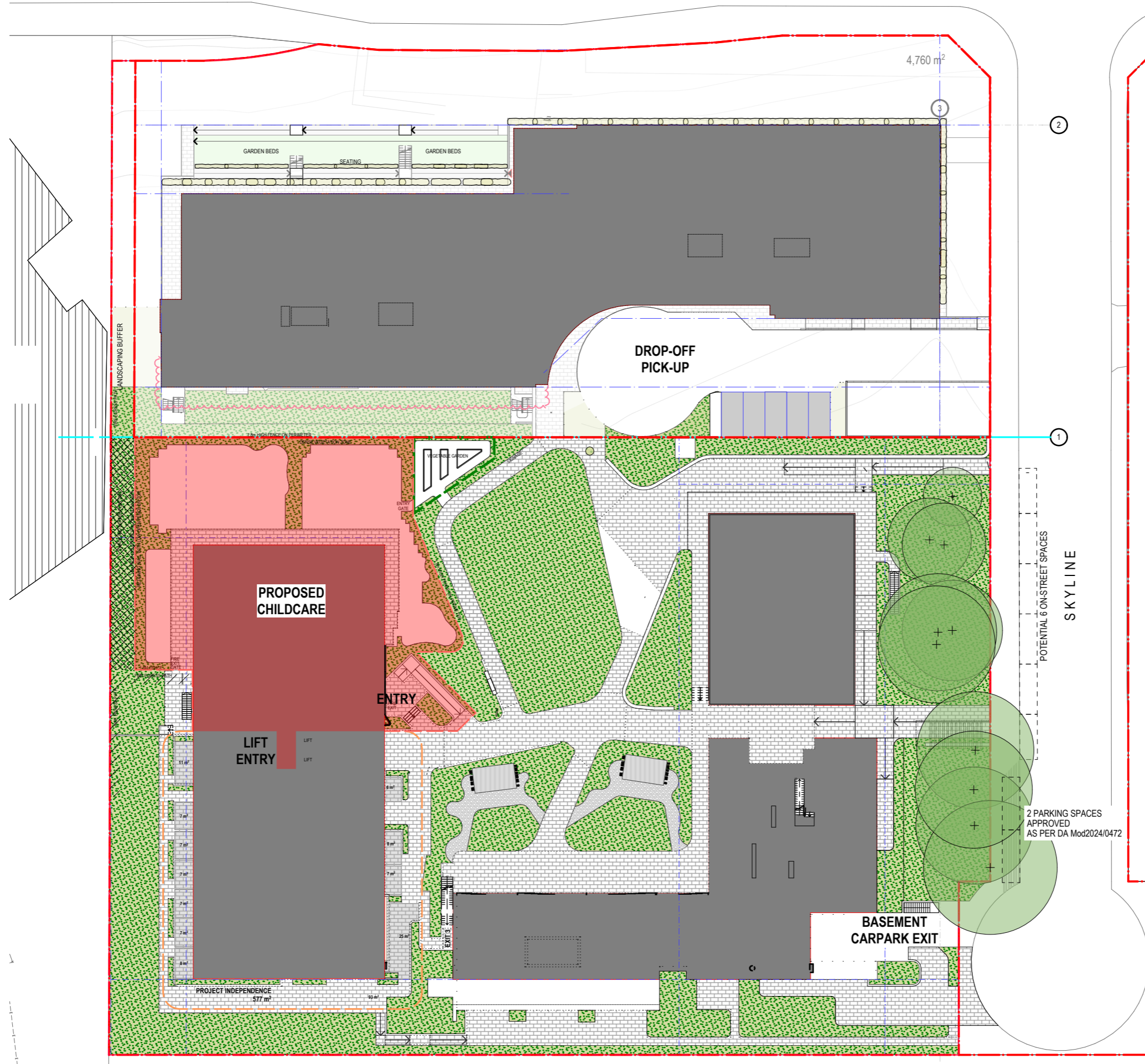
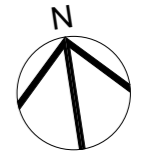
PA STUDIO
 LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN	DRAWING
SUBSET: PLANS	DA203
DRAWN BY: SU/WH/SP	ISSUE

APPENDIX B

PROPOSED ARCHITECTURAL PLANS



ISSUE	REVISIONS	DATE
B	DA	02.12.24
A	DA	25.09.24

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

SITE PLAN

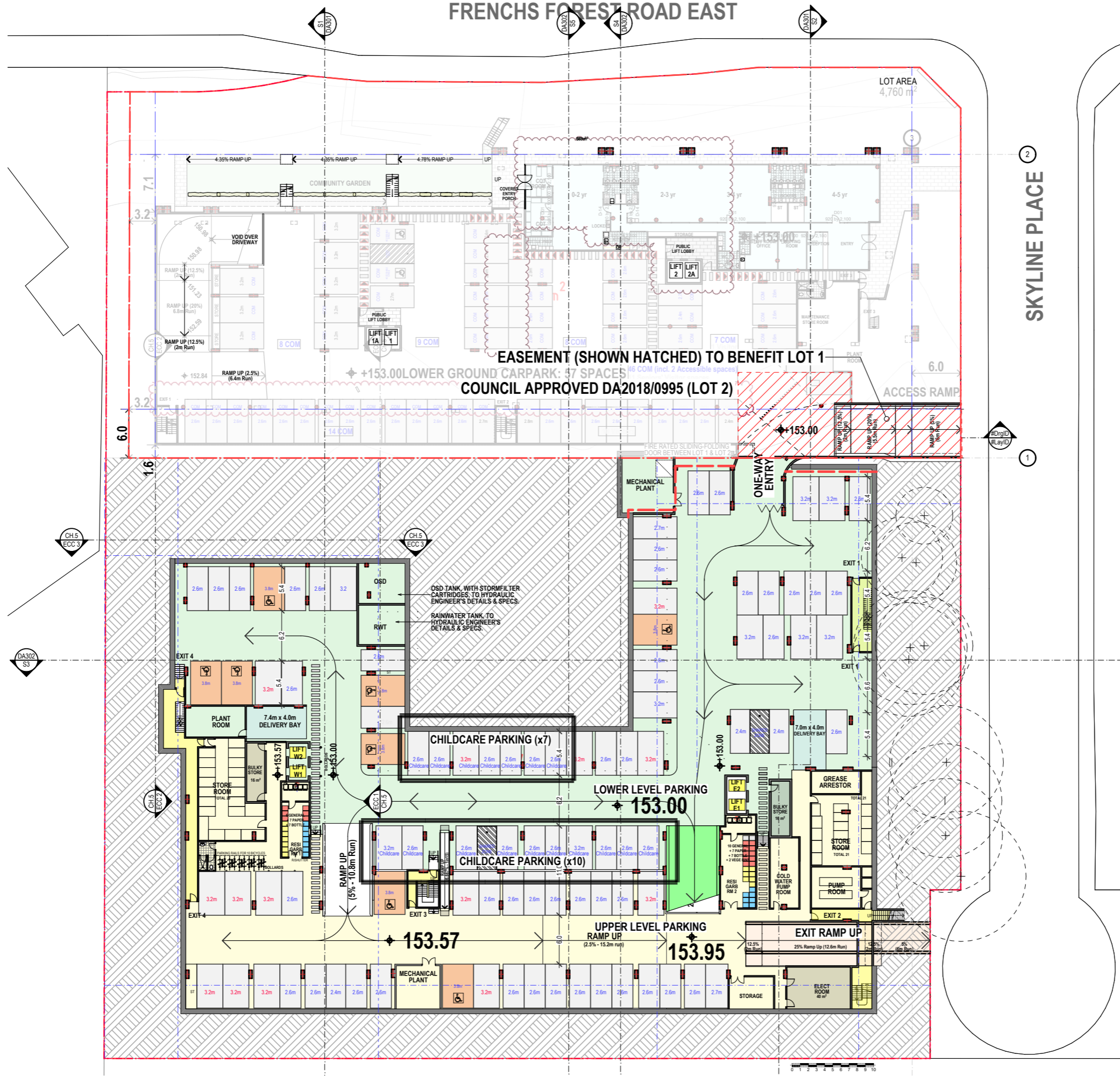
PA STUDIO
 LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288
 NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN	DRAWING CH.6
SUBSET: MONTESSORI	
DRAWN BY: WH/DO	ISSUE B

FRENCHS FOREST ROAD EAST



Printed 4/12/2024



ISSUE	REVISIONS	DATE
B	DA	02.12.24
A	DA	25.09.24

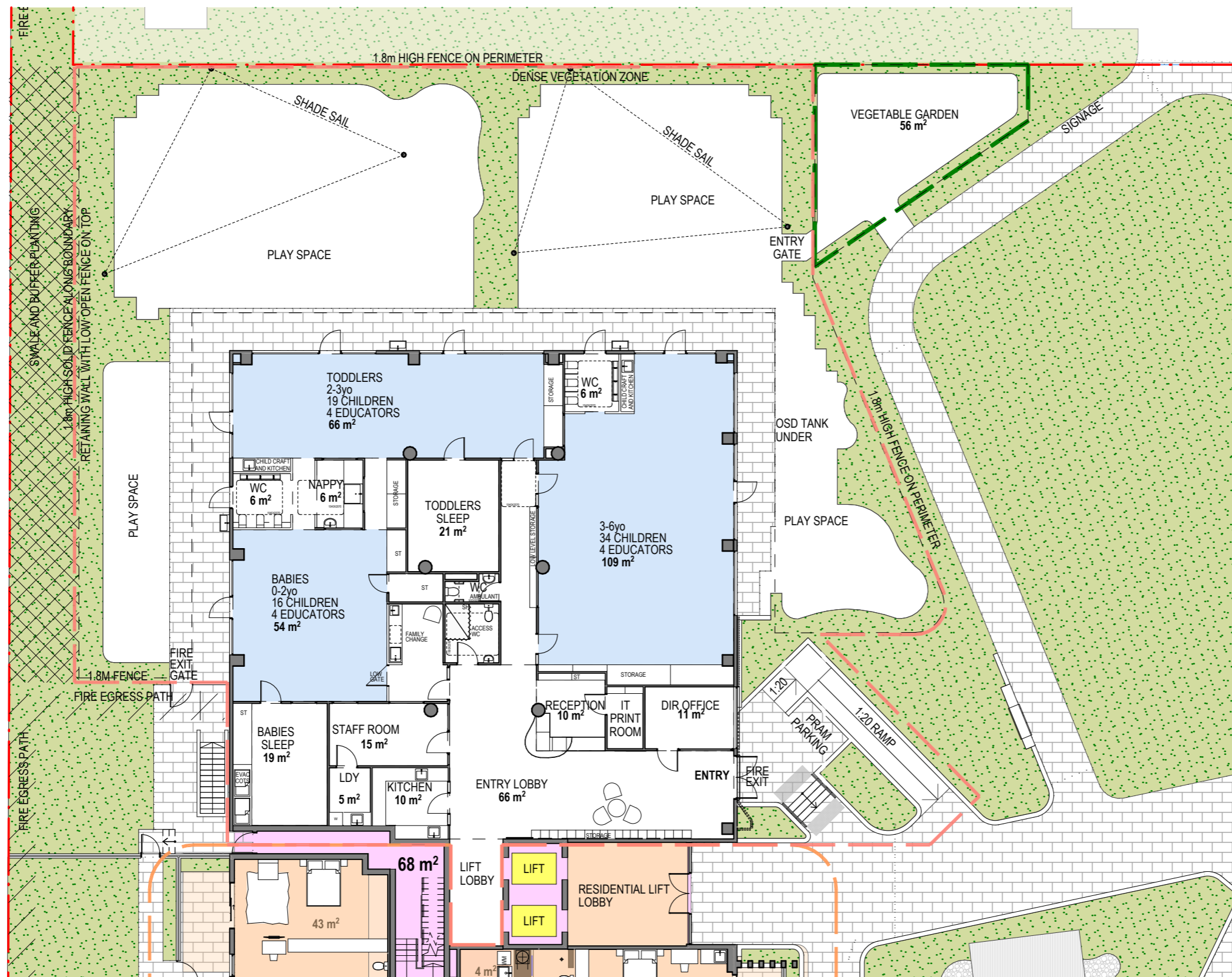
PROJECT:
**MONTESSORI SKYLINE
 CHILDCARE**
 5 Skyline Place Frenchs Forest NSW 2086
 SP 49558

BASEMENT PARKING

P A 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	CH.7
SUBSET: MONTESSORI	
DRAWN BY: WH/DO	ISSUE B



GROUND FLOOR PLAN

ISSUE	REVISIONS	DATE
I	DA	21.11.24
H	DA	09.10.24
G	DA	04.10.24
F	DA	01.10.24
E	DA	23.09.24
D	ACCESS & BCA REVIEW	03.09.24
C	WEST BOUNDARY ADJUSTMENT	24.07.24
B	MONTESSORI REVIEW ISSUE	03.04.24
A	MONTESSORI REVIEW ISSUE	14.03.24

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

CHILDCARE FLOOR PLAN

PA STUDIO
 LEVEL 2, 20 YOUNG ST. NEUTRAL BAY, NSW 2089
 TEL: 8968 1900 FAX: 8968 1999 ACN: 603 389 288

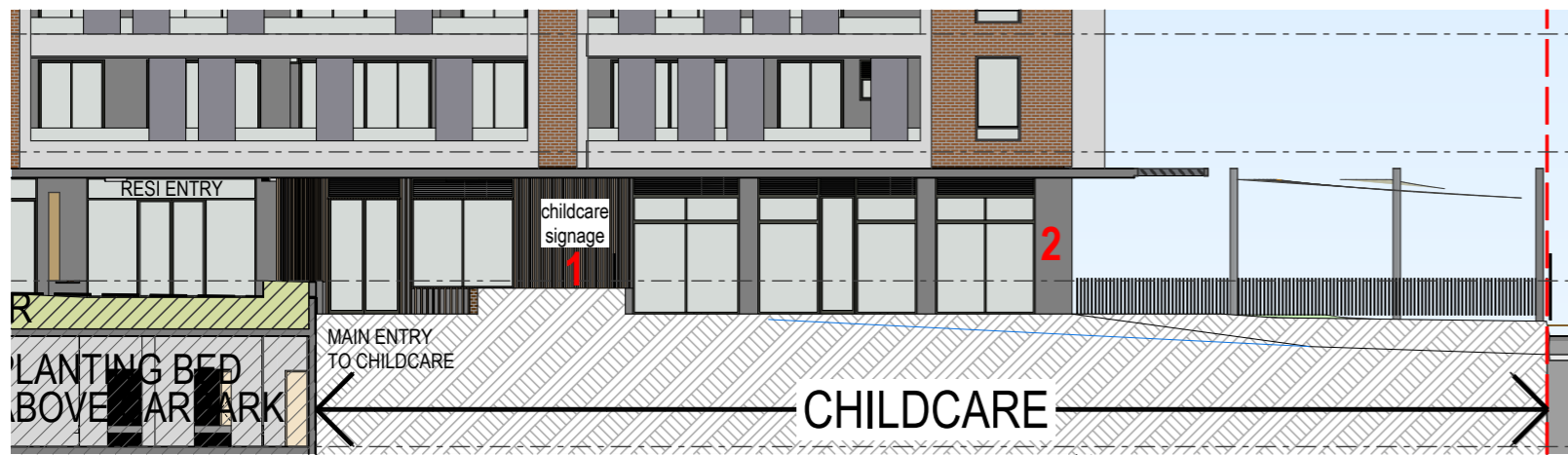
NOMINATED ARCHITECT: GEORGE REVAY-REG#3954

SCALE: AS SHOWN	DRAWING CH.3
SUBSET: MONTESSORI	
DRAWN BY: WH/DO	ISSUE 1

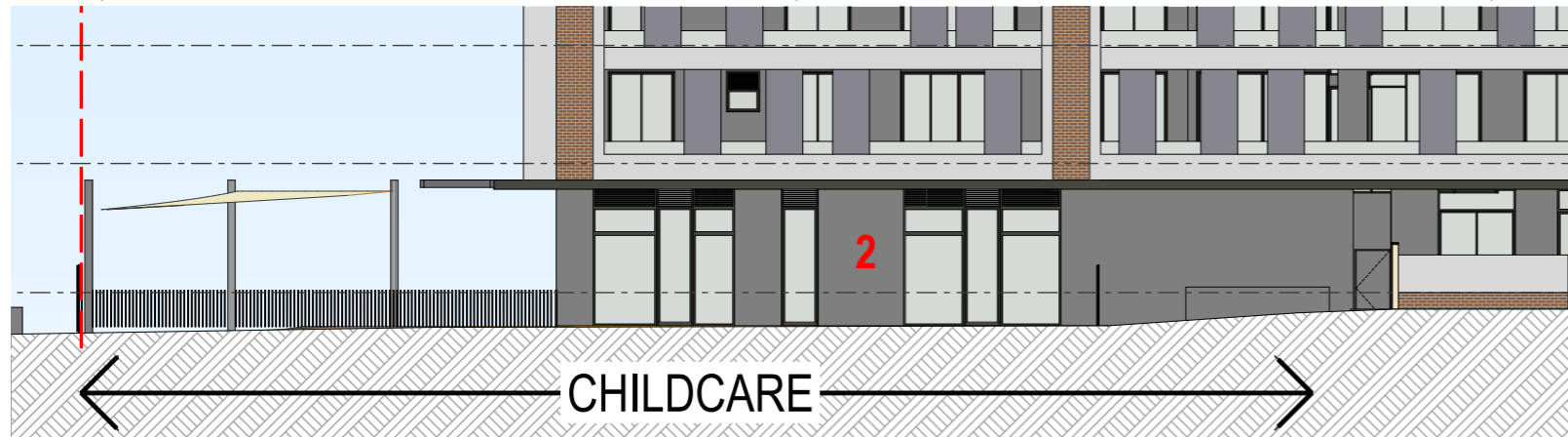


Printed 4/12/2024

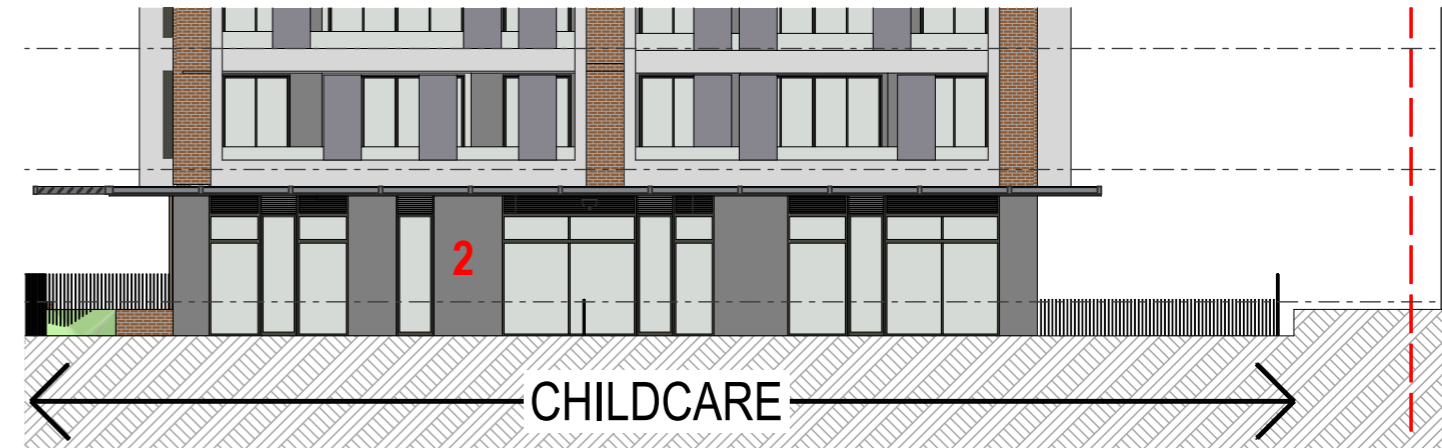
- 1 Aluminium timber look battens
- 2 Dulux "Malay Grey" Render Finish



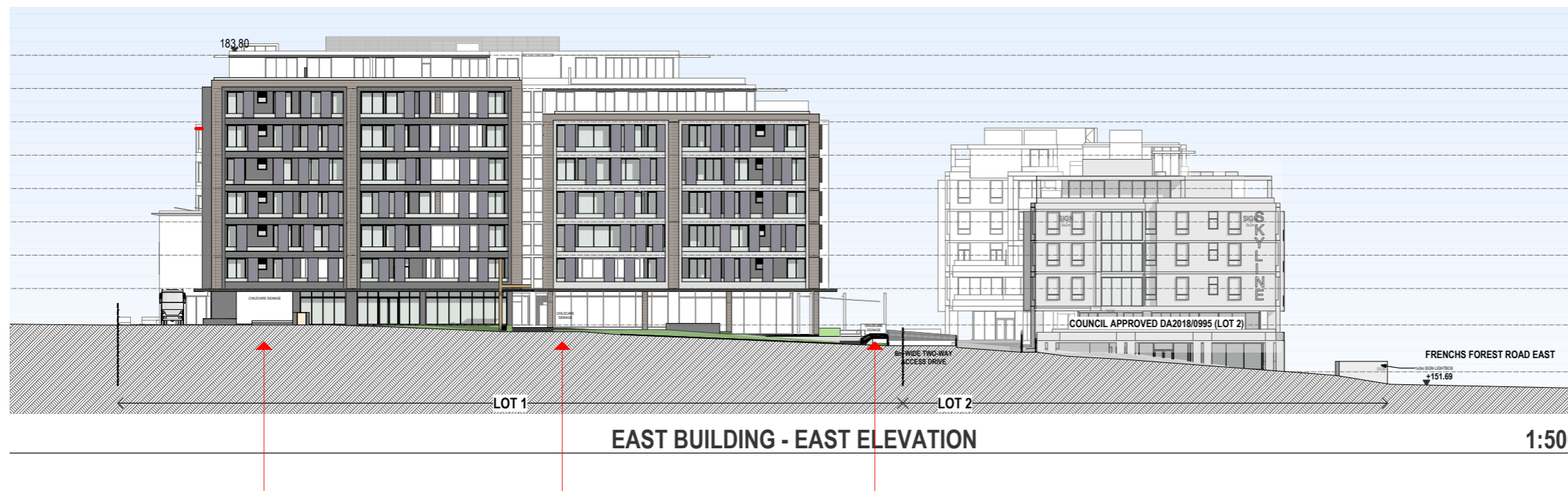
WEST BUILDING - EAST ELEVATION



WEST BUILDING - WEST ELEVATION



WEST BUILDING - NORTH ELEVATION



EAST BUILDING - EAST ELEVATION

1:500

B	DA	02.12.24
A	DA PRELIMINARY	03.09.24
ISSUE	REVISIONS	DATE

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

CHILDCARE ELEVATIONS

P A 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 CH.5
SUBSET:	MONTESSORI	
DRAWN BY:	WH/DO	ISSUE B

APPENDIX C

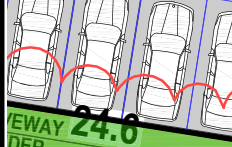
PROPOSED PARKING RESTRICTIONS PLAN



LOT 1 (LOT 2)

SKYLINE LANE

NEW PARKING SPACES



ACCESS RAMP DOWN TO CARPARK

WIDENING RAMP Approved Lot 1 Access via Lot 2 Access Driveway

NEW VEHICULAR CROSSING

SKYLINE PLACE

24.0

1 in 20 RAMP +156.17



+155.75

NT GENERATING USES

D TENANCY LAYOUT: CT TO A SEPARATE ELOPMENT APPLICATION

+156.60

Lot 1 Site No. 5 Skyline Place

Proposed 6 On-Street Spaces for Drop-Off/Pick-Up



1:20

+157.26



+156.51



+157.18

TRY

MENT GENERATING USES

TAILED TENANCY LAYOUT: BJECT TO A SEPARATE ELOPMENT APPLICATION

CARPARK EXIT

NEW VEHIC CROSSII

Approved Lot 1 'Egress' Only Driveway

JECT INDEPENDANCE TYMENT GENERATING USES HOLDING NEW TO ALL 25 BAYS

GARBAGE HOLDING BAY

9.0

PROPOSED PARKING RESTRICTIONS PLAN

5 Skyline Place, Frenchs Forest



Scale 1:300 @ A4 Size