



Suite 11, 20 Young Street,
Neutral Bay, NSW, 2089
Phone 02 8968 1900
properties@platino.com.au

www.platino.com.au
ACN: 002 388 856

6 June 2024

Chief Executive Officer
Northern Beaches Council
PO Box 82
MANLY NSW 1655

Attention: Jordan Davies

Dear Mr Phillips

Re: Amendment to application Mod2023/0617 – 5 Skyline Place, Frenchs Forest

An application was submitted to Northern Beaches Council in November 2023 to modify the consent for DA2021/0212 that was granted for demolition of the existing structures and construction of a mixed use seniors housing development containing 98 independent living units and employment generating uses at 5 Skyline Place, Frenchs Forest. In granting the consent to DA2021/0212 the Land and Environment Court did not impose, nor did the Council seek the imposition of, any condition requiring the payment of development contributions.

The modification currently being considered by Council seeks to:

- relocate the communal area from the Ground Floor of the western building to the Ground Floor of the central building;
- delete commercial uses at Level 1 of the eastern building and replace with 8 ILUs;
- revise design of pool and recreation facilities on Level 2;
- revise landscape design;
- minor changes to floor levels at each level to ensure floor to floor heights comply with the National Construction Code 2023 (NCC 2023) resulting in an increase in height to the western building of 0.5m;
- make minor changes to the layout of Independent Living Units to improve amenity;

- make minor changes to basement levels, including minor changes to floor levels, location of mechanical plant rooms, the waste collection and storage areas and deletion of garbage lift;
- relocate lift shaft in the eastern building to improve entrance and circulation; and
- reallocate a minor area of communal space on Level 7 in the eastern tower to residential floor area.

In a letter dated 8 May 2024, Council requested that the current application be amended to request the imposition of the Section 7.12 Development Contributions condition to reflect the updated cost of works associated with the modified plans. Similar requests have been made verbally by Council officers from time to time.

PROPOSED AMENDMENT

Absent a specific application to modify the Consent to include a contribution condition, there would appear to be no power for Council to impose such a condition. With a view to ensuring that this issue does not present a roadblock to the approval of an otherwise meritorious application, in response to Council's request, we now seek to amend the application to request that a condition regarding the payment of a development contribution be imposed on any development consent issued, as follows:

Northern Beaches Council Contributions Plan 2022

The proposal is subject to the application of Council's Section 7.12 Development Contributions Plan.

The following monetary contributions are applicable:

<i>Northern Beaches Council Contributions Plan 2022</i>		
<i>Contribution based on a total development cost of \$67,110,789</i>		
Contributions	Levy Rate	Payable
<i>Total Section 7.12 Levy</i>	<i>0.95%</i>	
<i>Section 7.12 Planning and Administration</i>	<i>0.05%</i>	
<i>Total</i>	<i>1%</i>	<i>\$671,107.89</i>

The amount will be adjusted at the time of payment according to the quarterly CPI (Sydney - All Groups Index). Please ensure that you provide details of this Consent when paying contributions so that they can be easily recalculated.

This fee must be paid prior to the issue of the Construction Certificate. Details demonstrating compliance are to be submitted to the Principal Certifying Authority.

Reason: To provide for contributions in accordance with Northern Beaches

Council Contributions Plan 2022.

No other amendments are proposed to the application as submitted and as such there will be no environmental impacts caused by the change that is now proposed to address the request made by Council.

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', written in a cursive style.

George Revay
CEO
Platino Properties