

SYDNEY NORTH PANEL BRIEFING - 30 MARCH 2022

5 SKYLINE PLACE, FRENCHS FOREST



Focus of this Briefing:

- To provide the Panel with a brief overview of the proposed development and the project vision.
 - To brief the panel on the changes made since the determination of the application and outline how these directly address comments made by the Panel and the DSAP.
 - To seek a timely Panel meeting date for the determination given the time that has already elapsed – Review submitted.
- Original determination date 18th August, 2021.

Project Vision

- To provide high quality housing for Seniors and people with a disability consistent with the objectives and principles of the State government's new Housing SEPP.
- To locate disability, affordable and senior's housing together in a fully integrated and vibrant precinct with support and access to services and facilities.
- A strong partnership with Project Independence provides the opportunity for people with a disability to acquire equity in a property, whilst learning the life skills and Supported Decision-Making abilities, and to live as independently as possible.
- Provision of 14% of total dwellings as either affordable or disability housing to support women over 55 in particular.
- Address the findings of the Royal Commission into Aged Care, by facilitating effective and more efficient home care and social activities in the Jardin Community.



Key points of note from the Previous Panel's Determination:

- The Panel noted that as the proposed use is permissible and that seniors housing, in some form, can occur on the site, subject to acceptable impacts.
- The Panel's view was that the proposal was excessive in height, bulk and scale and was out of character with the business park and surrounding area, particularly noting that it would be viewed from the nearby R2 Low Density Residential area to the north.
- The Panel's view was that the proposal did not provide adequate landscaping, in particular large canopy trees, to mitigate the height, bulk and scale of the proposed built form.
- The Panel cited non-compliance with the Warringah DCP Site Coverage, Front Boundary Setbacks and Building Bulk controls as a reason for refusal.

Diane Jones, Member of the State Design Review Panel (SDRP) and Adjunct Professor UNSW Built Environment was engaged by Platino to undertake a comprehensive independent peer review of the amended development design in light of the Panel's reasons for refusal, Council's assessment report and comments made by the DSAP.

Diane's review noted that the proposal achieved a high level of compliance with the relevant provisions in the ADG, and focussed specifically on the areas that were previously non-compliant.

The review concluded that the development proposal:

- Reflects the relevant objectives of the Seniors Housing Guidelines
- Provides an appropriate number and mix of apartments to meet socio-economic demographic market demand and
- Provides a lift lobby design that promotes incidental social interaction

Height Bulk and Scale:

- Maximum building height (MBH) REDUCED from 12 storeys (39.3m) to 7/8 stories (26.8m) which is comparable with recent approvals in the area, including Parkway Hotel (26.4m), Bunnings (25m) and Tilley Lane Hospital (25.6m).
- FSR REDUCED from 2.42: 1 to 1.93:1.
- Total number of apartments REDUCED from 133 to 108 (10 apartments for Project Independence and 5 for Affordable Housing retained – 14% in total).
- Site coverage REDUCED from 40% to 32.6% compliant with Warringah DCP provision.
- Significantly reduced visual impact on surrounding receivers and the streetscape. The proposed buildings will now not be visible from residential areas to the north of Frenchs Forest Road East.

Façade, Amenity and Changes

- The façades have been redesigned to create a finer grained appearance and reduce the building's perceived bulk.
- The communal roof terrace (includes indoor, shaded and outdoor access) has been increased in size and relocated to the uppermost level.
- Addition of a green roof on the central building to enhance the outlook from adjacent apartments.
- Additional solar panels provided for pool heating.
- Provision of additional awnings, sunhoods and clerestory windows to further enhance amenity.

Landscape Changes:

- Landscaped area on the site INCREASED from 33.8% to 36.2%
- Amendments to the landscape design significantly reduces the visual impact of the buildings
- Deep soil areas INCREASED to allow planting of large canopy trees to ensure landscape continues to dominate streetscape
- Additional native trees and the retention of 12 significant native canopy trees with a height of up to 26m, comparable to the proposed building heights

8.2A Review (Lot 2, Stage 1) - REV2021/0045 Comparison to Approval (Lot 2, Stage 1) - REV2019/0014

Metric	Stage 1 (Lot 2) Approval	Stage 2 (Lot 1) 8.2A Review
FSR	1.91:1	1.93:1
Maximum Height (East & West Tower)	25.1m / 25.1m	26.8m / 23.2m
Site Coverage	43%	32.3%
Front Area Setback	10m & 6m	9.5m (Average)
Landscape % DCP	34.6%	36.3%
Affordable / Social Housing	-	14%
Greenstar Sustainability Commitment - Design and As Built	-	5 Star
Greenstar Sustainability Commitment - Communities Rating	-	5 Star

Recent Council Supported Approvals in context of the Business Park

- 1 - 26.4m Parkway Hotel:
- 2 - 21.95m Genesis Cancer Centre:
- 3 - 25.7m Tilly Lane Private Hospital
- 4 - 25.0m Bunnings Warringah Road:

There are 3 other existing buildings within the business park zone that are 25m-30m in height

AMENDED DESIGN - 82A REVISION



AGENDA: DESIGN CHANGES

9

_AMENDED DESIGN

_IMPACTS

_LANDSCAPE DESIGN

_SUSTAINABILITY COMMITMENTS

APPENDICES:

_SITE CONTEXT & ANALYSIS

_ARCHITECTURAL DRAWINGS

PRESENTER: MATTHEW PULLINGER

A. SITE AREA.....7,811 sqm

B. FLOOR AREA OCCUPIED BY USES (Original application) (Amended proposal S8.2 review)

COMMERCIAL.....941 sqm973 sqm

COMMUNAL INSIDE AREA FOR USE OF RESIDENCE.....1,229 sqm1,170 sqm

RESIDENTIAL (INCLUDING AFFORDABLE HOUSING).....16,080 sqm12,333 sqm

PROJECT INDEPENDENCE.....572 sqm572 sqm

TOTAL.....18,822 sqm15,048sqm

C. FLOOR AREA CALCULATIONS & MAXIMUM BUILDING HEIGHT (Original application) (Amended proposal S8.2 review)

GFA.....18,822 sqm15,048 sqm

FSR.....2.42 : 11.93 : 1

HEIGHT.....39.50 m26.80 m

D. SENIORS ILU'S & AFFORDABLE APARTMENTS (Original application) (Amended proposal S8.2 review)

TOTAL UNITS.....133 (100%)108 (100%)

E. AFFORDABLE HOUSING (Original application) (Amended proposal S8.2 review)

PROJECT INDEPENDENCE1010

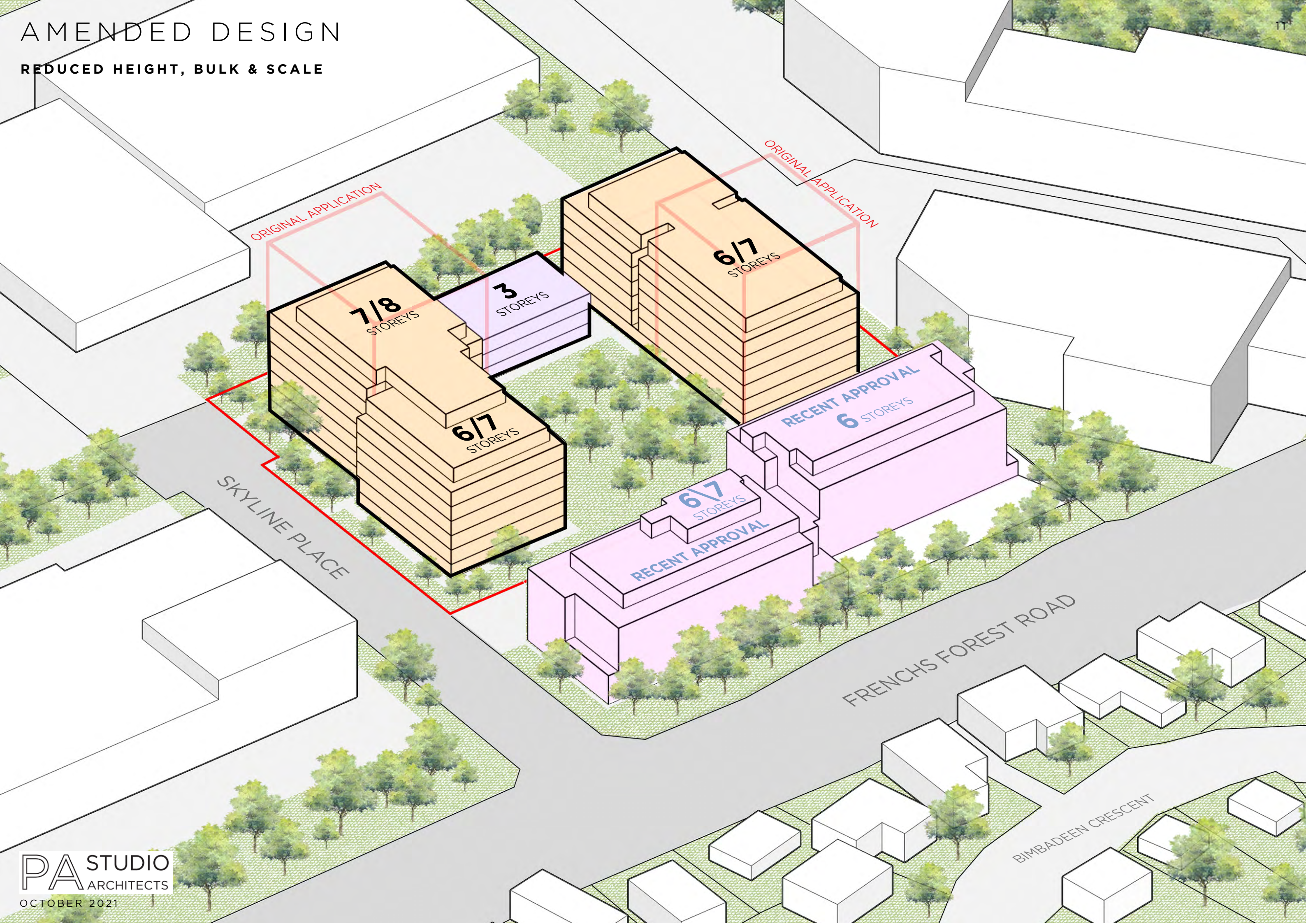
STUDIO.....42

1 BED.....42

2 BED.....41

TOTAL AFFORDABLE DWELLINGS.....22 (17%)15 (14%)

AMENDED DESIGN
REDUCED HEIGHT, BULK & SCALE



EXISTING & APPROVED BUILDING HEIGHTS IN IMMEDIATE CONTEXT ¹²





1	Mixed Used Commercial and Seniors Housing (MOD2019/0654)	9	Retail Experience Centre for Miele products, cooking classes and associated warehouse space	17	Retail / Commercial uses Specific Businesses include: Forest Espresso, JMK Accounting, Birk & Blyme (printing supplies), Gap Studios and Ray White Real Estate
2	Subject Site (REV2021/0045)	10	Medial and Health Uses Specific Businesses include: Douglass Hanly Moir Pathology, Occupational Therapy 'helping Children, Scent Throat Specialists, Dentist Tooth Sparkler	18	Office and Health Precinct Specific Businesses include: Podiatry, Physiotherapy and Office Spaces
3	Predominately Offices and associated warehouse space Specific Businesses include: Schott Australia, Huber & Suhner, Tooley Imports, The Way the World learns to Dive, MPV Packaging	11	Medial Uses (Northern Beaches Cancer Centre)	19	Health Services Facility, Medical Centre, (Cancer Treatment Centre) Under construction
4	Radio Broadcasting (Sky Radio); recent consent approval for Medial Facility	12	Office / Medical Specific Businesses include: Northern Beaches Co-Working, Mindlife Clinic	20	Forest Hotel & Retail Shop Specific Businesses include: Dan Murphy's and Forest Hotel
5	Training, Offices & Storage Specific Businesses include: IKON Group (door suppliers), KURZ (Thin film technology), Cafes2u (Head office & Training academy), Coldbuster (Heated Floor Supplier)	13	Health & Wellness Centre Specific Businesses include: Brellah Medical Centre, Yoga Studio, Meditation & Allied Health	21	Hotel Accommodation (DA2015/0901). Specific Businesses include: Approved Hotel Accommodation
6	Northern Beaches Hospital	14	Office (Citizen Watches Head Office)	22	Recreation Facility, Retail, Commercial, Warehouse Specific Businesses include: Wizzy World, Fitness Plus 24/7, Aussie Gems Cheerleading, Roland Australia, My First Gym, DJO Global (Medical Devices), George Jensen (Jewelry supplier), Australian Biotechnologies (manufacturing), Greenwood Early Education Centre (childcare)
7	Health Services Facility (Private Hospital with multiple health care services)	15	Medical Centre (Including Overnight Sleep Clinic) Specific Businesses include: Peninsula Sleep Clinic, Peninsular Respiratory Group, Pathology, Genesis Care Cancer Institute	23	
8	Predominately Offices and associated warehouse space Specific Businesses include: Adec Preview Solutions (Bulk Document Scanning), Impression Technology, Enterprise Events (event organisers), Harcor Security Services	16	Office / Retail Specific Businesses include: Kwik Copy, Intertok, Sportspro	24	Childcare (Greenwood Early Education Centre)
				25	Food Outlet (Kentucky Fried Chicken)
				26	Commercial and associated warehouse: Bunnings Warehouse (DA2020/0717).

PHOTOGRAPHS OF SURROUNDING B7 BUSINESS PARK



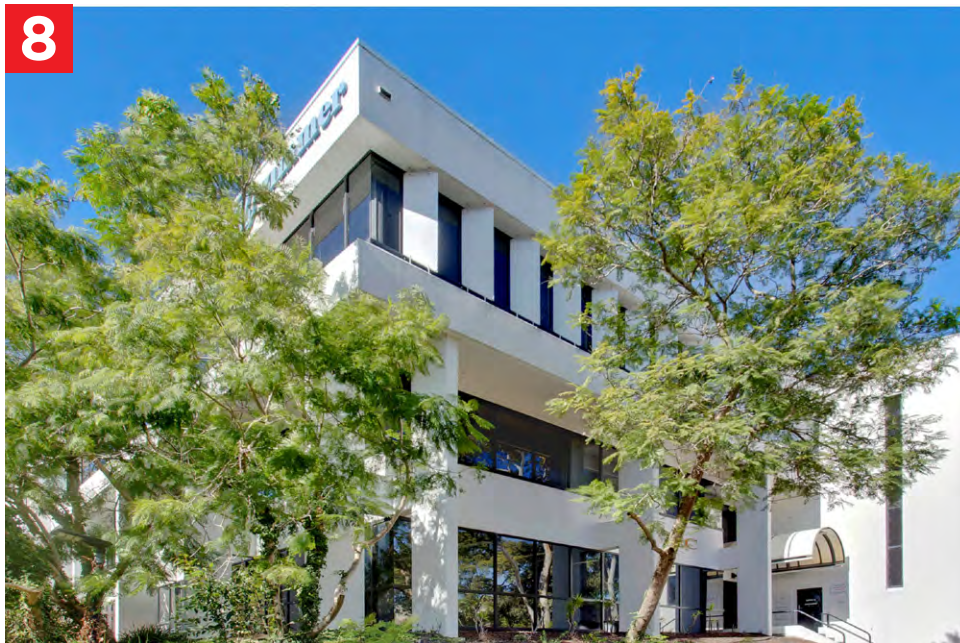
Predominantly office with associated warehouse



Typical Warehouse



Predominantly office with associated warehouse



Predominantly office with associated warehouse



Miele Customer Experience centre



Health & Wellbeing Centre

PHOTOGRAPHS OF SURROUNDING B7 BUSINESS PARK



Overnight Sleep Clinic and Medical centre



Health Service Cancer Treatment Centre
(DA2019/1419)



Dan Murphy's Retail



Forest Hotel



Forest Hotel



Hotel Accommodation (DA2015/0901)

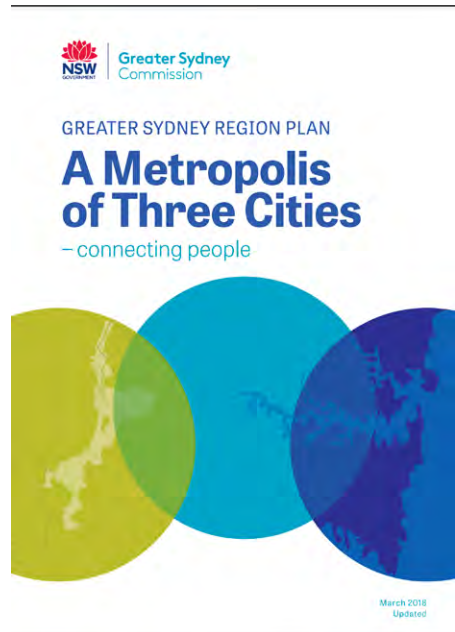
Zone B7 Business Park

Objectives of zone

- To provide a range of office and light industrial uses¹.
- To encourage employment opportunities.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To create business park employment environments of high visual quality that relate favourably in architectural and landscape treatment to neighbouring land uses and to the natural environment.
- To minimise conflict between land uses in the zone and adjoining zones and **ensure the amenity of adjoining or nearby residential land uses.**

1. Light industry means a building or place used to carry out an industrial activity that **does not interfere with the amenity of the neighbourhood** by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following

- (a) high technology industry,
- (b) home industry,
- (c) artisan food and drink industry,
- (d) creative industry.

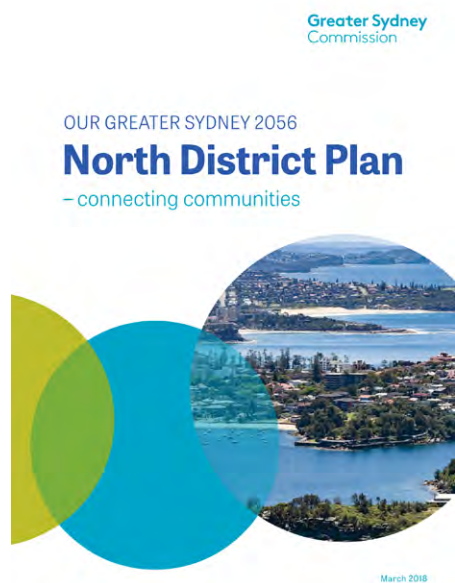


Greater Sydney Region Plan, A Metropolis of Three Cities (2018)

The Plan identifies Frenchs Forest, as an emerging health and education precinct. The plan outlines a vision for health and education precincts as innovation districts that are:

“Transit-accessible precincts centred around health and education assets, surrounded by a network of medical research institutions, a mix of complementary industry tenants, housing, ancillary facilities and services”

North District Plan (2056)



Specifies The Northern Beaches Hospital development will be the anchor of the new health and education precinct in Frenchs Forest

The plan indicates that Councils’ retail and employment strategies should provide guidance on the transition of business parks into mixed employment precincts including, where appropriate, ancillary residential developments to support the business park. The plan acknowledges the need to grow existing centres, including business parks, describing how creating jobs and providing services to local communities can be initiated within business parks.

ORIGINAL APPLICATION

AMENDED PROPOSAL

ORIGINAL APPLICATION



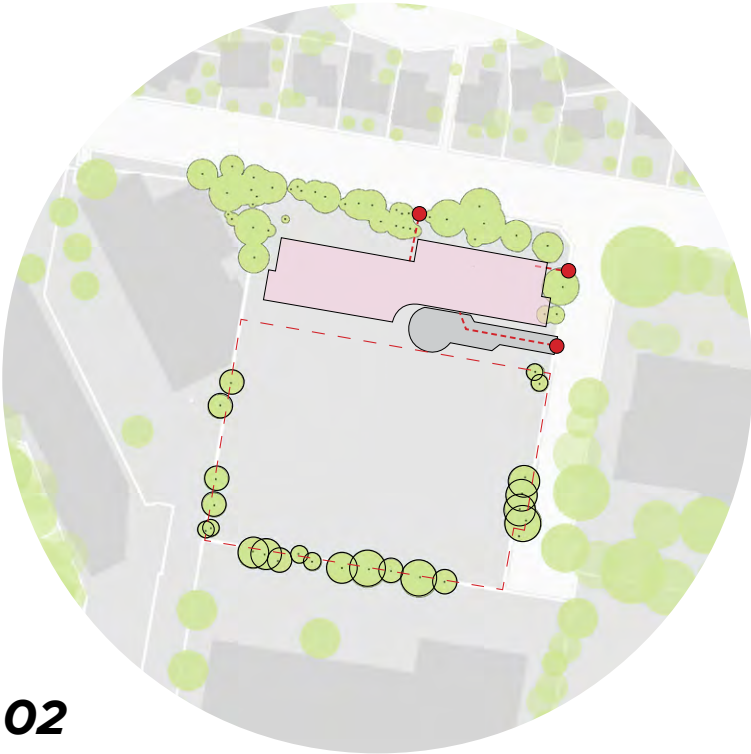
AMENDED PROPOSAL



URBAN DESIGN PRINCIPLES



01
ACKNOWLEDGE AND RESPOND TO EXISTING APPROVAL ON ADJOINING LOT, CREATING ENHANCED AND SHARED AMENITY



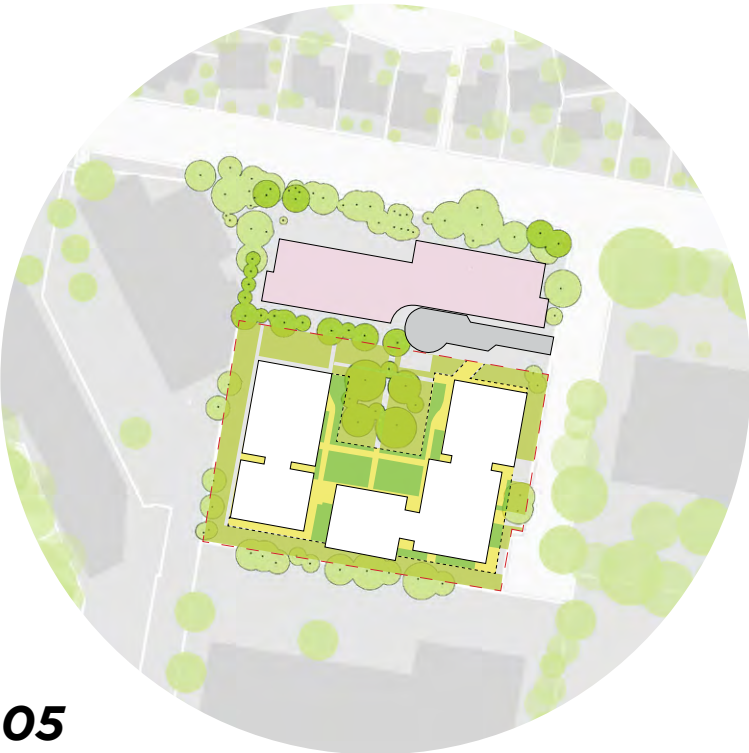
02
RETAIN EXISTING VEGETATION BOUNDARY



03
PERIMETER BLOCK FORM WITH GENEROUS CENTRAL LANDSCAPED OPEN SPACE

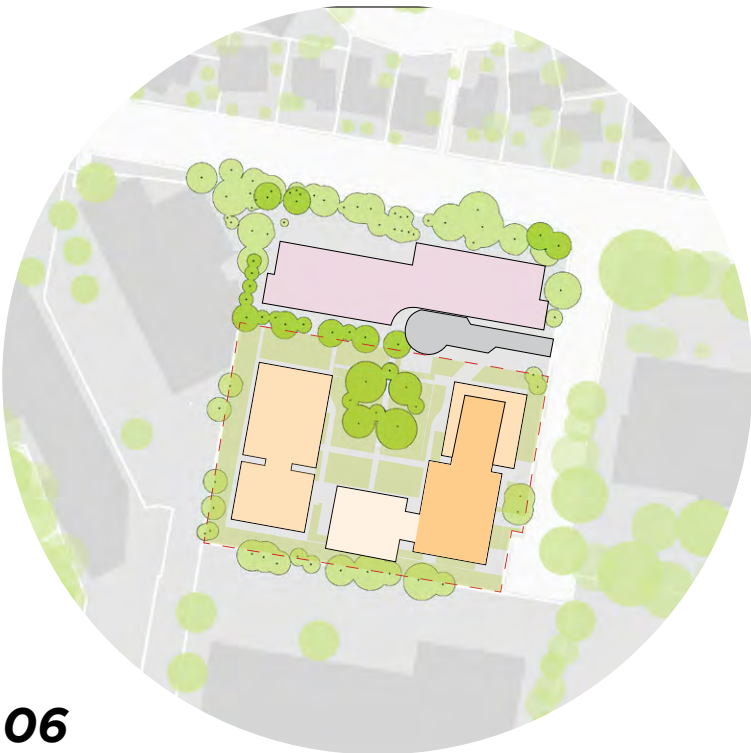


04
PROVIDE GENEROUS SETBACKS + BUILDING SEPARATION

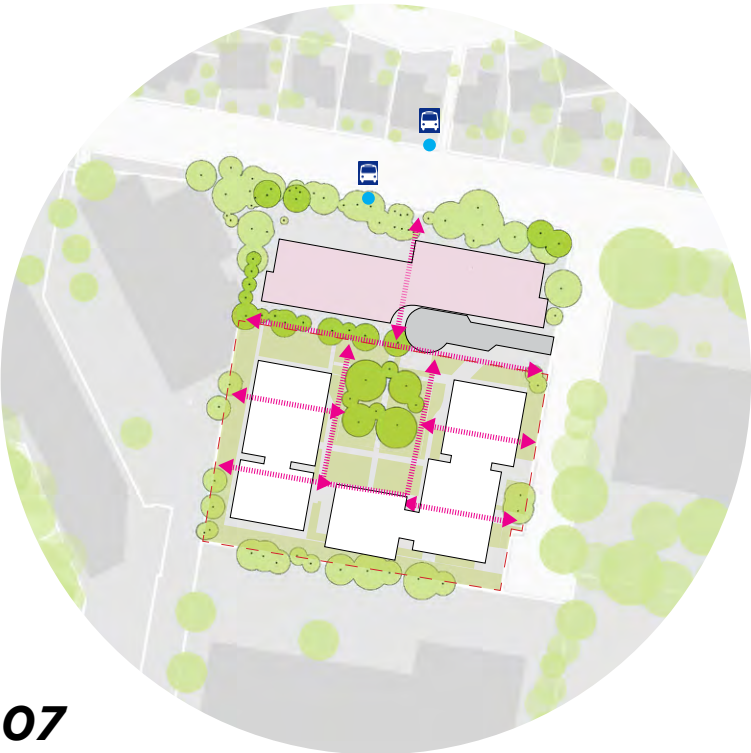


05
MAXIMISE LANDSCAPED AREA + DEEP SOIL

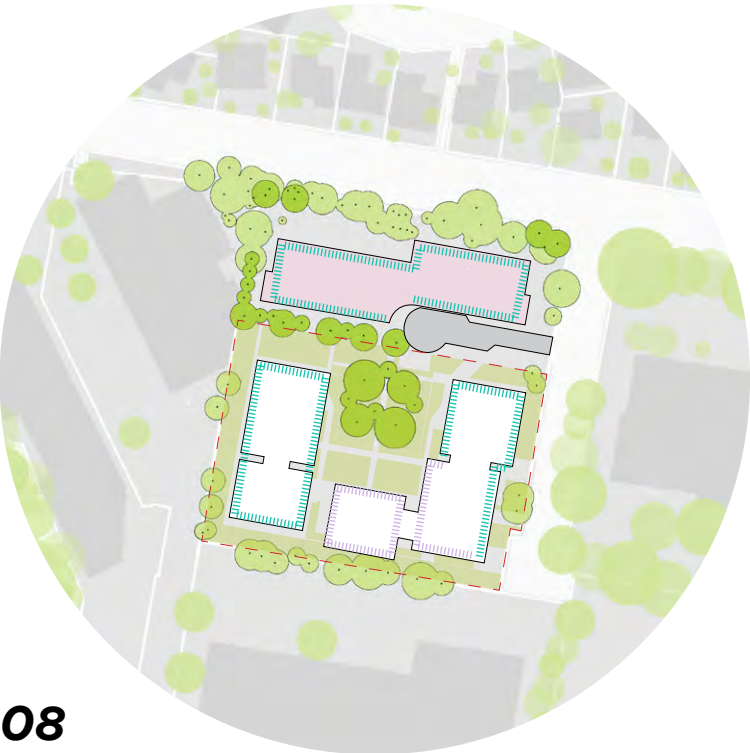
--- BASEMENT EXTENT
— DEEP SOIL
— LANDSCAPE ABOVE BASEMENT



06
ADOPT BUILDING HEIGHTS THAT STRONGLY REFLECT THE HEIGHTS OF THE ADJOINING RECENT APPROVAL AND THE SCALE OF THE EMERGING FUTURE URBAN CHARACTER



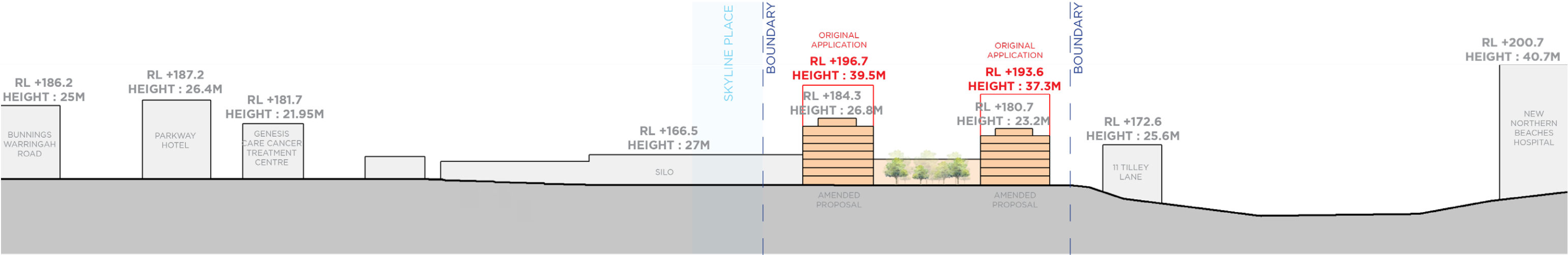
07
ENHANCE PEDESTRIAN MOVEMENT, ADDRESS & ACCESS



08
GROUND LEVEL USES TO ENHANCE ACTIVATION

COMMERCIAL
COMMUNAL

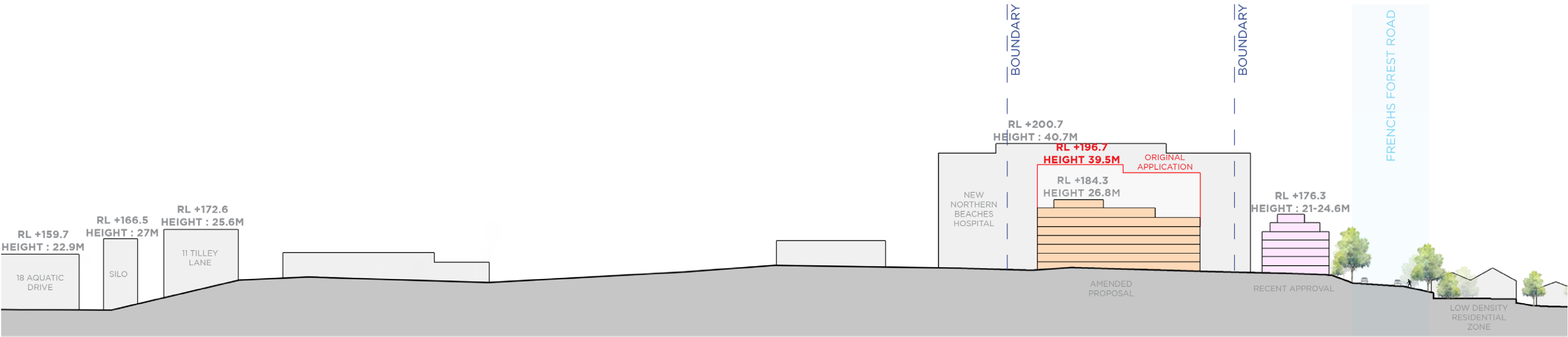
BUILDING FORM & HEIGHT JUSTIFICATION



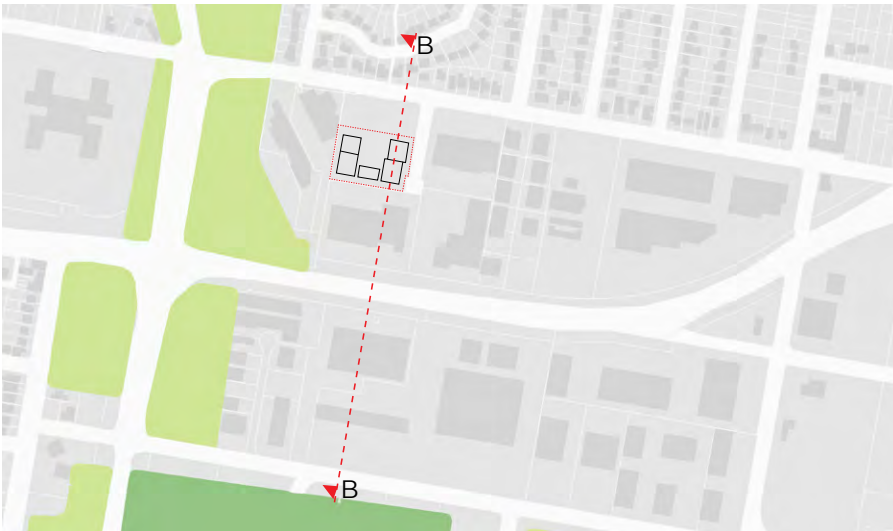
SECTION AA



BUILDING FORM & HEIGHT JUSTIFICATION



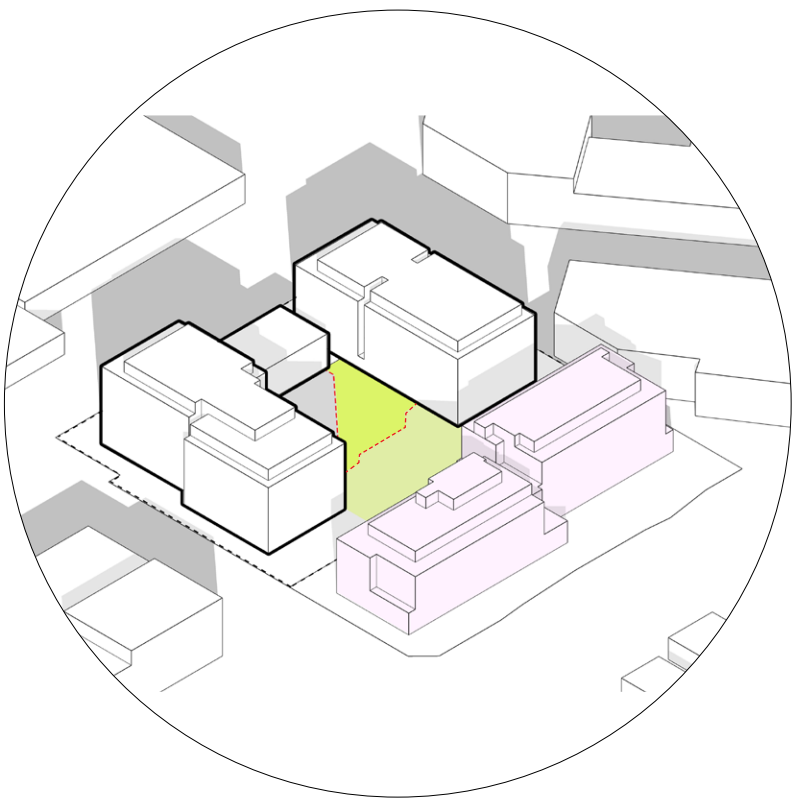
SECTION BB



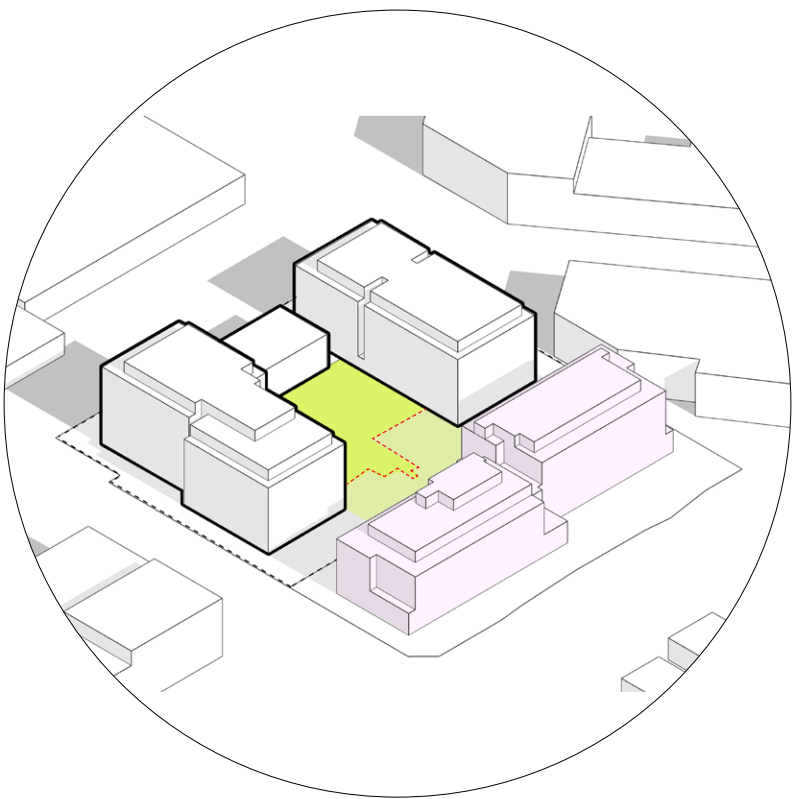
IMPACTS



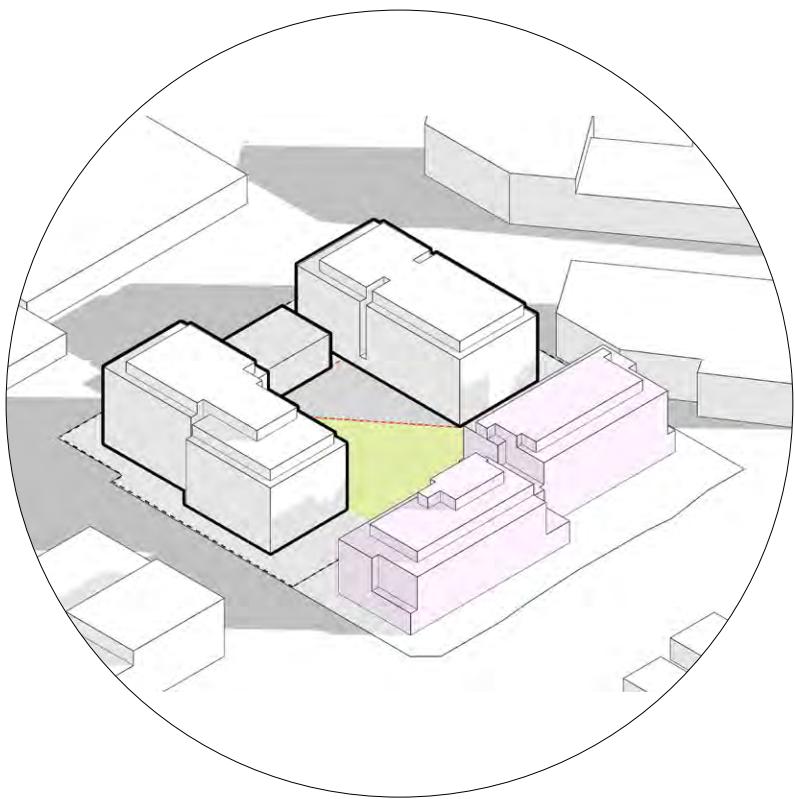
SHADOW STUDY_SUBJECT SITE (CENTRAL OPEN SPACE)_WINTER SOLSTICE



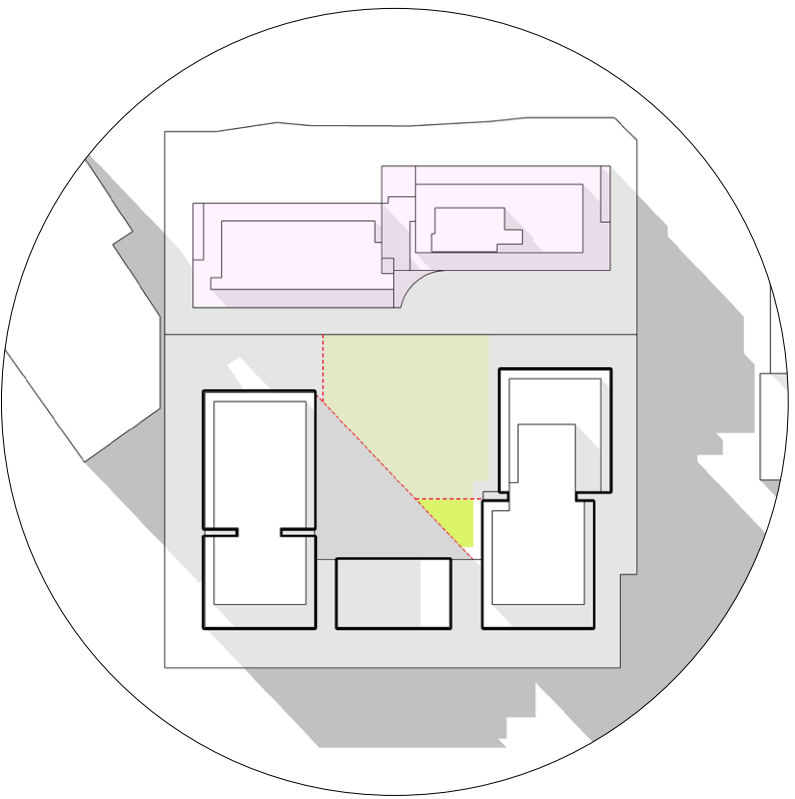
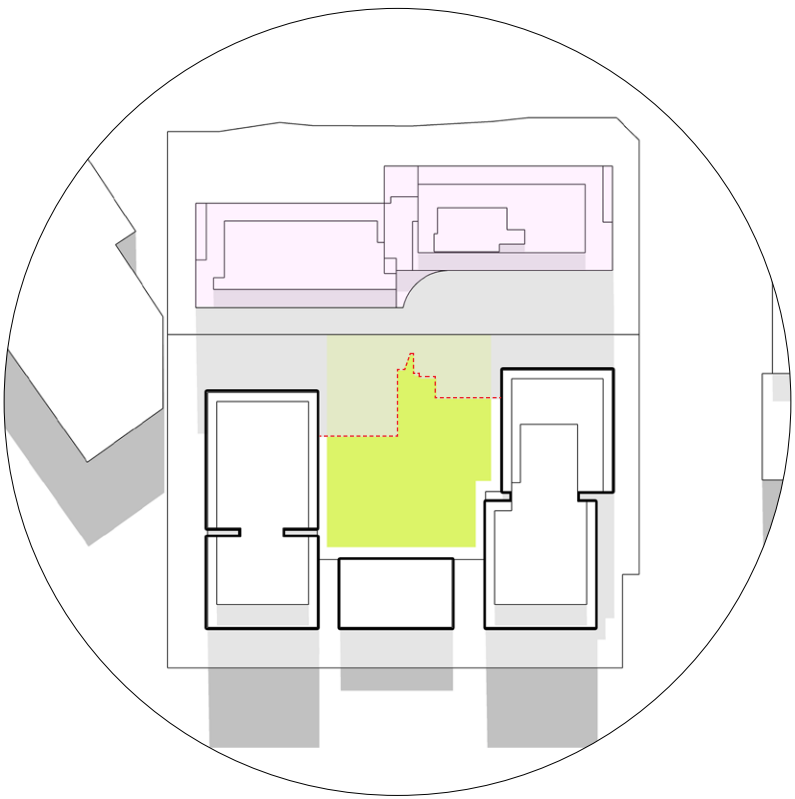
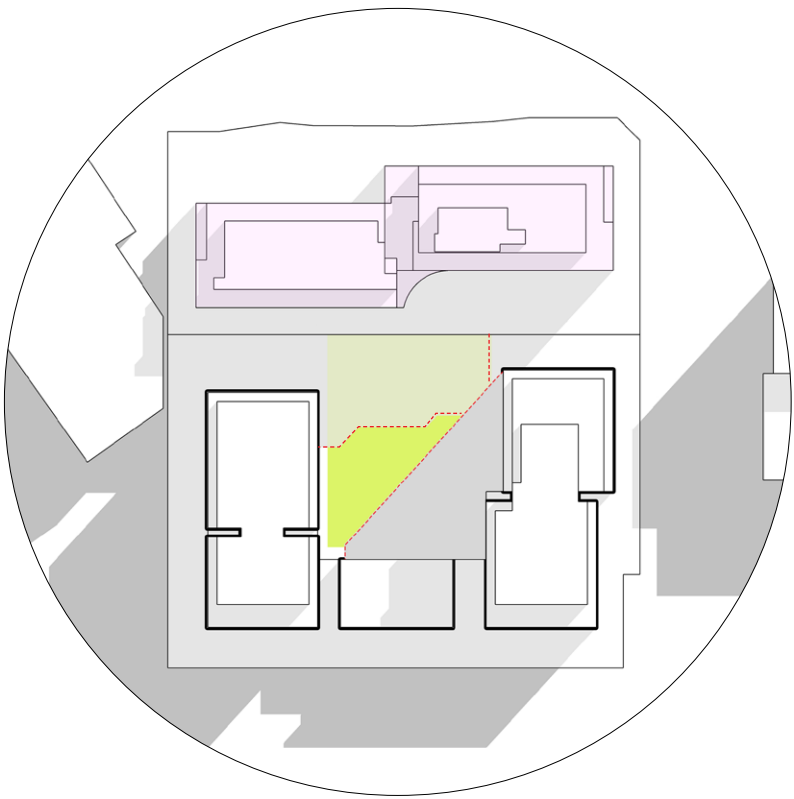
09:00 AM



12:00 PM



03:00 PM



























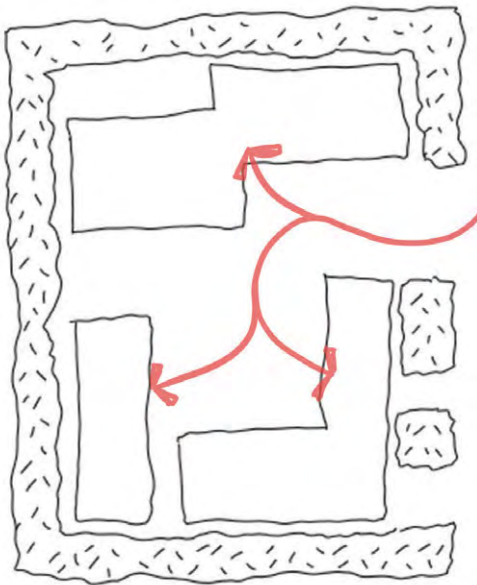




LANDSCAPE DESIGN

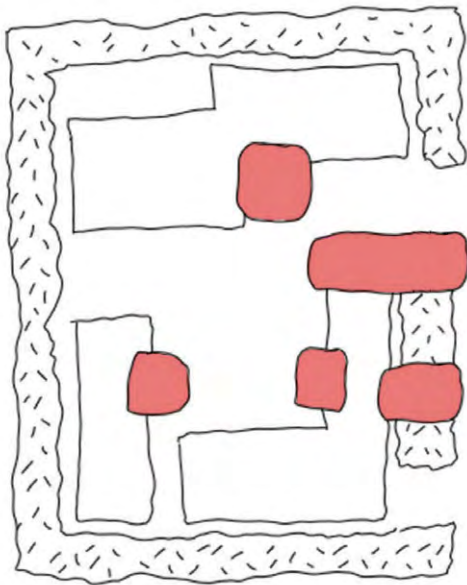


LANDSCAPE DESIGN PRINCIPLES



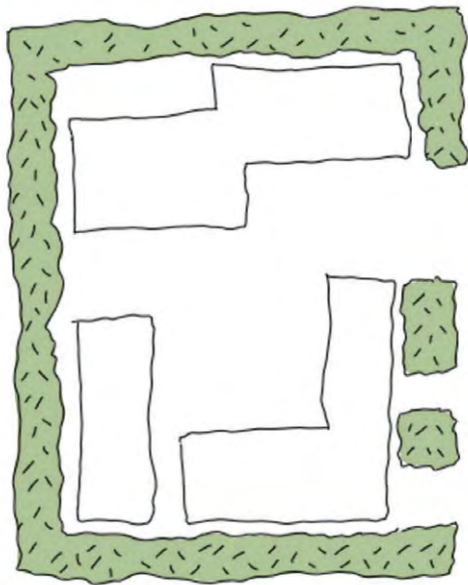
Provide legible access:

- + Provide a centralised shared use 'street address' for the precinct within a high-quality public realm.
- + Establish a legible pedestrian circulation network that connects the laneway/entry plaza to the broader public realm and building lobbies.



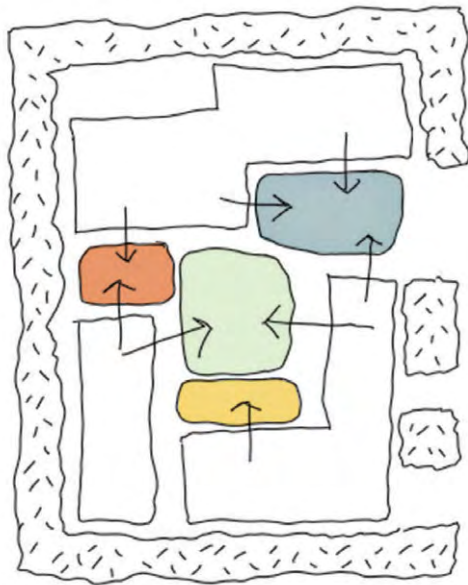
Ensure legible entries:

- + Ensure all building entries are clearly defined and adjoin a public open space.
- + Ensure clear sightlines are maintained between the precinct entry, 'entry plaza' and the building entries.



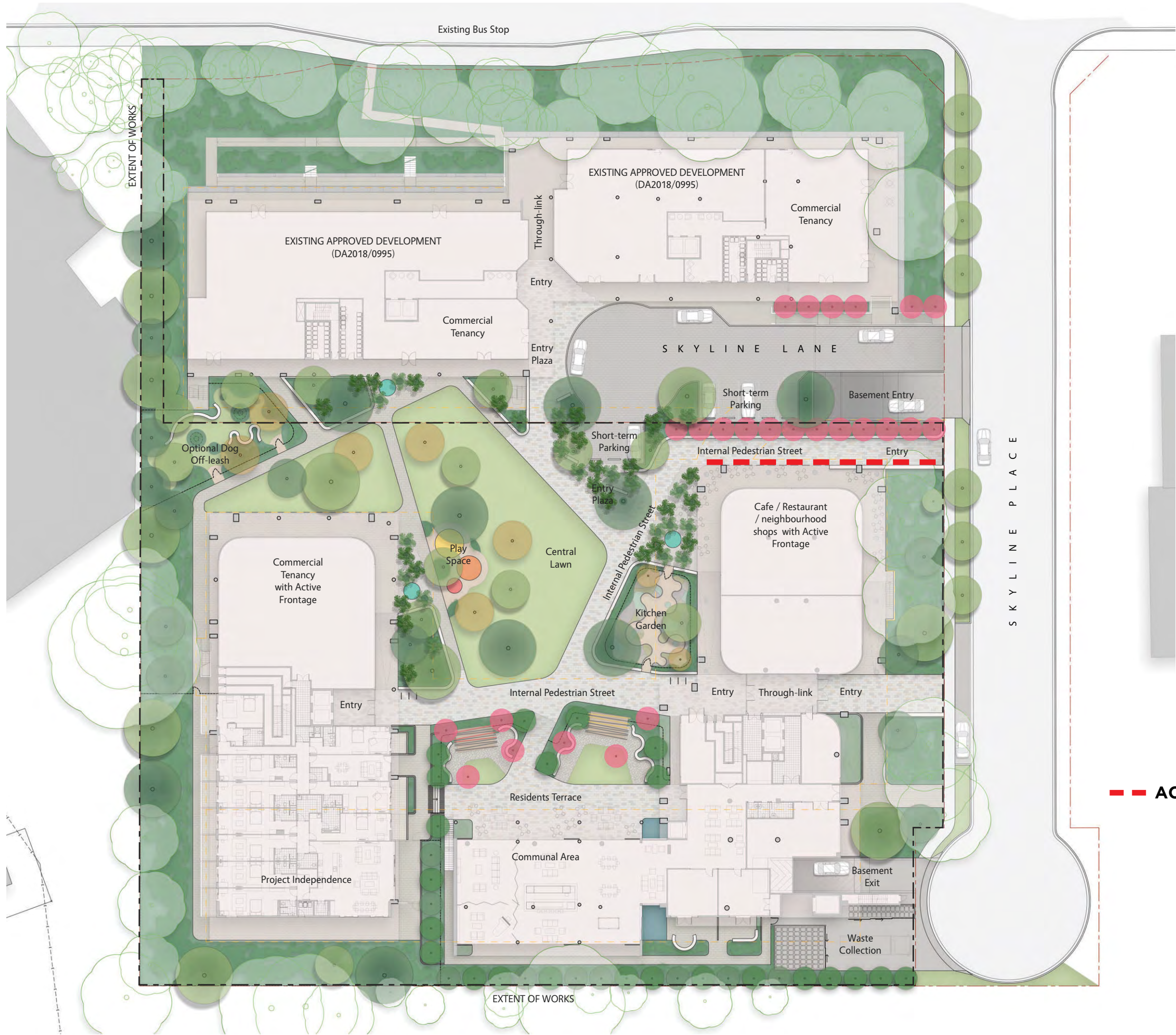
Enhance the bushland setting:

- + Enhance the bushland setting provided by the Garigal National Park, the Wakehurst Parkway wildlife corridor and the Frenchs Forest landscaped road setbacks by providing endemic planting in deep soil setbacks at boundaries.
- + Provide a mix of internal garden areas at the residential scale, including productive gardens.



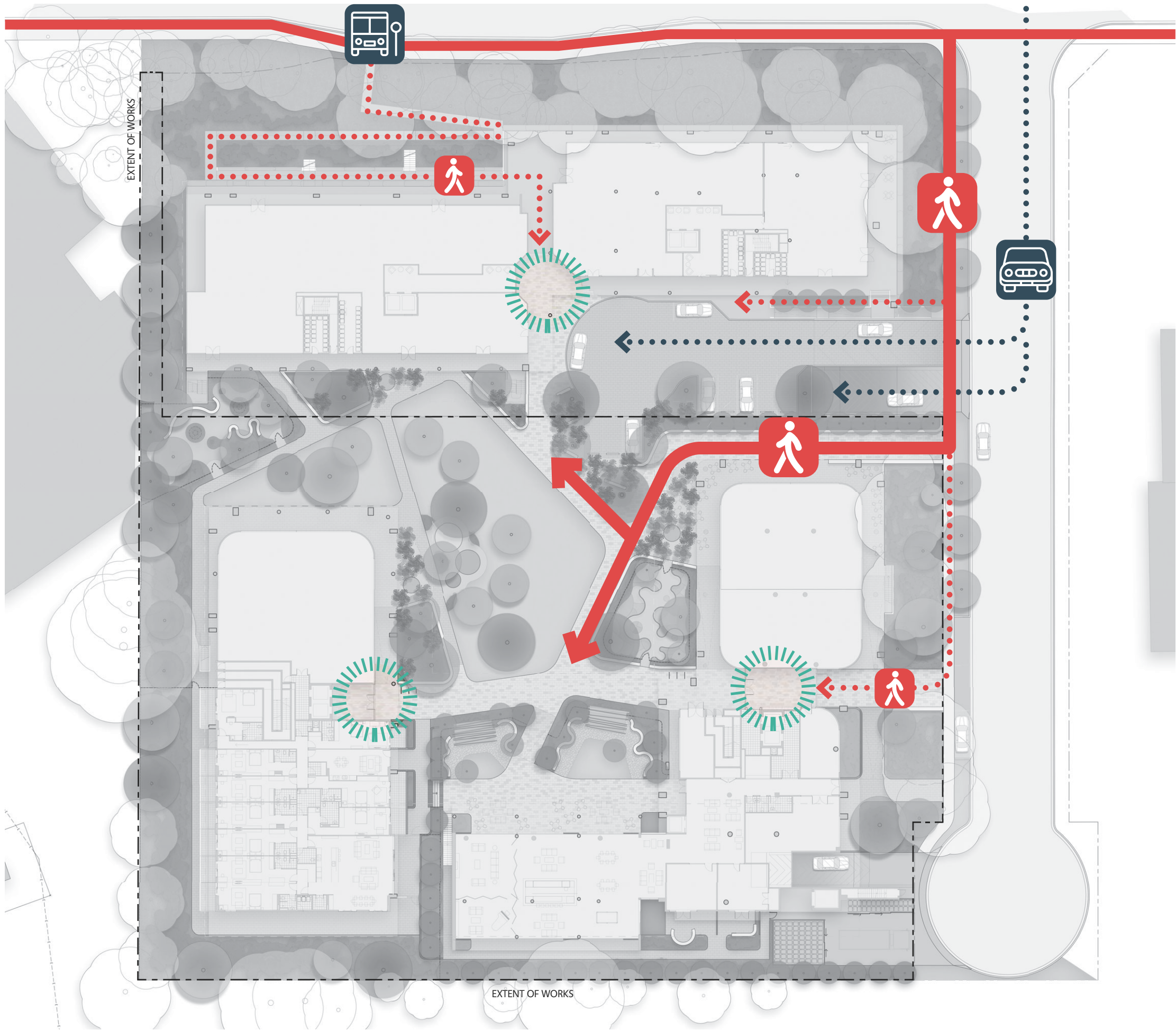
Provide a mixture of activity:

- + The central courtyard and garden spaces are essential to the liveability and amenity of the precinct and should provide a mixture of uses that cater for the residents and visitors.
- + Provide a variety of passive and active use destinations that will contribute to a finer grain public domain.



--- ACTIVE FRONTAGE

ENSURE LEGIBLE ACCESS TO AND WITHIN THE PRECINCT



ENHANCE THE BUSHLAND SETTING



ENHANCE THE BUSHLAND SETTING



Eastern Elevation - Skyline Place



Western Elevation

ENHANCE THE BUSHLAND SETTING

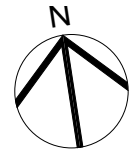


Southern Elevation



B4 - Site Coverage

1. Site coverage has been re-calculated in accordance with the DCP definition, and is now confirmed at 32.2%, which represents an improvement on the 33.3% DCP numeric control.

[illegible]

E	SITE COVERAGE, AS REDEFINED	
D	S82A REVIEW	01.11.21
ISSUE	REVISIONS	DATE

PROJECT:

**MIXED USE AND SENIORS LIVING
DEVELOPMENT - 82A REVIEW**
5 Skyline Place Frenchs Forest NSW 2086
SP 49558

P A S T U D I O

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

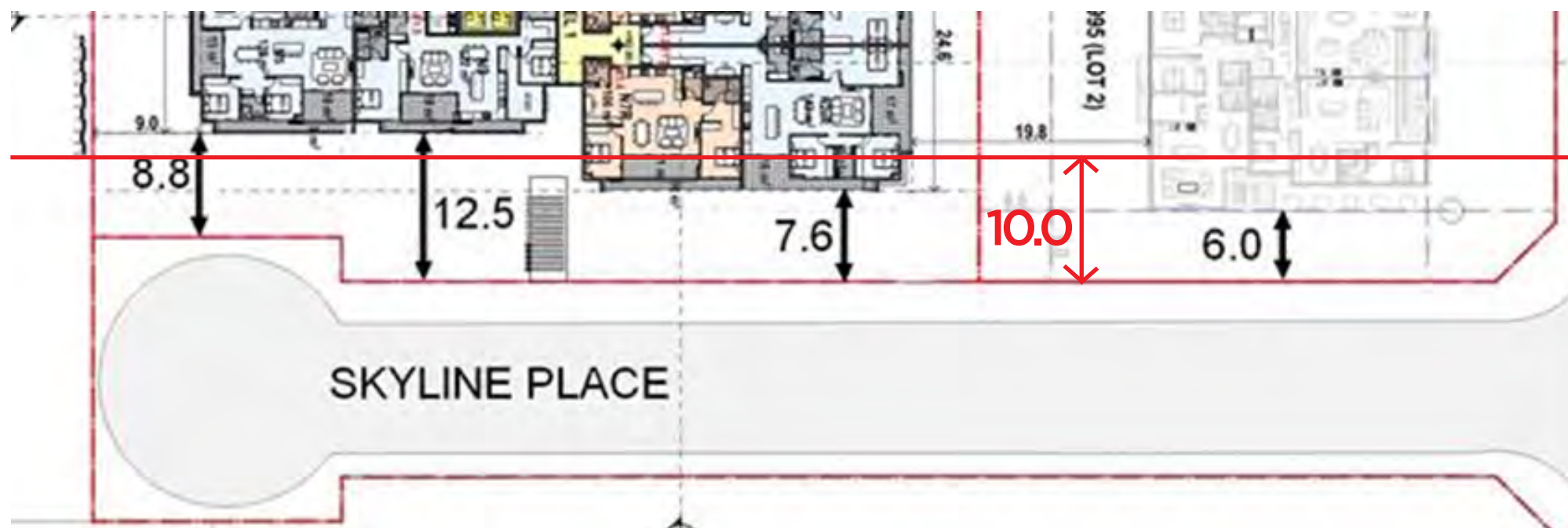
NOMINATED ARCHITECT:GEORGE REVAY-REG#3954

SCALE:	AS SHOWN	DRAWING DA1003 ISSUE E
SUBSET:	CALCULATIONS	
DRAWN BY:	SU/WH/SP	

FILE: BIM Server: BIM21 - BIMcloud Basic for ARCHICAD 21/SKY5 (LOT1) 82A

B7- Front Area Setback (to 5 Skyline Place)

1. The proposed development is set back between 7.6m and 12.5 m from the Skyline Place boundary with an 8.6m setback adjacent to the turning circle. This results in an average setback of 9.5 metres to Skyline Place. The numeric DCP control calls for a 10m setback to a primary street.
2. The 9.5m average Setback allows Landscaping and planting of Large Canopy trees (as per our landscape drawings to screen the height of the building at the reduced height, bulk and scale).
3. The Setback to Skyline Place for Lot 1 (Stage 2) is on average 9.5m which is greater than the Approval on Lot 2 (stage 1 at 6m).
4. The implications of moving the setback (diagram attached) will impact the resident amenity as follows:
 - a. East tower moves 2.4m west, west tower stays put.
 - b. Reduction in community space of 60sqm (35sqm ground floor and 24sqm pool level).
 - c. Reduction in the Piazza outdoor space of 116.5sqm.
 - d. Reduction of the separation of the two towers by 2.4m (44 apartments have their primary aspect facing across the piazza to the adjacent tower).



SUSTAINABILITY COMMITMENTS



SUSTAINABILITY SUMMARY

54

A COMPREHENSIVE SUSTAINABILITY STRATEGY HAS BEEN PREPARED BY NORTHROP, AND PLATINO COMMITS THE DEVELOPMENT TO THE ACHIEVEMENT OF A NUMBER OF INITIATIVES:

_GREEN STAR DESIGN (v1.3) - 5 STAR RATING (DESIGN & AS-BUILT)

_GREEN STAR COMMUNITIES (v1.1) - 5 STAR RATING

THIS WILL BE THE FIRST SENIORS COMMUNITY IN NSW TO MEETS SUCH SUSTAINABILITY STANDARDS.

_A BASIX ENERGY SCORE OF 35 (A 40% IMPROVEMENT ON MINIMUM TARGET)

_A NATHERS RATING OF 7+ STAR (ON AVERAGE)

_PROVISION OF 65,000L RAINWATER HARVESTING AND REUSE ON SITE

_FURTHER REDUCTION OF POTABLE WATER CONSUMPTION BY 24% THROUGH WATER SENSITIVE URBAN DESIGN















_90kW SOLAR PV SYSTEM ON SITE

APPENDICES






SITE ANALYSIS

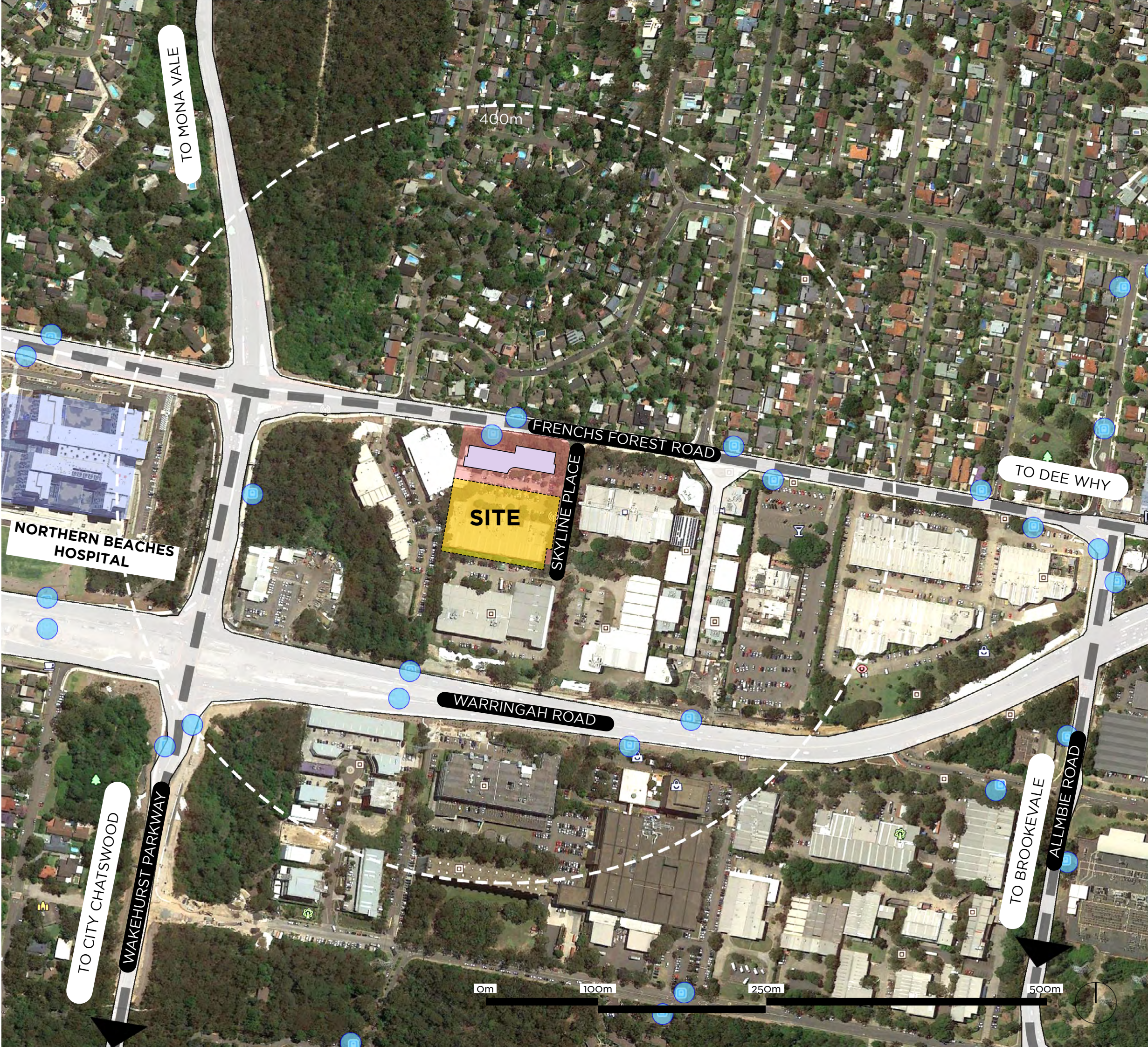
NORTH DISTRICT PLAN

-  METROPOLITAN CENTRE
-  SUBJECT SITE
-  SPECIALISED HEALTH PRECINCT
-  STRATEGIC CENTRE
-  LOCAL CENTRE
-  ECONOMIC CORRIDOR
-  PUBLIC OPEN SPACE
-  B - LINE
-  COMMITTED MOTORWAY
-  TRAIN STATION
-  COMMITTED TRAIN LINK
-  CITY SERVING TRANSPORT CORRIDOR
-  CENTRE SERVING TRANSPORT CORRIDOR
-  MOTORWAY



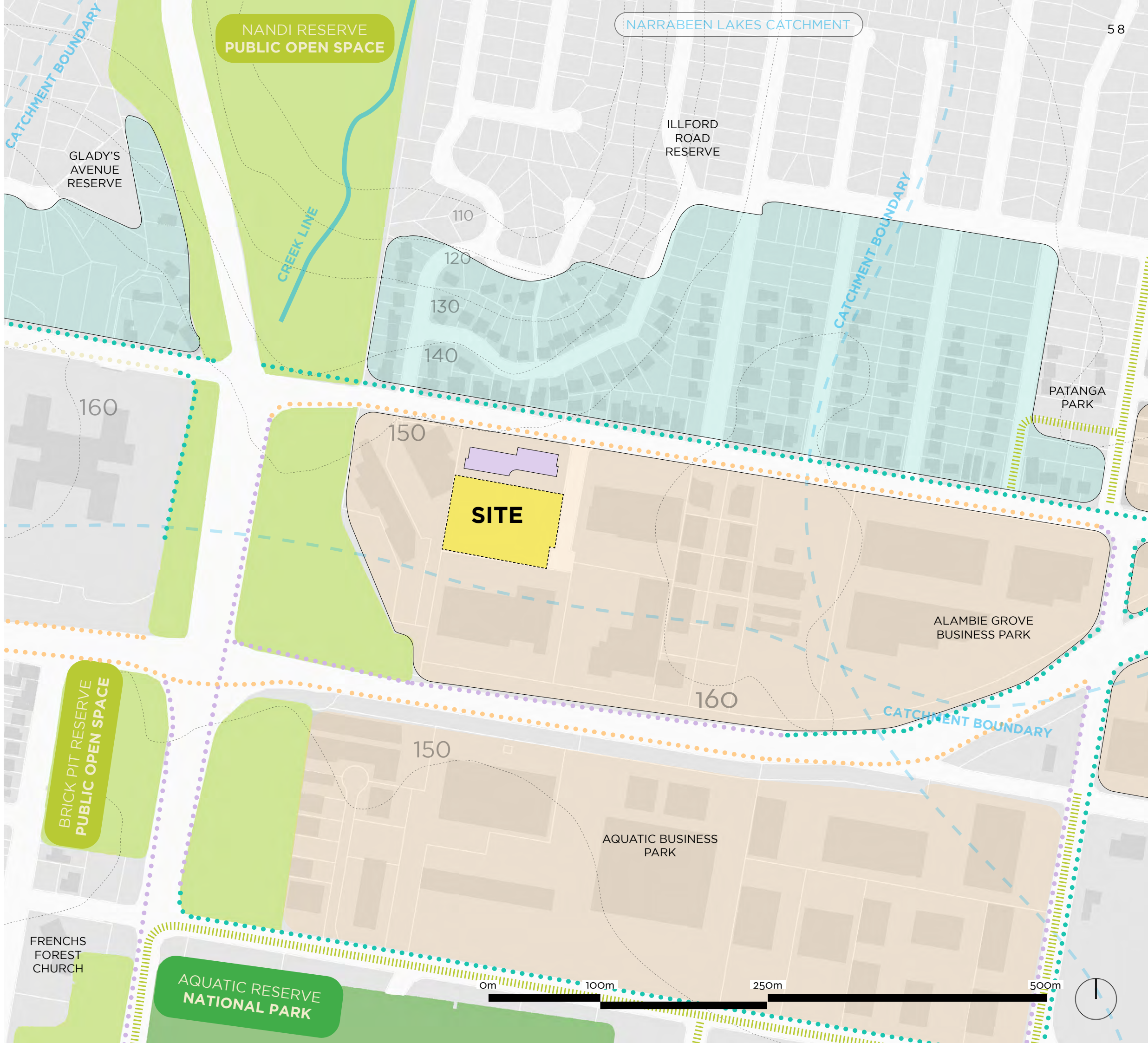
SITE ANALYSIS
SITE LOCATION

-  BUS STOP
-  BUS ROUTE
-  JARDIN : RECENT APPROVAL



SITE ANALYSIS
IMMEDIATE CONTEXT

- BUSINESS PARK
- RESIDENTIAL
- CYCLE CONNECTIONS
- PEDESTRIAN PATH
 - 1.5M
 - 2.5M
 - 3.0M
 - 3.5M



IMMEDIATE CONTEXT
BUILT FORM

- ONCOLOGY CENTRE
Recent Approval
- PARKWAY HOTEL
Recent Approval
- BUNNINGS
Recent Approval
- 8 RODBOROUGH RD
- 12 RODBOROUGH RD
- 9A RODBOROUGH RD
- NORTHERN BEACHES HOSPITAL
- JARDIN
Recent Approval
- 18 AQUATIC DRIVE
- 11 TILLEY LANE
Recent Approval
- SILO STRUCTURE
- 431 WARRINGAH RD, PART 2
- 431 WARRINGAH RD, PART 1



SITE ANALYSIS

SITE FEATURES

- SUBJECT SITE
- EXISTING BUILDINGS
- RECENTLY APPROVED
- APP. RL
- BUS STOP
- EXISTING TREES TO BE RETAINED
- HIGH VOLTAGE POWER LINE
- ELECTRICITY LINE
- WATER LINE



SITE ANALYSIS

SITE PLAN & EXISTING BUILDINGS

- ROAD/DRIVEWAY AREA
- LANDSCAPED AREA
- EXISTING BUILDING

