
From: Michael Dyer
Sent: 2/04/2025 2:01:41 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Objection to Development Application DA2025/0151
Attachments: Jardin sub .1.jpg; Jardin sub.2.jpg;

Dear Sir /Madam,

Please find attached our written objection to this development application.

We strongly object to this application on many grounds , but essentially how it will impact on our safety and quality of life in what is already and very busy residential and commercial area. Thank you for your consideration of this matter.

Regards,

Michael and Leanne Dyer.



Michael and Leanne Dyer
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Northern Beaches Council
PO Box 82
Manly NSW 1655

council@northernbeaches.nsw.gov.au

30th March 2025

Subject: Objection to Development Application DA2025/0151

Dear Sir/Madam,

We are writing to formally lodge our objection to Development Application DA2025/0151. While we understand the need for childcare facilities in the area due to the growing population, we have serious concerns regarding the proposed development, particularly the impact on traffic, safety, and the overall suitability of the site for a childcare facility of this scale, as the predominant use on the total site (Lot 10 & 11) is a large seniors housing development (160 apartments).

Primary Concern – Joint Use of the Existing Driveway:

The primary concern with this proposal is the joint use of the existing driveway. Currently, the driveway serves both commercial facilities and residential properties, and it is already congested, especially during peak hours. While it may meet BCA and Australian Standards, it is poorly designed with tight turns and sun impeding visibility, and it is simply not designed to handle the volume of vehicles it currently accommodates. The proposed development would add significant traffic, which would exacerbate the already existing congestion and increase the risk of accidents. The joint use of this driveway, under these circumstances, is a major safety concern for both residents, especially the elderly individuals in the over-55s community, and the young children who would be attending the childcare centre.

Traffic Concerns:

In addition to the issues with the driveway, the area is already experiencing increased traffic from the occupation of other commercial facilities on the site. This has led to multiple motor vehicle accidents in recent months. The proposed development would only further strain the already overloaded traffic infrastructure, heightening the risks of additional accidents and posing a significant threat to safety in the area.

Safety Concerns:

The joint use of the driveway and the increased traffic load pose a serious risk to the safety of residents, especially the elderly and the children who would be attending the childcare centre. The driveway's current design simply cannot handle the additional traffic, and the increased load would only raise the likelihood of accidents or injury. With the increased take up of commercial facilities in recent months, the traffic flow has been significantly impacted, and increased flow of traffic in an already busy area can only lead to chaos and risk to all who access the facility.

Loss of Greenspace and Resident Amenity

The playground and shade-sails will cause a loss of greenspace and impact the amenity of residents who have bought into the seniors living development with the understanding that the central greenspace and greenspace separating the buildings would soften the bulk and scale of the buildings and provide a place for outdoor recreation and relaxation.

Noise Concerns:

While I recognise the need for childcare services in the community, the proposed 69-place facility is large for the lot, raising concerns about noise, particularly in such close proximity to residential properties. Ongoing noise management strategies must be in place to mitigate potential disruption to local residents. The initial suggestion by the developer that there would be an inter-generational benefit for both children

Michael J. Pugh