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**From:** Lyn Delalande  
**Sent:** 2/04/2025 12:37:42 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** TRIMMED: Re: Objection to DA2025/0151 Lot 11 DP 1288355  
**Attachments:** DA 2025 0151.pdf;

Dear Sir/Madam

Please find attached my letter of objection to the proposed Childcare Centre details shown in DA2025/0151.

Thank you for your consideration of the many issues that would result in the addition of the Childcare Facility under the current proposal.

Should you require any further information please do not hesitate to contact me.

Best regards

***Lynette Delalande***

Lynette Delalande

A102/7 Skyline Place

FRENCHS FOREST 2086

2 April 2025

Development Assessment Team  
Northern Beaches Council  
council@northernbeaches.nsw.gov.au

**Objection to the Development Application No. DA2025/0151**

**Lot 11 DP1258355, 5 Skyline Place FRENCHS FOREST NSW 2086**

**Use of a Tenancy in Approved Mixed Use and Seniors Housing Development as a Centre-based Child Care Facility Including Fit-out and Landscaping**

Dear Sir/Madam,

I am writing to formally lodge my objection to Development Application DA2025/0151 and 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 is a large seniors housing development (160 apartments).

I am the owner of apartment A102 in the first stage of the seniors housing development at 7 Skyline Place (Lot 10 DP1258355, and SP106532), and our building is situated adjacent to the northern boundary of Lot 11 DP1258355. I have been in residence and already noted the issues relating to both the existing and proposed site since moving into my apartment in October 2023.

Below please find my objections to the proposal for a childcare facility on Lot 11 under DA2025/0151:

- **Traffic Flow Associated with Entering and Exiting the Site.**

The additional cars entering and exiting the site at peak hours to drop off and pickup children will adversely impact the traffic flow to the already inadequate Lot 10 entry ramp that requires tight turning manoeuvres. This will be further exacerbated when an additional 200 car parking spaces are activated for Lot 11, and those cars use the Lot 10 ramp, and even worse if the childcare traffic pattern is added to the mix. There are still vacant commercial tenancies which will also add even more pressure to the existing ramp and parking spaces. Several minor accidents have occurred recently as the traffic volume has increased on the entry/exit ramp and the current design will cause chaos with the extra traffic. Separate entry/exit arrangements should be provided for the Lot 11 basement car park by widening the proposed southern exit ramp to enable cars to enter Lot 11 basement and leave Lot 11 independently. Lot 10 is currently overloaded and more chaos will be exacerbated by the leasing of the balance of commercial tenancies in Lot 10.

- **Sight restrictions**

Please also note that the ramp faces east-west so early morning and late afternoon ramp traffic causes drivers' vision to be seriously impaired by the sun which will be more dangerous with increased volumes of traffic on the ramp concurrently entering and exiting during these times.

- **Inadequate Car Parking in Skyline Place**

The proposal includes the introduction of 6 x 15-minute parking spaces on Skyline Place. Given that most children are dropped off and picked up within small windows of time, this would be grossly inadequate.

The Council may not be aware that the existing ground-level café at 7 Skyline Place has no allocated basement parking spaces and its patrons park in Skyline Place when available, and illegally in both driveways for pick-up food and drink. If Skyline Place is full, they use residential visitor spaces in the basement in an unauthorised manner which is negatively impacting existing residents and their families/visitors. The existing shortage of parking spaces will be made worse if the 6 x 15-minute parking spaces are introduced to Skyline Place for the Childcare facility. Additionally, there are 3 business parks and a bus parking site entries on Skyline Place which causes a high volume of traffic and parking requirements during the daytime.

- **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.

- **Loss of Greenspace and Reduction of Setback for Lot 10 and Lot 11 Residents**

The existing DA approvals for Lot 11 Seniors Housing Development clearly show a 12m greenspace between the West building on Lot 11 and the northern fence line then a further 6m greenspace between the fence line and the western building on Lot 10 (ie. 18m of total greenspace separating the buildings). The playground of the proposed childcare facility will occupy the entirety of the 12m greenspace and require the construction of Shade-Sail structures over the playground and abut the fence line. This is a significant loss of greenspace and amenity to the seniors housing residents.

- **Shade-Sail Structures Over Playground Area**

Apart from the loss of greenspace the shade-sail structures are too close to the fence line and are a visual impediment to residents in adjacent apartments. Also, no dimensions or height restrictions have been noted on the drawings for the structures.

Additionally, the Bushfire Report attached to the proposal says: "The proposed Childcare involves internal works with the only external works being limited to rendering and timber-look battens". The shade-sail structures are ignored. On a bushfire-prone site with a BAL rating, subject to potential ember attack, the shade-sail material should be non-combustible. No details were provided on that matter.

- **Noise Impact to Adjoining Residents**

The noise generated by a childcare playground located in an area previously allocated to greenspace in previous DA approvals for the site represents a significant increase in noise levels to adjoining residents. The DA approvals were predominantly for seniors housing with a lesser amount of space allocated for employment generating commercial space. The childcare proposal is not sensitive to the predominant use for the site and will negatively impact the health and well-being of residents.

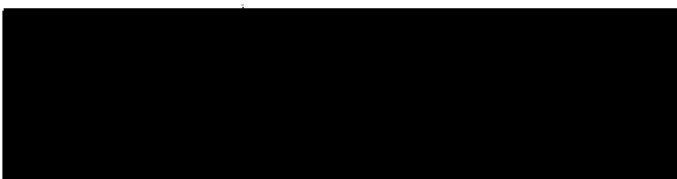
- **Inappropriate Use for the Site**

The current commercial tenants/occupants are mostly health and well-being in nature (café, medical, pathology, Pilates, gym, etc - also used by non-residents). All have some relationship with seniors housing, which is the predominant component of the development. The proposed Childcare facility does not provide any real benefit or association with the senior's community at Jardin and is an inappropriate use for the development, creating only negative impacts for existing and future senior residents on the site.

The proposal for a Childcare Centre for 69 children is too large and inappropriate for this specific location.

- I strongly urge the Council to refuse the childcare proposal for this site for the reasons listed above. The risks posed by the increased traffic and congestion, the safety of residents, particularly the elderly and young children, and the overall impact on the approved seniors living development should be the highest priority, and this proposal does not adequately address those issues. Thank you for your attention to this important matter.

Yours Sincerely,



Lynette Delalande

