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07/04/2025

MRS Judith Higgs
A201 / 7 Skyline PL
Frenchs Forest NSW 2086
[REDACTED]

RE: DA2025/0151 - 5 Skyline Place FRENCHS FOREST NSW 2086

We own an apartment in Stage 1 at 7 Skyline Place (Lot 10 DP1258355, and SP106532). Our building is on the Northern Boundary of the new development where the Child Care Centre is proposed. Our apartment has 5 large windows and a double sliding balcony door and balcony that is facing directly down onto the proposed Childcare. Below are the concerns we have for 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 pick up children will negatively impact the traffic flow to the already inadequate Lot 10 entry/exit ramp. The ramp traffic will be further exacerbated when an additional 200 car parking spaces are activated for Lot 11, with these additional cars currently proposed to enter using the Lot 10 ramp. It will be even worse when the childcare traffic is added. The current design of the entry/exit ramp is not suitable.

A separate entry/exit arrangement should be provided for the Lot 11 basement car park. The current plan shows a proposed southern exit ramp. This exit ramp should be modified/widened to enable cars for the Stage 2 development including the proposed Childcare Centre to both enter and exit (not exit only).

Inadequate Car Parking in Skyline Place

The proposal includes the introduction of 6 x 15-minute parking spaces on Skyline Place. While a good idea for drop off/pick up for childcare, the existing ground-level café at 7 Skyline Place has no allocated basement parking spaces. The patrons either park in Skyline Place or alternatively drive down the entry ramp and in many cases use the residential visitor spaces in the basement in an unauthorised manner as there is often no other parking available. This is negatively impacting existing residents and their families/visitors.

The parking arrangements in Skyline Place require more thought.

Shade-Sail Structures Over Playground Area

Our apartment is on Level 2 of the existing western building on Lot 10. We will be looking directly down onto the proposed playground and shade sails in the proposed Childcare. There are no details in the plans of the height or dimensions of these shade sails. Also, no mention of whether they will be of non-reflective and non combustible materials. We are concerned that these will have a visual impact on our outlook which was previously approved as 'greenspace'. We did not envisage looking out of our southern windows and balcony onto the

top of shade sails that over time are likely to become dirty and covered in leaves/mould. We want to look out onto gardens and greenspace as was originally sold to us.

To conclude we believe that the The Traffic Flow (entering and exiting the site), the inadequate Car Parking and the loss of aesthetic for existing residents that will be facing (looking down on or adjacent to the proposed Childcare) need to be addressed before proposal in DA2025/0151 for Lot 11 DP1258355 proposal is approved.

Regards,
Steven & Judith Higgs