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To: DA Submission Mailbox
Subject: TRIMMED: Online Submission

03/04/2025

MRS Jansje F
A205 / 7 - Frenchs Forest Skyline PL
Davidson NSW 2086
[REDACTED]

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

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

Ian & Dianne Brissett

Apt: B401/7 Skyline Place

FRENCHS FOREST NSW 2086

3 April 2025

Development Assessment Team

Northern Beaches Council

council@northernbeaches.nsw.gov.au

Owner/Resident Submission for: 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 the owner of an apartment in the first stage of the seniors housing development at 7 Skyline Place (Lot 10 DP1258355, and SP106532), also known as Lot 2 in Council Approved DA2018-0995, and our building is situated adjacent to the northern boundary of Lot 11 DP1258355. I have lived experience of the site since moving into our apartment in October 2023.

I have examined the proposal for a childcare facility on Lot 11 under DA2025/0151 and have the following concerns and objections:

1. 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 negatively 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. Several minor accidents have occurred recently as the traffic volume has increased on the entry/exit ramp and the current design will not safely cope with the extra traffic. Separate entry/exit arrangements should be provided for the Lot 11 basement car park or widen the proposed southern exit ramp to enable cars to enter Lot 11 basement.

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

2. Inadequate Car Parking in Skyline Place

The proposal includes the introduction of 6 x 15-minute parking spaces on Skyline Place.

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 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.