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27/03/2025

MR Brian Bennett
A406 / 7 Skyline PL
Frenchs Forest NSW NSW 2086
[REDACTED]

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

My wife and I are residents of 7 Skyline Place, which is Stage 1 of the Jardin development. Stage 1 has around 53 residential units (across levels 1-5) with a number of commercial tenancies on the Ground floor. Residents have car parking on the 2nd basement level (titled "B1"), with parking for visitors and commercial tenants situated on the 1st basement level (titled "L"). Parking for both B1 and L is via a single concrete ramp extending from Skyline place to level L. Entry and exit is via this one ramp which is not truly adequate in width to accommodate a car entering and exiting at the same time.

Not all of the commercial tenancies are filled yet there is now considerable traffic entering and exiting, especially following the opening of the 10-doctor medical practice. At times there is congestion and confusion which places at risk both property and people.

Under the plans for Jardin Stage 2, 2 levels of parking is also planned. However, based on my reading of the plans, and based on discussions I have had, entry to the Stage 2 carparks will also be via the one ramp to Skyline Place.

Whilst I have no in-principle objection to a child care facility being established in Stage 2, a child care facility will attract a considerable amount of traffic as parents and carers drop off and pick up children. This will place significant strain on the ramp access and potentially create unsafe conditions.

Jardin Stage 1 is an over 55's development but I estimate the average age of residents to be well over 70 years. Driver skills and spacial awareness amongst this demographic may not be as high as they once were. Combining this with a tripling of car traffic will make entry and exit via the one ramp entirely impractical, and potentially dangerous.

If the Child Care Facility is to be approved, it should only be done on the basis of the Jardin Stage 2 parking having a completely separate ramp for entry and exit to their carpark; NOT sharing the ramp currently in place for Stage 1.

Brian Bennett