
From: [REDACTED]
Sent: 31/03/2025 12:40:57 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0151
Attachments: DA2025 0151 P1.pdf; DA2025 0151 P2.pdf; DA2025 0151 P3.pdf; DA2025 0151 P4.pdf;

Dear Council

Please find attached two letters for your attention.

Thank you and regards
Susan Middleon

Northern Beaches Council
PO Box 82
Manly NSW 1655
council@northernbeaches.nsw.gov.au

SUSAN MIDDLETON
Name
A103 Unit No / 7 Skyline Place
Frenchs Forest NSW 2086

30th March 2025

Subject: Objection to Development Application DA2025/0151

Dear Sir/Madam,

I am writing to formally lodge my objection to Development Application DA2025/0151. While I understand the need for childcare facilities in the area due to the growing population, I 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.

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.

Street Parking and Congestion:

The proposed street parking restrictions will exacerbate the existing street parking capacity that is not

sufficient to satisfy the demand from patrons of the café, pilates and other commercial uses, and will encourage more cars to attempt to park in the residential visitor parking spaces in the basement.

Conclusion:

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.

Sincerely

 

Name

SUSAN MIDDLETON

Name: SUSAN MIDDLETON

Apt: A103 / 7 Skyline Place

FRENCHS FOREST NSW 2086

31 March 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,

We are the owners 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. We have lived experience of the site since moving into our apartment in September 2023.

We 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.

3. 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.

4. 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.

5. 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.

6. Inappropriate Use for the Site

The current commercial tenants/occupants are mostly health and well-being in nature (café, medical, pathology, pilates, gym, etc). 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.

In conclusion, for the abovementioned reasons, we wish to register a formal objection to the childcare proposal in DA2025/0151 for Lot 11 DP1258355.

Yours Sincerely,


SUSAN MIDDLETON