
Sent: 31/03/2025 9:02:30 AM
Subject: My Objection to Development Application DA2025/0151

Northern Beaches Council,
P.O. Box 82,
Manly NSW 1655

31st March, 2025.

Dear Sir/Madam,

I write to you to lodge a formal objection to the above Development Application on a number of grounds which I believe are of major significance. I fully understand the need for childcare facilities in the area, particularly as the population will grow in the future. However such a development on this site would have a major negative impact on traffic and safety and would disrupt the quiet peace and enjoyment of existing and future residents. A facility of this magnitude is just not suitable for Lots 10 and 11 in an already approved large seniors housing development totalling 160 apartments.
I list my concerns which are all of equal importance and relevance.

1. Use of the Existing Driveway

The driveway is currently used by both commercial and residential occupants of 7 Skyline Place Frenchs Forest. It is extremely congested now, despite the existing commercial areas being only partly utilised. Even though it meets required standards, it is not at all well designed as the turning at the bottom of the driveway is tight and the visibility is reduced by the sun in the mornings and the evenings for both the entry to and exit from the car park. It is unable to handle the volume of traffic already using it and the proposed childcare centre development would add a significant amount of traffic at peak times. This will exacerbate the congestion and increase the risk of accidents which have occurred already.
There are at this time major safety concerns for the elderly residents in the seniors development. Adding busy parents and young children to the mix has the potential to result in disaster.

2. Traffic flow in Skyline Place

The existing commercial premises have resulted in increased traffic in the area, causing queuing, motor vehicle accidents and near misses. The additional traffic that would result from the proposed development would further overload the traffic flow in the area and increase the risk of accidents jeopardising the safety of all who travel through Skyline Place.
Also, the proposed street parking restrictions will reduce availability of parking which is now insufficient to meet the demand of the existing commercial areas. This will mean even more cars will enter the driveway and park in the basement which is already not meeting commercial needs, as commercial visitors are parking in residential visitors car parking spaces leaving no parking for residential visitors and caregivers .

3. Safety

The joint use of the inadequate driveway and increase in traffic flow will pose a serious risk to the safety of elderly residents and the children attending the proposed childcare centre. The risk is already present but further traffic on the driveway can only increase this risk should joint use of the driveway proceed.

4. Loss of Greenspace and Resident Amenities.

The proposed playground and shade sails will seriously impact the amenity of residents who bought into a seniors development in the belief that a large central area of greenspace would be available to them. This planned greenspace is necessary to separate the buildings and provide a safe place for outdoor recreation and relaxation. Residents on the south side of 7 Skyline Place will see shade sails instead of greenspace.

5. Noise concerns

Whilst I do recognise the need for childcare services in the community, the proposed 69 place facility is too large for the lot and poorly placed. This raises concerns about noise, particularly when the facility is in such close proximity to seniors residential properties. How could ongoing noise management strategies be successfully implemented to mitigate the disruption to the residents?

In conclusion

Despite a need for childcare facilities, I must earnestly urge the Council to refuse the application for the development on the site of an approved seniors development, for all of the above reasons.

The inherent risks to both the elderly and the young children which would result from this development must be given high priority by the Council when considering this application.

The overall impact of this application on an existing seniors development cannot be overstated and is clearly recognised by all who now use the existing infrastructure

Yours faithfully,

Elaine R. Bridge
A404/7 Skyline Place,
Frenchs Forest NSW 2086