
From: Donal & Gaye Carr
Sent: 6/04/2025 9:13:12 PM
To: Council Northernbeaches Mailbox
Subject: Submission re DA2025/0151
Attachments: Child Care Facility Ramp & landscaping..docx;

Letter to Council re DA2025/0151 5 Skyline Place, FRENCHS FOREST NSW 2086

ATTENTION : Development Assessment Team.

Donal & Gaye Carr
B104 / 7 Skyline Place, Frenchs Forest 2086



D. P. & L. G. CARR B104 / 7 Skyline Place, FRENCHS FOREST, NSW 2086

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Development Assessment Team
Northern Beaches Council
Council @northernbeaches.nsw.gov.au

6 April 2025

Re: Development Application No. DA2025/0151
Lot 11 DP1258355, 5 Skyline Place, FRENCHS FOREST NSW 2086
Proposed Child Care Centre in an Approved Mixed Use & Seniors Development

Dear Sir / Madam,

My wife and I own an apartment in Jardin seniors housing at 7 Skyline Place, known as Lot 2 in Council approved DA2018/0995 and MOD 2023/0617. Thank you for the opportunity to comment.

We have two principal concerns regarding the proposed development described in DA 2925/0151.

1) THE IMPACT OF INCREASED TRAFFIC to use the existing entry / exit ramp at 7 Skyline Place to access the parking levels at 5 Skyline Place, including parking for the Child Care Centre.

The current ramped driveway which currently leads to parking for commercial and residential visitors and residents, is narrow (less than 6metres clear width) and has **an awkward one lane "Z" shaped bend** at the bottom of the slope, on the Lower Ground level. This same ramp is now being called upon to deliver twice as much traffic to 5 Skyline Place parking via a left turn at the bottom of the ramp.

The recently approved MOD 2023/0617 and drawing CH.7 B, show the proposed widening of the top or eastern half of the driveway, but there are **no dimensions provided for its length or width**. Whilst welcome, **the widening should run full length** of the ramp, as **restricted widths exist** in the western half of the ramp, both at the mechanical gate and at the concrete column beyond.

It should be pointed out that as the ramp runs east – west, early morning sun and late afternoon sun can blind drivers to the extent of what is happening ahead at the "Z" curve and at the street footpath. **We request additional lighting be installed over the western "Z" curve in no.7.**

2) THE CHILD CARE CENTRE LANDSCAPING.

The proposed landscaping to the west, north and east of the ground level Facility is very different to what the approved MOD 2023/ 0617 sets out.

In MOD2023/0617 the area to the north of the Child Care Centre is labelled as **Landscaped area G**. Drawing 2046-011 provides a comprehensive list of planting for Area G, described as:

"Lawn areas with large shade trees and garden surrounds. A native-centric, hardy species mix to blend in with the adjacent buffer planting zones." SEE PLAN "A" including PLANTING SCHEDULE G.

Then follows a planting list – summarised as thus: (additions by us)

9 different ground covers - 149 plants in total

14 different grasses, ferns + broad leafed - 324 plants in total

10 different shrubs + screening plants - 57 plants in total

4 different trees - 7 in total.

We note that Council's Landscape Referral Response (20/3/2025) :

"At this stage there appears to be insufficient information to assess the application. No landscape plans were sighted.....Based on the minimal information provided, this would remove a number of replacement trees and lead to an apparent reduction in the provisions of buildings in a landscape setting that is part of the current approval. Landscape plans are required to enable assessment of these changes."

The charges proposed are a great disappointment to the residents who will overlook the outside areas. Numerous artists impressions have shown grass and trees in these outside areas from day 1. Indeed, these impressions of the proposed landscape were used to encourage a number of owners to purchase their apartments especially those that face south from Jardin stage 1.

THE GLARING CHANGES:

1) Two shade structures instead of "large shade trees" in a deep earth area.

- a) **No details** of shade structure provided. The flat-roofed structures shown on drawing Ch.5 B are unlikely to stay as low as drawn. Shade structures are usually much higher, which would then obstruct views from adjacent apartments in 7 Skyline Place.
- b) The shade structure supports should not be on the boundary between no. 5 and no. 7.
- c) The site is within a bushfire asset protected zone; thus the sail material should be non combustible.
- d) The shade material should not reflect glare towards no. 7 Skyline Place.

2) Grass or manufactured fake grass matting? Again **no details**. Stormwater issues if fake grass.

3) Reduction in the size of landscaped areas. COMPARE Plan "C" with Plan "B"

- a) **To the west**, the landscaped buffer is area is reduced in size by the provision of additional play space, which will surely be hot in summer and cold and windy in winter, as is similar space at the western end of no. 7. The western buffer has an important role in privacy for the children at the Centre and protection from cold winter westerlies.
- b) **To the north**, the buffer zone is labelled "Dense vegetation zone" but its depth is shown as less than a single door width. The depth of this landscaped area must be increased otherwise the "Dense vegetation" may well be limited to a vine on the fence!

4) Additional roofed awning fixed to the building on three sides. Again **no details**. It appears to be cantilevered off the building as there are no posts indicated. Interface with the apartments above will need to be assessed, such as noise in a rainstorm.

Please arrange for an on-site inspection including the driveway ramp at no. 7. Skyline Place. Plans can be deceptive especially at this preliminary stage.

Sincerely, Donal & Gaye Carr





northern
beaches
council

"C"



Extract from Mod2024/0472 plans.

