
From: Jasmen Marootians
Sent: 7/04/2025 11:42:08 AM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Dev Appl #DA2025/0151, Lot 11, DP1258355, 5 Skyline Place Frenchs Forest
Attachments: Childcare proposal objection letter.pdf;

Attention: **Development Assessment Team, Northern Beaches Council**

Please see attached letter regarding:

Owner/Resident Submission relating to 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

Kind regards
Jasmen Matrootians


Andre & Jasmen Marootians
Unit A306, 7 Skyline Place
Frenchs Forest NSW 2086

7 April 2025

Attention of : Development Assessment Team Northern Beaches Council

Re: Owner/Resident Submission
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 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 in these premises since January 2024.

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

➤ **The traffic flow entering and exiting the site**

The additional cars entering and exiting the site peak hours, to drop off and pickup children, will have a negative impact on the traffic flow to the already inadequate Lot 10 entry ramp that requires fairly tight turning manoeuvres.

When another 200 car parking spaces are added for Lot 11 that have to use the Lot 10 ramp, and even worse, when the childcare traffic pattern is added to the mix, the situation will be further exacerbated and chaotic. Several minor accidents have already occurred recently as the traffic volume has increased on the entry/exit ramp and we feel that 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 the proposed southern exit ramp should be widened to enable cars to safely enter Lot 11 basement. Please note that the ramp faces east-west and the early morning and late afternoon ramp traffic often makes drivers' vision impaired by the sun which will be even more dangerous with increased volumes of traffic on the ramp concurrently entering and exiting.

➤ **Inadequate car parking in Skyline Place**

The proposal includes the introduction of six 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 and visitors. The existing shortage of parking spaces will be made worse if the six 15-minute parking spaces are introduced to Skyline Place for the Childcare facility.

➤ **Loss of greenspace and reduction of setback for lot 10 and lot 11 residents**

The existing DA approvals for Lot 11 Senior 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 moreover 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.

➤ **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.

➤ **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.

➤ **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, that will result in only negative impacts for the existing and future senior residents on the site.

We believe the childcare centre proposal for 69 children is too large and inappropriate for this specific location and for the above reasons, we wish to register a formal objection to the childcare proposal in DA2025/0151 for lot 1 DP125835.

Yours Sincerely
Andre & Jasmen Marootians