
From: Mark Zimmer
Sent: 1/08/2025 7:04:27 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Amended Development Application DA2025/0151
Attachments: Scan2025-08-01_185819.pdf;

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

Patsy Zimmer
A104 / 7 Skyline Place
Frenchs Forest NSW 2086

1st August 2025

Subject: Objection to Amended Development Application DA2025/0151

Dear Sir/Madam,

I am writing to formally lodge my objection to the Amended Development Application DA2025/0151. Whilst I appreciate the changes that have been made to this DA and understand the need for childcare facilities in the area due to the growing population, I still 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 Concerns – Traffic Congestion and Safety:

The installation of the driveway, both in and out at 5 Skyline Place is certainly advantageous to the occupiers of No 7, however, the amount of traffic in Skyline Place remains the same. The proposed development would add significant traffic, which would exacerbate the already existing congestion and increase the risk of accidents. The additional traffic which will come from the proposed development of 1 and 3 Skyline Place and the existing traffic at 4 Skyline Place (which seems to be overlooked in all the traffic studies) 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.

Note: As well as this letter I have attached my letter of Objection for the proposal at 1 and 3 Skyline Place which expresses the concern for the density and size of the proposal and most importantly the traffic and safety aspect of this development. The whole of Skyline Place needs to be examined. This proposal is with the NSW Department of Planning and Housing.

Suitability for this site:

I understand that an experiment to study Intergenerational engagement has been undertaken in the last few years. This experiment was carried out with older people in Nursing Home Facilities and young children in preschools. We are an Independent Living Community with interests in and outside our community and most have grandchildren whom we interact with. Our understanding when we purchased our properties was to have health services in the commercial spaces. This was to provide a working environment that was beneficial to us and create opportunities for service workers. I don't see the benefit in a childcare centre.

Allocated Carpark spaces for the centre-based childcare facility:

The amended plans show that there are 17 carpark spaces for both staff and parents with 8 being specified for staff. In the Plan of Operation Statement, it states that at full capacity there is a minimum of 13 staff members to accommodate 69 children. Where do the other 5 staff park and does this include the Director?

Loss of Greenspace and Resident Amenity

The playground and shade-sails (changing the sails to clear Perspex is an appreciated amendment) 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 proximity to the 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, the gym, pathologist, pilates, other commercial uses and the medical practice. Vehicles will be lined up waiting to access the ramp at 5 Skyline and then be lined up to return to Frenchs Forest Road. It is a nightmare now with construction traffic. I can't imagine what it will be like when the development at 3 Skyline starts.

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 and amendments do not adequately address those issues.

Thank you for your attention to this important matter.

Sincerely,

Patsy Zimmer.

