
From: Michael Dyer
Sent: 5/08/2025 3:30:09 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: Letter of objection to DA2025/0151 - Amended Plans.
Attachments: Objection to Amendment for Childcare -Dyer.docx;

Dear Sir/Madam,

Please find attached our letter of objection as detailed above.

I am happy to speak to this letter if required, and can be contacted on [REDACTED] - Michael..

Regards,

Michael and Leanne Dyer

Michael and Leanne Dyer
Apartment B403 / 7 Skyline Place
FRENCHS FOREST NSW 2086

5 August 2025.

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

Owner/Resident Submission for: Amendments 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

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.

Further to our earlier objection in March 2025 to the above-mentioned DA Application for a proposed Childcare Centre, we have studied the amended plans and associated consultant reports and still object to the proposal for the following reasons:

1. Traffic Issues Associated with Entering and Exiting the Site and Using Skyline Place.

Firstly, we are in support of the widening of the proposed car park exit ramp to enable vehicles to enter and exit the Lot 11 car park (5 Skyline Place), separate to the existing car park ramp for Lot 10 basements (7 Skyline Place) which is already at capacity and has a design that is quite dangerous with tight turning manoeuvres and a lot of casual visitors to the commercial businesses. There have already been a number of minor accidents and several near misses on the existing ramp, and the widening of the proposed ramp for Lot 11 is necessary, regardless of adding the Childcare Centre or not.

Our concern is the intensity and quantity of residential and commercial cars using the proposed basement combined with the additional traffic load of the Childcare Centre at peak times and the negative impact it will have on the safety and functionality of Skyline Place, especially given the separate proposal for 588 car park spaces in the SSD proposal being assessed for 1-3 Skyline Place, and the significant construction traffic over the next 10 years.

The traffic consultant report does not adequately address the existing traffic patterns and usage of Skyline Place and does not correctly understand the actual traffic patterns of both active seniors residents and the frequent casual visitors to the commercial businesses such as the medical practice. It also does not adequately address the significant pedestrian traffic using Skyline Place and increasing conflict points with vehicles and the associated increased safety risks.

2. Inadequate Car Parking in Skyline Place and in the Proposed Basement

We support Council's rejection of the previous proposal to include 6 x 15-minute street parking spaces on Skyline Place. The existing ground-level café at 7 Skyline Place has no allocated basement parking spaces and its patrons park in Skyline Place when spaces are available, and if Skyline Place is full, they use the residential visitor spaces in the basement of 7 Skyline Place 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 childcare parking spaces in the proposed basement are insufficient to accommodate the cars and enable safe drop-off of the children. The provision of 17 car spaces includes 9 parent and 8 staff, which seems inadequate. More parent spaces should be provided, or the number of children reduced significantly from 69.

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 western 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 proposed playground will occupy the entirety of the 12m greenspace and include the construction of an awning structure. This is a significant loss of accessible greenspace (602m² of 2,830m², or 21%), and amenity to the existing and future seniors housing residents.

Furthermore, the proposed plans show a significant reduction in the density and height of shrubs and trees in that area of the greenspace, which is now proposed as secure open playground. The space requirements and restrictions caused by the proposed Childcare Centre are too much and adversely affects the residents in both Lot 10 and Lot 11 of the seniors housing development.

4. Glazed Structures Over Playground Area

Apart from the loss of greenspace, the glazed awning structure would absorb a lot of heat and potentially create glare at certain times of the day and not be attractive for residents to overlook.

5. Noise Impact to Adjoining Residents

The noise generated by the childcare playground is still unacceptable, in an area allocated to greenspace in previous DA approvals for the site represents a significant increase in noise levels. The DA approvals were predominantly for seniors housing with a much 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. The limited coverage of the awning structure will not achieve acceptable noise levels for 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 Centre does not provide any real benefit or association with the seniors community at Jardin and is an inappropriate use for the development, creating only negative impacts for existing and future seniors residents on the site.

The proposed 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.

We separately note that the people that have executed purchase contracts with the Developer for apartments in the Lot 11 development are not included in the Notifications Map and have not been formally notified of the Childcare Centre proposal by Council. Is this fair and appropriate?

Yours Sincerely,

Michael and Leanne Dyer.