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Sent: 1/04/2025 4:59:47 PM
To: DA Submission Mailbox
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01/04/2025

MR Peter Hill
B206 / 7 Skyline PL
FRENCHS FOREST NSW 2086
[REDACTED]

RE: DA2025/0151 - 5 Skyline Place FRENCHS FOREST NSW 2086

Dear Sir/Madam,

Development Application No. DA2025/0151

Lot 11 DP1258355, 5 Skyline Place FRENCHS FOREST NSW 2086

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.

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

Use of existing car park entrance/exit

Currently, the entrance/exit ramp serves both commercial facilities and residential properties for Lot 10, and it is already congested, especially during peak hours. While it may meet BCA and Australian Standards, it is poorly designed with tight turns, and it is simply not designed to handle two-way traffic. This will be further exacerbated when an additional 200 car parking spaces are activated for Lot 11, and those cars enter using the Lot 10 ramp, and even worse if the childcare traffic pattern is added to the mix. Several minor accidents have occurred recently as the traffic volume has increased on the entry/exit ramp and 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 widen the proposed southern exit ramp to enable stage 2 occupants cars to enter their basement.

The ramp existing faces east-west so early morning and late afternoon ramp traffic often sees drivers' vision impaired by the sun which will be more dangerous with increased volumes of traffic.

Inadequate Car Parking in Skyline Place

The proposal includes the introduction of 6 x 15-minute parking spaces on Skyline Place. The existing ground-level café at 7 Skyline Place has no parking spaces in the basement area allocated for commercial visitors, and its patrons park in Skyline Place when available. If Skyline Place is full, they use residential visitor spaces in the basement in an unauthorised manner which is negatively impacting residents visitors or carers. The existing shortage of street parking spaces will be made worse if the 6 x 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 Seniors 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. This is a significant loss of greenspace, replacement trees and amenity to the seniors housing residents.

Apart from the loss of greenspace and replacement trees, the shade-sail structures are close to the fence line and are a visual impediment to residents in adjacent apartments.

Noise Impact

While we understand the likely need for childcare services in the community, the proposed 69-place facility is large for the lot, raising concerns about noise, particularly in such close proximity to residential properties. Ongoing noise management strategies must be in place to mitigate potential disruption to residents.

In conclusion, for the above-mentioned reasons, we wish to register a formal objection to the childcare proposal in DA2025/0151 for Lot 11 DP1258355.

Yours Sincerely,

Peter & Delphine Hill