
From: Loris Churchland
Sent: 1/04/2025 1:22:23 PM
To: Council Northernbeaches Mailbox
Subject: TRIMMED: DA2025/0151 Objection
Attachments: Signed objection to council.pdf;

Attached is a letter station my objections and seeking clarification to the proposed development notice as listed below

DA2025/0151
Lot 11 DP 1258355
5 Skyline Place
FRENCHS FOREST

Loris Churchland

Loris Churchland
Apartment B101
7 Skyline Place
Frenchs Forest NSW 2086

1 April 2025

Development Assessment Team

Northern Beaches Council

council@northernbeaches.nsw.nsw.gov.au

Submission for

DA2025/0151

Lot 11 DP 1258355 5 Skyline Place FRENCHS FOREST

Use of a tenancy in approved mixed use and seniors housing development as a centre-based child care facility including internal fit-out and landscaping

Dear Sir / Madam

I own an apartment on the Northern border (Lot 10 DP 1258355, SP 106532) of the new development in which the child care centre is proposed to be situated and I have the following concerns.

Traffic Flow, Safety and Parking

The 17 parking spaces allocated for the child care centre are located on the upper level of the basement parking of Lot 11. The entry to the new carpark will be using the entry/exit ramp of Lot 10. This presently experiences congestion at peak times, as it is used for the commercial premises in Lot 10 as well as access to the residential parking on the lower basement. The bottom of the ramp to the upper level parking is poorly designed, not allowing entering and exiting traffic to pass each other. Despite the exit for Lot 10 now being at the Southern end of the development, there will still be a significant increase in the traffic entering the ramp (for the residents of Lot 11, extra commercial properties in Lot 10 and the child care facility), with those parked in Lot 10 still trying to exit via this ramp. Both residential developments are for seniors living. This may become increasingly difficult as they age, especially when care needs to be taken with young children about.

Although the proposal "thinks" that local users will not drive to the child care centre, it is unreasonable to assume that a parent with more than 1 child or if in a hurry or in inclement weather, will not be using a vehicle. They may also find it more convenient to park in Lot 10, further exacerbating exiting traffic congestion from here.

The risks of further accidents occurring in the parking areas and entry/exit ramps is likely to increase without further thought being given to this.

The additional restricted time parking spaces being allocated on Skyline Place is a good idea but will not accommodate the extra cars for drop off/pick up as Skyline Place is particularly congested in the mornings with patronage to the other commercial businesses, particularly to the café and pilates, resulting in decreased availability of residential visitor parking.

I also feel that exiting right from Skyline Place into Frenchs Forest Rd may be unsafe.

Loss of Greenspace and Aesthetics

The shade sails and playground will occupy the greenspace shown on the DA. I could not ascertain the details of the landscaping, including the shade sails, in the documents. Details of landscaping were to be referenced in Appendix 4 in a later document listed on the council site but the appendices were not included (as far as I could see – maybe I overlooked. Please contact me re this.). There are insufficient details to determine the impact of the sails and playground. If trees are to be planted to hide the sails from view of the apartments at the western side of Lot 10 then maybe this would be acceptable. Also offering shade for the children.

The appendices which I could not find should also have had details of the kitchen fit out. Both the landscaping and the kitchen fit out had been recommended as REFUSAL / unsupported in the earlier documents.

Noise impact

The study indicates that the noise levels are expected to be acceptable as long as guidelines are adhered to. Further vegetation (canopy) between the residential areas should further dampen the noise.

Conclusion

Further commercial development enhancing the lifestyle of elderly residents is desirable. The proposed development could be improved by addressing the above concerns, particularly the increased traffic, parking and safety as well as the aesthetic from above the playground.

As it stands, I object to the proposed development.

Sincerely

A solid black rectangular box used to redact the signature of Loris Churchland.

Loris Churchland