
From: [REDACTED]
Sent: 7/04/2025 9:50:20 AM
To: Council Northernbeaches Mailbox
Subject: Objection to Development Application DA2025/0151
Attachments: Objection to Development Application DA20250151.pdf;

Good morning,

Please refer to attached letter regarding Objection to Development Application DA2025/0151

Regards,
Philip White.

Northern Beaches Council

PO Box 82

Manly NSW 1655

council@northernbeaches.nsw.gov.au

Monday, 7 April 2025.

Subject: Objection to Development Application DA2025/0151

Dear Sir/Madam,

I am writing to formally lodge my objection to Development Application DA2025/0151. While I understand the need for childcare facilities in the area due to the growing population, I 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 Concern – Joint Use of the Existing Driveway:

The primary concern with this proposal is the joint use of the existing driveway. Currently, the driveway serves both commercial facilities and residential properties, 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 sun impeding visibility, and it is simply not designed to handle the volume of vehicles it currently accommodates. The proposed development would add significant traffic, which would exacerbate the already existing congestion and increase the risk of accidents. The joint use of this driveway, under these circumstances, 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.

Traffic Concerns:

In addition to the issues with the driveway, the area is already experiencing increased traffic from the occupation of other commercial facilities on the site. This has led to multiple motor vehicle accidents in recent months. The proposed development would only further strain the already overloaded traffic infrastructure, heightening the risks of additional accidents and posing a significant threat to safety in the area.

Safety Concerns:

The joint use of the driveway and the increased traffic load pose a serious risk to the safety of residents, especially the elderly and the children who would be attending the childcare centre. The driveway's current design simply cannot handle the additional traffic, and the increased load would only raise the likelihood of accidents or injury.

Loss of Greenspace and Resident Amenity

The playground and shade-sails 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 close proximity to 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, pilates and other commercial uses, and will encourage more cars to attempt to park in the residential visitor parking spaces in the basement.

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 does not adequately address those issues.

Thank you for your attention to this important matter.

Sincerely,


Philip White

17a Panorama Crescent,
Frenchs Forest NSW 2086