

1. I am a resident of the Pilot project of this development at 7 Skyline Place Frenchs Forest. The problems that have emerged in this development have not been taken into consideration with the planning of future development of Seniors Housing in apartment blocks.
2. Skyline Place is a small suburban cul de sac and as such, is unable to handle the volume of traffic now present. There is serious congestion and accidents have already occurred. Visibility coming up the driveway of 7 Skyline Place is limited. Frenchs Forest Road is a narrow four lane street already handling a lot of traffic which will increase, making access in and out of Skyline Place difficult and dangerous. The proposal for a raised pedestrian crossing near the corner does not consider the speed at which vehicles turn into Skyline Place to avoid collision with oncoming vehicles on Frenchs Forest Road.
3. The scale and density of the proposed development is far too great for the local conditions. The density of 3 Skyline Place is increased above 7 Skyline Place by 38%. The development would mean that 588 cars would be added to 147 cars at 7 Skyline Place and 202 cars at 5 Skyline Place (already under construction), making the total number of cars in the development at least 932.
4. Peak traffic flow has been underestimated and flow during peak times in and out of 7 Skyline Place means queuing occurs both in the car park and on Skyline Place. With advancing age for retirement many residents will still be working. With the extra vehicles, queuing will extend out onto Frenchs Forest Road.
5. Parking for the commercial premises has been poorly considered. The construction traffic over the next ten years has not been considered. Parking for construction vehicles needs to be off street or traffic will not flow.
6. Due to the increased density and the slope of the land, building heights are considerably greater than in 7 and 5 Skyline Place. A wind tunnel will be created.
7. If a 14- storey building is approved for a seniors housing development, I really wonder if many over 60s with increasingly reduced mobility would be capable of using stairs in a fire emergency, creating yet another safety issue.
8. Evacuation Assembly Points have still not been properly considered with the existing development.
9. There is inadequate open space for the large population of residents.
10. 50% of the mature trees would be removed changing the nature of Frenchs Forest.
11. Aging in place is not realistic with only 20 aged care beds.
12. The Community engagement sessions have not been timely and at these sessions very limited information was given.