

Development Assessment Team
State Significant Developments
Department of Planning, Housing and
Infrastructure NSW
Attention: Mr Stephen Dobbs

Marguerite and Vasgen Pailagian
B305 / 7 Skyline Place
Frenchs Forest NSW 2086

8th July, 2025

**Subject: Objection to Development Application SSD-69850712
At 1-3 Skyline Place, Frenchs Forest 2086**

Dear Sir/Madam,

We are writing to formally lodge our objection to Development Application **SSD-69850712**.

We are residents of the initial concept of Over 55 Living in Skyline Place. We are living and dealing with the issues of an amalgamation of residential and commercial sharing of premises, construction for Stage 2 and the problems that can occur. Whilst we understand the need for housing in the area due to the growing population, we have serious concerns regarding the proposed development, particularly the impact on traffic, safety and the overall suitability of Skyline Place for an Over 60s Development of this density and height.

Primary Concern – Increased traffic on Skyline Place:

The primary concern with this proposal is the traffic flow and congestion on Skyline Place which will occur because of the scale and density of the proposed development at 3 Skyline Place and in the future 1 Skyline Place.

Traffic Concerns:

- Total cars on completion will be **932**. We have **142** at 7 Skyline. Add to this the constant frequency of use for the Doctors Surgery, medi-gym, café and pilates studio and the construction traffic for Stage 2 that is generated – we are having difficulty and there are 5 premises not rented yet. 5 Skyline Place will generate another 202 spaces and this doesn't include the traffic from the 69 place Daycare Centre that has been proposed.
- Peak traffic has been underestimated, and it doesn't include 4 Skyline Place where there are currently businesses and 127 car spaces
- Construction traffic over the next 10 years has not been included
- Commercial parking has not been properly considered
- Street Parking is a problem with availability limited now. What will it be like with all this extra traffic?
- The proposed pedestrian crossing near the corner of Frenchs Forest Rd and Skyline Place will cause further congestion to both streets, but more importantly to the safety of residents and business patrons. This needs to be placed further into Skyline and away from entry/exit apartment driveways.

Building Heights and Density:

The height of the proposed buildings at 1 Skyline Place are considerably higher than our building at 7 Skyline Place (which is directly opposite) – 10.5 metres difference at highest.

The Land and Environment Court reduced the density for both 5 and 7 to an FSR of 1.93:1, yet the density proposed for 3 has an FSR of 2.66:1.

14 Storey Building for Over 60s

The concern with this building is what happens in a fire evacuation. We have had 5 evacuations in a period of 18 months. At most we are walking down 5 flights of fire stairs not 14. As people age this will become more difficult. One of the focus points about this development is **ageing in place** – very unlikely in this instance.

Environment Impact

50% of mature trees are to be removed – new planting will take time – and the loss of bird and animal life will be significant

Evacuation Points

Emergency evacuation points have not been considered

Adequate Greenspace and Resident Amenity

There does not appear to be adequate greenspace and amenity space for the density proposed. The location of the 20 RACF does not allow for good sun and certainly not enough rooms for **Ageing in Place**.

Community Engagement Sessions

- Have been limited in information provided
- Have not occurred in a timely manner
- Have not considered the concerns of the residents from the initial concept, who are living through further development of the site

Conclusion:

We strongly urge the Planning Department to refuse the development scheme proposed 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,

Marguerite and Vasgen Pailagian

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