

**B206/7 Skyline Place
Frenchs Forest
N.S.W. 2086
Australia**

8th July 2025

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

Dear Sir

1 – 3 Skyline Place Seniors Housing

We write as owners and occupiers of an over 55's apartment on Skyline Place (SP) which was developed by the current applicants. We wish to formally lodge our objection to Development Application SSD-69850712 in its current form particularly regarding overall scale, density and traffic.

Scale/density

- 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 and 2.27 for 1 SP. We believe the proposed development should be brought into line with 7 & 5 SP.
- The building heights for the proposed development are excessive and inappropriate for the location. The development site is uphill and east of 7 and 5 Skyline Place and the RL's of the proposed buildings are considerably higher than the buildings on 7 and 5 Skyline Place, creating overshadowing and overlooking issues.
- In addition, unit sizes seem smaller than those at 7 and 5 leading to higher population density and reduced outdoor common area per capita.

Traffic

- This is already an issue on the street with only 7 SP (52 units and 5 EGU) occupied and reduced or light usage at 1, 3 & 4 SP. Number 5 SP, currently under construction, will bring traffic related to another 104 units + related EGU. Under this new proposal another 360 units, of which many of the occupants may still be working, and related EGUs will overload SP, which is a short cul-de-sac.
- In terms of vehicle count, 588 below ground parking spaces will be added to 142 current (7 SP) and 202 under construction (5 SP). It is likely that these numbers will lead to significant congestion and safety issues.
- Whilst they are quite possibly at a recommended level, below ground parking spaces for EGUs at 7 SP have proved to be insufficient for the 5 (out of a possible 10) already occupied, which has led to disputes and abuse when allocated slots are misused. There is no reason to suppose that this will not be repeated in these new plans.

Other points:

- Skyline Place needs enforced time limited parking – 1 hour or 30 minutes – to allow EGU visitors to park, conduct business and move on. Currently SP parking is fully occupied with vehicles mostly remaining for the full working day leading to misuse of allocated underground slots and disputes as noted above.
- Insufficient planning attention is given to evacuation assembly points for seniors especially those with mobility issues. This is a current problem and will only get worse as more units are occupied.
- If the objective is that seniors can age in place, it is difficult to reconcile this with a 14-storey block. The developer has proposed a back-up power supply to enable lift usage during a power outage, but this would not help in a fire emergency evacuation. This point was raised at a recent community engagement session and the response was that seniors who developed mobility issues after purchasing a high-level unit should sell and move out. We just believe that a 14-storey block is unsuitable for seniors.
- The proposed raised pedestrian crossing on SP is an overall benefit, but we believe its position at the road entry could be an accident waiting to happen. Access to SP when turning right off Frenchs Forest Road East involves waiting for a gap in the westbound traffic. If a pedestrian then wants to cross, a vehicle, particularly large construction or delivery ones, could be left sticking out into the main road traffic. The crossing should be placed further along SP and further from the main road but away from apartment access driveways.
- In view of an increased number of seniors from SP using bus services consideration should be given to a pedestrian crossing, or a central island on Frenchs Forest Road East to allow access to the eastbound bus stop. The current solution of walking uphill to the traffic lights and back down again on the other side is very challenging for those with mobility issues.

We are generally supportive of Seniors housing developments similar to the type and scale of 7 Skyline Place, however, the proposed development is too intense, overdeveloped and unsafe and will adversely affect our Seniors community environment at Skyline Place.

Yours sincerely

Peter and Delphine Hill