

Lynette Delalande
Apartment A102 / 7 Skyline Place
FRENCHS FOREST NSW 2086
0412 043 336 lyndelapl@gmail.com

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Development Assessment Team
State Significant Developments
Department of Planning, Housing and Infrastructure NSW
Stephen.dobbs@dpie.nsw.gov.au

Attention: Mr Stephen Dobbs

Owner/Resident Submission for: Development Application No. SSD-69850712

Seniors Housing Development at 1-3 Skyline Place FRENCHS FOREST NSW 2086

Dear Sir,

I own and have lived in my apartment in the first stage (**the pro-type for Aging in Place**) of the seniors housing development at 7 Skyline Place (Lot 10 DP1258355, and SP106532). This building is situated adjacent to the northern boundary of Lot 11 DP1258355 (5 Skyline Place). Both lots are on the west side of Skyline Place from the proposed development of 1-3 Skyline Place.

After examining the development proposal for 1-3 Skyline Place, I would like to **formally object to the Development Application** in its current form due to its bulk and scale, height, density, design and functionality. It is inappropriate for seniors living – particularly given that the whole concept was lauded as Aging in Place facilities.

I have observed and experienced the following since moving into my apartment in October 2023 and express the following concerns and objections:

1. **Traffic Issues in Skyline Place**

- (i) The traffic report has not accurately determined the current traffic flows (especially associated with the commercial businesses and medical practice at 7 Skyline Place) and significantly underestimated the projected traffic flows post development of 1, 5, and 3 Skyline Place. Already there are several incidents daily relating to access to 7 Skyline Place, both within the street and on the driveway and shared parking. Also, the commercial units in 1 and 2 Skyline Place are only partially leased and 3 Skyline place is vacant, so they do not provide an accurate traffic flow contribution.
- (ii) (ii) The total number of off-street car parking spaces for all buildings using Skyline Place post-development will exceed 1,000, especially casual clients of commercial entities. Seniors' living is still very active and often includes several car trips per person per day. Some leave as early as 6am for either golf or child minding as well as work commitments – some of our residents still work either full or part-time. The notion of Seniors infrequently entering and exiting the car parks is incorrect. Also, the commercial businesses - a busy medical practice, 2 gyms and a café generate

a lot of short-stay vehicle movements, in 7 Skyline Place. Also to be considered is the fact that available commercial space has only been approximately 50% let at this time and these spaces are being marketed to businesses that also have rapid client turnover.

(iii) There is also no mention of the impact of construction-related vehicles on the traffic conditions in Skyline Place over the next 10 years, which are forecast to be overwhelming with the current construction works on 5 Skyline Place. This is exacerbated by the size of the large and double bogie trucks coming and going along the narrow street. Parking of construction vehicles should also be required to be on-site and not adversely affect limited street parking. Currently we are experiencing issues with trade vehicles taking up all our visitor spots and some of the unallocated business parking spots within our carpark.

(iii) There are a considerable number of pedestrians already using Skyline Place and this will increase with further development. The increased traffic flows will cause further safety concerns for pedestrians crossing Skyline Place, especially the elderly, children and people walking dogs and the proposed raised pedestrian crossing near the entrance to Skyline Place will be a dangerous addition given the speed and lack of awareness of vehicles turning into Skyline Place from Frenchs Forest Road.

(iv) There is a proposed Child minding Centre proposed for 5 Skyline place with capacity for 70 child placements which will result in increased volume of car pick-ups and drop-offs during peak times In the morning and late afternoon - causing large traffic volumes entering and exiting Skyline Place onto Frenchs Forest Road, with no current plan for traffic management.

(v) The current plans ignore 4 Skyline Place, a separate commercial entity with 127 car spaces.

2. Bulk and Scale - Building Heights and Density

(i) The density of the proposed development is extremely excessive. 7 and 5 Skyline Place have an FSR of approximately 1.93:1 and the proposed development has an FSR of 2.66:1 for 3 Skyline Place and 2.15:1 for 1 Skyline Place. The density of the proposal is inappropriate and overdeveloped and should be based on a similar ratio to 7 and 5 Skyline Place (2.66 represents a 38% increase which is excessive).

(ii) 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 privacy issues.

(iii) Both 7 and 5 Skyline Place were approved after careful consideration by the Land and Environment Court, and this set a precedent for acceptable density and heights for Seniors living in this location. The proposed development significantly exceeds that precedent.

3. Fire Safety Issues

(i) The proposed heights of the buildings are inappropriate for Seniors. In a fire emergency the reduced mobility of some of the Seniors community creates challenges escaping via the fire stairs. We have had approximately 5 fire emergencies in 18 months at 7 Skyline Place and exiting up to 5 levels has been difficult for a significant few of our Seniors residents. Higher buildings would be even more inappropriate and increase safety risks.

(ii) We also have disabled residents – currently 3 people who are severely disabled including a quadriplegic and several people reliant on walkers. Over the next few years, the numbers of people affected by mobility issues will naturally increase. This will be reflected in all the other proposed buildings within the application

(iii) Existing and proposed safe evacuation assembly points have not been considered in the proposal.

4. Other Design Issues

In addition to the abovementioned issues, the design of the proposed development is inappropriate for the following areas:

- The provision of communal open space for the number apartments is inadequate.
- The layout of the buildings will create a wind tunnel along Skyline Place, as well as along the walkways within the proposed development.
- The issue of safe pedestrian movements in Skyline Place and crossing Frenchs Forest Road has not been adequately considered. The hill up to the existing Romford Rd traffic lights is challenging for residents with reduced mobility. Consideration of traffic lights at the intersection of Skyline Place and Frenchs Forest Rd should be considered.
- 50% of mature trees are to be removed which will adversely affect the birdlife and other environmental aspects of the Skyline Place locality. New plantings will take several years to be effective.

5. Inadequate Engagement with the Existing Seniors Community

Community engagement with the existing Seniors community at 7 Skyline Place (Seniors prototype) was not adequately undertaken. Engagement sessions:

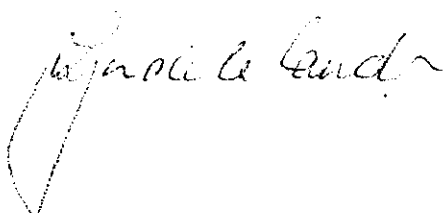
- Were performed after the design was complete and did not capture learnings from the first stage Seniors development at 7 Skyline Place about ageing in place.
- Were limited in information about the design details and did not enable meaningful input from residents about how the development may affect them.
- Did not occur in a timely manner (after the fact).
- Doubtful that the engagement sessions and notice of this development proposal was extended to the purchasers of apartments in 5 Skyline Place (contracts exchanged).

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 and do the opposite of creating a village atmosphere, rather a ghetto mentality as residents struggle with overcrowding, minimum green spaces and – most problematic – the aggravation and potential health and safety issues caused by the excessive traffic issues in small access small cul de sac.

In conclusion, for the abovementioned reasons, I wish to register a formal objection to the Development Application No. SSD-69850712 for 1-3 Skyline Place. Thank you for your consideration.

Yours Sincerely,

Lynette Delalande



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