

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

Julie Newman  
A504 / 7 Skyline Place  
Frenchs Forest NSW 2086

7<sup>th</sup> July, 2025

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

Dear Sir /Madam,

I am writing to raise several issues arising from my review of the Development Application SSD-69850712.

I am a resident of 7 Skyline Place and have been for almost two years. This site was put forward as a new concept in seniors living. The time that this development has been occupied has provided a unique opportunity to “live the concept” and in the main design and establish its attributes. I have reviewed the proposal and have the following points to make.

**Traffic Issues in Skyline Place and Surrounding Areas**

- Egress from Skyline Place to Frenchs Forest Road East  
Turning right can currently be problematic. With an increase in aged drivers and commercial patrons, this could become a dangerous intersection.
- *Carpark exits from 1 and 3 (practically opposite those of 7 and 5)*  
Exiting (turning right into Skyline Place) could be an issue, especially if there is a build-up of traffic in Skyline Place because of blockage from the intersection with Frenchs Forest Rd East. The current situation is already challenging. Due to street parking there is no clear line of vision to oncoming traffic from the existing properties.
- *Pedestrian crossing of Skyline Place and Frenchs Forest Rd East*  
The proposed raised crossing on Skyline Place near the intersection may be better located further South due to increased traffic turning into Skyline Place. This could impede the flow on Frenchs Forest Rd East. There is currently a significant number of cars and trucks turning right into Skyline Place, disrupting traffic flow on Frenchs Forest Rd East, with buses also using the left
- *Traffic generation in Skyline Place and the near vicinity*  
The commercial properties at number 7 currently generate a significant amount of traffic as patrons are often staying only a short time at the café, doctors and pathology with medium time at the gym and pilates studio. There may be further short term stays at the proposed commercial properties at numbers 5, 3 and 1. I do not believe that the figures quoted for the number of vehicles per hour predicted for the future (and present) traffic flow accurately reflect this nor does the figure for resident usage. Most residents use their cars often during the day for childcare purposes, attending activities, etc. (0.09 vph per

dwelling am and 0.17 vph pm as proposed for 5 Skyline place equates to approximately 1 vehicle per day am and pm).

### **Physical impact on Numbers 7 and 5 Skyline Place**

- *Overshadowing and height*  
The overshadowing diagrams do not indicate the effect on 7 Skyline Place.
- *Light and solar impacts and view loss*  
While the 6 storey buildings adjoining Skyline Place are comparable in height to Number 7, the surface is elevated and the higher proposed buildings will be visible from the existing building. There will be a significant decrease in open sky and light to the East and Southeast from 7 Skyline Place throughout the day, particularly in the morning. The VIA (viewpoint) has the visual impact on 7 Skyline Place, graded as moderate. The retention of existing trees will mitigate the impact of the lower storeys of the proposed buildings, but the upper levels will dramatically alter the outlook from what it is now. The pictures do not support their statement that “change may be prominent but not substantially different in scale and character from the surroundings”.
- *Setbacks*  
Providing a “green boulevard” along Skyline Place may have more impact if the 9m setback is increased.

### **Parking**

- *Current situation*  
Off street parking for residential visitors and commercial patrons is insufficient at certain times of the day. Not all of the commercial properties are tenanted.
- The proposed allocation applies the standard of 0.5 car spaces per bedroom. The experience with 7 Skyline Place is that most apartments require 2 spaces. With around 63% of Stage One being three bedrooms there will most likely be insufficient supply. That is further compounded through insufficient spaces for commercial. Employee parking was also mentioned in the allocation but only 1 for staff of the RCF. With very little street parking there most certainly will be significant issues.

### **Health and Safety concerns for residents**

- *Pedestrian safety*  
The placement of the crossing is important, particularly for aged pedestrians. The anticipated increase in use of public transport is of concern for passengers alighting on the Northern side of Frenchs Forest Rd East. This is a busy road.
- *Emergency Situations*  
Emergency assembly locations do not appear to have been considered. The current situation is that Number 7 must assemble along the western footpath and spill into the cul-de-sac. This is without Number 5 being occupied. With the density of population that

will exist with full occupation as well as commercial lots assembly areas need to be incorporated into the development.

### **Commercial owners/tenants**

- *Parking*  
There is insufficient parking for all commercial premises at 7 Skyline Place at certain times. If employees are also to be catered for in the concept, this could be an issue as street parking is very limited. 3 Skyline Place has only 14 spaces for this purpose.
- Early childhood education and care are included in the possibilities for commercial – this is already under review for 5 Skyline Place. The traffic assessment assumes a proportion of the attendees will come on foot. This is an unrealistic assumption. Further the peak drop off and pick up times will most certainly cause traffic congestion in Skyline Place.

### **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 to purchasers of apartments in 5 Skyline Place (contracts exchanged).

### **Conclusion**

I am generally supportive on 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.

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.

Sincerely



Julie Newman PSM