

**Donal & Gaye Carr B104 / 7 Skyline Place, Frenchs Forest. NSW 2086**

Development Assessment Team  
State Significant Development  
Department of Planning, Housing & Infrastructure NSW

8 July 2025

Attention: Mr. Stephen Dobbs

**Re: Objection to aspects of Development Application**

**Planning Portal Major Projects SSD-69850712**

Concept DA - 1 & 3 Skyline Place, Frenchs Forest, NSW

Stage 1 DA - 3 Skyline Place, Frenchs Forest, NSW May 2025 – REV A

Thank you for the opportunity to comment on this **Platino Properties proposed Development**.

## **1) TRAFFIC GENERATION**

We speak as residents of 7 Skyline Place, since September 2023, in the first stage of Platino Properties development in Skyline Place.

**We have observed the traffic in Skyline Place which at times is busy.** The traffic will greatly increase when the number of completed apartments increase from the present **52** to **156** on completion of no. 5, to **356** on completion of no.3 Skyline Place and to **505** on completion of no. 1 Skyline Place.

From our reading we are of the opinion that the **Traffic calculations are flawed** because 127 spaces at no. 4 have been overlooked, construction and allied workmen traffic has not been included and commercial traffic has been included based on average formulae which don't take into account that certain commercial uses generate far more vehicles than the average.

**Actual examples: In 7 Skyline Place**, The Forest Family Medical Practice generates far more traffic than the average commercial space. Most coffee shop patrons come by car.

**In 5 Skyline Place** the proposed Child Care Facility will generate far more traffic than your average commercial space. Because of this fact, Platino Properties had to redesign the vehicle access to the parking levels when Traffic Assessors saw the possibility of traffic banking up in Skyline Place and adversely impacting traffic flow in Frenchs Forest Road East.

Now even with the underestimated peak traffic figure, this eventuality looks certain in the future.

**Surely the increased traffic warrants widening the east side of Skyline Place and providing traffic lights at Frenchs Forest Road East BEFORE no. 1 Skyline Place is developed.**

### **QUESTION :**

**Has a vehicle entry off Warringah Road eastbound to a gated entry to no. 3 Skyline Place basement parking been considered?**

There are three developments on Warringah Road westbound at Forestville, (west of Darley Street) where a slip lane was required to allow safe entry to a Child Care facility and further west to two residential developments. These seem to work safely.

Traffic numbers in upper Warringah Road eastbound east of Wakehurst Parkway are much less than at Forestville.

**This possibility has the potential to greatly reduce the traffic numbers and impact in Skyline Place.**

## 2) SKYLINE PLACE Ability to cope with the greatly increased resident & servicing traffic.

**Skyline Place is a short narrow suburban cul-de-sac.**

It does not have adequate width NOW to cope with its current traffic load:

Address	CURRENT USE	FUTURE USE
<b>No. 1</b>	<b>Two storey commercial</b> plus 2 warehouses. External parking - 115 spaces	<b>Four residential over 60's apartment blocks</b> Parking for over 250 cars. Areas for employment generating uses.
<b>No. 3</b>	<b>Two commercial levels + former warehouse.</b> External parking for 25 large private coaches. Warehouse used for some parking.	<b>Three residential over 60's apartment blocks.</b> Parking for 328 vehicles. Areas for employment generating uses.
<b>No. 4</b>	<b>Two storey office for three enterprises.</b> Five warehouses. Semi-trailers visit this site. 127 parking spaces	<b>Unknown but likely increased building bulk</b> will occur in the future with increased traffic movement and parking.
<b>No. 5</b>	<b>Jardin Stage 2 - piling &amp; excavation in progress.</b> Large trucks with trailers support this work.	<b>92 residential over 55's apartments</b> Parking for 202 cars. Child Care Facility and areas for employment generating uses.
<b>No. 7</b>	<b>Jardin - 52 residential over 55's apartments – full.</b> Approx. 35% of commercial space occupied. 202 parking spaces Constant Monday to Saturday daytime traffic to and from the Forest Family Medical Practice parking on level L. Most Coffee Shop patrons come by car.	<b>Remaining 65% commercial space occupied.</b> Parking spaces allocated to existing commercial enterprises will have to be reduced to provide parking for present unoccupied commercial space.

We note that the design calls for **five new parking bays in Skyline Place** which somewhat widens the street. However, on-street **parking is at a premium and** the limited length of bays in effect reduces the number of on-street parking spaces available. Additional length to the bays is requested.

**Traffic in Skyline Place** is presently complicated by the current driveway from **No. 1 which is nearly opposite the ground level driveway and the car parking ramp to no 7.**

The new proposed site access to no. 1 will be further south, but it too is nearly opposite the rising ramp from Level L parking at no. 7. Conflict is inevitable.

We note that the revised site access to no. 5 and the site access to no. 3, will be at opposite sides of the cul-de-sac turning area, with traffic from no. 4 entering Skyline Place between them.

**Skyline Place has no traffic management line markings and no parking controls.**

**Thanks to the block placements at 1-3 Skyline Place, the cul-de-sac will become a wind tunnel.**

## 3) BUILDING SCALE & BULK

**The History of planning for no. 7** involved initial rejection by Northern Beaches Council. Approval came from the Land and Environment Court with conditions.

**The History of planning for no. 5** involved initial rejection by Northern Beaches Council.

The Land and Environment Court required a **reduction in scale** for the west apartment block from 12 storeys down to 8 storeys, thus **reducing the FSR to 1.94:1**, close to the approved FSR of 1.92:1 for no.7. Council insisted on increased income generating area but later approved an area reduction.

**Nos. 1 and 3 Skyline Place are even further away from the proposed Frenchs Forest Town Centre, yet even taller apartment blocks are proposed.** Their increased heights are partly because the ground levels RL's are higher than for 5 and 7 Skyline Place.

**A large increase in the FSR is proposed** 2.68:1 for no. 5 and 2.27:1 for no. 3 Skyline Place.

**We believe that it is unreasonable to allow the new development to have such a dominating bulk in relation to the approved residential neighbours on the west side of Skyline Place.**

**The scale and impact are too great.**

#### **4) COUNCIL CONDITION 30 in DA2021/0212 - Pedestrian Access to Transport Services**

The proposed raised pedestrian crossing across Skyline Place, **does NOT respond AT ALL to condition 30** which states in part:

"...a safe pedestrian crossing point between the east bound mid block bus stop and the proposed development site." ie Jardin stage 1, formerly 5 Skyline Place at the time of DA 2021/0212 but now known as 7 Skyline Place.

We describe mobility issues for some residents in 7 Skyline Place, in comment 5a) below.

There are some residents who may want to catch an eastbound bus but **cannot climb the steep footpath** up to the intersection of Frenchs Forest Road East and Romford Road, even with a bench at the half way point. Two separate pedestrian crossings must be activated and crossed to get to the bus stop opposite 49 Frenchs Forest Road East. **This is a very unsatisfactory response should be rejected.**

**The mobility issue and the amount of traffic that will turn in and out of Skyline Place, clearly warrant traffic lights with a pedestrian crossing.**

**Another factor in support of traffic lights at Skyline Place is that school children and adults** have been seen to cross Frenchs Forest Road East in the afternoons from the westbound mid-block bus stop (outside no. 7 Skyline Place, ID 208644) and then walk to the public steps and pathway that lead to Bimbadeen Crescent and then to the steps across that road down to Newell Place. Other residents frequently cross Frenchs Forest Road East here in the opposite direction, in the mornings. These two bus stops are well used by **local residents** who **deserve a safer crossing.**

#### **5a) EMERGENCY EVACUATION EVENTS**

**We are residents in 7 Skyline Place.** Since onboarding in September 2023, there have been at least **six occasions** when all residents and occupants have been instructed **to evacuate due to a fire alarm emergency.** Fortunately, none have been serious. However, my wife and other residents have **mobility issues** and taking to the stairs to evacuate to ground level is very difficult. There are other more challenged residents who are confined to a wheel chair or walker, and others have canes.

Many of our residents have had to recover from various medical procedures and operations, which have **impeded their walking ability** and **three residents have died** from various causes since September 2023. There are a number of over 80-year old residents in our building.

The site plan on **Concept Plan 200A** shows that the over 60's new residential building ranges from 6 storeys to 14 storeys, all with more levels than our building B with 5 storeys at 7 Skyline Place.

Can you imagine the distress for a mobility impaired resident having to **face 14 flights of stairs** in building C, in a fire evacuation event? We think that it is insensitive and indeed dangerous to propose such a high building for over 60's!

**It is clear from our personal experience in 7 Skyline Place, that designing a building for seniors is quite different to designing a building for a younger wider age range.**

**So, we strongly object to any new residential building being over 7 residential storeys, on safety and mobility grounds.**

## **5b) EMERGENCY ASSEMBLY AREAS**

**From our experience at No.7 Skyline Place, there is a clear need to determine the location of the Emergency Assembly Area on the DA drawings. This is because it needs to be established **before** residents move in, so that residents know where to go from day one.**

## **6a) AFFORDABLE HOUSING IN BOSTON USA – Good practice**

In 1975, while Staff Architect for the Sydney Cove Redevelopment Authority, I (Donal) planned a trip to the United States to visit my wife's family. The Authority which had been in existence since 1971, discussed with me the possibility of visiting a number of Heritage and Redevelopment Projects while I was in the USA. Arrangements were made to visit organisations and architects in nine cities.

I met an architect at the **Boston Redevelopment Authority** and he talked about their rules for **affordable housing**. The rule I particularly remember is that in every new residential building there had to be a percentage of affordable housing. **What was noteworthy** was that the **affordable housing had to be spread throughout the building** and **not** concentrated in clumps or in locations that had no view or some other undesirable issue.

That rule, which I applaud, eliminated ghettos of affordable apartments and **preserved the privacy and dignity of the people who were allocated an affordable apartment.**

## **6b) AGED CARE & AFFORDABLE HOUSING AT 3 SKYLINE PLACE**

I note that the **affordable housing quota** in the DA for 3 Skyline Place, is **clumped together** in building C on levels 1 and 2. **This is regrettable and degrading for its future residents.**

I also note that the **Residential Aged Care Facility** is located in Buildings B and C on the Ground Floor. The units located on the east side have a **cold and dreary location** with a poor outlook and **little to no sun year-round**. This is due to the height and close proximity of the existing office buildings next door, which are part of 49 Frenchs Forest Road East.

There are also ground level privacy issues for the windows which face the external common area.

**We believe that the proposed location is unsuitable for Aged Care residents in their twilight years.**

**TO CONCLUDE** We support Seniors Housing development on 1 and 3 Skyline Place, **provided that** it has a similar scale, bulk and FSR to the approved apartment developments at 5 and 7 Skyline Place. **Therefore, we hereby register a formal objection to the Application No. SSD-69850712 in its present form**, for the reasons described above in numbered paragraphs 1) to 6).

