

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

Susan Middleton  
A103 / 7 Skyline Place  
Frenchs Forest NSW 2086

July 8, 2025

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

Dear Sir/Madam,

I am writing to formally lodge my objection to Development Application **SSD-69850712**.

I am a resident of the prototype, initial concept, of Over 55 Living in Skyline Place. I am 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 I understand the need for housing in the area due to the growing population, I 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.