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**Sent:** 17/06/2021 11:03:32 AM

**Subject:** 5 Skyline Place, Frenchs Forest - Development Application DA2021/0212

My wife and I have purchased a unit in Stage 1 of the Jardin development (as a future home for us) and in early April 2021 we provided some comments in relation to the Stage 2 development. Whilst we remain supportive of a Stage 2 proceeding, the changes proposed, and the developer's response to DSAP's comments, do not ease our concerns about some aspects of the proposed development. In particular, we consider that the 11/12 storey height is too high and the overall density too great.

Specifically:

1. We consider that 11/12 stories is too high and out of character with the area and with the profile of the building proposed for Stage 1. The developers point to the height of the nearby hospital and to the Parkway Hotel development, however, neither of these are residential developments and both these buildings are some distance away from The Jardin. The overall profile of the total development (Stage 1 and 2) would be more consistent if there was a uniform height across all buildings within the development.

2. We concede that land use needs to be efficient but taking several buildings to 11/12 levels will lift overall density to "high" rather than the "medium" density called for in the area and the density provided for in Stage 1. The developer's rationale for 11/12 levels appears to be that, only by building 2 towers, is it possible to justify the inclusion in the development of affordable/disabled housing and that without the towers the development is not economically viable. Put bluntly, "if you want a few affordable dwellings, you need to give us the towers". The two should not be mutually exclusive.

3. If approval of "towers" does become an imperative, we think the positioning should be changed. The chosen development plan has the two towers diagonally positioned on the site. We do not understand the rationale for this as having them on the diagonal doesn't appear to provide any "overshadowing" benefit. Our view is that the taller buildings should both be placed on the southern boundary of the site (separated by the swimming pool and gym) with the shorter buildings stepping down towards the open landscaped area. This would give a more open feel to the gardens, rather than being overshadowed by a tower. In this regard the alternative plan "3" would be preferable to that proposed by Platino. In the absence of plan 3, either alternative 4B or alternative 6 would be preferable to what is proposed.

4. The development proposes that Stage 1 and Stage 2 residents "share" the use of the drop-off and pick-up laneway ("Skyline Lane"). Separate access to the Stage 2 buildings has not been adequately addressed. Elderly and disabled residents utilising "walkers" and wheelchairs will need to traverse the open and uncovered courtyard from Skyline Lane to their respective buildings. Taxis and other transport vehicles would therefore need to pick up and drop off these residents at the elevators in the Stage 2 carpark. A separate entrance for Stage 2 should be developed to allow passengers and deliveries to be dropped closer to the Stage 2 buildings. Construction of a separate entrance for drop-off and pick-up would also enable Stage 2 to have it's own "Street Address", which is preferable in a development this large. We envisage the new entrance would come directly off Skyline Place.

The need for a separate Stage 2 entrance is even more crucial given the presence of several commercial suites/tenants, which will be accessed by non-resident members of the public.

The Jardin development has the potential to be a striking and appealing residential precinct. However, our view is that the current development proposal falls short in allowing this potential to be realised. The height, density and Stage 2 entrance need to be further addressed.

thanks and regards

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