

**OBJECTION TO DEVELOPMENT APPLICATION: SSD-75493483**

**PROPOSAL:** State Significant Development: Forest Lodge Integrated Seniors Living

**ADDRESS:** 2-32 Junction Street, Forest Lodge

[REDACTED]

## **1. Introduction**

I am writing to formally object to the proposed development at 2-32 Junction Street, Forest Lodge. I am the owner and resident of [REDACTED], located directly opposite the proposed site. I purchased this apartment in March of last year as a first home buyer, using my entire life savings and an early inheritance from my parents to enter the housing market. My specific criteria for this, my home, were a pleasant view and a degree of privacy. This apartment fulfilled that dream.

The current proposal, due to its excessive scale and non-compliance with planning controls, will severely and negatively impact my amenity, the value of my home, create parking hazards and damage the character of our local area. My objection is not to development in principle, but to this specific, unreasonable proposal.

## **2. Loss of View, Privacy, and Sunlight**

The view was the cornerstone of my decision to purchase this apartment. From every window in my apartment, i.e. my living room, kitchen, balcony, and bedroom, I enjoy a panoramic, iconic view towards the Sydney CBD skyline, including iconic landmarks like Centre Point Tower and Barangaroo. This view is integral to my daily life and well-being. Every morning, I drink my coffee watching the sun rise over the city; I work from home through the day with admiring the vista; In the evening, as I prepare dinner, I watch the sunset light up the buildings in a kaleidoscope of colours. At night, I watch the city lights burst through the sky from my couch. Every corner of my apartment has this view, every activity I do inside it involves enjoying it.

As per the "Tenacity" principle, this view is of the highest order (city skyline and landmarks) and is enjoyed from my primary living areas and balcony. The proposed building, at 56% larger than the permitted FSR, will completely and unreasonably obliterate this view, replacing a cherished cityscape with a wall of apartments.

Crucially, this also represents a catastrophic loss of privacy. As someone who runs a business from home, I am in my apartment 24 hours a day. The proposed six-storey building will directly overlook my living space, kitchen, home office, and bedroom. I will go from a private, north-facing aspect to being on constant display. This is the absolute opposite of the lifestyle I carefully purchased.

Furthermore, my apartment's windows all face the proposed development. The building's excessive bulk and height will rob me of valuable morning sunlight, casting my home into shadow and reducing its liveability. I have not seen any accurate shadow

diagrams that demonstrate the full impact on my unit, and I question the validity of the developer's assessment given their failure to properly engage with me.



*Figure 1 My dog and I enjoying the morning sun, 19/06/24*



*Figure 2 My dog and I enjoying a sunset rainbow, 31/07/24*



*Figure 1 sunset from balcony with Centre Point tower, 03/11/24*





*Figure 2 sunset kaleidoscope of colours, 14/01/25*



*Figure 3 night lights from the balcony, while standing, 12/02/25*



Figure 4 Close-up of centre point tower with Vivid lights, 12/02/25

### **3. Excessive Bulk, Scale, and Non-Compliance**

The core of this problem is the building's unreasonable scale. The proposal has an FSR of 1.95:1, a 56% breach of the permitted 1.25:1. This overdevelopment is the direct cause of the view loss, privacy invasion, and overshadowing I will experience.

A compliant development, of a scale and height more in keeping with the existing streetscape (for example, one that respected the roofline of the existing heritage building on site), would likely mitigate these severe impacts. *I am not opposed to an aged care facility, but I am vehemently opposed to one of such excessive bulk that it fundamentally degrades my home and our neighbourhood.*

### **4. Inadequate Parking and Increased Traffic**

Parking on Larkin Street is already at capacity. As a resident, I witness daily struggles for spaces, with tradespeople and delivery drivers often forced to park illegally on footpaths, sometimes three at a time on the turning circle, sometimes they have to park

in the park itself (including City of Sydney employees servicing the park). The proposed development provides no dedicated visitor parking and is already deficient in resident parking by at least six spaces.

An aged care facility generates significant additional traffic from family visitors, carers, and health workers. To assume this demand will be absorbed into the already strained supply on Larkin Street is unrealistic and will place an intolerable burden on residents. Our own visitor parking is at 100% capacity every night. This proposal will exacerbate an already critical problem, leading to more congestion and safety issues, especially for children and families using the adjacent Larkin Street Reserve.

## **5. Failure in Community Consultation**

I confirm that the developer never contacted me prior to lodging this DA. I received no notification, letter, or request for access to my apartment to assess view loss, privacy, or sunlight impacts. I only learned of the proposal through a neighbour.

I was not invited to the community consultation in April, despite being signed up for updates and living directly across the road. The developer's reliance on drone footage and desktop studies, without any direct engagement with the most impacted residents, is a profound failure. Their view loss analysis features only one image from our building, taken from an angle that conveniently minimises the impact on the iconic Centre Point Tower view. My own basic mock-up, from my balcony, shows the view will be entirely lost. I do not trust their reports to accurately reflect the true impacts on my home.

Keep in mind, I am just a Graphic Designer, not an Architect, so this mock-up is inaccurate. I used the tree as a scale reference. I am left to do this myself because the developer has not made any assessment of this visual impact:

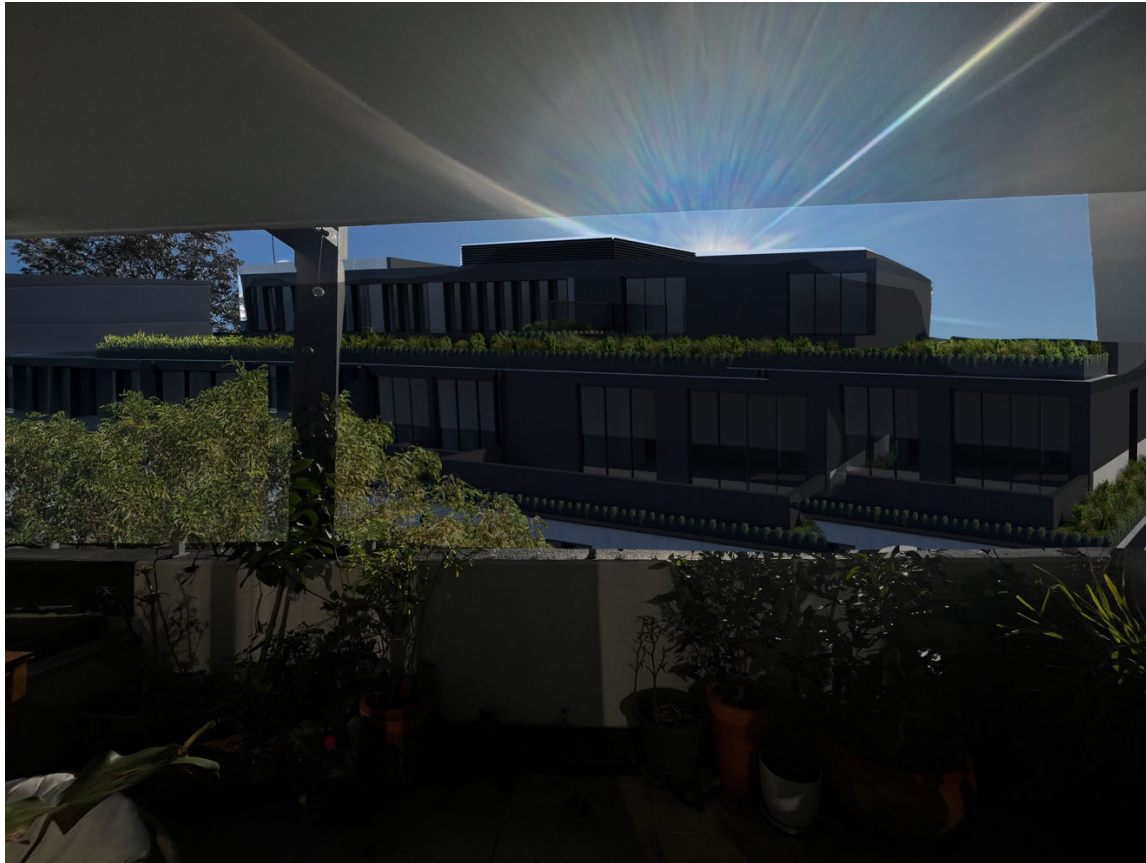




Figure 5current view from my kitchen, while standing 13/09/25



Figure 6 Current view from my balcony, while standing 13/09/25



*Figure 7 layman's mock-up of view infringement, while standing 13/09/25, taking 95% of my sun light and 100% of the view.*

## **6. Personal and Financial Impact**

This development poses a direct threat to my financial security. I accessed the housing market using First Home Buyer benefits, concessions I cannot access again. Having invested my entire inheritance and life savings into this property, I now face the prospect of my lifestyle and its value being significantly eroded by the loss of its key amenities: the view, privacy, and sunlight. I cannot simply "sell up and move"; I am trapped.

There is a profound irony that State significant development legislation, designed to help my generation access the housing market, is now being used to justify a proposal that will effectively push me out of mine. To be asked, as a millennial who has sacrificed so much to own a home, to sacrifice it again for an oversized development benefiting an older generation feels deeply unfair.

## **7. Conclusion and Request**

I am not opposed to development. I am opposed to unfairness and an unreasonable proposal that sacrifices my home. I understand the value of a home and the importance of community. Over the Christmas of 2019-2020, I fought with the RFS to save homes in the Cumbo brigade of the Central West. I used my own bare hands to save the homes of strangers from some of the worst bush fires our country has ever seen. I am now asking

for my community, through its planning system, to help save mine. I understand the need for aged care and housing supply in the city. However, it is profoundly disheartening to have to ask the planning system to protect me from a building that is, by the clear metrics of the planning rules itself, 56% too big.

This isn't just about a view; it's about fairness. It's about the principle that a person who has worked hard, sacrificed, and contributed to their community should not have their home's fundamental value and liveability destroyed by a development that refuses to play by the rules.

I respectfully request that the application be rejected in its current form. I urge the Council to require the applicant to:

1. Reduce the scale and bulk of the building to comply with the permissible FSR of 1.25:1.
2. Re-design the building to preserve the existing views and privacy for residents at 1-3 Larkin Street.
3. Provide adequate on-site parking for both residents and visitors, as required by planning controls.
4. Properly and meaningfully consult with directly affected residents.

My submission is not just an objection; it is a request for reason, for compliance, and for a fair go. Thank you for considering it.

Sincerely,

A large black rectangular redaction box covering the signature area.