

To:

Assessment Officer
Department of Planning, Housing and Infrastructure
NSW Government – Major Projects

Re: Objection to SSD-69850712 – Proposed Seniors Housing Development at 1–3 Skyline Place, Frenchs Forest

Dear Sir/Madam,

I am writing to strongly object to the proposed seniors housing development at 1–3 Skyline Place (SSD-69850712), which will significantly and negatively impact my home, privacy, and quality of life.

My home directly faces the current and future development site. Since the completion of the first building at 7 Skyline Place, my family has experienced major intrusions into our private life. The café operating there has a clear line of sight into our front yard and front-facing windows, leaving us constantly exposed. This has caused significant distress and reduced our ability to enjoy our own property in privacy.

The newly proposed buildings will only worsen this. Based on the design and scale, residents and visitors from upper levels will have a direct view of our backyard, alfresco area, and internal spaces through multiple windows. This makes it impossible for us to maintain a private home life and is a clear breach of residential amenity expectations.

In addition to privacy concerns, we are extremely worried about:

- **Noise and dust during construction**, which will directly affect our daily life, health, and wellbeing. Past developments have already caused disruption; this will only increase with another large-scale construction.
- **Traffic and parking**: Even with the current development (including the 52 units already completed), we already experience congestion and difficulty navigating Skyline Place. When over 516 units are completed (including the 52 units already completed and the 104 units currently under construction), the traffic burden will be severe. There are no provisions for adequate visitor parking, and spill-over will likely affect our street.
- **Loss of safety**: With this area no longer functioning as a business park, increased foot traffic and residential population will bring a rise in strangers passing by our

home. This raises concerns about personal and property safety, especially for children and elderly residents.

- **Pressure on public transport and infrastructure:** Increased population density will strain bus services and local amenities, further reducing liveability for existing residents.
- **Commercial space attracting non-residents:** If retail spaces are included, the area will become a destination for outside visitors, increasing risk, noise, and litter.
- **Zoning inconsistency:** This development exploits a loophole by using business-zoned land for residential towers, undermining the original SP4 zoning intent. It sets a dangerous precedent and disregards the Council's strategic vision for this area.
- **Reduced property value:** The negative changes in privacy, traffic, and livability could reduce the market value of our home.

Most of all, the psychological stress from having our home exposed and overlooked—both front and back—is something we never agreed to when choosing this neighbourhood. We feel helpless and vulnerable in our own home, and this is unacceptable.

For these reasons, I urge the Department to reject the proposed development in its current form.

Thank you for considering my submission.

Sincerely,

Giovanni Grandinetti

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