

***Brian Larkin***

68 Victoria Street, McMahon's Point, NSW 2060

E-Mail: [brianl@larkinlife.com.au](mailto:brianl@larkinlife.com.au)

Mobile: 0408-211-566

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9 September 2026

Secretary of the Department of Planning, Housing and Infrastructure

Dear Madam

**Re: SSD-88702457- Development Mackenzie St, Lavender Bay**

I am neither an architect nor town planner, however I have studied the documents within this application and am aware of the need to increase housing. Whilst some aspects of the development are an improvement on the present site usage, I must unfortunately **OBJECT** to it on the following grounds:

The **inclusion of a 20-storey tower** will have negative effects, namely:

- 1) **View Loss** - from both public & private domains. The application states that this is mostly 'sky', but sky is so important to avoid a crowded-in feeling to the area.
- 2) **Visual Effect** - the application claims, based on the proposed 30 storey Zurich building redevelopment behind it, that the 20-storey tower is part of a visual grading downwards from the North Sydney CBD to the harbour. But now the Zurich development is only 15 storeys, this tower will stick out like a 'sore thumb'.
- 3) **Inappropriate Bulk** – causing significant overshadowing of the neighbourhood.
- 4) **Establishment of Precedent** - the railway provides a natural boundary between the high rise of North Sydney CBD and the much lower buildings of Lavender Bay & McMahon's Point. Once this is breached by a high rise tower it will be used as a precedent for more.
- 5) **Change to Urban Character** - a 20-storey tower will significantly alter the urban character of the area
- 6) **Alternative Suggestion** - a lower, 7 or 8, storey tower would balance out the 7 storey co-living extension at the other end of the site and be more appropriate.

Yours sincerely

*Brian Larkin*