

Unit 60X/1-3 Larkin St  
CAMPERDOWN, NSW 2050

8 October 2025

**Forest Lodge Integrated Seniors Living Development  
2-32 Junction Street, Forest Lodge  
Application number: SSD-75493483**

Dear Sir/Madam,

As the owner-occupiers of Unit 60X, 1-3 Larkin St, we are writing to you to express our strong concerns with the proposed development at 2-32 Junction Street. Whilst we fully expect this site to be developed and are in favour of a development of reasonable scale, we are firmly opposed to the proposal under exhibition for the reasons outlined below.

**Scale and bulk of the building**

The scale of the proposed development is simply not adapted to the neighborhood. The buildings are too big and would significantly change the look and feel, and landscape of the surrounding streets and of Larkin Reserve. The buildings would impose upon the public domain of Larkin Reserve, the laneway access to Pyrmont Bridge Rd and the private lives of surrounding buildings. In particular, Larkin reserve is today used by neighbourhood residents to enjoy some greenery and sunshine in a very green environment. With the proposed building, Larkin Reserve would lose a lot of its charm and sunlight.

As owners of a unit that would be severely impacted by the development, we wondered if we could be overreacting to the proposal. However, the numbers speak for themselves: the development has a proposed FSR of 1.95:1, which is almost double what is allowed under the current zoning, and is still 56% greater than what is allowed under the Housing SEPP.

This clearly shows how inappropriate the scale of the development is. As the Department would know, the City of Sydney rejected previous applications with lower FSR on the grounds that it too significantly impacted neighbourhood properties and Larkin Reserve. For the same reasons, City of Sydney rejected a rezoning of the site to a 1.75:1 FSR, citing impacts to amenities, overshadowing and solar access. As non-property specialists, it is baffling to us that the current proposal is now for an even bigger development. The concerns have not changed, and if anything they are exacerbated by the current proposal. We struggle to understand how this proposal can even be put forward as it is so dismissive of prior concerns that have been raised and validated through appropriate processes and by the City of Sydney.

The blatant breach of the FSR has flow-on impacts that are of high-concern to us, including the following.

### **Loss of iconic views and privacy**

We bought our home mostly for the unobstructed view of the city skyline we have in our living area. When people visit us and as they go up the stairs, this is the first thing they mention, how spectacular the view is.

*View from the top of our stairs, entering the living area*



*View from our balcony*



We never get tired of looking at the view and enjoy immensely having our breakfast on our balcony every morning admiring the city skyline and hosting BBQs in summer to share it with friends. Another highlight for us is watching the regular Sydney Harbour firework displays from our living room and balcony.

The proposed development would stop this. The visual assessment impact report conveniently positioned its drone from the corner of the building where some views would be retained, hard to say for how many if any residences. From their biased approach they conclude the impact would be 'a minor loss of view and sharing of views, which is not considered to be significant'. This is deceiving. The reality is the proposed building sits squarely between our building and the city. **We, and all others we know of, would lose all views of the city** and be staring at other people's homes instead. This is devastating to us and it has been keeping us awake at night.

We don't really understand why we would have to lose this view so that someone else can have it? This seems really unfair and unreasonable. It would negatively impact our lives and the value of our property which is our biggest asset. We worked really hard to afford this place in Sydney and its value may now be diminished so that a developer can build beyond a reasonable size just in front of us.

We also note that the visual impact assessment report states that our building is higher than the proposed development. This is not the case from any of the plans furnished in other reports. We also note that due to the high ceilings of the apartments on the top floor of our building, the top of our building does not represent the impact on our views.

We understand the need for more housing and for senior living, and we support the use of this site for that. But we cannot support a development which would have such a big impact on our and others daily lives, and the enjoyment of our home when a smaller scale development could achieve the housing needs without such disproportionate impacts on the community.

### **Parking and traffic**

The proposal will also have a negative impact on on-street parking and local traffic. The current proposal is already short of 6 car parks according to the legislation, and in our view, it is a highly underestimated shortage. There are **not enough car parks for the staff** which would be on-site (for the residential care facility but also for all on-site services such as a cafe, a hair-salon, etc.), but more importantly there is **no visitor parking**.

This seems to be an aberration for senior living housing. Residents will have family and friends visiting, but more importantly we can expect a high level of visitors relating to health care (e.g. nurses) and services (e.g. cleaners, meals delivery) coming to the premises on a daily basis. These people drive cars, they do not catch public transport. The surrounding streets (Junction, Larkin, Short) do not have the capacity to accommodate more cars trying to park. It is already a struggle for our family and friends to park when they come to visit us.

In regards to traffic, Larkin street is a narrow street and a cul-de-sac with limited on-street parking on one side. Two cars cannot cross each other. It requires one of the cars to pull

over. This is already an issue that can quickly escalate once a few cars are involved and can cause a **small but dangerous queue of traffic on Parramatta road waiting to turn on to Larkin St.** This would quickly become unmanageable with the staff and visitor vehicles from the proposed development.

The traffic report is quick to affirm that the development would lead to a reduction in traffic. This is a gross misrepresentation of reality. It may be the case that on Junction Street, there would be less 'peak-hour' traffic, though from what we can see from our balcony, this is a non-issue. Workers arrive between 7am and 9am and leave between 4pm and 6pm, there is never a traffic jam. The traffic report presented by the developer failed to assess the impact on Larkin street. As it is currently proposed, waste collection would be done via Larkin street. This does not pose an issue to us. However, the use of the Larkin Street entrance for service vehicles would be an issue. Larkin street is very narrow, and already at capacity. Having service vehicles, including trucks using the street would significantly impact the quality of living for pedestrians and residents. The proposed development includes a loading dock and a turntable for trucks. This seems highly inappropriate for a residential street at the end of a cul-de sac and is concerning.

The fact that none of these points are addressed in the traffic and parking reports shows at best a lack of understanding on the impact of such a development on the community and at worst a deliberate choice not to address the elephant in the room (or more exactly the trucks in a cul-de-sac).

Whilst with a more appropriate scale for the development (and visitor parking) parking issues would be lessened, the use of Larkin street for frequent services would create chaos (with the exception of waste collection). This could be solved by only having residential units and not a residential care facility requiring a loading dock. We note that the 'solution' is not to shift the access to Junction Street. Junction street is not equipped either in our view to have service vehicles accessing it at the volumes that could be anticipated.

### **Solar access and overshadowing**

Reading through the documentation we found that the presented reports fail to properly assess the impact of the development on solar access and overshadowing of our building. There are some statements saying it should be fine, but no proper diagram or explanation to show what it would do to the lower levels of the building.

Again the scale of the proposed building, and especially Building A for its impact on 1-3 Larkin Street is the issue. With a FSR in line with the legislation, the building would be less bulky and less high, leading to more appropriate solar access and less overshadowing.

### **Impact to trees and greenery**

The arboricultural impact assessment concludes that no trees on our side of the fence would be impacted by the development. We struggle to understand how this is possible. With the lack of set-back in the proposal, some trees would at least need to be scaled back. This will further impact the loss of privacy at the lower levels of the building.

## **Community engagement and clarity of information**

When we read through the various reports, it seems that community engagement was front of mind for the developer and undertaken appropriately. This is not the case, it feels to us that it was merely a tick-the-box exercise. We have been anxious for any information or consultation and have registered our interest on NSW Major Projects in December 2024 and didn't hear anything until now.

We expressed our initial concerns in the survey that was sent in December but never heard anything back. No results of the survey, no further engagements. The first we heard about the April community meeting was through the exhibition documentation... We thought maybe we missed the notice in the letter box, but none of the owners in the building we talked to were aware either...No sign was put on our building door. Similarly, we were not made aware of the new gate on Larkin Street until building commenced earlier this year. We note the gate isn't used by the current occupiers, so our assumption is it was built for the proposed development. We are concerned that it is part of efforts to get the proposal approved through deception.

As for the visual impact of the proposal, no one contacted us. We would have happily let them take photos from our unit so that they could properly assess the visual impact of the development.

Going through the documentation, and as outlined above, it's clear that a lot of reports omitted crucial parts of the analysis (such as traffic impact on Larkin Street) or were misleading (such as the visual impact assessment) and that efforts are being actively made to attain development approval without decision makers being fully aware of the outcomes it would have.

All we have been left with is 46 reports written by professionals for professionals and 28 days to respond. Whilst we have done our best to make sense of the information and engaged a town planner on behalf of the Owner's Corporation, we have really felt the imbalance of power. This has been quite upsetting for us and has brought high levels of anxiety.

## **Conclusion**

We summarise below the main points of our submission:

- The height, bulk and scale of the proposed development is unreasonable. It has a FSR much higher than all previous proposals that were rejected for impacting the community too much.
- The proposed development would mean we and our neighbours would entirely lose our view of the Sydney city skyline, including iconic views such as Centre Point tower and Barangaroo from our living room which is the main feature of our and other upper-level apartments. This is unreasonable.
- The proposed development contemplates using an entry to/from Larkin St for service vehicles where, as of today, no traffic from the site is currently routed through Larkin St (for good reasons). Larkin street is a narrow cul-de-sac already at capacity with a single exit/entrance at Parramatta Rd that means cars can't easily enter while a car is waiting to exit. It would be unreasonable to use Larkin Street for anything but waste

collection. This would be too disruptive to residents and troublesome for users of Parramatta Road.

- The proposed development does not have enough car parks for its residents and has no visitor car park. This is not acceptable for a senior living facility with an expected high number of daily visitors (health professionals, service industry). There are not enough on-street car parks in surrounding streets to accommodate this. It would add to traffic issues including the traffic caused by those searching for a carpark.