

9 October 2025

**Re: Objection to Proposed Development: Forest Lodge Integrated Seniors Living -  
Application Number SSD-75493483**

To whom it may concern

I am writing to object to the proposed development opposite my home on Larkin Street in Camperdown. I live directly opposite the proposed development site at 406/1-3 Larkin Street, and I am deeply concerned about the scale, design, and impact of this proposal on my home, my street, and our community. Below is a summary of my concerns:

**1. Bulk and Scale**

The proposed FSR of 1.95:1 is about 56% larger than the maximum 1.25:1 permitted under planning rules. This makes the building far too big for the site and entirely out of scale with the surrounding area. The streetscape of Forest Lodge - particularly around the conservation area side of Station Street - is characterised by smaller, more proportionate buildings that complement the heritage feel of the area.

This proposal will dominate the street, overshadow neighbouring homes, and completely change the look and feel of Larkin Street. The bulk and massing are simply unreasonable for a site of this size.

**2. Loss of Views**

From my apartment, I currently enjoy clear, views of the Sydney CBD and Barangaroo skyline. These views are an important part of my daily life - I see the city lights each evening from my living room and balcony, and they bring a sense of openness and connection to the wider city.

The proposed building, which exceeds height and FSR limits, would block these views entirely, both reducing the enjoyment of my residence and it's value. The developer never contacted me or sought access to assess the visual impact from my property before lodging the DA, so their reports do not accurately reflect what will be lost.

The loss of these views is not minor - it is total - and because the development breaches key planning controls, this loss cannot be considered reasonable.

I also believe this development will block public views of the skyline from Larkin Street Reserve and surrounding footpaths. These are important community spaces where locals enjoy open vistas of the city. Any reduction in those views would significantly diminish the amenity of these public areas.



*The above images show the existing view from my balcony, which has an abundance of natural light and clear city skyline views, which will be completely obscured by the proposed development*





*These are the city skyline views I currently enjoy from my living room which will be completely obscured by the proposed development*

### **3. Sunlight and Overshadowing**

The proposed building's size will also result in significant loss of sunlight — both to my apartment and to Larkin Street Reserve. In winter, I currently enjoy direct morning sunlight that

brightens my living area, but the new structure will block much of this light. Reduced sunlight will make my home colder and darker, and it will also affect how much light reaches the park, which is well-used by local residents.

Again, this problem stems from the building's excessive bulk and height. A reduction in scale would help to preserve sunlight access for both residents and the community.



*Larkin Street Reserve (shown above) is the only green space serving the immediate large number of existing residential units, and will be significantly overshadowed by the proposed development.*

#### **4. Privacy, Noise and Amenity**

The proposed development will overlook my home, reducing my privacy considerably. I will lose the sense of seclusion and comfort I currently enjoy, with windows from new apartments directly facing mine. In addition, more service vehicles, garbage trucks, and deliveries using Larkin Street will increase noise, traffic, and safety risks right outside my home and the park.

This will have a direct and daily impact on my quality of life - from the noise of reversing trucks early in the morning to the constant congestion caused by parked service vehicles on an already narrow street.



## 5. Parking

The proposed building does not provide anywhere near enough parking for its size. It is already short by at least six resident spaces and provides no visitor parking at all. As someone who lives on Larkin Street, I can say firsthand that parking here is already under extreme pressure.

It's already difficult for residents, visitors, and tradespeople to find a parking spot, and my own visitors often must park several streets away because there are never any available spaces on Larkin Street. On several occasions, I've had to park my own car in neighbouring streets just to make space for a tradesperson to access my property. With no dedicated visitor parking in the proposed development, the extra demand from residents' families, carers, health workers, and delivery vehicles will inevitably spill into Larkin Street - making an already difficult situation much worse.

This shortfall in parking reflects the building's excessive bulk and scale. The number of apartments clearly exceeds what the site can reasonably accommodate. If the development were reduced in size to comply with both resident and visitor parking requirements, it would also bring it closer to the allowable floor space ratio (FSR) and reduce its overall impact on the neighbourhood.

## 6. Traffic access

Larkin Street is very narrow, and with the existing street parking along one side, the majority of the street has room for only one car to pass at a time, often causing congestion during busy times of day.

Navigating turning left into Larkin Street from Paramatta road is at times difficult and dangerous due to the single-lane nature of the street, and congestion caused by cars parked close to the corner outside Stiletto's, and traffic trying to enter Paramatta road from the opposite direction. This will only be worsened through the addition of additional traffic accessing the proposed development site.



*The above image shows the narrow width of the street which makes it difficult to navigate when multiple cars are trying to enter or leave the properties towards the bottom end of the street, and also entering and exiting Paramatta Road at the top of the street.*

## **7. Community Engagement Failures**

The developer has not engaged properly with residents. At no stage did they contact me to discuss the proposal or to inspect my apartment to assess view loss or sunlight impacts. It appears they relied on drone imagery and desktop analysis rather than real-life observation. This makes me question the accuracy of their reports and whether the full extent of the impacts on neighbouring residents has been honestly represented.

I feel disappointed and excluded from a process that directly affects my home and my enjoyment of it.

## **Conclusion**

This development, in its current form, is FAR too large, too high, and too intrusive for this site. It breaches key planning controls for FSR and height, provides inadequate parking, and will severely impact neighbouring residents' views, privacy, sunlight, and amenity. Amenities in the area are already under significant strain, and this development will only add to the problems.

I respectfully request that Council refuse this application in its current form. A smaller, more appropriately scaled development that complies with planning controls and includes adequate parking would be far more suitable for this location.

Thank you for considering my submission.

Kind regards,

**Jess Burvill**

[Jess.burvill@gmail.com](mailto:Jess.burvill@gmail.com)

0477 174 718