

Objection to planning proposal SSD-75493483 (2-32 Junction Street, Forest Lodge)

Apt 604, 1-3 Larkin Street Camperdown NSW 2050

October 5th 2025

It is my belief that the proposal represents an excessive overdevelopment of the site, especially in consideration to the nature of the existing site and streets.

Existing traffic flow and parking along Larkin Street are already pushed to capacity. This has been highlighted by the relatively recent arrival of Saap Auto expanding their existing business (on the adjacent road, 72 Sparkes Street) to include 12-14 Larkin Street. All existing timed parking is essentially constantly occupied. The council city rangers who've I've spoken to can attest to this.

This is combined with the fact that since Larkin street only has space for a single lane of traffic, vehicle flow is already congested as traffic needs to constantly give way to oncoming vehicles in both directions. The council rubbish trucks already have issues navigating this street, sometimes having to try and reverse down it.

These issues would thus be greatly compounded by the additional load on the road placed by the proposed development, especially with all the service vehicles required for the daily operations of such a facility, and the plan's insufficient on-site resident, worker, and visitor parking due to overdevelopment.

There is already a diminishing amount of green space in this area, and the bulk and scale of the development will result in the overshadowing, boxing in, and loss of light to the existing native trees along the fence line along the pathway from Larkin St to Bridge Rd. This includes potential damage, undermining of roots, and loss of these trees due to the excessive development providing insufficient buffering to these green spaces, including the existing Larkin Street Park, especially considering the scale and depth of the underground works required in the DA.

The scale of the proposal is far in excess of the recommendations for the site, and would overwhelm the current infrastructure, and scale of the existing original buildings in the vicinity of Junction Street. The design would represent a monolithic lump between the apartment's living space and balcony and the existing view of the traditional Sydney houses and the city beyond. (see accompanying photos).

This is exacerbated by the overlook from the development and its outer spaces directly into our primary living spaces and balconies. It would combine with an exponential increase of noise, fumes, and pollution due to the constant movement of service trucks, running commercial air-conditioning units, a constant flow of visitors and staff, and an industrial-level of facility operations.

This development is not just for a set of quiet apartments. As such, it would greatly negatively impact the daily life, enjoyment, and peacefulness of this apartment and the immediate area.

At no point was there any consultation from the developer as to the effect of their proposed development on the views from this property, nor the potential for overlook, nor effects on the community. There were no physically posted signs indicating intension of development on the bordering fence line to Larkin street (whereas previous applications to change the hours of operation of the existing business using the site were posted to the adjoining fence).

The developer posted a last-minute letterbox drop with notice of the DA just before Christmas as people were away/busy with the pending holidays. The QR code provided to register for updates did not work, and the listed website merely showed a web-provider message that the website had been 'parked' (ie registered but not in active use – see accompanying screenshot). I contacted Sydney Planning (with the SP number) and advised them of the issues, and eventually managed to track down a developer contact email address to register with. I then did not receive any further contact until a couple of weeks ago where sudden notification of the immediate pending deadline for submissions was sent.

I have the distinct feeling the developer has done their best to delay/avoid notifying or consulting with the surrounding properties, and thus reduce the potential for objections. At no point has any consultation as to the effects of this development been sought. I feel they are underplaying the adverse effects of such a development to the area. I believe the developer's primary concern is to maximise financial returns by overdeveloping the site to the detriment of the local area and its community.