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Resident
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Lane Cove NSW 2066
Australia

13 April 2026

NSW Department of Planning, Housing and Infrastructure
GPO Box 39
Sydney NSW 2001

OBJECTION: SSD-87925706 300 Burns Bay Road, Lane Cove

I write as the owner / resident of Unit 2304, 280-288 Burns Bay Road, Lane Cove — a high-floor apartment in the Hughes Park Precinct with direct aspect to the lake and surrounding landscape and wish to register my strongest possible objection to the proposed development at 300 Burns Bay Road by developer Level 33.

My most immediate and deeply personal concern is the catastrophic loss of light, ventilation and aspect this development would inflict upon my home and my family. The views from my apartment, across to the water, the surrounding bushland and the open sky, are not a luxury, they are fundamental to the liveability and wellbeing of everyone who lives here. A tower of up to 15 storeys and 51.5 metres will brutally sever those views, cast our living areas into shadow for significant portions of the day for large portions of the year, and destroy the natural cross-ventilation that makes our home comfortable and healthy.

Photographs attached to this submission illustrate the existing outlook that will be lost, an outlook that simply cannot be restored if this development is allowed to proceed. I am equally outraged by the total disregard this proposal shows for the established planning framework that governs this precinct.

Every building surrounding 300 Burns Bay Road was constructed in compliance with Lane Cove Council's height controls of 21 metres — roughly six to seven storeys. Those controls exist for good reason: to protect the character, amenity and harmony of the neighbourhood. The fact that both the Council and the NSW Government Architect declined to support the developer's earlier designs

speaks volumes. The decision to pursue the State Significant Development pathway appears to be a deliberate attempt to bypass the very planning controls that protect existing residents, and I find that deeply alarming.

Having spent 48 years of my working career in major Housing and Construction, I am familiar with planning processes of councils across NSW and QLD. This is not how quality planning in a functioning community should work.

What is being proposed is nothing short of gross overdevelopment driven by developer greed and profit rather than any genuine regard for the community. Level 33 initially approached precinct residents with a proposal of eight storeys. When that was rejected, they did not seek compromise, they escalated to a tower of up to 15 storeys with 225 dwellings. This pattern of behaviour reveals a developer that is solely motivated by maximising yield on its investment, regardless of the loss to the people already living here. The rezoning being sought, to lift height controls to 51.5 metres on the last remaining developable site in this precinct, would permanently and irreversibly alter the character of the entire neighbourhood for the benefit of one private developer.

Additionally, when I purchased this home for my family, I did so on the understanding of the Lane Cove Council Development Guidelines and subsequently believed my asset would be protected. The proposed development will have a significant detrimental impact on the value of my property (and that of all other owners) - who compensates us for this? I note the new owners of the proposed development would then be the beneficiaries of these views and lifestyle benefits which we stand to lose.

My family chose to make our home here because of the quality of the environment — the light, the air, the outlook, the sense of a well-planned and liveable community. This development would take all of that away and we are not alone. The hundreds of residents across the seven residential complexes surrounding this site face the same prospect: diminished light, lost views, reduced property values, increased traffic and parking congestion, and an overwhelmed local infrastructure that is already under considerable strain. The photographs I have attached show the current character of our neighbourhood and the outlook that will be permanently destroyed.

Finally, Having been diagnosed with Cancer, I purchased this property as it was close to my treatment at Royal North Shore Hospital. The proposed demolition and construction of the proposed development would have a significant detrimental impact on my health through the creation of dust and noise in addition to the other impacts outlined above.

I urge the Department to refuse this application in its current form. No amount of affordable housing bonuses or planning pathway manoeuvrings can justify the permanent damage this proposal would do to the hundreds of families who already call this precinct home. If development of 300 Burns Bay Road is to proceed, it must comply with the existing Council controls, the same controls every other building in this precinct was required to meet.

I respectfully, but firmly, request that this objection be given full and proper consideration, and that my family and all other affected precinct residents are afforded the meaningful consultation this proposal demands.

Yours faithfully,



Robert Borg

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Plan of Unit 2304, 280-288 Burns Bay Road which illustrates views to Lane Cove River and Burns Bay, natural light, ventilation and amenity currently enjoyed under planning laws which govern the area; all of which would be permanently destroyed by SSD-87925706 as proposed.

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