

April 17th 2026

Dear Sir/Madam,

RE: 300 BURNS BAY ROAD, LANE COVE NSW 2066

This is to be 15 storeys high: first of all, I would like to point out that Buckingham Palace, the greater part of the Palace, is a mere 4 storeys in height. These are substantial storeys of course, but nevertheless, no more than 4 storeys.

The Palace is surrounded by spacious Royal Parks, to give it balance and dignity in its setting.

No thought whatever has been given to the architectural requirements of 300 Burns Bay Road, nearly 4 times the height of Buckingham Palace, set down in a quiet residential area, and on external appearances, it has an excrescences bulging out over the surroundings giving it the appearance of being at least 4 times the volume of the Buckingham Palace, with no surrounding space at all to give it balance and grace, encroaching on all existing natural boundaries it would appear.

Its gross disproportion to its surroundings, a prized peaceful residential area, which is so unusually arresting, gently sloping as it does down to its riverside location that it is a tourist attraction, visually devastates not only the entire area, but will also visually devastate surrounding properties, such as 288 Burns Bay Road, by losing views, shadowing, diminished light, and the other problems that will come with it.

In all probability other surrounding properties will be affected too, undoubtedly by prolonged noise pollution at least. Quite how far away these effects would be experienced is as yet unclear, but would become clear with time

This project must be estimated to be of monumental profitability to the developers judging by the unseemly haste with which this is being pushed through.

It is not only the unseemly haste itself which is deeply suspicious, but combined with the timing in a holiday period virtually confirms the likelihood of the failure to be able to respond as they would have wanted, of those likely to be seriously concerned by this hideous proposal.

This could only have been decided so cunningly, by those eager to push through this proposal, well aware of the horrified response which this hideous proposal would evoke.

Is there no legislation requiring adequate time for public scrutiny of such proposals? Is there no legislation requiring that the timing of public scrutiny for such proposals falls outside major holiday periods?

It can only be concluded that there has been a very deliberate sabotage of public opinion, attempting to make the impossible – this project, possible.

It seems quite probable though that everyone, everyone concerned, may lose if this goes ahead – the developers, the politicians, and all of the general public with whatever degree of involvement.

Those living within the precise precinct will lose in the most devastating way. They will not want to live with a monstrosity. They will be facing financial ruin because of the massive devaluation of their properties, which will inevitably follow, leaving them with nowhere affordable to retreat to, leaving them in an impossible situation. They will be living then, trapped by the monstrosity.

They will be suffering depression and disorientation having lost their familiar home. The psychological consequences will be severe.

Investors in this area may face bankruptcy

No one will benefit from this. Even potential new residents, if any, will be hated on all sides as they will be seen as colluding with the much hated originators of this project, and therefore equally responsible for what has taken place.

Will anyone actually move into it? Who would want to move into a monstrosity? A Chernobyl which has been dropped down in the midst of normalcy, people's home environment.

Only a grossly insensitive, or perhaps a very desperate breed, would consider taking up residence there, which in itself would further detract from that locale.

Or perhaps no one will want to live in a monstrosity, which is obviously despoiling everything around it. It may remain empty, or virtually so, and therefore defeat the original purpose of providing housing – bankrupting the developers, and publically, morally bankrupting the politicians behind this.

Any politician known to be behind this will have to endure the wrath of the people, and will certainly lose any kudos that might have been expected to have eventuated from this, through putting their political goals before a sensitive appraisal **of** the proposal, or simply not caring, which seems quite probable.

It must be quite obvious to all involved that this is going to be a horrifying prospect to all of the very many directly involved, as well as to any sensible person made aware of this project

The centrality and the overwhelming size of this monstrosity alone visually destroys the area, but there are multiple other destructive factors.

Traffic may bank up within the area, and come to a standstill. Burns Bay Road is a major thoroughfare, and this will only become more congested with time, (without the arrival of 300 more cars from 300 Burns Bay Road), and the current traffic lights exiting this area allow only a few vehicles through at a time, and that will not change. Concessions will not be possible for one unimportant minor side road.

What could happen if building began and numerous trucks begin rumbling in is unimaginable. Would it ever be possible to come back again, having left, or would it ever be possible to leave in the first place?

The noise pollution from such a building would also be unimaginable, and very widespread. Is it possible to estimate the length of time to build such a building, given the inherent difficulties at such a site? From my observations of much smaller but nevertheless large building sites, my estimate, on the basis of my observations would be years.

Similarly, air pollution will also be widespread and would continue for the same time.

Adjacent properties will also suffer visual destruction, including an offensive sight replacing the previous pleasant scene, loss of views, possible shadowing, and loss of light.

No one will benefit from this. Even potential new residents will lose, as they will be hated on all sides, as they will be seen as colluding with those responsible, and therefore equally responsible themselves.

Will anyone actually want to move into it? Who would want to move into a monstrosity? A grossly insensitive, or perhaps, a very desperate breed only, not desirable in that locale. Or perhaps no one will move into a monstrosity?

It may remain empty, or virtually empty. and so defeat the original purpose of providing housing, and simultaneously, bankrupt the developers and publically morally bankrupt the responsible politicians even further.

Any politicians involved and responsible will have to endure the wrath of the people, and will have to forgo the expected kudos of providing housing, having failed to provide that housing.

If it does become a gigantic mistake, and no decent person wants to move into a monstrosity, and bankruptcy follows, whose responsibility is it then to remove the monster? When there is existing bankruptcy already, what would be the cost for removal, or would it remain Chernobyl- like, a continuing blight on society.

Everybody loses. Sydney loses a choice and highly valued residential area forever.

It will become a Sydney horror storey instead, if this goes ahead.

Yours sincerely,

A Very Concerned Citizen

Christina Salter

