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To: Major Projects

The Assessing Officer

NSW Department of Planning, Housing and Infrastructure

Re: Objection to SSD-87925706 – 300 Burns Bay Road, Lane Cove NSW 2066

I am a long-term resident of Lane Cove and I am writing to formally object to the State Significant Development (SSD-87925706) proposal for the demolition of existing structures and construction of three residential flat buildings at 300 Burns Bay Road, Lane Cove.

After reviewing the documentation available on the NSW Planning Portal, I have significant concerns regarding the appropriateness, impacts, and assessment pathway of this proposal. My objections are outlined below.

1. Scale and Density Inappropriate for the Site

The proposed development represents a scale and density that is excessive relative to the physical constraints of the site and the surrounding low- to medium-density residential context. The height, bulk, and intensity of the proposal appear inconsistent with the established character of the immediate area and exceed what would reasonably be expected under local planning controls.

2. Impacts on Traffic and Local Road Congestion

Burns Bay Road and the surrounding local streets already experience substantial congestion, particularly during peak periods. The proposal will significantly increase vehicle movements, exacerbating existing bottlenecks and creating additional safety risks for pedestrians, cyclists, and local residents. The traffic impacts have not been adequately addressed or mitigated.

3. Impacts on Amenity (Noise, Overshadowing, Livability)

The scale of the proposed buildings will result in increased overshadowing, reduced privacy, and greater noise impacts for neighbouring properties. These changes will materially diminish the amenity and livability of the surrounding community. The proposal does not demonstrate that it can achieve an acceptable level of residential amenity for both existing and future residents.

4. Impact on Local Character and Suitability Within the Area

Lane Cove has a distinct character defined by its green spaces, human-scale built form, and cohesive neighbourhood identity. The proposed development is inconsistent with this character and risks setting a precedent for further overdevelopment. The proposal does not appropriately respond to the local context or the expectations of the community.

5. Concerns About the SSD/Housing Diversity Assessment Pathway

The use of the SSD/HDA pathway appears to override or diminish the role of local planning controls, including the Lane Cove Local Environmental Plan and Development Control Plan. This undermines the ability of local planning frameworks to guide development in a way that reflects community expectations and local conditions.

6. Lane Cove Already Contributing Significantly to Housing Supply

Lane Cove has delivered a substantial proportion of new housing in recent years and continues to exceed its housing targets. It is unreasonable to impose additional large-scale developments without proper regard for infrastructure capacity, environmental constraints, and cumulative impacts on the community.

7. Concern That Community Views Are Not Being Properly Considered

There is a growing perception among residents that community feedback is being sidelined in favour of accelerated development pathways. Meaningful engagement requires that local

concerns be genuinely considered and reflected in the assessment process, not treated as a procedural formality.

8. Request for Assessment Based on Local Planning Controls

I strongly request that this proposal be assessed rigorously against the Lane Cove LEP, DCP, and other relevant local planning instruments. These controls exist to ensure development is appropriate, sustainable, and aligned with community expectations.

9. Request That Community Feedback Be Genuinely Heard

I urge the Department to ensure that community submissions are given proper weight in the assessment process. The long-term character, amenity, and livability of Lane Cove depend on planning decisions that respect both local context and community input. Putting a monstrosity of that scale in this area will certainly diminish the quality of living in this area.

Conclusion

For the reasons outlined above, I respectfully request that the Department reject the proposal in its current form or require substantial amendments to address the issues raised.

Thank you for considering my submission.

Yours sincerely,

Tania Frost

Lane Cove Resident / Property Owner