

# MATTHEW PULLINGER ARCHITECT

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## **CONCURRENT REZONING AND STATE SIGNIFICANT DEVELOPMENT APPLICATION - 300 BURNS BAY ROAD, LANE COVE**

Attention:

Ms Kiersten Fishburn

Secretary

Department of Planning, Housing and Infrastructure

4 Parramatta Square, 12 Darcy Street

PARRAMATTA NSW 2150

Dear Ms Fishburn,

This letter is offered in support of the urban design and architectural proposal prepared to accompany a State Significant Development Application (SSDA) and concurrent rezoning for land at 300 Burns Bay Road, Lane Cove. The site is controlled by Lane Cove Developments No.1 Pty Ltd, the project proponent.

I was formally engaged by the proponent on 09 October 2025, and from this date have periodically reviewed the detailed urban design and architectural proposal, which positively responds to the intrinsic qualities of the site, its context and the immediate character of this part of Lane Cove.

The developed architectural scheme seeks approval for a concurrent rezoning and SSDA, consistent with the site's declaration within the Housing Delivery Authority (HDA) planning pathway on 26 May 2025. This pathway has been established to identify high-yielding housing proposals capable of accelerated assessment and construction timeframes, the objective being to lift the quantum, quality and affordability of housing within strategically located urban areas of NSW.

Since my involvement, I have been briefed by the proponent's design team - led by PBD Architects - and as independent peer reviewer, I have formed an opinion of the merits of the site planning strategies, urban design response and detailed architectural design.

In summary, I am satisfied that the final proposal represents a high quality urban renewal that meaningfully responds to the character of this part of Lane Cove and serves the community well by virtue of the proposal meeting various strategic and site specific planning objectives. Of particular relevance is the significant component of affordable housing to be provided.

### **Strategic Planning Merit**

The subject site is approximately 7,595sqm in area and situated on land zoned R4 High Density Residential close to the Lane Cove River and the natural amenity of Linley Point and Burns Bay. The site is well-served by public transport and close to extensive public open space, and for this reason has strategic value consistent with the objectives identified by the HDA.

The site currently benefits from the following development standards for building height and density.

#### ***Lane Cove LEP 2009***

*FSR:* 2.0:1  
*Height of Building:* 21m

The site's HDA declaration presents an opportunity - primarily through the concurrent rezoning process - to identify and secure additional development capacity the site might reasonably accommodate. The detailed design proposal that has been prepared in response to the site's strategic merit results in the following development standards.

#### ***HDA planning pathway - as proposed***

*FSR:* 3.22:1  
*Height of Building:* 54.5m (maximum)

The detailed design solution provides for 225 residential apartments, of which 34 apartments are being provided as affordable housing for a period of 15 years.

### **Site Specific Merit**

As well as a strong alignment with the strategic planning policy settings for lifting housing supply, the site exhibits site specific merits, which have been carefully studied and have influenced the final form, scale and arrangement of the proposed building.

#### ***Concise Analysis of Existing Urban Character***

The character of this part of Lane Cove is distinctive and offers high levels of natural landscape amenity, including the following attributes:

- \_ The local urban structure is a clear pattern of high density housing set in a strong bushland setting, close to the Lane Cove River and associated open space network.
- \_ The site is long and narrow (approximately 200m x 40m), running east-west, generally following the existing site contours.
- \_ The underlying topography generally presents steeply sloping riparian foreshore, falling to the south towards the river.
- \_ The site has historically been benched, and currently accommodates a part two-, part four-storey commercial office building, on grade parking and remnant bushland to the east.
- \_ The broader landscape setting is a defining aspect of this part of Lane Cove's character, whereby the Linley Point peninsula pushes south into a meander in the Lane Cove River and is set in strong remnant bushland. The site has immediate access to this natural and open space landscape, and to the river beyond.
- \_ The immediate street pattern departs from the conventional urban grid and is strongly influenced by the steep topography, following the site contours. Burns Bay Road is the most important nearby street and it establishes the primary urban structure.
- \_ Existing, higher density, neighbouring residential development establishes the urban character, and nearby buildings adopt larger footprints and include a variety of heights between five and eight storeys.
- \_ The site has limited street address and is largely hidden in its landscape setting.

These characteristics and positive urban qualities all provide strong urban design cues for the subject proposal.

### ***A Contextually Responsive Design Approach***

To this end, I am satisfied the site planning strategies, building envelope and general building configuration demonstrate a close alignment with the positive urban and landscape characteristics of Lane Cove. This is a well-resolved development proposal that establishes a good fit for the site and its context.

The scale and form of the proposal adopts a linear, east-west, siting and breaks this into three equivalent modules derived from the scale of the neighbouring building at 300A Burns Bay Road, which serves to strongly anchor the proposal in its setting. The longer, linear form is strongly modelled in plan and section and steps down in height from a maximum of ground plus 15 storeys at the west, to ground plus seven storeys at the east. Existing remnant bushland at the eastern end of the site is proposed to be retained and provides natural landscape amenity to the site.

Despite the increased building height relative to existing built form in the vicinity, the proposal creates no unreasonable off site impacts and represents a striking, well-modulated composition of vertical and horizontal elements in an otherwise generally midrise context.

As a highly articulated linear form, the proposal adopts inherently elegant proportions, ordered compositional elements and embodies a strong inner logic that results in an overall building form that - although taller than other buildings in the area - sits comfortably and confidently within the site and its landscape setting.

The resolved design approach - as described in PBD's documentation dated 30 January 2026 - represents a contextually sensitive, responsive and high quality renewal of the site and the broader landscape setting, bringing with it a range of benefits which include:

- Contributing to the consolidation and renewal of valuable R4 High Density Residential land in Lane Cove as a distinctive, residential environment, thereby enhancing the availability of housing and the liveability of this part of Sydney.
- Making a meaningful contribution to the provision of affordable housing in a high amenity, accessible, metropolitan location.
- Efficiently utilising the site and reinforcing the locally observable pattern of higher density residential apartment development of greater scale and with relatively low visibility and impact.
- Adopting a compositional order of eight to nine storeys, punctuated by taller elements of eleven, thirteen and sixteen storeys, to strongly articulate the building mass, reduce its apparent sense of scale, and to tie the proposal into the typically mid-rise scale of existing buildings in the area.
- Applying an elegant and refined architectural expression that helps to differentiate compositional forms and bring a balance of horizontal and vertical elements. This results in a building that is strongly modelled and presents a more dramatic silhouette above the prevailing tree canopy.
- Introducing a range of complementary residential amenities - a gym, pool, gardens, and outdoor kitchen - with good solar access and positive aspect, to support high quality residential lifestyles.
- Providing deep, inset balconies and self-shading facades to mitigate against the impacts of visual privacy, to ensure a high level of passive environmental performance, and to tie a building of this scale into its high density residential neighbourhood.
- Establishing a building envelope that permits the effective renewal and intensification of the subject site whilst not constraining neighbouring sites' longer term renewal potential.
- Providing a proposed building envelope that brings with it no unreasonable overshadowing, wind effects or view loss impacts.

### ***Design Quality and Amenity***

Additionally, the developed design documentation includes a general building arrangement that demonstrates the proposed building is capable of achieving a high level of design quality commensurate with the site's location, scale, use and urban presence. The design solution serves to demonstrate:

- \_ Key aspects of residential amenity - solar access, cross ventilation, ceiling heights and the general arrangement of apartments and communal spaces - are each positively resolved within the proposed building envelope.
- \_ A clear address point to Burns Bay Road, signalling the formal building entry and providing a positive street level address.
- \_ A range of communal and landscaped open spaces that distribute communal amenity and social interaction in areas of the site which benefit from excellent amenity and good access to the landscape setting.

For each of these reasons, I am satisfied that the concurrent rezoning and SSSDA submission represents a high quality urban design and architectural response, appropriate to the character and setting of this part of Lane Cove.

By adopting the proposed alignments, form and scale, the resultant building envelope achieves a strong, positive 'fit' within the locality and creates a coherent and positive contribution despite the increased scale and density of the proposal. At the same time, the associated detailed design delivers a proposal with high residential amenity (consistent with key targets established by the NSW Apartment Design Guide).

No unreasonable impacts arise from the proposed building form, its density or height - analysis included with the proposal demonstrates that neighbouring properties retain a sense of outlook and acceptable levels of solar access. The supporting material also indicates that off-site overshadowing created by the proposal is consistent with targets set by the Apartment Design Guide, noting in particular that the southern neighbour at 302 Burns Bay Road comprises primarily south-facing apartments, with balconies and living spaces which are generally oriented towards the river views to the south.

In conclusion, the proposed site planning and detailed design response has been carefully considered for its urban design and contextual fit - balancing the urban design qualities evident in the immediate vicinity with the provision of an efficient and sustainable intensification of the site for residential uses, including the provision of a mix of affordable housing apartments - all to contribute to an increase in diverse housing supply, and a positive urban renewal project with a distinctive contemporary architectural character.

Please feel free to contact me to discuss any aspect of this letter.

Regards,

A handwritten signature in black ink that reads "Matthew". The signature is written in a cursive, slightly slanted style.

**Matthew Pullinger LFRAIA**  
Registered Architect: 6226

## **Concise Curriculum Vitae**

Matthew Pullinger is an award-winning architect and urban designer, whose experience lies in the design of the city and urban centres, residential apartment buildings, commercial office buildings and also in the design of transport infrastructure.

Matthew has attained the following formal qualifications:

- \_Master of Urban Design, University of Sydney, 2000
- \_Bachelor of Architecture (Hons), University of Sydney, 1995
- \_Bachelor of Science (Architecture), University of Sydney, 1992
- \_NSW Registered Architect - 6226

Matthew is a Past President (NSW) and Life Fellow of the Australian Institute of Architects and a respected leader of the architecture profession.

Since 2009 he has served as a member of a number of design advisory panels, whose function has been to provide clear, constructive advice on matters of design excellence in the built environment.

- \_2009 to date - City of Ryde, Urban Design Review Panel
- \_2014 to date - Inner West Council, Architectural Excellence Panel
- \_2018 to date - City of Sydney, Design Advisory Panel, Residential Sub-committee
- \_2018 to date - Inaugural Member, NSW State Design Review Panel
- \_2023 to date - Member, Canterbury Bankstown Council, Design Review Panel

Earlier in his career, Matthew worked with the NSW Department of Planning's Urban Design Advisory Service (UDAS) on urban design and public policy projects such as the State Government's initiatives to lift the design quality of residential apartment development across New South Wales, and was an author of State Environmental Planning Policy SEPP 65 (now Chapter 4 of the Housing SEPP).