

Lane Cove
NSW 2066

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta
NSW 2150

14 April 2026

Dear Sir/Madam,

Re: SSD-87925706 HDA Housing Development at 300 Burns Bay Road, Lane Cove

I am an owner and resident of a property adjacent to the site of the proposed development at 300 Burns Bay Road, Lane Cove. I wish to strongly object to the nature and the scale of the proposed development, especially the proposal to rezone the site at 300 Burns Bay Road to allow for building height to nearly 55 metres.

It is my understanding that currently a building height of up to 21 metres is permitted for the site at 300 Burns Bay Road, which is in line with height limits for surrounding properties. The developer proposes the site is rezoned to allow construction of apartment buildings that reach nearly 55 metres high. I want to register my strong objection to this proposal. Such tall buildings do not fit in with the size and design of surrounding properties and would be completely out of character for the area. All other properties surrounding 300 Burns Bay Road and along Waterview Drive are up to 7 or 8 storeys high as per existing height limits. A 55-metre-high building is totally out of character for this area and completely inappropriate.

Further concerns I have given the massive scale of the proposed development are:

- A likely detrimental impact on local traffic flows, including the road leading to my apartment and the roundabout, and will further increase wait times at the traffic light intersection for everyone.
- Increased danger to pedestrians to and from Hughes Park and Burns Bay Reserve who would have to contend with a likely significant increase in traffic from so many new apartments at 300 Burns Bay Road.
- Further pressure on already limited street parking. There is already limited parking in this area for visitors and for those wishing to access Hughes Park and Burns Bay Reserve, and visit residents in all the surrounding apartment blocks. Such a large new development at 300 Burns Bay Road would likely have a negative impact and further exacerbate already stretched street parking.

- Loss of views and sunlight. My apartment faces the proposed development so with the proposed height of 300 Burns Bay Road I will likely lose both sunlight and district views. This will negatively impact the value of my property. A photo of the current outlook from my apartment towards the location of the proposed development is attached.
- Overshadowing of existing residents. It is difficult to discern from the diagrams in the rezoning document the true impact of overshadowing that such a tall new development will create. It is hard to believe that such huge new buildings will not detrimentally impact the duration of sunlight currently enjoyed. It will certainly reduce privacy. I will be overlooked by many new apartments which will impact my privacy, the amount of light received and my enjoyment of living in this part of Lane Cove. Hughes Park, which is a popular park enjoyed by local residents, will surely lose sunlight hours.

In recent years this part of Lane Cove has contributed significantly to housing supply. New developments built at 288 Burns Bay Road, 290 Burns Bay Road and along Waterview Drive have provided hundreds of new apartments to the area. These developments are all 7-8 storeys high. None were rezoned to allow a 55-metre building height. There is no need for a new development at 300 Burns Bay Road to be any different. A new development at 300 Burns Bay Road built under the existing zonal height limits would be fair and reasonable. It would ensure the new development remains in keeping with the character and height of the surrounding apartment blocks. It would still deliver significant additional, desirable housing stock but importantly also ensure the quality of life of residents already living here is not adversely affected and that our concerns about the new development are taken into account.

In summary I believe the proposed development is simply too large and too high. The current proposed scale and height of the development for 300 Burns Bay Road is completely out of character for the area and totally unnecessary. It would be very unfair to impose such a massive development on existing residents. It will change the character of this area for good and reduce the quality of life for everyone living here. A desirable property which delivers plenty of additional housing can still be built under the existing zoning limits.

The proposal to rezone 300 Burns Bay Road to allow building height to 55 metres should be rejected. The developer should reduce the size of their proposal in line with the existing height limits. This will ensure any new development matches the scale and nature of existing properties and at the same time does not unduly impact the quality of life of existing residents.

Yours faithfully.