

I am writing as a resident of 300ABC Burns Bay Road to formally object to the redevelopment of 300 Burns Bay Road (Application Number: SSD-87925706).

I object for the following reasons:

**1) Overshadowing and Privacy**

- The proposed development is for a 7 - 15 story complex that has minimal setbacks from the property perimeter, and is significantly higher in the area, or the suburb of Lane Cove. It will significantly overshadow the 300ABC complex. The development is on a very steep block, and the 300ABC complex is approximately 3 stories below it. As a result even the smallest development of 7 stories is equivalent to a 10 story block (Refer to Figure A below to see the height difference between 300ABC and 300).

*Figure A: Height difference of approximately 3 stories between 300ABC and the proposed development at 300 Burns Bay Road from two angles. The red line indicates the height of the ground floor for the 300 Burns Bay Road proposed development.*



- The proposed development will deprive the 300ABC complex of sun. In the context of my own unit (a 2 bedroom) I will lose the only sun I get in my living room, as will many other units in the complex (Refer to the Figure B below to see the extent of the impact on sun in my unit).

*Figure B: Visual montage on the sun in the living areas of 2 bedroom units in 300A Burns Bay Road. All images are taken at the same time of day (mid morning, on April 17th 2026). In Image A the internal sunlight in my unit is shown. In winter this is an essential space for residents to enjoy morning sun for warmth and quality of life. Image B shows the large amount of sun that currently covers 2 bedroom units on this side of the complex in the morning. Image C shows the height of the sky over the current SAS building. As illustrated, the sun will be completely blocked by a taller complex.*



- The units in the proposed development have a large number of south facing windows. These will overlook the 300ABC complex, with higher levels of units overlooking our units more. This is a significant privacy infringement.
- The proposed development features a rooftop pool the overlooks 300A Burns Bay Road. This would have a significant noise impact when it was in use, particularly as the complex is near the water which amplifies noise travel. The pool area also looks into the living areas of the complex, which would significantly reduce resident privacy.

## 2) Traffic and Transport

- The Hughes Park/Burns Bay area has significant traffic and parking problems currently. The proposed development will bring a minimum of 225 new cars to the area (assuming only one car per complex), which will drastically increase the significant traffic in the area.
- The proposed development does not allocate sufficient parking for the scale it is proposing. It is not feasible to allocate 0.5 parking spots to 1 bedroom units and 1.5 to 3 bedroom units. All residents will have at least one care, many will have two. Even if residents cycle, they will still have a car as the area around Burns Bay is very isolated from public transport. I say this as someone who is an avid cyclist, and also has a car.
- The Hughes Park/Burns Bay road area is poorly served by public transport currently. We have **NO** regular bus services to the city from our area. There is an AM only service to the city. Outside of that there is only buses every 30 minutes to either Chatswood or North Sydney. These services end early at night, and are frequently overcrowded. The government has been reducing public transport to the area. In the decade I have lived here the regular services to the City have been stopped, and replaced with lesser services. The proposed development will but significant strain on the current poor public transport infrastructure.

### 3) Environmental/Pollution

- The proposed development sits alongside national park and bushland areas that have rich biodiversity. The scale of the proposed development will have a significant impact on the wildlife during development and once it is complete. The increased traffic to the area will bring noise pollution, and human traffic will disturb the wildlife. The Hughes Park/Burns Bay Road area is an active breeding site for Brush Turkey's which are a protected species in NSW. It is common to see chicks running across the roads in our area in Spring, and additional traffic is a major threat to this young chicks. It is unclear how the developer intends to bring large machinery down the narrow entrance road without disturbing this nesting mound at the entrance to their site, which is illegal (Refer to Figure C to see an active Brush Turkey nest outside the entrance to the SAS site).

*Figure C: Images of the Brush Turkey nesting mound at the entrance to the 300 Burns Bay Road (behind the light) proposed development site. Image A shows a close up of the mound. There were chicks in the mound Spring/Summer 2025 and 2024, so it is very active. Currently almost no traffic goes up and down the road as the current resident of 300 (SAS) has a largely remote workforce. This would dramatically increase with 225 new dwellings. The narrow entry road can also be seen in image B, clearly not design for large amounts of vehicles.*



- The proposed development includes a large amount of windows and rooftop parks and amenities. These will bring a significant amount of light at night leading to light spillage and pollution in the surrounding area. Light pollution has an established health impact on humans and other animals. The size and scale of this development will have a significant negative impact on the environment and human health due to increased light pollution.

### 4) Community Benefit and Amenity

- The development is purely residential, despite an increasing trend on mixed-use developments for large complex like the one proposed. The area the complex is being developed has very few amenities, and the exclusion of a retail facility in the development such as a cafe or other shared space is a significant draw back for the areas current and future residents.
- The developer has not provided any parklands or green spaces for the general community, only rooftop gardens for residents of the complex they are building. The development is removing a significant amount of tree cover from the area, and should be replacing this for the benefit of the community.