

Objection to SSD-87925706

300 Burns Bay Road, Lane Cove Development Proposal

I have lived in the Burns Bay precinct for many years. Before moving into my current apartment on Level 5 at 290 Burns Bay Road, I also lived in another building within this same area. I chose to stay here because of what this precinct offers. It has always felt open, green, and balanced, not overbuilt. That is why this proposal is so confronting.

From my apartment, this will not be a minor or distant change. The photomontages make it clear that the building will dominate the outlook, sitting well above everything else around it.

What is there now feels open, varied, and leafy. What is being proposed replaces that with something much larger and far more imposing. It changes not just the view, but how the whole area would feel to live in.

As shown in this photo from my balcony, my entire South East view will be obstructed by this development .



The scale of this building feels completely out of place for this area. The surrounding buildings have been developed in a consistent way over time and generally step down towards the water. That consistency is part of what makes the area work. This proposal breaks away from that in a way that feels abrupt and excessive.

This is not just a visual concern. The scale being proposed goes well beyond what has been consistently delivered in this area under existing planning controls.

I also feel for residents in some of the surrounding buildings. There are apartments that will lose a significant amount of natural light and view, and one building that looks set to be left in shadow for much of the day because of the scale of this development. That is a permanent and unfair outcome for those residents.

There is also a broader issue. Residents and council have raised concerns from the beginning, particularly around height, traffic, and overall impact. Despite this, the proposal has increased in size, so it appears those concerns have not been meaningfully considered and in reality have been ignored.

Traffic is already an issue in this area. Getting in and out of Burns Bay Road can be difficult, and it does not take much for surrounding streets to become congested. This is something residents deal with each day. Adding a development of this scale will only make that situation worse, even though the reporting seems to ignore that fact while also confirming that the streets operate at near failure already. The assessment may suggest the impact is manageable, but that does not reflect the everyday experience of residents already dealing with congestion.

There is also a clear difference between what exists on the site today and what is being proposed. The current setting has a more natural, open feel. Even though there is a car park, it is softened by established trees and surrounding greenery. The new proposal is far more built-up, twice the height, with limited landscaping largely contained within the development in very small amounts.

Overall, this does not feel like a development that has been shaped to fit its surroundings. It feels like a development that has been pushed to its limits in terms of size.

I understand that development will occur, but it needs to be proportionate and reflect the character and constraints of the area. I am not opposed to development, but this does not feel measured or appropriate. It feels excessive. For these reasons, I object to the proposal in its current form and ask that it be rejected. At a minimum it must be reconsidered with a scale and design that better respects the existing community and environment around it.

Mr Greg Field
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