

William Ballis

Unit 2005, 280–288 Burns Bay Road
Lane Cove NSW 2066

October 24, 2023

Department of Planning, Housing and Infrastructure
NSW Government

RE: OBJECTION TO STATE SIGNIFICANT DEVELOPMENT – SSD-27925706 (300 BURNS BAY ROAD)

To the Department of Planning, Housing and Infrastructure,

I am writing to formally lodge my strongest opposition to the proposed development at 300 Burns Bay Road. As a resident of the adjacent complex at 280–288 Burns Bay Road, I am not merely an interested neighbor; I am a citizen whose daily life and fundamental independence will be profoundly compromised by this project. Being **legally blind**, I rely on the consistency, safety, and light of my current environment to navigate the world with dignity. This submission outlines how this gross overdevelopment threatens to strip away my privacy, endanger my physical safety, and destroy the sanctuary I have built for myself in this community.

1. Personal Impact and Accessibility

As a legally blind citizen, my home and its immediate surroundings are my primary interface with the world. I have chosen this location specifically because it provides a predictable, navigable environment that allows me to maintain my independence. This proposal, in its current form, threatens to dismantle the safety and quality of life I have worked hard to secure.

2. Loss of Privacy and Sanctuary

As a ground-floor resident, my courtyard is my only private outdoor sanctuary. The proposed 15-storey tower—more than double the height of our current precinct—will create a "fishbowl" effect, with dozens of balconies looking directly down into my living space. For a person with a visual impairment, the feeling of being watched without being able to see who is watching creates a profound sense of vulnerability and a total loss of the "quiet enjoyment" of my home.

3. Safety and Navigation Risks

Burns Bay Road is already a high-traffic environment. The influx of hundreds of additional vehicles and the inevitable construction chaos represent a physical danger to me. Increased traffic density makes street crossings more hazardous, and the added pressure on on-street parking will likely lead to footpath obstructions. For me, a congested footpath or a chaotic intersection is not just an inconvenience—it is a barrier to my mobility and a risk to my physical safety.

4. Overdevelopment and Character

The jump from a 21m height limit to a 15-storey tower is a gross violation of the planning controls that protect this community. This scale is overwhelming and incompatible with the character of Lane Cove. It feels like a predatory attempt to maximize profit at the expense of the residents who actually live here.

5. Strained Public Services

I rely heavily on local bus services and public infrastructure. These services are already stretched to their limit. Adding a massive new population without a commensurate upgrade to transit and utilities will lead to a breakdown in the services that residents like myself depend on for daily life.

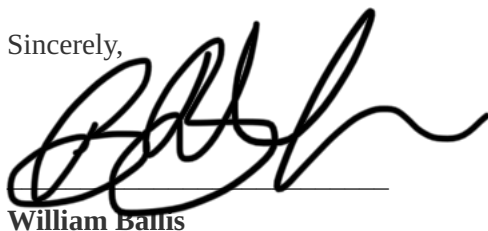
6. Environmental Impact and Visual Amenity

While I reside on the ground floor and do not personally hold water views, I am acutely aware of the "devastating" impact this development will have on residents on higher floors. The total obstruction of highly valued views is a significant loss to our community's character. For me personally, the impact is found in the loss of light and space. As a person with limited remaining vision, I rely on high-contrast natural light to perceive my surroundings. Replacing open sky with a looming 15-storey concrete wall will effectively "box me in," reducing the ambient light I depend on and creating a shadowed environment that will negatively impact my daily life and mental well-being.

7. Conclusion

This proposal is not a community-building exercise; it is an overdevelopment that ignores the lived reality of the people it will overshadow. It fails to account for the needs of vulnerable residents and ignores the established planning logic of the area. I urge the Department to refuse this application. A development of this scale is a direct threat to my independence, my privacy, and my safety.

Sincerely,

A handwritten signature in black ink, appearing to read 'William Ballis', written over a horizontal line.

William Ballis