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NSW Department of Planning

Attn: Gabriel Kim

Via NSW Planning Portal - SSD-87925706

Re: Objection - SSD-87925706 | 300 Burns Bay Road, Lane Cove

We are writing as residents of Lane Cove to formally object to the State Significant Development application SSD-87925706 for the demolition of existing structures and construction of residential flat buildings at 300 Burns Bay Road, Lane Cove. We reside at 290 Burns Bay Road and are unfortunately directly affected by this proposal. As reasonable and conscientious residents of a busy and growing suburb, we understand the requirements for affordable and sustainable housing developments that are in line with existing planning controls. However, having reviewed the application documents, we are deeply concerned that this proposal represents a profound and irreversible overdevelopment of this site. It is fundamentally incompatible with the established character of the neighbourhood, the capacity of local infrastructure, and the reasonable expectations of long-term residents. Our objection is set out in detail below.

1. Excessive height and scale, far beyond reasonable planning controls

The proposed towers reach up to 15 storeys, against a current LEP height control of 21 metres (approximately 6–7 storeys). The application's own photomontages confirm that the proposed buildings will rise well above the established LEP height control line and even above the +30% variation threshold of 27.3 metres. This is not a modest departure whatsoever. It is a structure that dwarfs every neighbouring building in the precinct.



Figure 35 290 Burns Bay Road, Level 7, most eastern apartment on the southern interface - proposed view

Living at 290 Burns Bay Rd – a modest and reasonably sized apartment block - the impact on our daily experience of the neighbourhood will be significant and permanent. We bought this apartment with the understanding that a future development would be modest, within zoning controls and provide others access to the same wide sweeping views of the bushland to the southeast. The scale of this development is simply incompatible with a low-to-medium

density residential area and eliminates the sweeping views we and so many other residents so dearly appreciate.

2. Circumvention of Local Planning Controls via the State Planning Pathway

It is our understanding that earlier, lower-scale proposals for this site were not supported through local council assessment processes. The current application has been reframed as a State Significant Development under the Housing Delivery Authority pathway, which allows significantly greater height and density than would ordinarily be permitted under Lane Cove Local Environmental Plan controls.

While we acknowledge the state's housing policy objectives, the use of this pathway to bypass established local controls and to deliver an outcome more than double what the LEP permits is deeply troubling. The community's existing planning framework was established through years of proper democratic consultation. To override it in this way, at this scale, sets a damaging precedent for every residential neighbourhood in NSW.

It is a clear and gross circumvention of existing controls and an insult to all rate-paying Lane Cove residents.

3. Density, Site Coverage and Inadequate Setbacks

The proposal delivers 215 residential dwellings (including 30 affordable), with approximately 300 car spaces, on a site that the existing precinct planning deemed capable of accommodating a fraction of this density. The sheer number of new residents – potentially 400 or more – will place extraordinary pressure on Burns Bay Road, surrounding streets, public transport, schools, parks, and other community infrastructure that has not been upgraded to accommodate this kind of population surge.

The application documents indicate that the buildings extend close to site boundaries, reducing the separation between buildings and limiting space for meaningful landscaping and tree canopy. Burns Bay Road is already heavily trafficked during peak hours. Adding 300 vehicle movements will worsen congestion in ways that will be felt by every resident of this suburb and the surrounding suburbs daily.

4. Privacy, Overshadowing and Amenity Impacts on Neighbouring Residents

The photomontages in Appendix W make clear that from multiple viewpoints, the proposed towers will dominate the skyline and directly overlook existing residential properties. For us personally, the proposed northeastern balconies and wide windows would eliminate any reasonable expectation of privacy on our balcony and into our home.

Overshadowing of adjacent properties during morning hours, loss of natural light to private open spaces, and unacceptable overlooking from tower floors well above the existing building envelope are all predictable and unavoidable outcomes of this proposal. These are not hypothetical impacts. They are in fact, confirmed by the applicant's own visual impact analysis.

5. Construction Impacts Over an Extended Period

A development of this scale will require years of construction activity, including demolition, piling, concrete pours, and crane operations. More so than what would otherwise be potentially tolerable for a proposal within planning controls. The noise, vibration, dust, and heavy vehicle movements through already narrow residential streets will be substantial. As

we work from home, the impact of multi-year construction noise at this proximity would directly affect both our physical and mental health and subsequently our livelihood.

6. Environmental and Character Impacts

The Lane Cove precinct is characterised by its established tree canopy, proximity to the Lane Cove River, and the relatively human scale of its buildings. These qualities are not incidental. They are the reason residents choose to live here and the basis on which they have made long-term financial and life commitments to this community. A 15-storey tower complex permanently and irreversibly alters that character. Once built, it cannot be undone.

The potential impact on local waterways, stormwater runoff from such a large impervious footprint, and the loss of green space on and adjacent to the site will be felt by generations of Lane Cove residents. The scale of this proposal threatens the very fabric of what makes Lane Cove so special.

Conclusion

We strongly urge the NSW Department of Planning to refuse this application in its current form. The proposal, as submitted, is an egregious overdevelopment that delivers twice the height permitted by local controls, concentrates an unsustainable population increase onto a single site, and inflicts permanent and irreversible harm on a well-established residential neighbourhood.

If the Department determines that some form of development must proceed, we request that any approval be substantially reduced in height and density to align with the existing LEP controls; that comprehensive independent traffic, infrastructure, shadowing, and visual impact studies be commissioned; and that robust enforceable conditions protect the amenity of existing residents during both construction and operation.

We are genuine, long-term residents of this community. We are not opposed to housing growth in principle. However, we are opposed to this proposal, at this scale, in this location, without adequate regard for the people who already live here. We respectfully ask that our shared objection be given full consideration in the assessment of SSD-87925706.

Kind regards,

Jack Anstey & Sofia Cass Sayer

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