

Letter of objection RE: SSD-87925706 SSD-100293708 for 300 BURNS BAY ROAD, LANE COVE
from Meredith Freeman, owner unit 30/300A Burns Bay, Road Lane Cove

I write to **object to the proposed early works to facilitate development** at 300 Burns Bay Road Lane Cove.

The grounds on which I object include:

1. Loss of native bushland and habitat associated with early works to develop this site.

The proposed early works includes the removal of a number of established trees and native scrub. The development application has not been approved and early works to remove these trees sets an unreasonable approval of loss of bushland which may not be required in the final approved development plans

Tree removal will remove the native canopy affecting the microclimate and impact the neighbouring buildings through increased heat. This is not good for the environment and will impact on the safety and commodity of the immediate site and surrounding buildings.

2. Noise and disruption associated with early works.

The proposed early works will generate significant noise and disruption to the peaceful enjoyment of the area due to dust and dirt generated by the demolition, and acoustic impacts will be significant.

The proposed early works will result in all buildings in the immediate vicinity being adversely affected by the noise and dirt associated with the demolition works. The residents of buildings at 290 Burns Bay Road, 292-298 Burns Bay Road, 300A, 300B and 300C Burns Bay Road will be directly impacted as their windows and common areas face the proposed development site.

3. Impact of pre-emptive early works and resultant vacant lot on resident wellbeing.

The early works will generate a vacant lot of land that will be subject to weather and potential vandalism.

The impacts on the neighbouring buildings include ongoing dust and dirt from the vacant site travelling to buildings and affecting the health and wellbeing of residents.

The site will also act as a heat sink with the proposed tree removal affecting the climate and contributing to an unhealthy climate in this area.

4. Density of the development will be supported by early works.

The early works aim to prepare for the approval of a state significant development and will include significant drilling and excavating of the rock layer to prepare the foundations.

The final development application has not been approved and there is significant concern that the early works will facilitate and in fact support the proposed overdevelopment of this site. The community has presented its objection to the original bulky and dense development that provides little to no public spaces for residents and impinges on the boundaries of neighbouring properties in an architecturally aggressive manner.

Early works should not be allowed without an approved final development application in place.

5. Traffic impact on current residents and wider community in the Lane Cove area.

The early works will have a significant unwanted impact on traffic in the immediate area and surrounding streets. The use of heavy equipment needed for early works will negatively impact the local traffic.

There are already significant delays to traffic along Burns Bay Road from the intersection with Centennial Ave to the Waterview Drive intersection. High traffic flow along Penrose Street means lengthy delays occur along the majority of that street to the intersection with Burns Bay Road, which then feeds into the congestion from that intersection to Waterview Drive.

The single roundabout at Burns Bay Road and Waterview Drive presents problems when giving way to traffic entering from 292-298 Burns Bay Road and the proposed development at 300 Burns Bay Road due to lack of sightline. The road is situated behind the driver's right-hand side and if drivers are travelling at speed has led to near misses.

The angles of the roads entering this roundabout are acute and there are ongoing issues with the garbage collection trucks and delivery trucks navigating the roundabout and road access to 300ABC Burns Bay Road and 302 Burns Bay Road.

In summary, I object to the proposed early works to facilitate the development based on the reasons listed above.

I consider the early works an act of stealth to position the developer to further push the overdevelopment of the site.

The proposed early works will impact and detract from the right of residents to the peaceful enjoyment of living in this area.