STATEMENT OF HERITAGE IMPACT

Proposed Redevelopment at

Middle Harbour Road

Lindfield

Job No. 10540
January 2026

Heritage 21
CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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Acknowledgement of Country

Heritage 21 wishes to acknowledge the Traditional Owners of Country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures and to Elders both past and present.

Name of the heritage item:
Trafalgar Avenue Heritage Conservation Area

State Heritage Register / LEP heritage schedule item number and name:
C31 – Ku-ring-gai Local Environmental Plan 2015

Address and location:
24, 26 and 28 Middle Harbour Road, Lindfield

Statement of heritage impact for:
Proposed demolition of existing dwellings and residential development in part of a Heritage Conservation Area

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Cover image: Subject site at 28 Middle Harbour Road, facing north to primary façade. (Source: Heritage 21, 08 April 2025)

The following table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	02.05.2025	PB	DJ	PB and PR
2	Final report issued (RI).	06.05.2025	PB	DJ	PB and PR
3	Final report issued (RI2).	06.05.2025	PB	DJ	PB and PR
4	Final report issued (RI3).	06.05.2025	PB	DJ	PB and PR
5	Draft report (D2) in response to RFI issued for comment.	09.12.2025	PB	DJ	PB
6	Draft report (D3) in response to RFI issued for comment.	06.01.2026	PB	-	PB

7	Final report issued (RI4) in response to RFI.	13.01.2026	PB	-	PB

EXECUTIVE SUMMARY

This Statement of Heritage Impact ("SOHI" or "report") has been prepared for Deloitte Australia on behalf of the owners of the subject site, in the context of a State Significant Development Application ("SSDA") for proposed residential development at a property located at 24, 26 and 28 Middle Harbour Road, Lindfield ("the subject site").

This SOHI has been prepared in response to the following Secretary's Environmental Assessment Requirements ("SEARs") dated 15 April 2025:

> ***22. Environmental Heritage***
>
> • *Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.*

The Proponent has received feedback from the Department of Planning, Housing and Infrastructure (DPHI), Ku-Ring-Gai Council (Council), Friends of Ku-ring-gai Environment Inc. (FOKE), and from the public following the submission of Heritage 21's SOHI as part of the EIS submission for the SSD (SSD-82548708). The assessment of heritage impact in Section 6.0 of this report as well as Section 7.1 have been updated in response to the feedback received and the update to the architectural plans. These have been summarised in the table below, but the entire of the aforementioned sections should be read for full context of Heritage 21's responses.

Submitter	Requests	Heritage 21 Response
Department of Planning, Housing and Infrastructure	Update the Heritage Impact Statement (HIS) to respond to the following comments: a) consider and respond to Council's final alternative scheme for the locality (or final adopted controls) and address Council's concerns relating to heritage impact in their submission; b) assess the cumulative impacts of the development on the adjoining heritage item at 19 Russell Avenue and the heritage conservation area in the legislative context; c) revisit the conclusion that the proposal would not result in adverse heritage impact on the conservation area, based on a detailed analysis.	**a)** Heritage 21 has updated this report to include information about Ku-ring-gai Council's alternative plan for the TOD in Section 6.1.3 and Section 6.2.6 and Heritage 21 notes: *Due to the rezoning of the Lindfield area, the heritage items in the vicinity of the subject site, being "Dwelling house" (I49), "Dwelling house" (I43) and "Laurabada, dwelling house" (I42) would receive the same development rights as adjacent sites, "allowing them to be in integrated into larger projects through adaptive reuse, with potential impacts managed through thoughtful design."[1] The below figure shows that the subject site and area surrounding has been rezoned R4 High Density Residential. Therefore, the nearby heritage items have potential to change and adapt in the future, to respond to the surrounding high-density development.* This report has been updated based on Council's concerns relating to heritage impact and their concerns have been addressed in the subsequent sections. **b) and c)** Heritage 21 acknowledges that the proposed RFB would result in modification to view lines from the adjacent dwellings within the Trafalgar Avenue HCA, to the subject site. Heritage 21 is however of the opinion that any negative visual impacts have been mitigated through the RFB's sophisticated elevation design, sympathetic materiality, articulated façades, inclusion of setbacks from the eastern and northern boundaries and vegetation screening.

[1] Ku-ring-gai Council, "Transport Oriented Development (TOD)," https://www.krg.nsw.gov.au/Planning-and-development/Changes-to-NSW-Government-housing-policy/Transport-Oriented-Development-TOD.

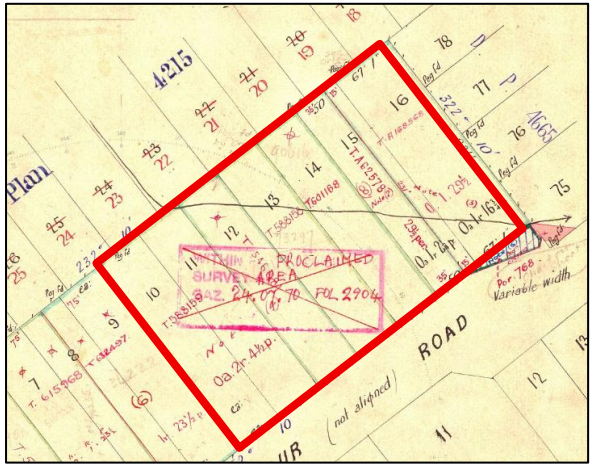
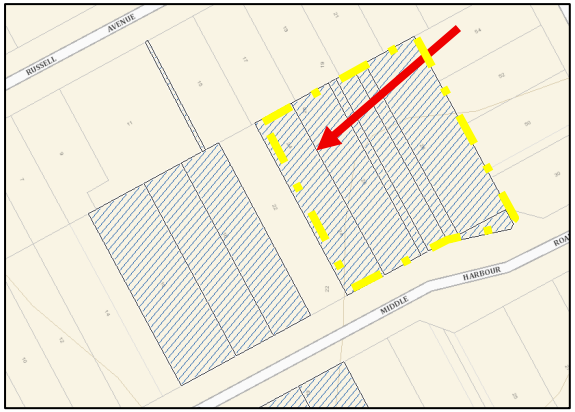
Submitter	Requests	Heritage 21 Response
		Heritage Item "Dwelling house" (I49) is located northerly adjacent to the subject site. The heritage dwelling has frontage to Russell Avenue and the rear of the dwelling which contains an enclosed veranda, faces the subject site. The proposal has incorporated an ample landscaped setback from the northern boundary of the site to include extensive shrub and tree plantings. Existing mature trees lining the northern boundary are also proposed for retention and would therefore continue to provide vegetation screening between the two properties. Heritage 21 is of the opinion that the unique U-shaped design of the RFB, and the inclusion of the large open space at the rear elevation would aid in lessening the bulk of the rear elevation and would soften views from the adjacent heritage item to the subject site. As shown in the below figure, this large void between the buildings would aid in breaking up the massing of the development. The rear elevation has also incorporated recessed upper levels to mitigate the bulk of the building facing this heritage item. The proposed new building would have a 6m setback from its northern boundary and from the boundary of the heritage item at 19 Russell Avenue. As stated in the Visual Impact Analysis, additional setbacks to 19 Russell Avenue would only be required if two different zones were applied. The subject site and 19 Russell Avenue have the same zoning rights. For these reasons, Heritage 21 is of the opinion that the design of the new development has implemented suitable mitigation measures and that the

Submitter	Requests	Heritage 21 Response
		proposal would not result in a negative visual impact to the adjacent heritage item Dwelling house (I49). **Figure 1.** North elevation of the proposed development that would face the heritage item.
Ku-ring-gai Council	The site immediately adjoins No. 19 Russell Avenue, which is identified as a heritage item of local significance (Item I-49) under KLEP) 2015. In addition, the site is partially located within the Trafalgar Avenue Heritage Conservation Area (HCA), listed as Conservation Area C-31 in the KLEP 2015. Council's heritage database provides the following Statement of Significance for the Dwelling House at 19 Russell Avenue: *'The property has historic significance as part of the early residential development of the easterly section of the suburb of Lindfield. Although having undergone some modifications to the original building, the house remains largely intact*	Heritage 21 has acknowledged throughout the report that the subject site is adjacent to the heritage item at 19 Russell Avenue and that the subject site is partially located within the Trafalgar Avenue HCA. Accordingly, Statements of Significance have been provided in Section 4.0 of this report. The Statement of Significance for the Trafalgar Avenue HCA specifies the key period of significance as being the Federation period. Therefore, the subject Inter-War dwelling does not date to the HCA's key period of significance.

Submitter	Requests	Heritage 21 Response
	externally with its original Federation Period stylistic detailing and has aesthetic significance as a good example of the style. *The mature shrubs at the front of the house tend to hide the building from the street, however, the character of this early twentieth century residence is intact.* *The item is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing'.* The Trafalgar Avenue area is of aesthetic and historical significance as it encompasses intact portions of the Clanville, Seldon and Runnymede Estate subdivisions, containing Federation and Inter-war housing.	
	Inappropriate Materials and Finishes • The proposed palette includes pre-cast concrete (in white, pigmented beige, light grey, and pigmented brown) and powder-coated finishes in medium and dark bronze. • These materials and colours are inconsistent with the established character of contributory dwellings in the HCA, which feature dark red face brick or rendered finishes on stone bases with white-painted timber window frames. • The proposed finishes are typically associated with commercial architecture and would detract from	**Inappropriate Materials and Finishes** Heritage 21 provided recommendations during the design process for the proposed materials and finishes, which have been incorporated into the architectural plans. As per Heritage 21's recommendations, face brick masonry in Gertrudis Brown (or similar) has been incorporated into the lower levels of the building's design and brick tuck pointing has been introduced at the base of the building, referencing the historic built form and supporting traditional craftsmanship and detailing. Heritage 21 notes that there are dwellings within both the Trafalgar Avenue HCA and the Middle Harbour Road, Lindfield HCA that comprise Gertrudis Brown or similar, and therefore Heritage 21 considers this brick colour to be a suitable choice.

Submitter	Requests	Heritage 21 Response
	the residential character of the locality, while adversely impacting views to and from the heritage item and HCA. **Lack of Respect for Historic Subdivision Pattern** The development does not reflect the historic subdivision pattern of DP 5374 (dated 1908), which is a key component of the established streetscape and heritage significance of the area. The subdivision pattern of streetscape of this part of Middle Harbour Road consists of seven allotments (Nos. 10 to 16) of DP 5374. The amalgamation and resulting built form fail to respond to or incorporate the historical lot configuration, thereby undermining the integrity of the established subdivision pattern.	An off-white colour scheme has been included in the upper levels of the building, which in Heritage 21's opinion, would blend into the surrounding heritage context. As shown in the landscape plans, timber decking has been proposed for external floor surfaces. Heritage 21 deems this material to be suitable for these areas, as timber is a feature common on the thresholds of Federation era dwellings in the locality. Heritage 21 considers sandstone material to be a suitable inclusion to the landscaping design. In Heritage 21's opinion, this detail would respond to the surrounding heritage context where sandstone is present on historic low-lying masonry fence lines and at the base of dwellings. There is an existing low-level sandstone masonry fence line at the entrance to 28 Middle Harbour Road. In line with Part *19C.3 Gardens and Landscaping* of the KDCP 2024 and *Part 19F.4 Fencing* of the KDCP 2024 Heritage 21 has recommended in Section 7.2.1 that this fence line be retained, and if it cannot be retained, that the sandstone masonry be incorporated into the design of the proposal's landscaping, such as in the amphitheatre, a retaining wall or garden bed. It is Heritage 21's opinion that the proposed materials and colours would comply with the objectives of *Part 19C Development within HCAs* of the KDCP 2024, in that the contemporary materials and colour range would blend with the existing character of the HCA and would be compatible with the original buildings in the HCA. Heritage 21 also believes that the proposed materials outlined above would ensure a clear articulation of the old from the new, as per Article 22 of The Burra Charter, whilst incorporating traditional elements that would assimilate to the surrounding heritage context.

Submitter	Requests	Heritage 21 Response
		Lack of Respect for Historic Subdivision Pattern The proposal would result in the amalgamation of several lots to allow the new development. Heritage 21 notes that the majority of the allotments within the historical DP 5374 have been designated as Transport Oriented Development Sites under the SEPP (Housing) 2021, and therefore these properties are subject to change as per their new development rights (see Figure 79). Any new development at these properties would likely result in the amalgamation of these lots. Therefore, it is important that the design of new buildings in the Lindfield area is achieved to a high standard and incorporates traditional materials. Furthermore, the integrity of the historic subdivision was compromised in the past, when the properties at 26 and 28 Middle Harbour Road were subdivided by the Council for easements. These additional lots can be seen in the figure below. A Certificate of Title from 1925 shows that as early as 1927, Ku-ring-gai Shire Council had established an easement for drainage purposes through the allotment of 28 Middle Harbour Road. Heritage 21 acknowledges the importance of incorporating interpretation measures at the site to display information about the history of the site and the historic subdivision pattern of the locality. This has been recommended in Section 7.2.

Submitter	Requests	Heritage 21 Response
		 **Figure 2.** DP 5374 as referenced by the RFI is outlined in red (Source: NSW Land Record Services, "Historical Land Records Viewer," accessed 09 December 2025). 

Submitter	Requests	Heritage 21 Response
		Figure 3. Subject site outlined in yellow within a Transport Oriented Development Area as defined by the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The allotments referenced in text are indicated by the red arrow (Source: NSW Planning Portal, "Digital EPI Viewer," accessed 09 December 2025, annotated by Heritage 21).
Friends of Ku-ring-gai Environment Inc. (FOKE)	The site is located partly within the Trafalgar Avenue Heritage Conservation Area (HCA) and adjoins a Heritage Item at 19 Russell Avenue to the rear of No.26 Middle Harbour Road. It also is located within close vicinity of Heritage Items at 31, 9, 32A and 34 Middle Harbour Rd. 28 Middle Harbour Rd is included in the Trafalgar Avenue HCA and is described in the report as a good example of an Inter-War dwelling. Inconsistently, the Heritage 21 report states that as it has not been maintained well it should no longer be considered an element of this HCA. However, the report does concur that 28 Middle Harbour Rd has significance as part of an intact residential precinct of the Federation and Inter-War period and reflects the early pattern of subdivision and early residential development. It proceeds to confirm that 28 Middle Harbour Rd 'does fulfil the criteria for historic significance at a local level.' The removal of 28 Middle Harbour Rd from the Trafalgar HCA has the twin impact of reducing the size of this HCA and allowing the adjoining HCA properties along Trafalgar Avenue and Russell Avenue to be dominated and	**Heritage Items and HCA in the vicinity** Of those properties mentioned, Heritage 21 only considers 31 Middle Harbour Road – heritage item "Dwelling house" (I43) to be within "close vicinity" of the subject site. Due to the vegetated road verges of Middle Harbour Road and the proposed landscaping on the eastern boundary of the subject site, the proposal would be largely concealed by vegetation from this heritage item. The eastern elevation of the RFB has incorporated a recessed upper level, which would further soften views to the proposal from the nearby heritage item. The proposed materials and finishes have been purposefully chosen to assimilate to the surrounding heritage context and to not detract from the heritage items in the streetscape. Heritage 21 acknowledges that the proposal would modify view lines from the heritage item to the subject site. However, for the reasons detailed above, Heritage 21 does not believe that the proposal would result in a negative visual impact to the nearby heritage item Dwelling house (I43). An example of the proposed new building in the streetscape has been shown in the figure below. DKO's Visual Impact Assessment should be referred to for additional view lines to the proposed new building.

Submitter	Requests	Heritage 21 Response
	overlooked by this 9+ storey development. The Heritage 21 report is contradictory in recommending that the demolition of these dwellings will have no contributory impact. The report: Fails to provide a review of the Trafalgar Avenue HCA as to the significance of the loss of 28 Middle Harbour Road to the overall HCA. The loss will severely negatively impact the Trafalgar Avenue HCA which contains two Heritage Items. 19 Russell Avenue will have 9 storeys overlooking the property without the appropriate ground setbacks of 12m nor the additional setbacks above 8m and further setbacks for the additional heights. The Trafalgar Avenue HCA has another 7 properties directly adjoining the site which will similarly be compromised in terms of the negative impact of such a massive building. Similar setbacks as above are required for all items in the HCA to meet the requirements of the DCP 19F and 19D. Fails to thoroughly assess the impact of this development on the four other heritage items in the visual vicinity of the development in terms of overlooking, streetscape and landscaping.	 Location View - Current Day **Figure 4.** View from near this heritage item towards the subject site (Source: Visual Impact Assessment, DKO). Heritage 21's report has been updated in Section 6.2.7 to consider visual impacts on the Middle Harbour Road, Lindfield HCA and the additional heritage item along Middle Harbour Road, "Laurabada, dwelling house" (I42). The proposed development would be partially in the visual catchment of this HCA and heritage item, with mainly the upper levels being visible. These levels however would be setback, thereby reducing the bulk of this elevation. For these reasons, Heritage 21 is of the opinion that the proposal would not result in a negative visual impact when viewed from this HCA or heritage item. **28 Middle Harbour Road and significance** Heritage 21's report **does not** describe 28 Middle Harbour Road as a good example of an Inter-War Dwelling, as stated on Page 68:

Submitter	Requests	Heritage 21 Response
	Understates the impact of this largescale development to the surrounding HCAs (Trafalgar Avenue and Middle Harbour Rd). No mention of the Middle Harbour HCA though it contains 2 Heritage Items within the visual vicinity. Fails to address the incompatibility of the SSD Application in terms of any of its recommended design, massing and style and its destructive impact on the intactness of the HCA that surrounds it.	*Heritage 21* ***does not*** *consider the modified Inter-War dwelling at 28 Middle Harbour Road, Lindfield to be a contributory property within the Trafalgar Avenue HCA. It is Heritage 21's opinion that the dwelling no longer presents to the Middle Harbour Road streetscape in a way that it would have previously. Its garden setting and tennis court have not been maintained or nurtured, and unsympathetic alterations have been carried out to the dwelling, therefore minimising its contribution to the Trafalgar Avenue HCA. In addition, the subject Inter-War dwelling does not date to the HCA's key period of significance, being the Federation architectural period.* Heritage 21 considers the subject site to contain some historic significance at a local level for being part of an intact residential precinct of the Federation and Inter-War period which developed alongside the railway. The subject site also reflects the early evolving pattern of subdivision and residential development within the overall suburb of Lindfield.[2] As such, Heritage 21 is of the opinion that the subject site does fulfill the criteria for historic significance at a local level. However, Heritage 21 does not consider the subject site to meet the requisite standard of significance for the other criterion. **Setbacks** The proposed new building would have a 6m setback from its northern boundary and from the boundary of the heritage item at 19 Russell Avenue. As stated in the Visual Impact Analysis, additional setbacks to 19 Russell Avenue would only be required if two different zones were applied. The subject site and 19 Russell Avenue have the same zoning rights.

[2] Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728.

Submitter	Requests	Heritage 21 Response
		Design and compatibility with surrounding context Heritage 21 has been involved in providing heritage advice to the design team, since the project concept design phase. Heritage 21 provided recommendations during the design process for the proposed materials and finishes, which have been incorporated into the architectural plans. As per Heritage 21's recommendations, face brick masonry in Gertrudis Brown (or similar) has been incorporated into the lower levels of the building's design and brick tuck pointing has been introduced at the base of the building, referencing the historic built form and supporting traditional craftsmanship and detailing. An off-white colour scheme has been included in the upper levels of the building, which in Heritage 21's opinion, would blend into the surrounding heritage context. As shown in the landscape plans, timber decking has been proposed for external floor surfaces. Heritage 21 deems this material to be suitable for these areas, as timber is a feature common on the thresholds of Federation era dwellings in the locality. There is an existing low-level sandstone masonry fence line at the entrance to 28 Middle Harbour Road. In line with Part *19C.3 Gardens and Landscaping* of the KDCP 2024 and *Part 19F.4 Fencing* of the KDCP 2024 Heritage 21 has recommended in Section 7.2.1 that this fence line be retained, if feasible.
Public Submissions	The Proposal includes wholly inadequate mitigation given the scale and density of the proposed development, it's proposed demolition of a building in the HCA and adjacency and proximity to other heritage sites. The VIA fails to adequately demonstrate that the Proposal would be acceptable regarding the various heritage (including conservation areas). The EIS does not make any commitment to incorporating	The Visual Impact Assessment has been prepared by another consultant and should be referred to for this comment. The recommendations provided by Heritage 21 in Section 7.2 of the report should be followed to ensure maximum conservation of the significance of the subject site, the Trafalgar Avenue HCA and heritage items in the vicinity.

Submitter	Requests	Heritage 21 Response
	the recommended measures in the Statement of Heritage Impact.	

The subject site contains three detached residential properties; 24 and 26 Middle Harbour Road are highly altered Federation period dwellings, and 28 Middle Harbour Road is a modified Inter-War period dwelling. 28 Middle Harbour Road is located within the Trafalgar Heritage Conservation Area, which is listed as an item of environmental heritage under Schedule 5 of the Ku-ring-gai Local Environmental Plan ("KLEP") 2015. Additionally, the subject site is located within the visual catchment of three heritage items listed under Schedule 5 of the KLEP 2015. Heritage 21 **does not** consider the dwelling at 28 Middle Harbour Road, Lindfield to be a contributory property within the Trafalgar Avenue HCA. It is Heritage 21's opinion that the modified Inter-War dwelling no longer presents to the Middle Harbour Road streetscape in a way that it would have previously. Its garden setting and tennis court have not been maintained or nurtured, and unsympathetic alterations have been carried out to the dwelling, therefore minimising its contribution to the Trafalgar Avenue HCA.

The subject State Significant Development Application (SSD-82548708) comprises a Residential Flat Building ("RFB") including in-fill affordable housing and Built-to-Rent housing. The proposal is for the purposes of residential development which seeks to provide a range of diverse housing types to meet the needs of the wider community.

The proposed redevelopment of the site will deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai's growing population. Strategically positioned near key transport links and services, the proposal will provide convenient access to jobs while aligning with the locality's strategic goals. By redeveloping and renewing the existing land, the proposal aims to revitalise the area, enhancing its contribution to the community's long-term growth and sustainability.

Heritage 21 has worked closely with the design team through the design development to ensure heritage issues were identified and addressed. Heritage 21 acknowledges that the design team has made efforts to minimise the visual impact through their proposed use of sympathetic materiality, articulated façades, and sophisticated elevation design. The visual impact of the building's scale has been minimised by the setback of the upper levels from the building's frontage. The proposed design has incorporated a sympathetic colour and material palette, incorporating reddish brown brick masonry, used extensively through the lower levels of the building. The upper-level apartments would feature white-painted elements, and traditional brick tuck pointing would be introduced at the base of the building. Heritage 21 is of the opinion that the new design and built form has considered the existing context and historical significance of the area by incorporating architectural features that would be sympathetic to the surrounding context. The proposed building design would include the introduction of high-quality materials which would gesture to the tones and patterns of the built fabric in the surrounding heritage context. As a result, the proposed new building has aimed to be sympathetic to the heritage significance of the subject site and its surrounding context.

The preparation and implementation of key mitigation measures to ensure the proposed development follows general principles of heritage management that have been recommended by Heritage 21, including but not limited to a Photographic Archival Record (PAR), Salvage Strategy and

Interpretation Strategy, are considered essential to both the amelioration of any impacts caused by the proposed development and ensuring maximum conservation of the subject site.

Signed Declaration

I, Paul Rappoport, Director of Heritage 21 and I, Petra Balanzategui, Heritage Consultant at Heritage 21, confirm this Statement of Heritage Impact Report addresses the requirement of SEAR No. 22 and relevant State and local legislation, policies, and guidelines, including the Ku-ring-gai Local Environmental Plan 2015 and Ku-ring-gai Development Control Plan 2024. I further confirm that none of the information contained in the Statement of Heritage Impact Report is false or misleading.

Paul Rappoport
Director of Heritage 21
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1.0 INTRODUCTION

1.1 Background

This Statement of Heritage Impact ("SOHI" or "report") has been prepared for Deloitte Australia, on behalf of the owners of the subject site, in the context of a State Significant Development Application ("SSDA") for proposed residential development at a property located at 24, 26 and 28 Middle Harbour Road, Lindfield ("the subject site" or "the site"). This SOHI will inform and guide the preparation of an Environmental Impact Statement ("EIS") required to accompany the SSDA.

Heritage 21 has been engaged by Deloitte Australia since the concept design phase of the project and has been actively involved in providing ongoing built heritage advice during the design development process.

The Proponent has received feedback from the Department of Planning, Housing and Infrastructure (DPHI), Ku-Ring-Gai Council (Council), Friends of Ku-ring-gai Environment Inc. (FOKE), and from the public following the submission of Heritage 21's SOHI as part of the EIS submission for the SSD (SSD-82548708). The assessment of heritage impact in Section 6.0 of this report as well as Section 7.1 have been updated in response to the feedback received and the update to the architectural plans. These have been summarised in the table in the Executive Summary, but the entire of the aforementioned sections should be read for full context of Heritage 21's responses.

1.2 The Proposal

The subject State Significant Development Application (SSD-82548708) comprises the construction and operational use of a nine (9) storey Residential Flat Building ("RFB") and ancillary land uses to support the functions intended for the subject site. The proposal will exemplify and showcase a State-of-the-Art and modernised residential development that complements the desired future streetscape character; and builds on the fundamental necessities required to achieve local, regional and state planning/strategic objectives with respect to the shortage of housing opportunities and housing affordability. A further proposal description and the architectural plans have been provided in Section 5.0.

The proposed redevelopment of the site will deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai's growing population. Strategically positioned near key transport links and services, the proposal will provide convenient access to jobs while aligning with the locality's strategic goals. By redeveloping and renewing the existing land, the proposal aims to revitalise the area, enhancing its contribution to the community's long-term growth and sustainability.

1.3 Site Identification

The subject site is located at 24, 26 and 28 Middle Harbour Road, Lindfield, which falls within the boundaries of the Ku-ring-gai Local Government Area (LGA). The subject site comprises the following parcels of land:

24 Middle Harbour Road

- Lot 13 DP5374

26 Middle Harbour Road

- Lot 14 DP5374
- Lot 1 DP119944

28 Middle Harbour Road

- Lot 1 DP312386
- Lot 1 DP1192386
- Lot 16 DP5374
- Lot 768 DP75203

As depicted in Figure 5 below, the subject site is located on the northern side of Middle Harbour Road and is west of Trafalgar Avenue and south of Russell Avenue.

The site is subject to the applicable provisions outlined within the State Environmental Planning Policy (Housing) 2021 ("Housing SEPP") (see Figure 8) and Ku-ring-gai Local Environmental Plan 2015 ("KLEP"). The site comprises a total area of approximately 4,757m^2. The site is roughly square in shape and is approximately 65m wide, with a depth ranging between 70-78m. The frontage along Middle Harbour Road to the south-east is approximately 65m. The Site is zoned as R2 Low Density Residential under the KLEP 2015.

The site comprises three (3) existing detached residential properties that have a mixture of one (1) and two (2) storeys with separate vehicular access points from Middle Harbour Road (Figure 6). Middle Harbour Road is a two-way local road (a single lane in each direction) under the control of the Council with parallel car parking and verges incorporating street trees and footpaths on both sides of the road.

To the south, east, north and west are residential properties similar in scale and design to the residential properties located within the site, with the immediate surrounding area also being zoned as R2 Low Density Residential. Further north and west is Lindfield Town Centre, which includes a variety of uses and a higher density of development, including further height, comprising R3 Medium Density Residential, R4 High Density Residential and E1 Local Centre zones. Lindfield railway station is approximately 500m to the north-west of the Site, which offers regular services to the Sydney Central Business District ("CBD") (Figure 7).

The site is located approximately 330m east of the Pacific Highway, which is a major arterial route, providing regular buses servicing the Lindfield Learning Village, Killara, Gordon and Chatswood. The site is approximately 15km from the Sydney Central Business District ("CBD").

The setting and topography of the subject site will be further described in Section 3.0.

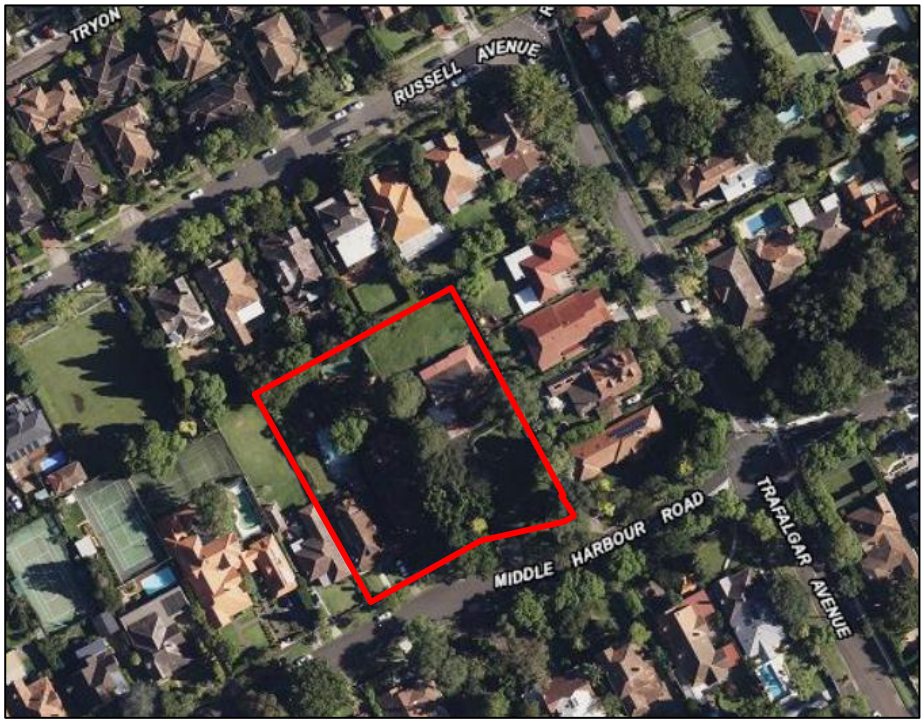


Figure 5. Aerial view of the subject site, which is outlined in red (Source: NSW Spatial Services, "SIX Maps," accessed 17 April 2025, http://maps.six.nsw.gov.au/, annotated by Heritage 21).

Figure 6. Aerial view of subject site with the white arrows indicating the individual properties. The subject site is outlined in red (Source: NSW Spatial Services, "SIX Maps," accessed 17 April 2025, http://maps.six.nsw.gov.au/, annotated by Heritage 21).

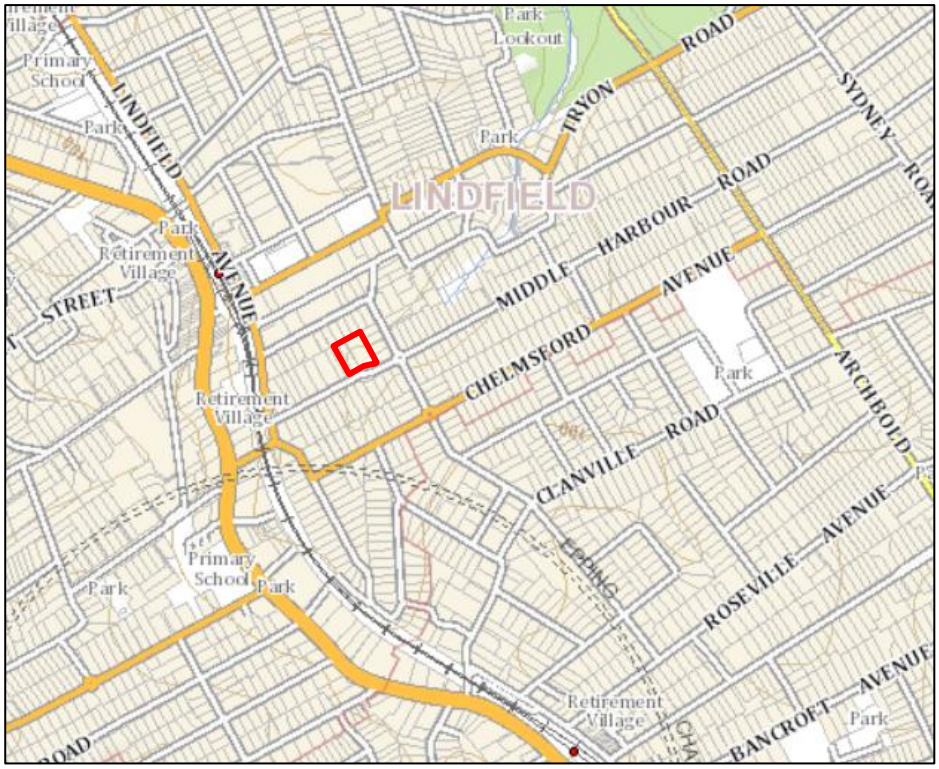


Figure 7. Aerial view of wider Lindfield locality with the subject site outlined in red
(Source: NSW Spatial Services, "SIX Maps," accessed 17 April 2025, http://maps.six.nsw.gov.au/, annotated by Heritage 21).

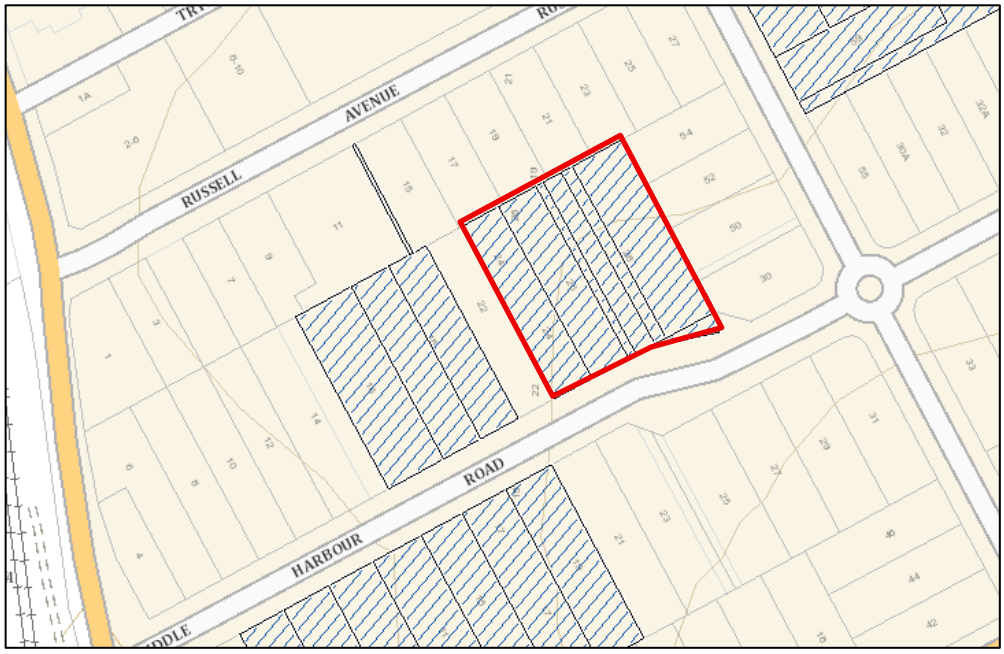


Figure 8. Subject site outlined in red within a Transport Oriented Development Area as defined by the State Environmental Planning Policy (Housing) 2021 (Housing SEPP)
(Source: NSW Planning Portal, "Digital EPI Viewer," accessed 09 December 2025,, annotated by Heritage 21).

1.4 Heritage Context

1.4.1 Heritage Listings

The subject site **is not** listed as an item of environmental heritage under Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 ("KLEP"). It **is not** listed on the NSW State Heritage Register, the National Heritage List, the Commonwealth Heritage List, the National Trust Register (NSW), or the former Register of the National Estate.[3]

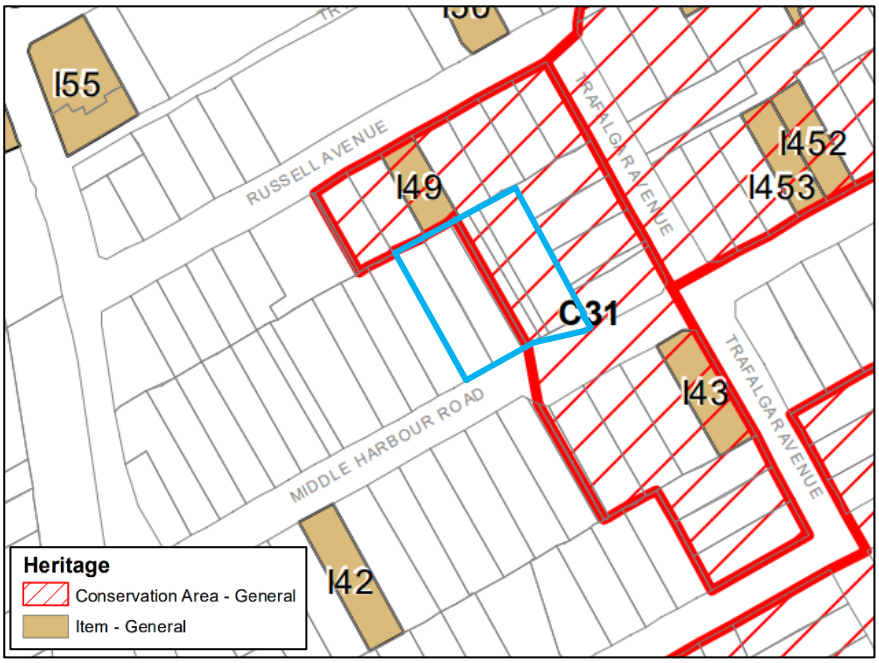


Figure 9. Detail from Heritage Map HER_015. The subject site is outlined in blue, heritage items shaded brown, and HCAs are hatched red (Source: NSW Legislation Online, https://www.legislation.nsw.gov.au/maps, annotated by Heritage 21).

1.4.2 Heritage Conservation Areas ("HCA")

As depicted in Figure 9 above, part of the subject site is situated within the boundaries of the Trafalgar Avenue Heritage Conservation Area ("the HCA") listed under Schedule 5 of the KLEP 2015. Only the dwelling at 28 Middle Harbour Road is located within the boundaries of the Trafalgar Avenue HCA.

The Ku-ring-gai DCP 2024 identifies Contributory Properties as buildings and sites within a HCA which are deemed to exhibit one or more of the following characteristics:

> *i) Buildings and sites that make an important contribution to the character and significance of the HCA. They can be from a key historical layer, true to an architectural type, style or period, or*

[3] The Register of the National Estate ceased as a statutory heritage list in 2007, but it continues to exist as an inventory of Australian heritage places.

highly or substantially intact including their garden setting. Where subdivision has occurred, the subdivision is within the key historical period or the area.

ii) Buildings and sites which are altered from their original form but are recognisable and could be reasonably reinstated to that condition or the alterations are not considered to be detrimental to the integrity of the building; for example, a building that has been rendered or painted or where the roof cladding has been replaced but the form is otherwise legible.

iii) Buildings and sites with new layers/additions sensitive to the style, form, bulk, scale and materials of the original building.

***Note:** Contributory buildings do not necessarily need to be high-quality buildings but should represent the key historical period of the HCA. An HCA may also contain high-quality buildings which are not necessarily from the key historical period.*[4]

Heritage 21 **does not** consider the dwelling at 28 Middle Harbour Road, Lindfield, to be a contributory property within the Trafalgar Avenue HCA. It is Heritage 21's opinion that the modified Inter-War dwelling no longer presents to the Middle Harbour Road streetscape in a way that it would have previously. Its garden setting and tennis court have not been maintained or nurtured, and unsympathetic alterations have been carried out to the dwelling, minimising its contribution to the Trafalgar Avenue HCA.

As indicated in Figure 10 below, the subject site is also located within the National Trust Urban Conservation Area - Precinct 6 Lindfield.

[4] Ku-ring-gai Council, *Ku-ring-gai Development Control Plan 2024*, "Part 19: Heritage Items and Heritage Conservations Areas", accessed 08 April 2025, https://www.krg.nsw.gov.au/files/assets/public/v/1/hptrim/information-management-publications-public-website-ku-ring-gai-council-website-urban-planning-and-policies/ku-ring-gai-dcp-section-b-part-19-heritage-and-conservation-areas-consolidation-19032024.pdf.

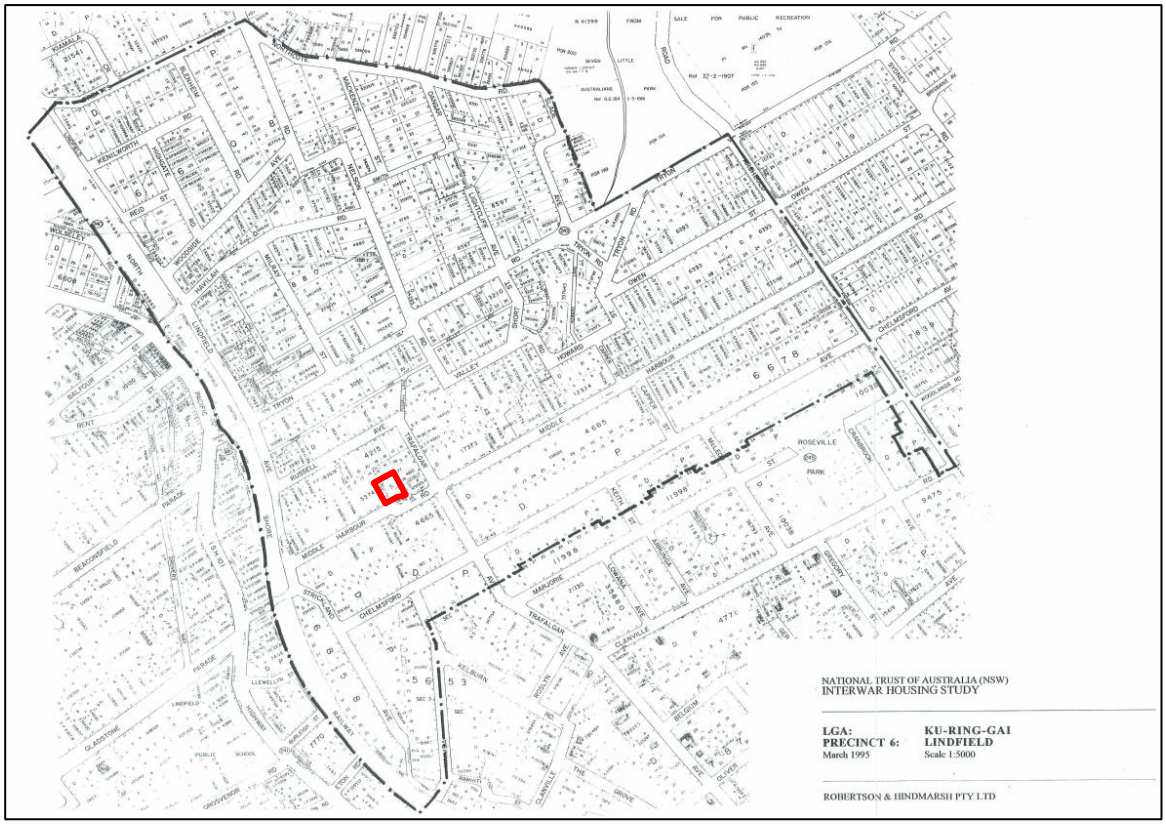


Figure 10. National Trust of Australia map showing the National Trust Urban Conservation Area - Precinct 6 Lindfield with the subject site outlined in red (Source: National Trust of Australia, Robertson and Hindmarsh, 1995, annotated by Heritage 21).

1.4.3 Heritage Items in the Vicinity

As depicted in Figure 9 above, the subject site is situated within the general vicinity of the following heritage items listed under Schedule 5 of the KLEP 2015. Details of the listings follow:

Item Name	Address	Significance	Item Number
Dwelling house	19 Russell Avenue, Lindfield	Local	I49
Dwelling house	31 Middle Harbour Road, Lindfield	Local	I43
Laurabada, dwelling house	9 Middle Harbour Road, Lindfield	Local	I42
Dwelling house	32A Middle Harbour Road, Lindfield	Local	I453
Dwelling house	34 Middle Harbour Road, Lindfield	Local	I452
Dwelling house	26 Chelmsford Avenue, Lindfield	Local	I419
Middle Harbour Road, Lindfield Conservation Area	Lindfield	Local	C42

Among the heritage items in the vicinity listed above, the subject site is within the visual catchment of heritage items “Dwelling house” (I49), “Dwelling house” (I43) “Laurabada, dwelling house” (I42) and the Middle Harbour Road, Lindfield HCA (C42).

The proposed development of the site is not located within the visual catchment of the remainder of heritage items listed above nor is it considered to be sufficiently proximate to those places to warrant discussion in the Heritage Impact Assessment contained in Section 6.0 of this SOHI. Accordingly, our discussion regarding the potential heritage impact of the proposal on heritage items in the vicinity is limited to heritage items "Dwelling house" (I49), "Dwelling house" (I43), "Laurabada, dwelling house" (I42) and the Middle Harbour Road, Lindfield HCA (C42).

1.5 Purpose

Part of the subject site is located within the boundaries of the Trafalgar Avenue HCA. As a whole, the site is located in the vicinity of three heritage items and one HCA, all of which are listed under Schedule 5 of the KLEP 2015. This report has been prepared in the context of a SSDA to assess the heritage impact of changes within the subject site.

This SOHI has been prepared in response to the following Secretary's Environmental Assessment Requirements (SEARs) dated 15 April 2025:

> ***22. Environmental Heritage***
>
> • *Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.*

1.6 Methodology

The methodology used in this SOHI is consistent with *Guidelines for preparing a statement of heritage impact* (2023) and *Assessing heritage significance* (2023) published by the NSW Department of Planning and Environment and has been prepared in accordance with the principles contained in the 2013 edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

1.7 Limitations

- This Statement of Heritage Impact ("SOHI") is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This SOHI essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Aboriginal or Torres Strait Islander peoples' associations with the subject site.

- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Any specifics regarding views should be assessed by a view expert. Heritage 21 does not consider itself to be a view expert and any comments in this report are opinion based.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

2.0 HISTORICAL CONTEXT

2.1 Local History

Ku-ring-gai Local Government Area is Darramura-gal Country, bounded by Gamaragal Country to the south.[5] Gamaragal lands are said to extend from "the north shore of Port Jackson, from Karabilye (Kirribilli) opposite Warrane (Sydney Cove) to the soaring yellow-brown cliffs of Garungal or Carangle (North Head) and the sandy bay of Kayyeemy (Manly Cove)."[6] The Lane Cove River and its tributaries provided abundant food resources and freshwater for the Gamaragal and Darramurragal. Stone outcrops were utilised for making tools and sandstone rock shelters provided protection from "extremes of the climate."[7] Stone surfaces and walls of shelters were sometimes engraved or painted by Aboriginal people. Evidence of this artwork exists throughout the region, such as the whale engraving at Balls Head, Waverton.

The first known European land usage of the Lindfield area was timber-getting and sawmilling. In the early 1800s, the Lane Cove Sawing Establishment extended their business to the area, situating their sawmilling operation at what is now the intersection of Fiddens Wharf Road, Bradfield Road and Lady Game Drive.[8] The timber-getters camp was established at the river end of Fiddens Wharf Road in ca. 1805 and accommodated cattle and 48 convicts.[9] The Lane Cove Sawing Establishment was established by the colonial government with convict labour and provided building materials for the growing colony.[10] The timber was "transported by jinkers to the Lane Cove River and floated down to Sydney to be used in the rapidly expanding city."[11] Timber-getting continued until the 1880s. As land was gradually cleared, it was used for farming, mainly orchards and market gardens. The Lane Cove River was the main transport route during this period.[12]

By the 1810s, the government was promising land grants to settlers, with the provision that they would improve the land by clearing the timber prior to farming. One of these settlers was Daniel Dering Mathew, who in 1819 was granted land spanning the present Roseville and Lindfield suburbs, extending along the eastern side of the highway as far north as Tyron Road.[13] In 1824, Mathew sold his grant to Richard Archbold, who cleared the native vegetation and established orchards with convict labour.[14] The orchards were active until the death of Archbold's wife Mary in 1850. In 1858, Archbold's son Gerard established a cottage, naming it Clanville. The wider estate was inherited by Richard and Mary's eight children, with each receiving an individual allotment of 50 acres. Much of

[5] Ku-ring-gai Council, *Aboriginal Heritage and History within the Ku-ring-gai Local Government Area*, extracted from Aboriginal Heritage Office, *Ku-ring-gai Council Aboriginal Site Management Report*, *2015* (Gordon: Ku-ring-gai Council, 2018) p. 4 & 10; Willoughby City Council, *Reflect Reconciliation Action Plan February 2024 – February 2025* (Chatswood: Willoughby Council, 2024), p. 2.
[6] Barani Sydney's Aboriginal History, "Gamaragal At Manly Art Gallery", City of Sydney, accessed 06 September 2024, https://www.sydneybarani.com.au/gamaragal-at-manly/.
[7] Barani Sydney's Aboriginal History, "Gamaragal At Manly Art Gallery".
[8] "Lane Cove Sawing Establishment," The Dictionary of Sydney, accessed 06 September 2024, https://dictionaryofsydney.org/place/lane_cove_sawing_establishment.
[9] "Lindfield," Ku-ring-gai Historical Society, accessed 06 September 2024, https://khs.org.au/lindfield-local-history/.
[10] "Lane Cove Sawing Establishment," The Dictionary of Sydney.
[11] "Lane Cove Sawing Establishment," The Dictionary of Sydney.
[12] "Lindfield," Ku-ring-gai Historical Society.
[13] "Lindfield," Ku-ring-gai Historical Society.
[14] GML Heritage, *Lindfield Library Site, Lindfield*, Historical Archaeological Assessment, Issue 3, (Sydney: GML Heritage, 3 June 2015), p. 7.

the Archbold family's land continued to be farmed until 1890 when the North Shore railway line opened, resulting in the land being subdivided for residential development (see subdivision plan in Figure 12).[15] A Parish map from 1897 shows what was remaining of the Clanville estate at this time (see Figure 11).

It was with the opening of the North Shore railway line and station that the suburb was named Lindfield, originating from a cottage of the same name located in the vicinity of the station which was built by Francis John List in 1884.[16] The cottage, transported in two sections, was relocated to Narrabeen in the mid-1900s but has since been demolished.[17]

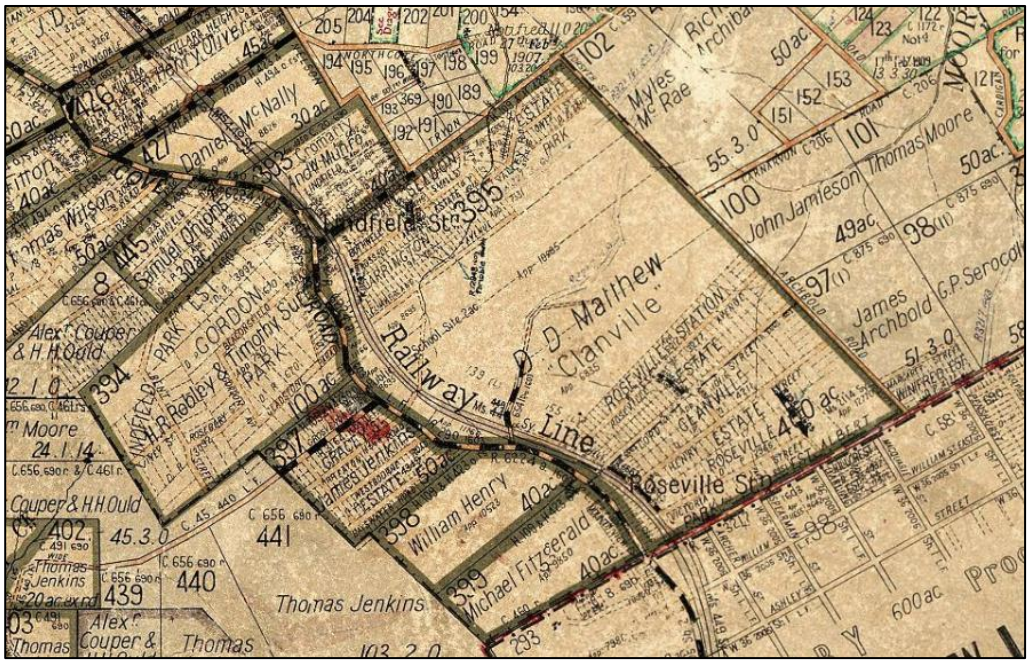


Figure 11. 1897 Parish Map of Gordon showing the remaining portion of the Clanville Estate. The subject site is within Daniel McNally's land at this time (Source: NSW Land Registry Services, "Historical Land Records Viewer," Historical Parish Maps, County Name: Cumberland, Parish name: Gordon, Sheet Reference 1, Edition No. 5, Edition Year: 1897, accessed 05 September 2024).

[15] GML Heritage, *Lindfield Library Site, Lindfield*, p. 7.
[16] Frances Pollon, ed. *The Book of Sydney Suburbs* (Sydney: Cornstalk, 1996), p. 154.
[17] "Lindfield," Ku-ring-gai Historical Society.

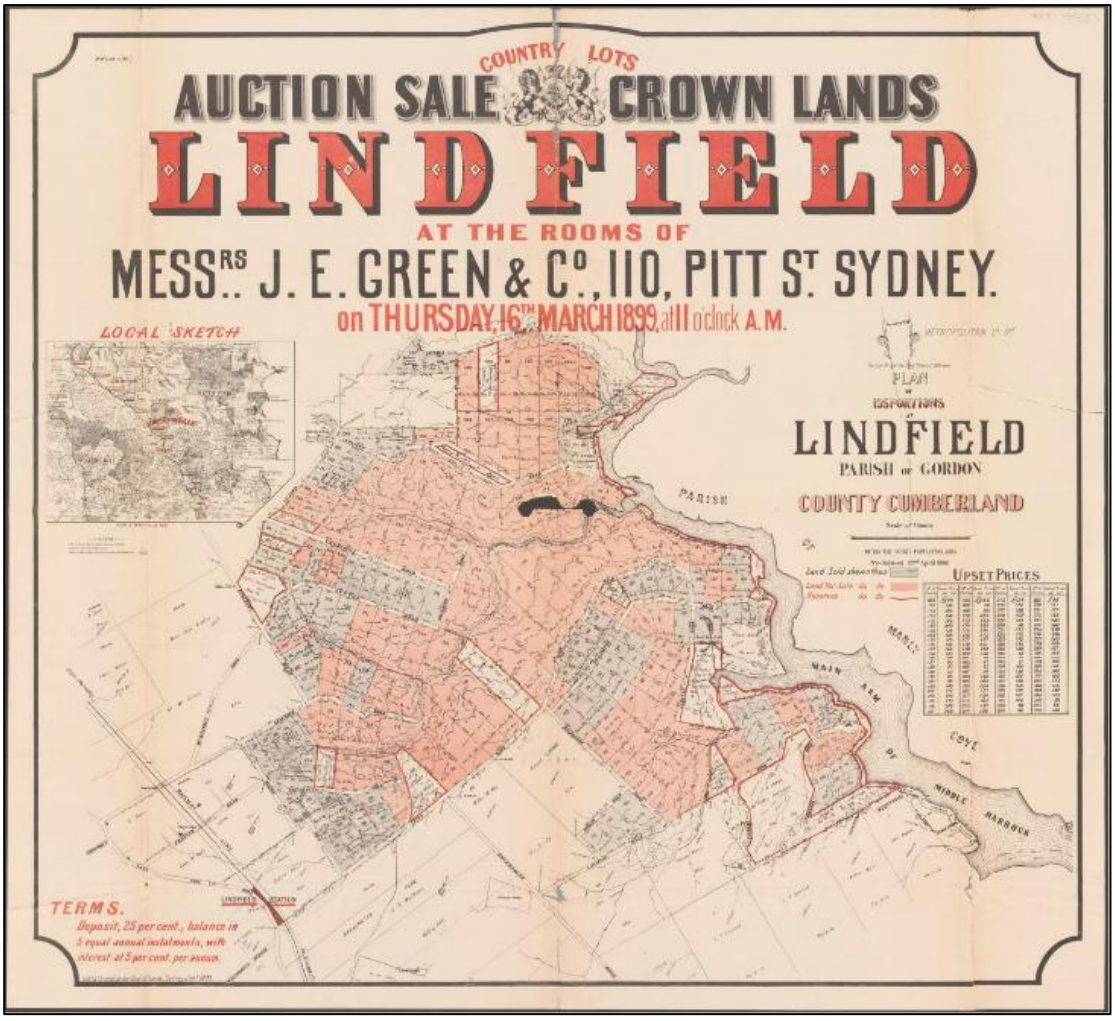


Figure 12. 1899 map entitled "Country Lots, Auction Sale, Crown Lands, Lindfield" (Source: John Alexander Ferguson, National Library of Australia, Call No. MAP LFSP 1338, Folder 91, http://nla.gov.au/nla.obj-230263318).

By the early twentieth century, Lindfield was an established suburb, boasting a post office, churches, schools, sporting clubs, commercial businesses and a gentlemen's chess and whist club.[18] An article published in The Daily Telegraph on 4 February 1922 describes the suburb of Lindfield during this period:

> *…a rising suburb, 322 feet above sea level. It possesses numerous handsome dwellings, and its business thoroughfare near the Railway Station contains modern up-to-date shops, etc.*[19]

[18] "Lindfield," Ku-ring-gai Historical Society.
[19] The Daily Telegraph, "Advertising," 04 February 1922, p. 16, Trove, accessed 05 September 2024, http://nla.gov.au/nla.news-article246456624.

The second half of the nineteenth century saw Lane Cove Road, now the Pacific Highway, develop into the dominant transportation route. With the improvement in transportation, "fruit growers diversified their plantings, as it became possible to take soft fruit to market."[20]

The population of Lindfield grew substantially in the Post War years, resulting in the development of apartment blocks along the Pacific Highway. A small increase in population between 1996 and 2001 also resulted in new residential development. Despite this increase in urban development, the suburb still contains many of its original "Federation dwellings in Queen Anne, Arts and Crafts and Bungalow styles, and inter-war California Bungalows"; however, some have been "substantially altered" or replaced with modern houses.[21]

2.2 Site Specific History

The subject site formed part of the 400 acres originally granted to Daniel Dering Mathew by Crown Grant on 15 July 1819, which went on to become the Clanville Estate inherited by Richard Archibold's eight children. As previously mentioned in Section 2.1, much of the Archbold family's land continued to be farmed until 1890 when the North Shore railway line opened, resulting in the land being subdivided for residential development. In 1888, Lot 7 of the Clanville Estate was purchased by The Anglo Australian Investment Finance and Land Company (see Figure 13). On 6 July 1901, this parcel of land was transferred to The Universal Land and Deposit Bank Limited. By 24 January 1903, Robert Fowler, Camperdown Member of the Legislative Council purchased the land shown in Figure 15. In 1906, additional family members were added to the Certificate of Title – Jane Fowler, Enoch Fowler and Edith Emily Fowler. In the 1910s, the land was subdivided and sold in individual allotments. A photograph from 1908 shows that Middle Harbour Road had been established by this year; however, the gravel road was not yet formalised (Figure 16).

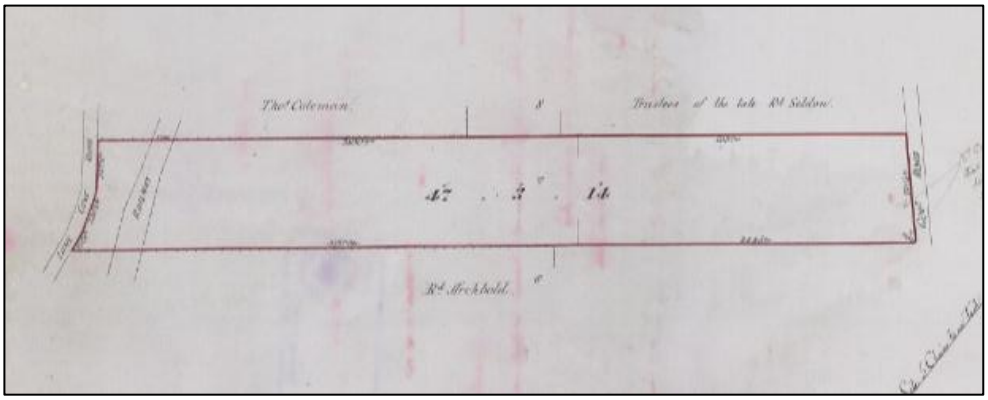


Figure 13. Certificate of Title from 1888 (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 896-207).

[20] Zeny Edwards and Joan Rowland, "Lindfield," The Dictionary of Sydney, 2012, accessed 05 September 2024, https://dictionaryofsydney.org/entry/lindfield.
[21] Heritage NSW, "Blenheim Road Conservation Area," State Heritage Inventory, Heritage Item ID: 1882681, accessed 06 September 2024, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId= 1882681.

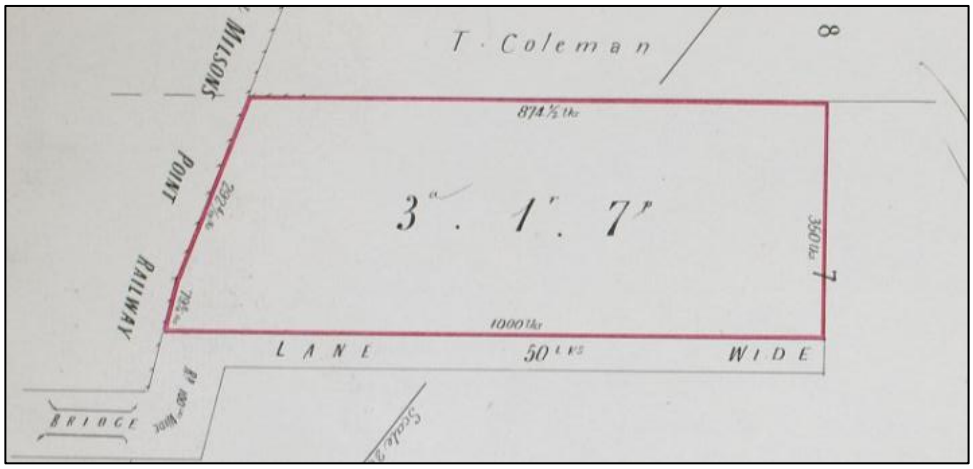


Figure 14. Certificate of Title from 1901 (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 1362-36).

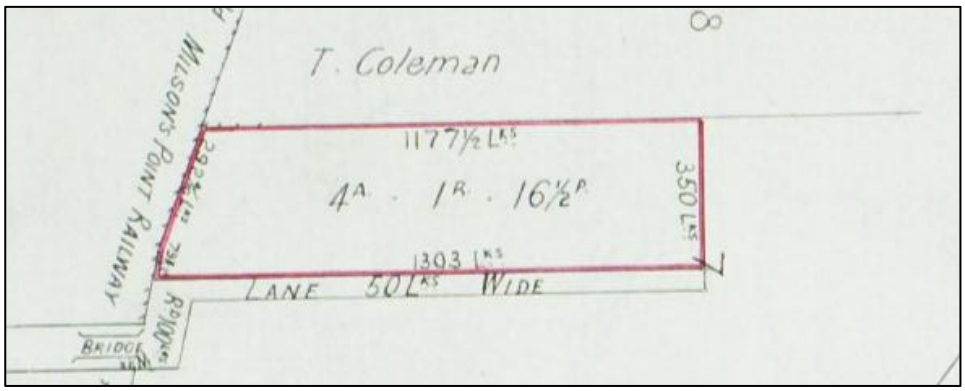


Figure 15. Certificate of Title from 1903 (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 1442-226).

Figure 16. Photograph from 1908 entitled Middle Harbour Rd, Lindfield (Source: Ku-ring-gai Library Council Library, Record Number: 299967, accessed 23 April 2025).

28 Middle Harbour Road, Lindfield

On 28 April 1915, Elaine Vanan Banks purchased Lot 16 and part of Lot 15, now known as 28 Middle Harbour Road, from the Fowlers (see Figure 17). The Certificate of Title specifies that it was

> *… issued subject to the covenant by Elaine Vanan Banks… that any main building be erected upon the said land shall be constructed in a proper and workmanlike manner of brick and stone or brick or stone with slate or tile roof at a cost of no less than three hundred pounds.*[22]

Based on this covenant in the Certificate of Title, it is possible that the land was vacant between 1915 and 1927. The present-day dwelling at 28 Middle Harbour Road does not exhibit characteristics of the Federation architectural period, but rather of the Inter-War period. In 1927, the subject property appears in the Sands Directory records, with "R Friend" residing there. This is consistent with the Certificate of Title, which references the property being transferred to Robert Moreton Friend on 13 August 1925, which could indicate Moreton was ultimately responsible for the construction of the present-day dwelling. In 1925, the subject property was expanded to the west to include most of Lot 15 (see Figure 18).

Historic aerial imagery from 1930 shown in Figure 36 reveals a dwelling situated in the exact spot as the present-day dwelling and with the same roof form; however, other details are difficult to determine due to the low quality of the image. An article published in 1940 exhibits building works had been approved, referencing additions at 28 Middle Harbour Road by "R Friend," the owner and builder (see Figure 19).[23] An article published in 1941 invites tenders for "alterations to [a] residence in Lindfield" and that "plans may be obtained from the Occupier, 28 Middle Harbour Rd, Lindfield" (see Figure 20).[24] Historical aerial imagery reveals that only a small veranda in the south-western corner of the dwelling existed in 1943 (Figure 37). Sometime between 1943 and 1965 (Figure 38), the veranda had been extended to the west to its present-day size, and it is likely that the double garage below was added at this time. It is possible that the previously cited Construction articles from 1940 and 1941 relate to these works.

The aerial image from 1965 also shows that the rear weatherboard addition with corrugated iron roof sheeting had not yet been constructed by this year. It is difficult to determine from the historic aerial imagery as to when this addition was built, however, it is clearly depicted in the final image from 2022 (see Figure 40).

The Certificate of Title from 1925 displays a stamp from 1927, recording that Ku-ring-gai Shire Council had established an easement for drainage purposes through the allotment of 28 Middle Harbour Road. This easement is demonstrated in blue in Figure 18. The property went through the

[22] Land Registry Services, "Historical Land Records Viewer," Vol. 2570 Fol. 225.
[23] "Buildings & Works Approved", Construction, 4 December 1940, p.5, accessed 24 April 2025, https://trove.nla.gov.au/newspaper/article/222859977/24726658.
[24] Opportunities for Business", Construction, 8 January 1941, p. 15, accessed 24 April 2025.

subsequent owners displayed in Table 1 with the last ownership recorded on the NSW Land Registry Services being that of Ernest George Rushton.

The Ku-ring-gai Council Development Application Tracker shows that a DA for alterations and additions, including a new pool and cabana, new driveway and turning area, and resurfacing of the existing tennis court, was submitted on 15 March 2022. It was refused and unsuccessfully appealed in the Land and Environment Court.

Table 1. Proprietors and Dates for 28 Middle Harbour Road.

Proprietor	Date
Robert Fowler	24 January 1903
Elaine Vanan Banks	28 April 1915
Anna Ross Campbell Aird	12 December 1918
Sarah Ann Martin	5 May 1920
Robert Moreton Friend	13 August 1925
Percy William Hay and Ethel Hay	16 January 1942
Lawrence James Edmonds	18 June 1947
Ernest George Rushton	17 February 1956

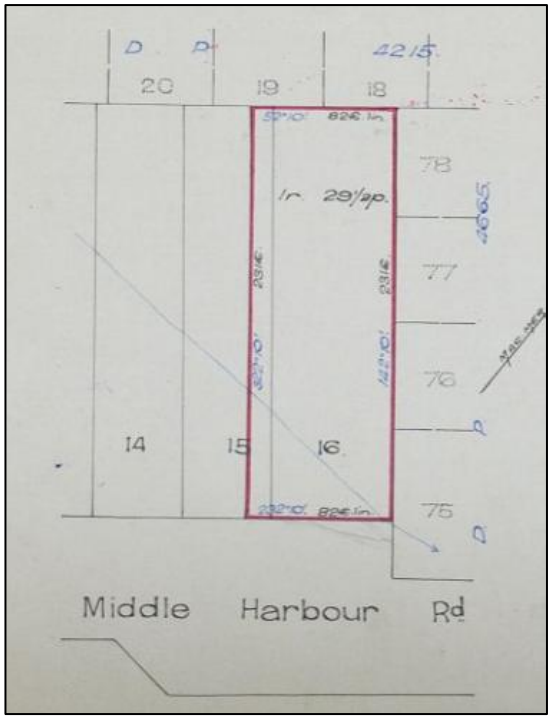


Figure 17. Certificate of Title from 1915 (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 2570-225).

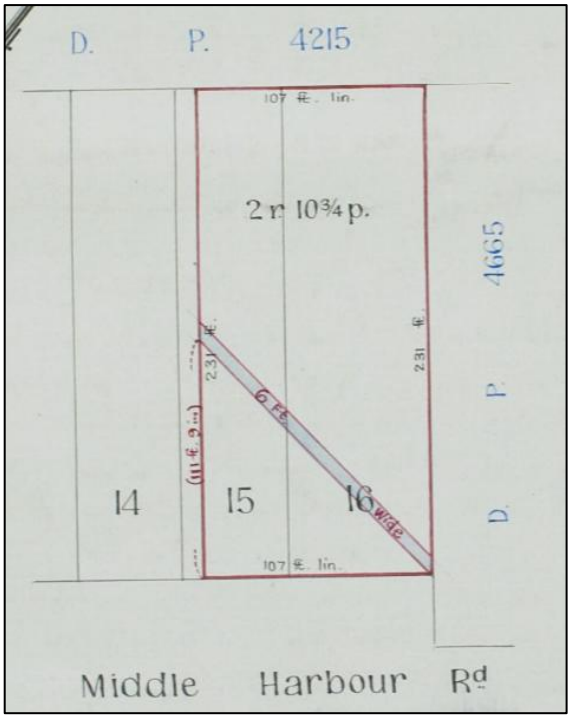
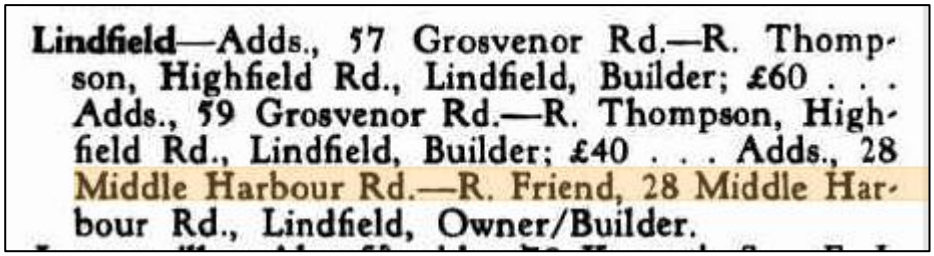
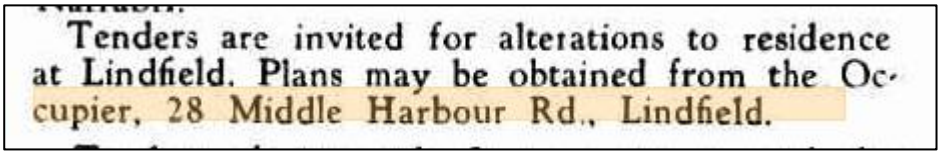


Figure 18. Certificate of Title from 1925 with the blue line demonstrating the easement transferred to Council (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 3762-21).



Lindfield—Adds., 57 Grosvenor Rd.—R. Thompson, Highfield Rd., Lindfield, Builder; £60 . . . Adds., 59 Grosvenor Rd.—R. Thompson, Highfield Rd., Lindfield, Builder; £40 . . . Adds., 28 Middle Harbour Rd.—R. Friend, 28 Middle Harbour Rd., Lindfield, Owner/Builder.

Figure 19. Article published in the Construction newspaper in 1940 displaying the approved works at 28 Middle Harbour Road (Source: National Library of Australia, "Buildings & Works Approved", Construction, 4 December 1940, p. 5).



Tenders are invited for alterations to residence at Lindfield. Plans may be obtained from the Occupier, 28 Middle Harbour Rd., Lindfield.

Figure 20. Article published in the Construction newspaper in 1941 inviting tenders for alterations to a residence at Lindfield (Source: National Library of Australia, "Opportunities for Business", Construction, 8 January 1941, p. 15).

24 and 26 Middle Harbour Road, Lindfield

On 21 December 1910, William Henry Sadleir purchased Lot 13, now known as 24 Middle Harbour Road, from the Fowlers. The dwelling first appears in Sands Directory records as "Mornington" occupied by "W.H. Sadleir" in 1912, indicating that the dwelling was likely constructed in 1911.

On 12 April 1911, James Martin purchased Lot 14, now known as 26 Middle Harbour Road, from the Fowlers. The dwelling first appears in Sands Directory records as "Woodlands" occupied by James Martin in 1915, indicating that the dwelling was constructed sometime between 1911 and 1915.

The names "Mornington" and "Woodlands" continue to be recorded in the Sands Directory until the 1930s. The dwelling at 26 Middle Harbour Road still displays a "Woodlands" plaque to this day (see Figure 62). An advertisement for "apartments, board and residence" was published on 27 February 1937 referencing "Woodlands, 26 Middle Harbour Road" as containing a garage and tennis court by this year (see Figure 25). The historic aerial image from 1943 (Figure 37) shows a large tennis court in the rear half of this property and the garage to the north-east of the dwelling, with a driveway extending to it from Middle Harbour Road. The 1943 image shows that 24 Middle Harbour Road contained an expansive garden at this time and contained a small shed or garage to the north-east of the dwelling.

The Ku-ring-gai Council Development Application Tracker provides the following information regarding modifications to the two dwellings.

Table 2. Applications for 24 Middle Harbour Road

Application	Works
BA 97/01611	First Floor addition and alterations
BA 96/01270	Outbuilding- gazebo
BA 83/00123	Swimming pool
BA 83/00274	Outbuilding- carport

Table 3. Applications for 26 Middle Harbour Road

Application	Works
21/04/2020	Alterations and additions incorporating first floor addition
CCPCA0391/08	Pergola addition

MOD0043/08	Modification of DA0222/07 proposing changes to pergola roof and floor
DA0222/07	Dwelling Development pergola
95/01387	Alterations and additions to create a dwelling in excess of 7 metres
94/01244	Inground pool
358/96/TT	Amendment to DA 4678/95 relocation of garage
95/01387A 4678/95A	Alterations and additions to create a dwelling in excess of 7 metres
11/01/1995	Gazebo

The photographs shown in Section 3.4 reflect the modifications that have occurred to the dwellings, both internally and externally. As indicated in Table 2 above, a First Floor addition was added to the dwelling, impacting the original roof form and modifying part of the internal layout of the dwelling. The photographs in Section 3.4 as well as historic aerial imagery also show that the rear Ground Floorc of the dwelling was extended.

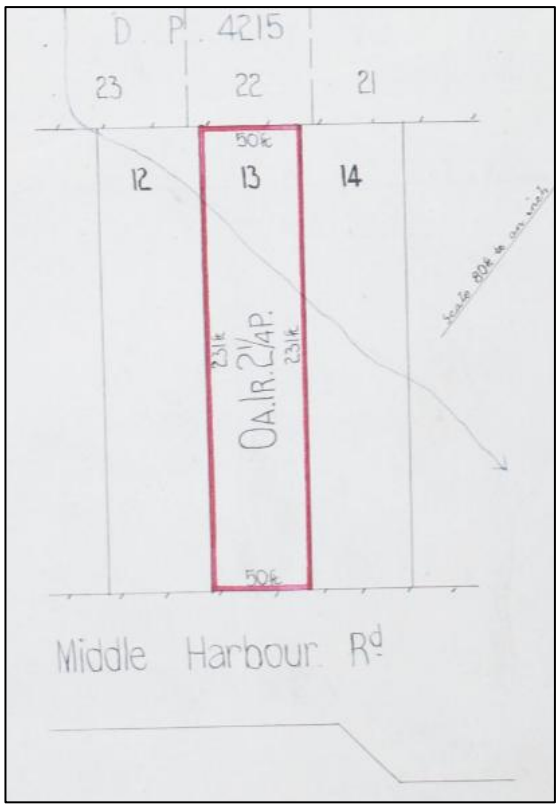


Figure 21. Certificate of Title from 1910 for 24 Middle Harbour Road (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 2112-27).

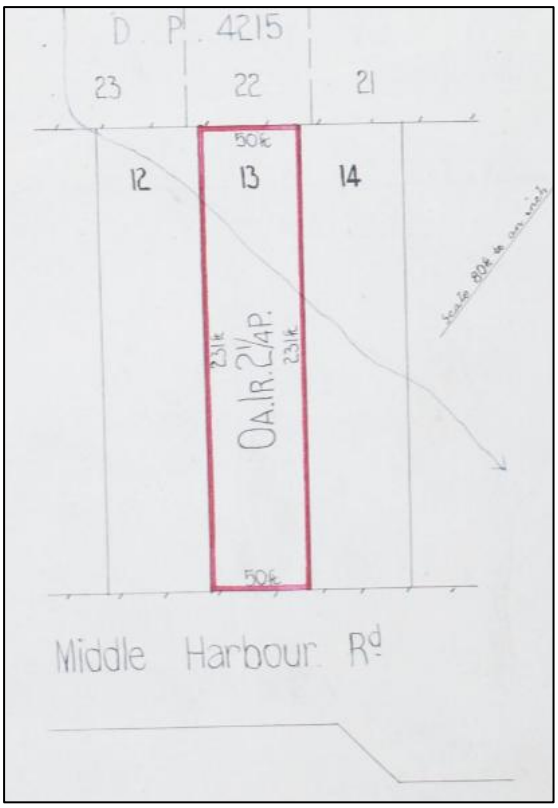


Figure 22. Certificate of Title from 1910 for 24 Middle Harbour Road (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 7420-213).

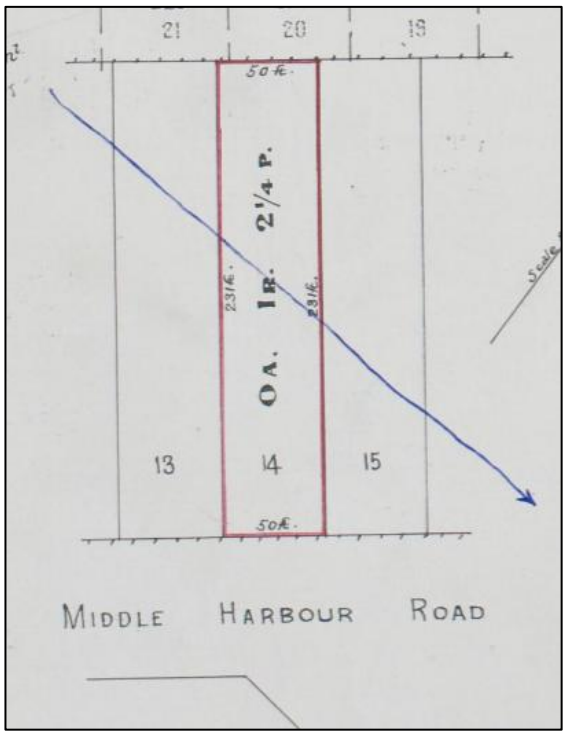


Figure 23. Certificate of Title from 1911 for 26 Middle Harbour Road (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 2139-71).

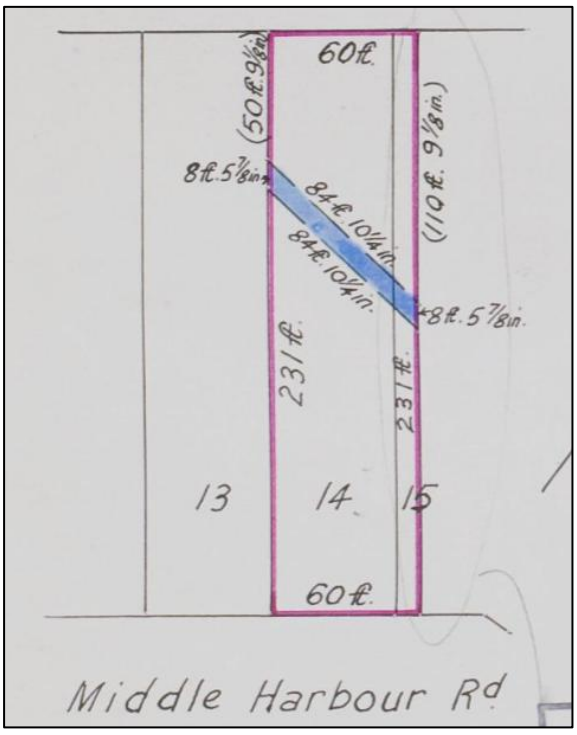
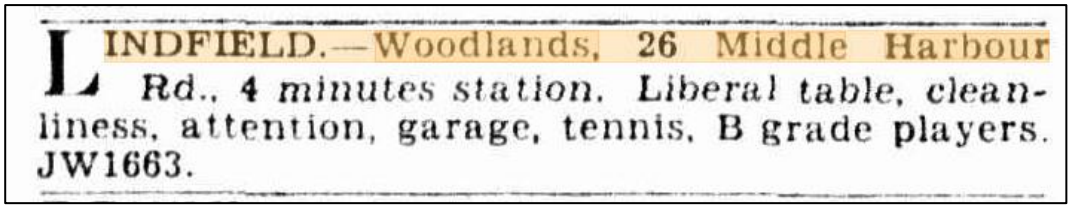


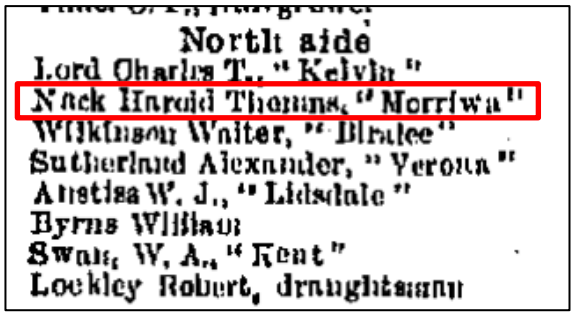
Figure 24. Certificate of Title from 1925 for 26 Middle Harbour Road (Source: Land Registry Services, "Historical Land Records Viewer", Vol. Fol: 7420-213).



LINDFIELD.—Woodlands, 26 Middle Harbour Rd., 4 minutes station. Liberal table, cleanliness, attention, garage, tennis, B grade players. JW1663.

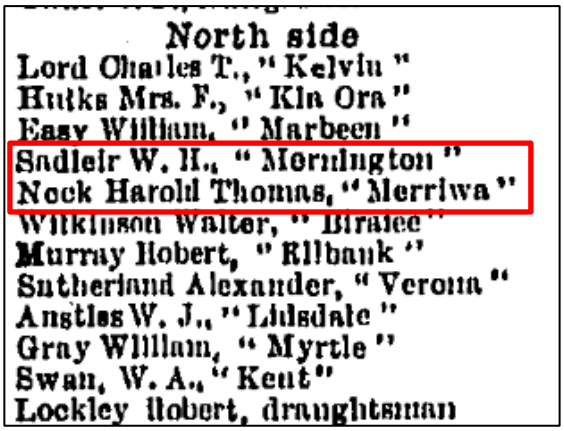
Figure 25. Article published in The Daily Telegraph in 1937 advertising 26 Middle Harbour Road for rent or board (Source: National Library of Australia, "Advertising", The Daily Telegraph, 27 February 1937, p. 14).

2.2.1 Sands Directory Records



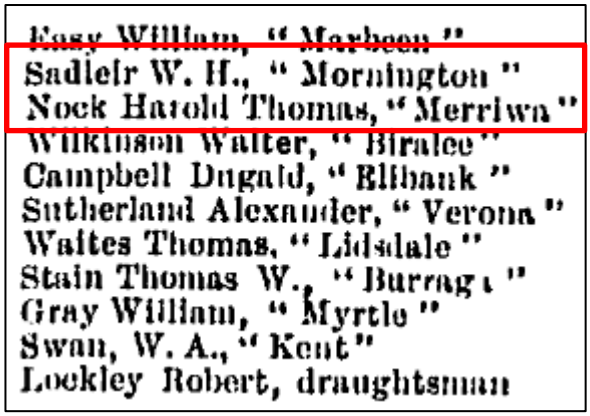
North side
Lord Charles T., "Kelvin"
Nock Harold Thomas, "Merriwa"
Wilkinson Walter, "Biralee"
Sutherland Alexander, "Verona"
Anstiss W. J., "Lidsdale"
Byrns William
Swan, W. A., "Kent"
Lockley Robert, draughtsman

Figure 26. Record from the Sands Directory for 1911 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136248, annotated by Heritage 21).



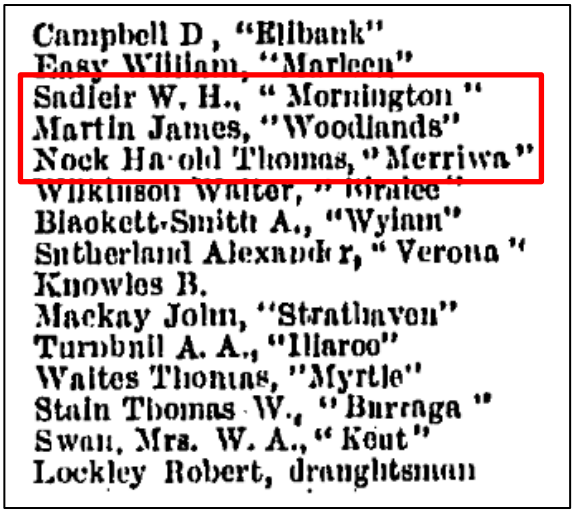
North side
Lord Charles T., "Kelvin"
Hutks Mrs. F., "Kia Ora"
Easy William, "Marbeen"
Sadleir W. H., "Mornington"
Nock Harold Thomas, "Merriwa"
Wilkinson Walter, "Biralee"
Murray Robert, "Rilbank"
Sutherland Alexander, "Verona"
Anstiss W. J., "Lidsdale"
Gray William, "Myrtle"
Swan, W. A., "Kent"
Lockley Robert, draughtsman

Figure 27. Record from the Sands Directory for 1912 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136247, annotated by Heritage 21).



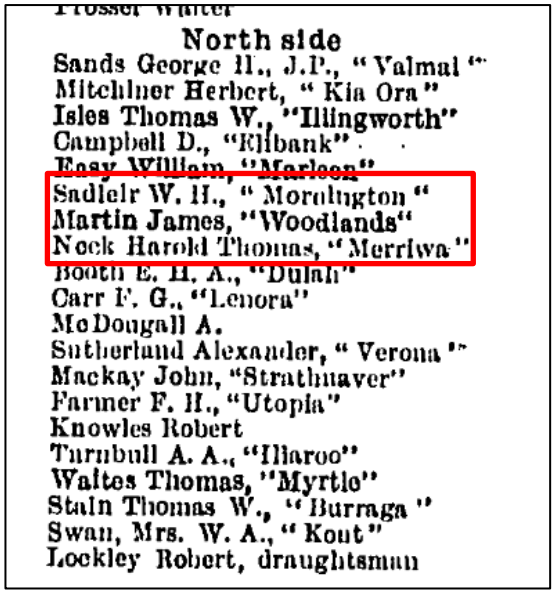
Easy William, "Marbeen"
Sadleir W. H., "Mornington"
Nock Harold Thomas, "Merriwa"
Wilkinson Walter, "Biralee"
Campbell Dugald, "Rilbank"
Sutherland Alexander, "Verona"
Waites Thomas, "Lidsdale"
Stain Thomas W., "Burraga"
Gray William, "Myrtle"
Swan, W. A., "Kent"
Lockley Robert, draughtsman

Figure 28. Record from the Sands Directory for 1913 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136246, annotated by Heritage 21).



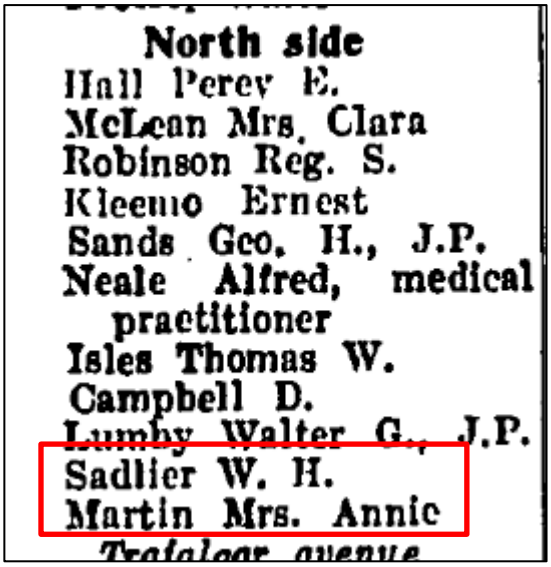
Campbell D, "Rilbank"
Easy William, "Marleen"
Sadleir W. H., "Mornington"
Martin James, "Woodlands"
Nock Harold Thomas, "Merriwa"
Wilkinson Walter, "Biralee"
Blackett-Smith A., "Wylam"
Sutherland Alexander, "Verona"
Knowles B.
Mackay John, "Strathaven"
Turnbull A. A., "Illaroo"
Waites Thomas, "Myrtle"
Stain Thomas W., "Burraga"
Swan, Mrs. W. A., "Kent"
Lockley Robert, draughtsman

Figure 29. Record from the Sands Directory for 1915 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136244, annotated by Heritage 21).



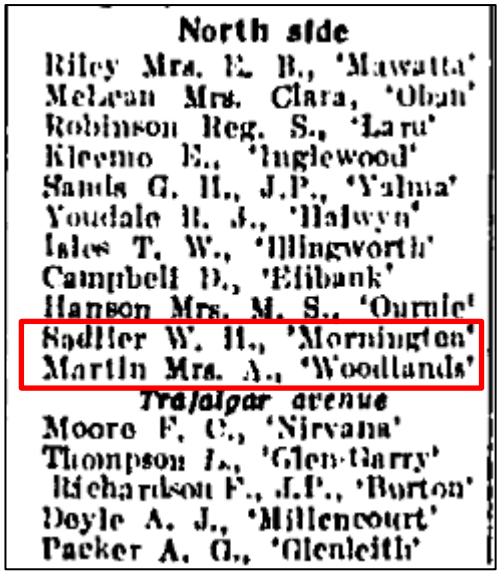
North side
Sands George H., J.P., "Valmai"
Mitchiner Herbert, "Kia Ora"
Isles Thomas W., "Illingworth"
Campbell D., "Elibank"
Easy William, "Marleen"
Sadleir W. H., "Mornington"
Martin James, "Woodlands"
Nock Harold Thomas, "Merriwa"
Booth E. H. A., "Dulah"
Carr F. G., "Lenora"
McDougall A.
Sutherland Alexander, "Verona"
Mackay John, "Strathmaver"
Farmer F. H., "Utopia"
Knowles Robert
Turnbull A. A., "Illaroo"
Waites Thomas, "Myrtle"
Stain Thomas W., "Burraga"
Swan, Mrs. W. A., "Kout"
Lockley Robert, draughtsman

Figure 30. Record from the Sands Directory for 1917 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136242, annotated by Heritage 21).



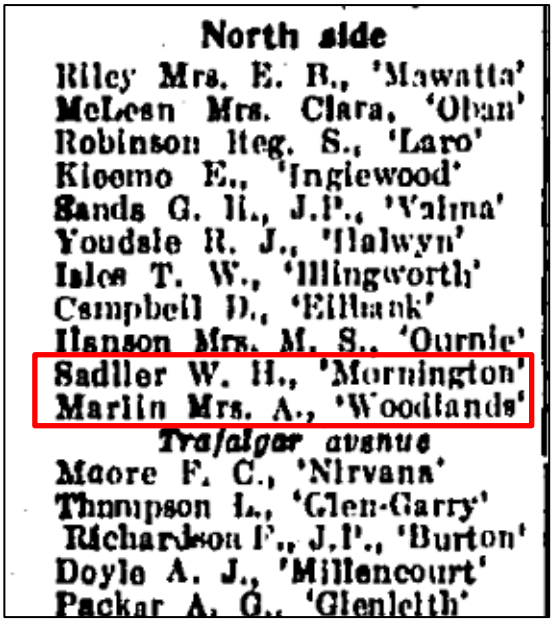
North side
Hall Percy E.
McLean Mrs. Clara
Robinson Reg. S.
Kleemo Ernest
Sands Geo. H., J.P.
Neale Alfred, medical practitioner
Isles Thomas W.
Campbell D.
Lumby Walter G., J.P.
Sadlier W. H.
Martin Mrs. Annie
Trafalgar avenue

Figure 31. Record from the Sands Directory for 1922 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136237, annotated by Heritage 21).



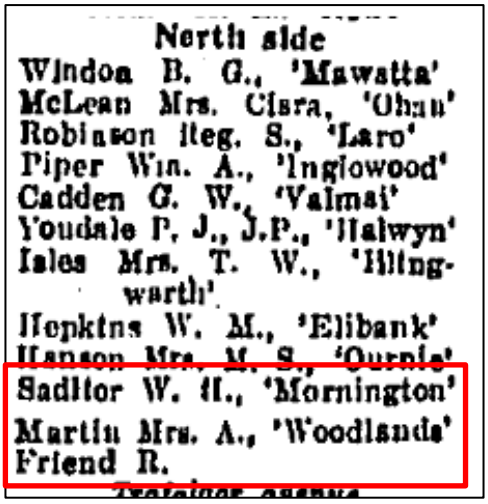
North side
Riley Mrs. E. B., 'Mawatta'
McLean Mrs. Clara, 'Oban'
Robinson Reg. S., 'Laro'
Kleemo E., 'Inglewood'
Sands G. H., J.P., 'Valma'
Youdale R. J., 'Halwyn'
Isles T. W., 'Illingworth'
Campbell D., 'Elibank'
Hanson Mrs. M. S., 'Ournie'
Sadlier W. H., 'Mornington'
Martin Mrs. A., 'Woodlands'
Trafalgar avenue
Moore F. C., 'Nirvana'
Thompson L., 'Glen-Garry'
Richardson F., J.P., 'Burton'
Doyle A. J., 'Millencourt'
Packer A. G., 'Glenleith'

Figure 32. Record from the Sands Directory for 1924 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136235, annotated by Heritage 21).



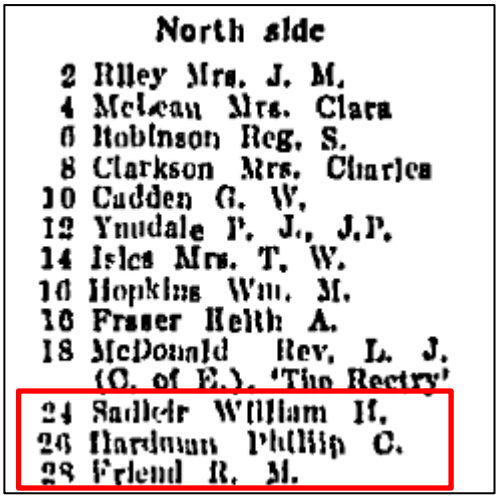
North side
Riley Mrs. E. B., 'Mawatta'
McLean Mrs. Clara, 'Oban'
Robinson Reg. S., 'Laro'
Kleemo E., 'Inglewood'
Sands G. H., J.P., 'Valma'
Youdale R. J., 'Halwyn'
Isles T. W., 'Illingworth'
Campbell D., 'Elibank'
Hanson Mrs. M. S., 'Ournie'
Sadlier W. H., 'Mornington'
Martin Mrs. A., 'Woodlands'
Trafalgar avenue
Moore F. C., 'Nirvana'
Thompson L., 'Glen-Garry'
Richardson F., J.P., 'Burton'
Doyle A. J., 'Millencourt'
Packer A. G., 'Glenleith'

Figure 33. Record from the Sands Directory for 1925 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136234, annotated by Heritage 21).



North side
Windon B. G., 'Mawatta'
McLean Mrs. Clara, 'Oban'
Robinson Reg. S., 'Laro'
Piper Wm. A., 'Inglowood'
Cadden G. W., 'Valmai'
Youdale P. J., J.P., 'Malwyn'
Isles Mrs. T. W., 'Illingworth'
Hopkins W. M., 'Elibank'
Sadlier W. H., 'Mornington'
Martin Mrs. A., 'Woodlands'
Friend R.

Figure 34. Record from the Sands Directory for 1927 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136232, annotated by Heritage 21).



North side
2 Riley Mrs. J. M.
4 McLean Mrs. Clara
6 Robinson Reg. S.
8 Clarkson Mrs. Charles
10 Cadden G. W.
12 Youdale P. J., J.P.
14 Isles Mrs. T. W.
16 Hopkins Wm. M.
16 Fraser Keith A.
18 McDonald Rev. L. J. (C. of E.), 'The Rectry'
24 Sadlier William H.
26 Hardman Phillip C.
28 Friend R. M.

Figure 35. Record from the Sands Directory for 1932-33 (Source: Sands Sydney, Suburban and Country Commercial Directory, Unique ID: A-01136227, annotated by Heritage 21).

2.2.2 Historic aerial imagery

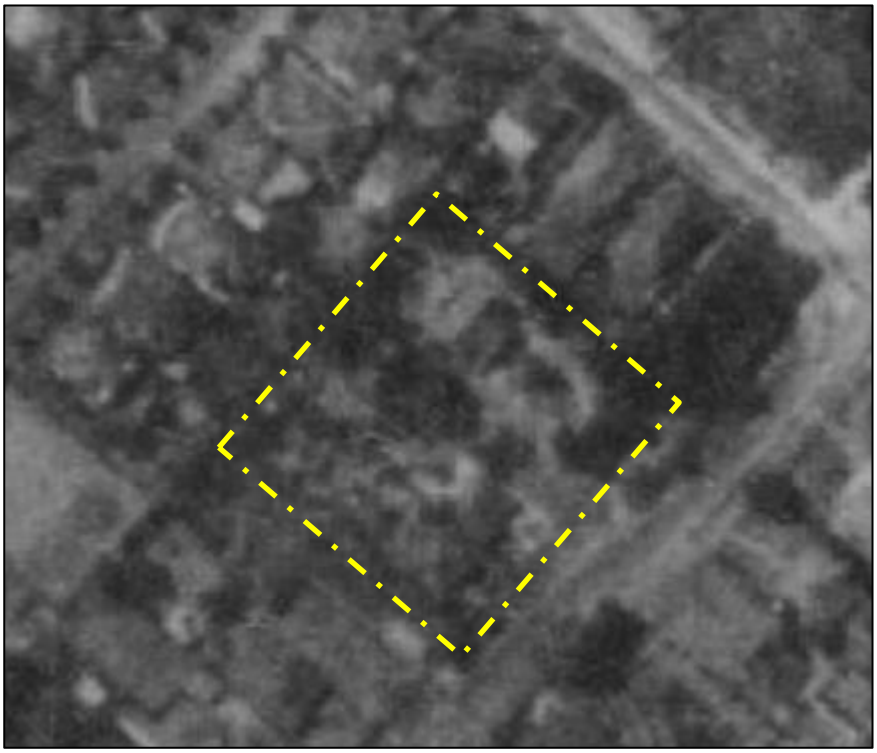


Figure 36. Historic aerial image from 1930 with the subject site dashed in yellow (Source: (Source: NSW Spatial Portal, Historical Imagery, accessed 22 April 2025, annotated by Heritage 21).

Figure 37. Historic aerial image from 1943 with the subject site dashed in yellow (Source: (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

Figure 38. Historic aerial image from 1965 with the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

Figure 39. Historic aerial image from 1986 with the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

Figure 40. Historic aerial imagery from 2005 with the subject site dashed in yellow (Source: NSW Spatial Portal, Historical Imagery, accessed 02 April 2025, annotated by Heritage 21).

Figure 41. Aerial image from 2022 with the subject site dashed in yellow. The rear weatherboard addition to 28 Middle Harbour Road is indicated by the red arrows (Source: NSW Spatial Services, "SIX Maps," accessed 17 April 2025, http://maps.six.nsw.gov.au/, annotated by Heritage 21).

3.0 PHYSICAL EVIDENCE

3.1 The Setting

The subject site is located at 24, 26 and 28 Middle Harbour Road, Lindfield. The suburb of Lindfield is located on the Upper North Shore of Sydney and is approximately 13 kilometres north-west of the Sydney Central Business District ("CBD"). The subject site is located on the northern side of Middle Harbour Road and is south of Russell Avenue and west of Trafalgar Avenue. The subject site is located approximately 200m east of the railway line and 275m south-east of the Lindfield railway station.

Part of the subject site is located within the Trafalgar Avenue HCA, which is described as comprising established gardens and mature trees and early and late Federation period dwellings in the Queen Anne, Arts and Crafts and Bungalow styles with some inter-war Old English examples.[25] The Trafalgar Avenue HCA is considered to have local significance for its historical, aesthetic and representative value. Middle Harbour Road comprises residential development and is lined with mature and young trees and landscaped road verges. The subject site is located within the visual catchment of heritage items "Dwelling house" (I49), "Dwelling house" (I43) and "Laurabada, dwelling house" (I42). The heritage items are all described as single-storey Federation period dwellings and are considered to have historical, aesthetic and representative value at a local level.

3.2 Physical Description

One of the three dwellings located within the subject site, is in the boundaries of the Trafalgar Avenue HCA. The following physical description of the Trafalgar Avenue HCA is an extract from the State Heritage Inventory:

> *The area of Trafalgar Avenue encompasses a small valley along the northern end of Middle Harbour Road, with the street rising up at the northern end to meet Russell Street and the southern end to meet Chelmsford Avenue*
>
> *The dominant style within the Trafalgar Avenue Conservation Area is early and late Federation period in the Queen Anne, Arts and Crafts and Bungalow styles with some inter-war Old English examples. Many of these houses include established gardens and mature trees. The allotment pattern was fully formed in the 1900s and has undergone very little change since this time.*
>
> *Original fencing is largely low sandstone walls with either timber pickets or hedging on top. Street tree planting is characteristic of the period of the subdivision and is typically either brushbox or jacaranda.*

[25] Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728.

> *Detracting elements within the area include obstructive front hedges, enclosed front verandahs, rendered face brick work, painted face brick work and uncharacteristic colour schemes.*[26]

The subject site is located within the boundaries of the Ku-ring-gai Urban Conservation Area Precinct 6 – Lindfield. The following physical description if available for the Precinct and was prepared by Scott Robertson on behalf of the National Trust:

> *The Ku-ring-gai Urban Conservation Area Precinct 6 – Lindfield consists of an area of single-storey 1920s bungalows. The uniform appearance of the area stems from its development within a single period as well as the almost universal use of face brick.*
>
> *Housing in the area consists predominantly of 1920s bungalows on medium-sized lots with Federation style houses being located close to the railway line as well as 1920s shops being located in Lindfield Avenue. There are a few unsympathetic alterations or intrusions into the area.*
>
> *The Lindfield Precinct epitomises the area and era in both the excellent, intact nature of its houses, their gardens and street plantings.*[27]

The three dwellings within the subject site are individually described below.

28 Middle Harbour Road, Lindfield

The subject dwelling presents as two-storey at its primary (southern) façade and single-storey at its rear elevation. The dwelling was likely constructed in c.1925 in the Inter-War period. The dwelling is constructed of face brick masonry and has a large gable with timber shingles presenting to Middle Harbour Road. The primary façade features two large bay windows and a large veranda with a double garage below which extends south-west from the façade. Historic aerial imagery explored in Section 2.2.2 found that this veranda and garage was extended sometime between 1943 and 1965. The primary façade, western elevation and eastern elevation all contain segmented arch lintels with original timber double hung windows.

The dwelling contains a pitched roof form with terracotta tiles. At the rear elevation of the dwelling, corrugated iron roof sheeting covers a later addition of weatherboard cladding and aluminium windows and doors. This weatherboard addition was constructed poorly as it shows signs of damage and deterioration (see Figure 44, Figure 45 and Figure 47). In Figure 54, the original rear elevation of the dwelling is visible within the weatherboard addition. Original timber double hung windows with segmented arch lintels can be seen along this elevation which is now concealed internally.

[26] Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728.
[27] National Trust of Australia, Robertson and Hindmarsh, 1995.

Internally, the dwelling largely retains its original layout, however, has undergone some modifications. Renovations have been undertaken to the bathroom and kitchen to modernise these areas. There is evidence that some of the original ceilings and timber floorboards have also been replaced. As previously mentioned, the rear elevation and part of the eastern elevation have been enclosed to create additional bedrooms.

The property contains an expansive garden; however, it is overgrown and has not been maintained. A wide driveway extends from Middle Harbour Road to the dwelling's double garage, and wraps around to the eastern side of the house. A former tennis court which now comprises a grass lawn remains south of the dwelling with a tall fence around it still standing.

26 Middle Harbour Road, Lindfield

The subject building is a single-storey dwelling with a contemporary two-storey rear addition. The dwelling was likely constructed in c.1915 in the late Federation period. The dwelling is constructed of face brick masonry and has a hip roof with terracotta tiles. One gable and a Dutch roof gable present to Middle Harbour Road and feature timber battening and terracotta finials. An additional Dutch roof gable is present on the contemporary addition, to mimic those at the front of the dwelling. The dwelling contains two chimneys with terracotta chimney pots.

The covered veranda which wraps around to its eastern elevation, has timber decking and a plaque displaying the dwelling's name "Woodlands" beside the front door. An original circular window with stained glass features on the primary façade as well as original casement windows. Consistent with the late Federation and Inter-War period, the dwelling contains a bay window on its primary façade.

The original roof form has been highly modified for the construction of a rear second-storey addition. As displayed in Figure 62, this contemporary rear addition is expansive and features a veranda at its rear elevation. A contemporary garage has been added to the east of the dwelling and was designed with Federation elements to suit the character of the property. A gazebo and swimming pool have been added to the northern extent of the property.

Internally, the contemporary additions have been designed to mimic the original part of the dwelling, resulting in confusion between the old and the new (see Figure 65- Figure 67). The original fireplaces remain in the original part of the dwelling, however, have been updated with Federation-style fabric. Original ceilings and flooring have been replaced.

24 Middle Harbour Road, Lindfield

The subject building was originally single storey, however a contemporary First-Floor was added in 1997, as seen in Figure 68. The dwelling was likely constructed in c.1911 in the Federation period. The dwelling is constructed of face brick masonry and has been painted beige. The covered veranda on the primary façade features timber balustrades and posts and the surface has tessellated tiles. The gable end on the primary façade features a rough cast render with segmented arched lintels. There are timber brackets supporting the eaves and this has been mimicked on the contemporary

First Floor addition. The original roof form of the dwelling has been completely modified and presently features a combination roof form with terracotta roof tiles and terracotta finials on the primary façade. There is one chimney which has a rough cast render and terracotta chimney pot.

As well as the First-Floor addition, the dwelling also contains a contemporary rear extension to incorporate a casual dining room, family room and kitchen. The First-Floor addition is constructed of rendered masonry and the rear extension is constructed of painted face brick masonry. The First-Floor addition comprises three bedrooms, an ensuite and one bathroom. A contemporary garage has been constructed on the eastern elevation and an additional garage with a pool cabana is to the north-east of the dwelling. The garden to the rear of the dwelling features a pool, barbecue area and a gazebo.

Original features remaining internally include decorative fibre plaster ceilings, arches and air vents in the formal lounge, formal dining room, and hallway. Original fireplaces are present in the formal lounge and dining room, however, have been modernised. The original timber flooring has been replaced with contemporary timber floorboards. The original internal layout of the dwelling has been modified to include a large media/rumpus room and a modern bathroom. The original ceilings and flooring in these rooms have been modified.

3.3 Condition and Integrity

The three dwellings are generally in good condition, however they do not retain legibility of their original scale. The rear elevation of each dwelling has been highly modified and as a result, the original scale and character of these elevations have not been retained.

As explored above in Section 3.2, the dwellings at 24 and 26 Middle Harbour Road have been extensively modified both internally and externally which has impacted their original internal layout and roof form and erased original fabric. The dwelling at 28 Middle Harbour Road has been modified both externally and internally, with an unsympathetic weatherboard addition to the rear elevation, a large double garage to the primary façade and the replacement of original elements internally.

3.4 Images

The following photographs have been taken by Heritage 21 at the site inspection undertaken on 26 March 2025, unless stated otherwise.

28 Middle Harbour Road

Figure 42. 28 Middle Harbour Road which is within the boundaries of the Trafalgar HCA. Facing north-west.

Figure 43. The rear of the dwelling with late-addition weatherboard and corrugated iron roof sheeting. Facing south-east.

Figure 44. Rear weatherboard addition with corrugated metal roof sheeting. Facing south.

Figure 45. Close up of contemporary materials and windows. Facing south.

Figure 46. Facing north-east to the western elevation of 28 Middle Harbour Road.

Figure 47. Facing north-west to later-addition weatherboard.

Figure 48. Facing north to part of the primary (southern) façade.

Figure 49. Facing north to the double garage on the primary (southern) façade.

Figure 50. Low-lying sandstone fence line along the southern boundary of 28 Middle Harbour Road. Facing north-west.

Figure 51. Facing north to the low-lying sandstone fence line at the property.

Figure 52. Enclosed area at rear of dwelling with contemporary materials (Source: REA Property Group, accessed 24 April 2025, https://www.realestate.com.au/property/28-middle-harbour-rd-lindfield-nsw-2070/).

Figure 53. Enclosed area at rear of dwelling with contemporary materials (Source: REA Property Group, accessed 24 April 2025, https://www.realestate.com.au/property/28-middle-harbour-rd-lindfield-nsw-2070/).

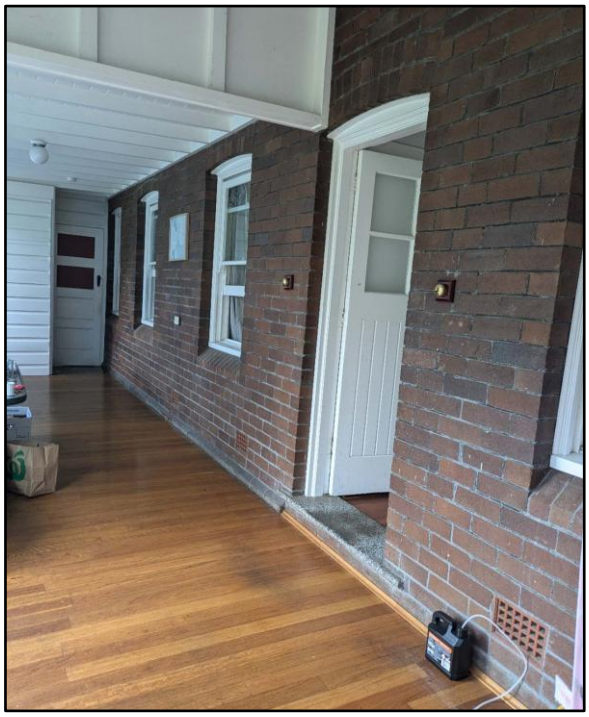


Figure 54. The rear of the dwelling which has been enclosed with later addition flooring and weatherboard.

Figure 55. Internal view of bedroom in 28 Middle Harbour Road with original double hung windows.

Figure 56. Dining room at front of dwelling, facing south-west.

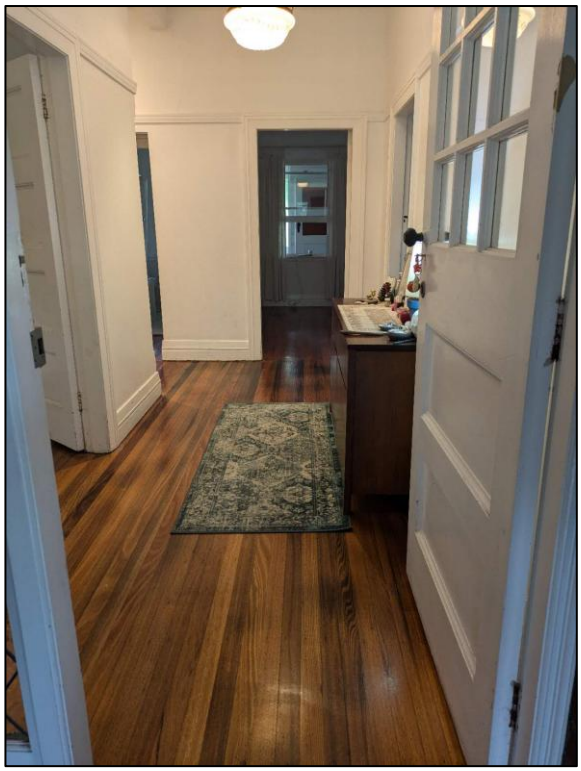


Figure 57. Internal view of dwelling, facing north.

Figure 58. Facing west to large trees on boundary of property.

Figure 59. Facing south to the former tennis court.

26 Middle Harbour Road

Figure 60. The dwelling at 26 Middle Harbour Road, facing north-west.

Figure 61. The rear of 26 Middle Harbour Road with contemporary rear addition and second-storey addition. Facing south-east.

Figure 62. Facing west to 26 Middle Harbour Road. The red box indicates the contemporary additions to the dwelling.

Figure 63. "Woodlands" plaque at 26 Middle Harbour Road commemorating its historical name.

Figure 64. Front bedroom at 26 Middle Harbour Road.

Figure 65. Internal view of contemporary rear addition at 26 Middle Harbour Road.

Figure 66. Internal view of contemporary rear addition at 26 Middle Harbour Road.

Figure 67. Internal view of contemporary addition to 26 Middle Harbour Road.

24 Middle Harbour Road

Figure 68. The dwelling at 24 Middle Harbour Road, facing north-west.

Figure 69. Internal view of original ornate fibre plaster ceilings at 24 Middle Harbour Road.

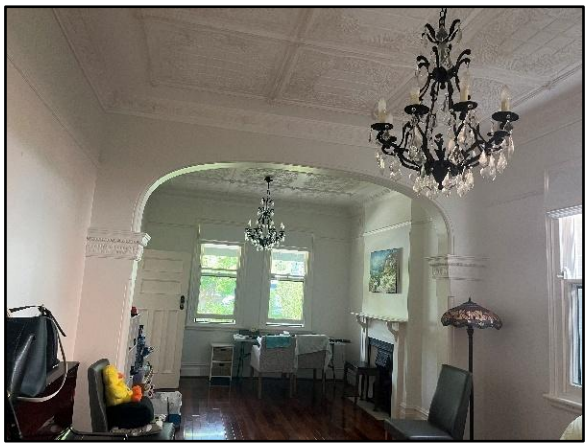


Figure 70. Internal view of original ornate fibre plaster ceilings and front rooms at 24 Middle Harbour Road.

Figure 71. Original hallway archway at 24 Middle Harbour Road.

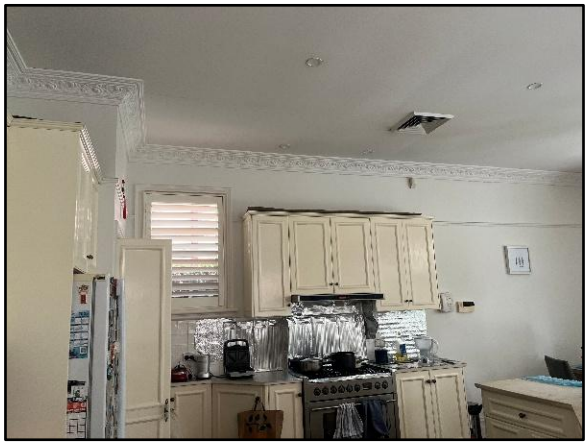


Figure 72. Internal view of contemporary rear addition.

Figure 73. Internal view of contemporary rear addition to dwelling.

Figure 74. Facing south-east to contemporary garage.

Figure 75. Facing south to modified rear of dwelling.

Figure 76. Middle Harbour Road streetscape, facing west.

Figure 77. Middle Harbour Road streetscape, facing south-east.

4.0 HERITAGE SIGNIFICANCE

In order to assess the impact of the proposed works on the heritage significance of the subject site, the Trafalgar Avenue HCA (in which part of the subject site is located), and heritage items in the vicinity of the site, it is necessary to first ascertain the heritage significance of these places. Accordingly, Statements of Significance for the subject site (refer to Section 4.2.1), the Trafalgar Avenue HCA (refer to Section 4.1.1), and heritage items in the vicinity (refer to Sections 4.1.2) are provided below. The significance of these places will form part of our considerations in the assessment of heritage impact, undertaken in Section 6.0 below.

4.1 Established Significance

4.1.1 The Trafalgar Avenue HCA

The following Statement of Significance is available for the Trafalgar Avenue HCA on the State Heritage Inventory:

> *Historically, the area represents the residential development of Lindfield during the nineteenth and twentieth centuries. The construction of the North Shore rail line in 1890 brought about the subdivision of the Clanville Estate to create the Lindfield Grove, Fowler and Bothwell Estates, parts of which form the conservation area.*
>
> *The area is a largely intact residential precinct of the Federation period, which developed alongside the railway. It includes houses in a variety of styles, dating from the 1900s to the 1920s. Mature trees on public and private land (including remnant native trees) are an integral part of the character of the area.*
>
> *The area is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.* [28]

4.1.2 Ku-ring-gai Urban Conservation Area Precinct 6 – Lindfield

The following Statement of Significance is available for the Ku-ring-gai Urban Conservation Area Precinct 6 – Lindfield by the National Trust:

1) *The area possesses streetscape integrity due to the development during one period and the excellent state of preservation of the houses and gardens.*

2) *The area has a uniformity of housing style including colour, form and architectural detail that gives the area a harmonious appearance.*

[28] Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728.

3) *The predominance of the 1920s bungalow type illustrates the important influence of American housing ideals and styles on Australia.*

4) *It reflects the availability of finance enabling the middle class to borrow money and finance the purchase of a house and epitomises the great diversion of funds in Australia from private investment in industry and infrastructure to "non-productive" investment in private housing.*

5) *By virtue of the importance of home ownership in Australia, the area embodies the success in successive Australian governments' political control and subjection of the electorate.*[29]

4.1.3 Heritage Items in the Vicinity

Dwelling house (I49)

The following Statement of Significance is available for the nearby heritage item on the State Heritage Inventory:

> *The property has historic significance as part of the early residential development of the easterly section of the suburb of Lindfield. Although having undergone some modifications to the original building, the house remains largely intact externally with its original Federation Period stylistic detailing and has aesthetic significance as a good example of the style.*
>
> *The mature shrubs at the front of the house tend to hide the building from the street, however, the character of this early twentieth century residence is intact.*
>
> *The item is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.*[30]

Dwelling house (I43)

The following Statement of Significance is available for the nearby heritage item on the State Heritage Inventory:

> *The property has historic significance as part of the early residential development of the suburb of Lindfield when the subdivision of the large holdings in the area was at its peak. Although having undergone some modifications to the original*

[29] National Trust of Australia, Robertson and Hindmarsh, 1995.
[30] Heritage NSW, "Dwelling house," State Heritage Inventory, Heritage Item ID: 1880653, accessed 22 April 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId= 1880653.

building, the house has aesthetic significance for the age and largely intact original Federation Arts and Crafts stylistic detailing.

The mature gardens at the front of the house and the complimentary picket fence contribute to the streetscape character as the original curtilage to this early twentieth century residence.

The item is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing.[31]

Laurabada, dwelling house (I42)

The following Statement of Significance is available for the nearby heritage item on the State Heritage Inventory:

The property has significance as part of the early residential development of the suburb of Lindfield during the second decade of the twentieth century when the subdivision of the larger holdings was at its peak. Although having undergone some modifications to the original building, the house remains largely intact externally with its original Federation Bungalow stylistic detailing. The largely intact and mature gardens at the front of the house contribute to the streetscape character as a significant curtilage to this early twentieth century residence.

The item is of local heritage significance in terms of its historical, aesthetic and representative value. This satisfies three of the Heritage Council criteria of local heritage significance for local listing. [32]

Middle Harbour Road, Lindfield HCA (C42)

The following Statement of Significance is available for the nearby heritage item on the State Heritage Inventory:

Historically, the area represents the fine residential development of Lindfield during the nineteenth and twentieth centuries. The area provides evidence of the 1819 land grant to Daniel Dering Mathew, known as "Clanville", and the subsequent subdivision of this grant. This subdivision demonstrates the development resulting from the construction of the North Shore rail line at the end of the nineteenth century.

The Middle Harbour Road Lindfield Conservation Area is of historic and aesthetic significance as a good and largely intact residential precinct characterized by

[31] Heritage NSW, "Dwelling house," State Heritage Inventory, Heritage Item ID: 1882464, accessed 22 April 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId= 1882464.
[32] Heritage NSW, "Laurabada, dwelling house," State Heritage Inventory, Heritage Item ID: 2421466, accessed XX Month XXXX, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId= 1882381.

streetscapes of good, high-quality examples of single detached houses primarily from the Federation and inter-war periods with some good examples of mid to late twentieth century dwellings.

The built context is enhanced by the street proportions and character, street plantings and garden settings including remnant and planted native trees. Some re-subdivision and redevelopment has also occurred in the area. Despite these changes, the area significantly retains its early subdivision and streetscape pattern of single detached houses within a "green" setting.

The area is of local heritage significance in terms of its historical and aesthetic value. This satisfies two of the Heritage Council criteria of local heritage significance for local listing.[33]

4.2 Assessment of Significance

4.2.1 The Subject Site

In order to make an assessment of whether the proposed development to the subject site would have either a negative, neutral or positive impact upon the significance of the subject place, it is necessary first to ascertain the significance of the subject site. The following assessment is based upon criteria specified by the NSW Department of Planning and Environment.[34]

Criterion	Assessment
(a) Historic significance *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*	The subject site does contain some historic significance at a local level for being part of an intact residential precinct of the Federation and Inter-War period which developed alongside the railway. The subject site also reflects the early evolving pattern of subdivision and residential development within the overall suburb of Lindfield.[35] As such, the subject site **does** fulfill the criteria for historic significance at a local level.
(b) Historical association *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or*	There is no known significant human occupation of the houses within the subject site, nor did Heritage 21's historical research uncover any important group or event associated with them since their construction. As such, the subject site **does not** fulfill the criteria for associative significance.

[33] Heritage NSW, "Middle Harbour Road, Lindfield Conservation Area," State Heritage Inventory, Heritage Item ID: 1882707, accessed 09 December 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882707.
[34] Department of Planning and Environment, *Assessing heritage significance* (Parramatta: Department of Planning and Environment, NSW Government, 2023), https://www.environment.nsw.gov.au/research-and-publications/publications-search/assessing-heritage-significance.
[35] Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728.

Criterion	Assessment
natural history (or the cultural or natural history of the local area).	
(c) Aesthetic/creative/technical achievement *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).*	It is Heritage 21's opinion that the subject site does not demonstrate a highly original or influential style, such as an important early work of a major architect, nor is it an example of creative and technical achievement that influenced techniques used within the discipline. In addition, each of the dwellings have been highly modified, therefore impacting their original character and architectural style. Heritage 21 notes that there is some intact notable original fabric in 24 and 26 Middle Harbour Road, including but limited to an original circular window with stained glass, original casement windows and decorative fibre plaster ceilings and hallway arches. These elements demonstrate the style, aspirations and trends of the Federation period. However, Heritage 21 is of the opinion that the individual elements are not unique in the wider heritage context and later unsympathetic alterations to the internal of the dwellings have reduced their significance. Heritage 21 has recommended in Section 7.2.3 that a Salvage Strategy and Schedule be prepared for all three dwellings to identify traditional materials and building elements for salvage prior to demolition. Therefore, the subject site **does not** meet the criteria for aesthetic significance.
(d) Social, cultural, and spiritual *An item has a strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.*	To Heritage 21's knowledge, the subject site has no known association with an identifiable group in the area, nor was it used by a particular community for social, cultural or spiritual purposes. Thus, it **does not** meet the criteria for social significance.
(e) Research potential *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*	There is no evidence to suggest that the buildings within the subject site demonstrate construction techniques other than those commonly employed at the time. Therefore, the subject site **does not** meet the criteria for social significance.
(f) Rare *An item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history (or the*	Dwellings constructed in the Federation and Inter-War era are not currently rare in Lindfield and there are other examples throughout the HCA and wider LGA. In addition, Heritage 21 does not consider the dwellings within

Criterion	Assessment
cultural or natural history of the local area).	the subject site to demonstrate an unusual or distinctive architectural style that is of special interest to the local area/community. Accordingly, the subject site **does not** attain the requisite standard of significance under this criterion.
(g) Representative *An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments).*	Heritage 21 is of the opinion that the representativeness of the dwellings within the subject site have been lost through their many iterations. Due to the modifications to these dwellings, Heritage 21 does not consider them to be particularly fine, intact or pivotal examples of their type in the local area. As such, Heritage 21 believes that the subject site **does not** fulfill the criteria for representativeness at a local level.

4.2.2 Statement of Cultural Significance

As previously explored in Section 1.4.1, the subject site **is not** listed as an item of environmental heritage under Schedule 5 of the KLEP 2015, however part of the subject site is located within the Trafalgar Avenue HCA.

Heritage 21 considers the subject site to contain some historic significance at a local level for being part of an intact residential precinct of the Federation and Inter-War period which developed alongside the railway. The subject site also reflects the early evolving pattern of subdivision and residential development within the overall suburb of Lindfield.[36] As such, Heritage 21 is of the opinion that the subject site **does** fulfill the criteria for historic significance at a local level.

Heritage 21 does not consider the subject site to meet the requisite standard of significance for the other criterion.

[36] Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728.

5.0 WORKS PROPOSED

5.1 Proposal Description

The proposal comprises the construction and operational use of a nine (9) storey Residential Flat Building ("RFB") and ancillary land uses to support the functions intended for the subject site. The proposal will exemplify and showcase a State-of-the-Art and modernised residential development that complements the desired future streetscape character; and builds on the fundamental necessities required to achieve local, regional and state planning/strategic objectives with respect to the shortage of housing opportunities and housing affordability.

Specifically, the proposal seeks consent for the following works:

- Demolition of the existing structures;
- Associated tree removal;
- Associated bulk earthworks involving cut and fill works;
- Construction of a nine (9) storey RFB comprising:
    - 168 parking spaces.
    - 93 residential units.
    - 20 affordable housing units.
    - 32 build-to-rent (BTR) units.
- Associated services and infrastructure installation/augmentation; and
- Associated landscaping works.

5.2 Background

5.2.1 Considerations of Alternatives

Heritage 21 attended a site inspection on 26 March 2025 and, following this inspection, provided a Preliminary Heritage Advice to the client based on a preliminary Concept Plan. Heritage 21 stated that they were in support of the proposed residential development; however, had the following recommendations:

- The proposed new residential building should be compatible with the surrounding heritage context by incorporating suitable materials and finishes.
- Red brick masonry should be considered as well as a white colour scheme for finishes (such as windows, doors and balustrades) of the proposed building, to match the appearance of buildings in the surrounding heritage context.
- Brick tuck pointing should be considered for the base of the proposed residential building.
- Paving around the entry of the proposed residential building could reflect the style of the Inter-War period by including tessellated tiles or Moravian tiles.
- If space permits, the new development should be situated in the centre of the subject site, to create a garden setting consistent with the HCA and general character of Lindfield.

In response to the second recommendation about red brick masonry, on 24 April 2025, the client asked if a "browner/earthy/beige tone brick as opposed to the red" could be supported. Heritage 21 responded that a somewhat brown colour could be supported, but not a deep brown, with Heritage 21's preference being either a Bowral 76 Gertrudis Brown or Bowral 76 Renovation Gertrudis Brown. It was also recommended that the mortar joints be thin to match the tuckpointing method of the Federation and Inter-War period.

An emailed received by Heritage 21 on 24 April 2025 sent by Deloitte on behalf of DKO Architects, advised that timber decking would be used for paving at the entry of the building rather than tessellated tiles as per Heritage 21's suggestion. Heritage 21 notes that timber decking would be consistent with the surface of covered verandas of Federation era dwellings in the streetscape, such as that at 26 Middle Harbour Road. As per Heritage 21's recommendation regarding brick tuck pointing, DKO Architects advised that "to support traditional craftsmanship and detailing, brick tuck pointing [would be] introduced at the base, referencing the historic built form and enhancing material richness at the pedestrian scale".[37]

As shown in Section 5.3, Heritage 21's recommendation for the face brick masonry to be a Bowral 76 Gertrudis Brown or Bowral 76 Renovation Gertrudis Brown has been incorporated into the design, with the Schedule of Materials and Finishes specifying a "Bowral 76 Gertrudis Brown or similar". A white colour scheme for the upper levels was incorporated as per Heritage 21's recommendation pertaining to a white colour scheme for the finishes.

Instead of siting the development in the centre of the site with a garden around as recommended by Heritage 21, the proposal would have a central landscaped setting, a north facing central lawn, a terraced sandstone amphitheatre and extensive shrub and tree planting on the western, northern and eastern boundaries for vegetation screening purposes. Heritage deems the proposed landscaping to be acceptable as it incorporates a garden setting with the central landscaping and lawn, and the terraced sandstone amphitheatre. In addition, the extensive shrub and tree plantings on the boundaries would assimilate to the Lindfield's leafy garden suburb character.

5.3 Drawings

Our assessment of the proposal is based on the drawings by DKO Architects dated 05 December 2025 and received by Heritage 21 on 08 December 2025 and landscape plans by Land and Form Studios dated 02 December 2025 and received by Heritage 21 on 09 December 2025. These are reproduced in Appendix A for reference only; the full set of drawings accompanying the SSDA should be referred to for any details.

[37] Gabrielle Chidiac, email message to author, April 24, 2025.

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

6.1.1 Ku-ring-gai Local Environmental Plan 2015

The statutory heritage conservation requirements contained in Section 5.10 of the *Ku-ring-gai Local Environmental Plan 2015* ("KLEP") are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

(1) Objectives
(4) Effect of proposed development on heritage significance
(5) Heritage assessment

6.1.2 Ku-ring-gai Development Control Plan 2024

Our assessment of heritage impact also considers the heritage-related sections of the *Ku-ring-gai Development Control Plan 2024* ("KDCP") that are pertinent to the subject site and proposed development. These include:

PART 19A - Subdivision and Site Consolidation

19B Demolition
19B.1 Demolition within HCAs

PART 19C – Development within HCAs – Alterations and Additions and New Buildings

19C.1 Local Character and Streetscape
19C.2 Setbacks and Building Separation
19C.3 Gardens and Landscaping
19C.5 Building Design

PART 19F – Development in the vicinity of Heritage Items or HCAs

19F.1 Local Character and Streetscape
19F.2 Building Setbacks
19F.3 Gardens and Landscaping

Note – The KDCP 2024 does not strictly apply to State Significant Development by virtue of Section 2.10(a) of the State Environmental Planning Policy (Planning Systems) 2021.

6.1.3 Ku-ring-gai TOD Alternative

Ku-ring-Gai Council has developed an alternative plan for Transport Oriented Development ("TOD") around Roseville, Lindfield, Killara and Gordon stations and took into consideration community feedback and expert technical advice. On 14 November 2025, the NSW Government gazetted Ku-ring-gai's TOD alternative, publishing the amended clauses on the NSW Legislation website following collaboration between Council and DPHI. The approved amendments to Lindfield are as follows:

> *- Affordable Housing Maps applying 2% Contribution Rate on certain Council lands*
> *- HOB Map and FSR Map applying to 22 Bent Street and 2, 4, 6, 8, 10, 12, 14, 16 & 18 Newark Crescent, Lindfield*
> *- HOB Map applying to 345 Pacific Highway, Lindfield*
> *- HOB Map applying to 239, 251,257, 259, 265-271, 283, 295-303, 305-309,313, 317, 321, 323, 329 Pacific Highway and 1-5 Tryon Place, Lindfield*
> *- Housing SEPP TOD Map to include heritage items at 9 Middle Harbour Road and 1 Valley Road, Lindfield.* [38]

Other refinements include:

- The introduction of Low- and Mid-Rise Exclusion Maps
- Updated affordable housing provisions applying to selected Council-owned land, and
- Further adjustments to floor space ratio and height-of-building maps across the four centres.

6.1.4 Recommended Management

The following recommended management for the Trafalgar Avenue HCA has been extracted from the State Heritage Inventory:

> *Retain and conserve historic buildings and settings that contribute to the conservation area.*
>
> *Conserve original or significant early features that contribute to the conservation area.*
>
> *Limit alterations to historic features to maintenance and repair.*
>
> *Design additions to respect the form and style, without visually dominating, historic buildings in the conservation area.*
>
> *Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.*

[38] Ku-ring-gai Council, "Late Agenda: Kur-ring-gai TOD Alternative".

Prepare a heritage impact statement for development applications.

Refer to the heritage provisions in Ku-ring-gai Council's Development Control Plan for more detailed development guidelines within a conservation area.[39]

6.1.5 NSW Department of Planning and Environment Guidelines

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Department of Planning and Environment provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.[40] These are divided into sections to match the different types of proposals that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

New landscape works and features

- *How has the impact on the heritage significance of the existing landscape been minimised?*
- *Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?*
- *Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?*
- *Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?*
- *Do the proposed works impact views to, from and within adjacent heritage items?*

Tree removal or replacement

- *Does the tree proposed to be removed contribute to the heritage significance of the heritage item?*
- *Why is the tree being removed?*
- *Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?*
- *Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?*
- *Is the tree being replaced? Where will it be replaced and with what species? Why?*

Interpretation

- *Will the proposed works contribute to a continued understanding of the heritage item's history and significance?*

[39] Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728.
[40] Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact* (Paramatta: Department of Planning and Environment, NSW Government, 2023), https://www.environment.nsw.gov.au/research-and-publications/publications-search/statements-of-heritage-impact.

- *Can interpretive features be integrated into the design?*

Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)

- *Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?*
- *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?*
- *Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?*

6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site, the Trafalgar Avenue HCA in which part of it is located, and the heritage items in the vicinity. This assessment is based upon the Historical Context (refer to Section 2.0), the Physical Evidence (refer to Section 3.0), Heritage Significance (refer to Section 4.0) the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the impact of the proposal on the Trafalgar Avenue HCA and the relevant heritage items situated in the vicinity of the site (refer to Sections 1.4.3 and 4.1.2).

6.2.1 Introduction

The subject site is located at 24-28 Middle Harbour Road, Lindfield, and part of which is located within the Trafalgar Avenue HCA, which is listed under Schedule 5 of the KLEP 2024. The surrounding heritage context of the subject site is representative of residential development of Lindfield during the nineteenth and twentieth centuries. The Trafalgar HCA in particular is described as a largely intact residential precinct of the Federation period, which developed alongside the railway.[41] As explored in Section 1.4.2, Heritage 21 **does not** consider the modified Inter-War dwelling at 28 Middle Harbour Road, Lindfield to be a contributory property within the Trafalgar Avenue HCA. It is Heritage 21's opinion that the dwelling no longer presents to the Middle Harbour Road streetscape in a way that it would have previously. Its garden setting and tennis court have not been maintained or nurtured, and unsympathetic alterations have been carried out to the dwelling, therefore minimising its contribution to the Trafalgar Avenue HCA. In addition, the subject Inter-War dwelling does not date to the HCA's key period of significance, being the Federation architectural period. The subject site is within the visual catchment of locally listed heritage items "Dwelling house" (I49), "Dwelling house" (I43) and "Laurabada, dwelling house" (I42). The subject site contains three dwellings, two of which date from the Federation period, and one from the Inter-War period. All of the dwellings have been modified to incorporate contemporary alterations and additions.

The proposal as outlined in Section 5, would involve the demolition of all three dwellings and the construction of a nine-storey residential flat building ("RFB"). The RFB would comprise in-fill affordable housing and Build-to-Rent housing and would seek to provide a range of diverse housing types to meet the needs of the wider community. The proposed redevelopment of the subject site would aim to:

- Deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai's growing population.
- Provide convenient access to jobs while aligning with the locality's strategic goals.
- Revitalise the area, enhancing its contribution to the community's long-term growth and sustainability.

[41] Heritage NSW, "Trafalgar Avenue Conservation Area," State Heritage Inventory, Heritage Item ID: 1882728, accessed 24 March 2025, https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1882728.

Heritage 21 has been involved in providing heritage advice to the design team, since the project concept design phase. Heritage 21 is of the opinion that the design team, through a detailed design process, have made reasonable efforts to balance the requirements of heritage management by maintaining the heritage significance of the subject site and heritage items and HCA in the vicinity while accommodating the growing population of the Ku-ring-gai LGA. Individual aspects of the proposal and their heritage impacts have been discussed below.

6.2.2 Proposed new Residential Flat Building

Height, Scale and Massing

The proposed new RFB would comprise nine storeys and would follow a U-shaped layout with a central communal space for the residents. The communal space would comprise a central landscaped setting, a north-facing lawn and a sandstone amphitheatre. The high-rise scale of the building would be set on a bulky base which appears like a podium, highlighted in warm colours and materiality, and configured using bold geometric forms. The upper storeys of the building have a lighter appearance with cantilevered slabs, and a recessed vertical fenestration pattern striking a balanced solid to void ratio.

Heritage 21 notes that the proposal has the potential to impact view lines from the adjacent dwellings within the Trafalgar Avenue HCA to the proposed RFB. Heritage 21 acknowledges that the design team has made efforts to minimise the visual impact through their proposed use of sympathetic materiality, articulated facades, and sophisticated elevation design. The visual impact of the building's scale has been minimised by the setback of the upper levels from the building's frontage. This sympathetic massing would reduce visual bulk, and in Heritage 21's opinion, make the RFB a contemporary yet sympathetic addition within its immediate context. In response to the RFI, the architectural plans have also been updated to increase the setback of the roof, therefore lessening the bulk there.

Although in general the RFB would be of a larger scale and bulk in comparison to the existing built landscape, Heritage 21 is of the opinion that the design of the new built form has considered the context and history of the area, as well as the architectural features of the surrounding heritage dwellings.

Building setbacks and separation to the adjoining heritage item or Heritage Conservation Area (HCA)

The proposed new building would have a 6m setback from its northern boundary and from the boundary of the heritage item at 19 Russell Avenue. As stated in the Visual Impact Analysis, additional setbacks to 19 Russell Avenue would only be required if two different zones were applied. The subject site and 19 Russell Avenue have the same zoning rights which are displayed in Figure 80.

As further discussed in Section 6.2.7, Heritage 21 is of the opinion that the unique U-shaped design of the RFB, and the inclusion of the large open space at the rear elevation would aid in lessening the

bulk of the rear elevation and would soften views to the subject site. In addition, the large void between the buildings would break up the massing of the development. The rear elevation has also incorporated recessed upper levels to mitigate the bulk of the building facing this heritage item. For these reasons, Heritage 21 is of the opinion that the design of the new development has implemented suitable mitigation measures and would not result in a negative visual impact to the adjacent heritage item Dwelling house (I49).

Amalgamation of lots

The proposal would result in the amalgamation of seven lots to allow the new development. Ku-ring-gai Council provided the following consideration in the RFI:

> *The development does not reflect the historic subdivision pattern of DP 5374 (dated 1908), which is a key component of the established streetscape and heritage significance of the area. The subdivision pattern of streetscape of this part of Middle Harbour Road consists of seven allotments (Nos. 10 to 16) of DP 5374. The amalgamation and resulting built form fail to respond to or incorporate the historical lot configuration, thereby undermining the integrity of the established subdivision pattern.*

Heritage 21 notes that the majority of the allotments within the historical DP 5374 have been designated as Transport Oriented Development Sites under the SEPP (Housing) 2021, and therefore these properties are subject to change as per their new development rights (see Figure 79). Any new development at these properties would likely result in the amalgamation of these lots. Therefore, it is important that the design of new buildings in the Lindfield area is achieved to a high standard and incorporates traditional materials.

Heritage 21 is of the opinion that the design team, through a detailed design process, have made reasonable efforts to balance the requirements of heritage management by maintaining the heritage significance of the subject site and heritage items and HCA in the vicinity while accommodating the growing population of the Ku-ring-gai LGA. In Heritage 21's opinion, the design team has incorporated traditional materials and suitable colours to suit the site's context.

Furthermore, the integrity of the historic subdivision was compromised in the past, when the properties at 26 and 28 Middle Harbour Road were subdivided by the Council for easements. These additional lots can be seen in Figure 79. A Certificate of Title from 1925 shows that as early as 1927, Ku-ring-gai Shire Council had established an easement for drainage purposes through the allotment of 28 Middle Harbour Road.

Heritage 21 acknowledges the importance of incorporating interpretation measures at the site to display information about the history of the site and the historic subdivision pattern of the locality. This has been recommended in Section 7.2.

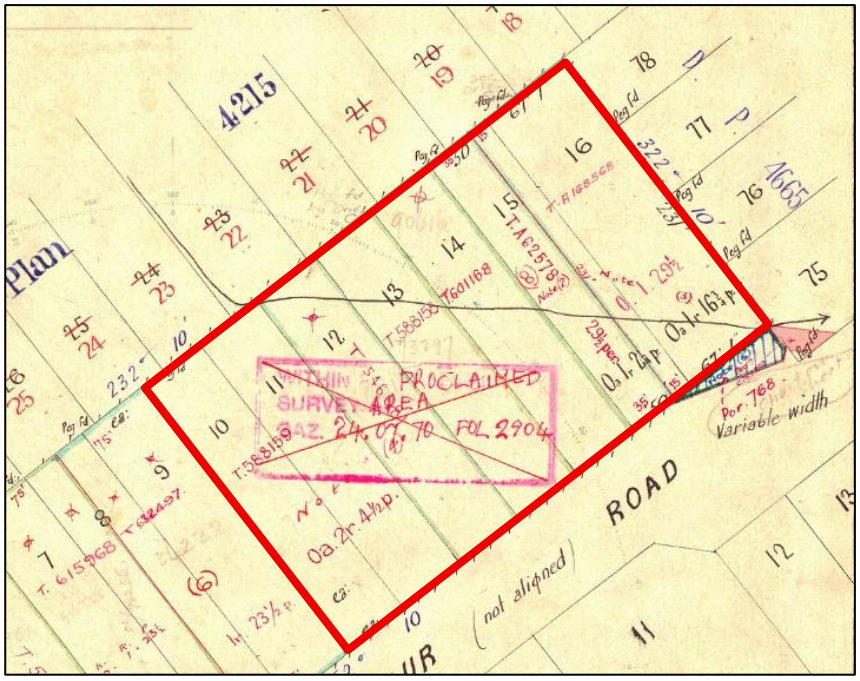


Figure 78. DP 5374 as referenced by the RFI is outlined in red (Source: NSW Land Record Services, "Historical Land Records Viewer," accessed 09 December 2025).

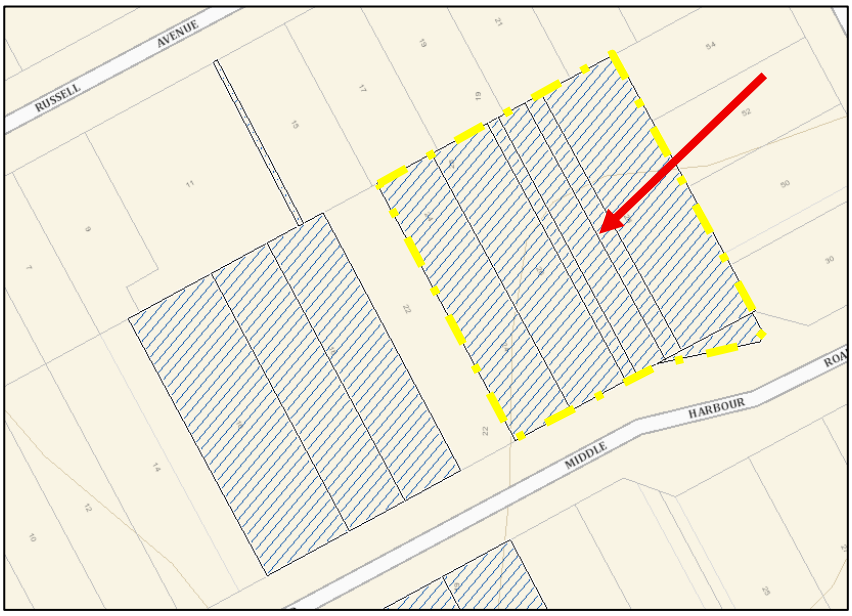


Figure 79. Subject site outlined in yellow within a Transport Oriented Development Area as defined by the State Environmental Planning Policy (Housing) 2021 (Housing SEPP). The allotments referenced in text are indicated by the red arrow
(Source: NSW Planning Portal, "Digital EPI Viewer," accessed 09 December 2025,, annotated by Heritage 21).

Materials and Finishes

As outlined in Section 5.2.1, Heritage 21 provided recommendations during the design process for the proposed materials and finishes, which have been incorporated into the architectural plans shown in Section 5.3. As per Heritage 21's recommendations, face brick masonry in Gertrudis Brown (or similar) has been incorporated into the lower levels of the building's design and brick tuck pointing has been introduced at the base of the building, referencing the historic built form and supporting traditional craftsmanship and detailing. An off-white colour scheme has been included in the upper levels of the building, which in Heritage 21's opinion, would blend into the surrounding heritage context. As shown in the landscape plans in Section 5.3, timber decking has been proposed for external floor surfaces. Heritage 21 deems this material to be suitable for these areas, as timber is a feature common on the thresholds of Federation era dwellings in the locality.

Heritage 21 considers sandstone material to be a suitable inclusion to the landscaping design. In Heritage 21's opinion, this detail would respond to the surrounding heritage context where sandstone is present on historic low-lying masonry fence lines and at the base of dwellings. There is an existing low-level sandstone masonry fence line at the entrance to 28 Middle Harbour Road. In line with Part *19C.3 Gardens and Landscaping* of the KDCP 2024 and *Part 19F.4 Fencing* of the KDCP 2024 Heritage 21 has recommended in Section 7.2.1 that this fence line be retained, and if it cannot be retained, that the sandstone masonry be incorporated into the design of the proposal's landscaping, such as in the amphitheatre, a retaining wall or garden bed.

It is Heritage 21's opinion that the proposed materials and colours would comply with the objectives of *Part 19C Development within HCAs* of the KDCP 2024, in that the contemporary materials and colour range would blend with the existing character of the HCA and would be compatible with the original buildings in the HCA. Heritage 21 also believes that the proposed materials outlined above would ensure a clear articulation of the old from the new, as per Article 22 of The Burra Charter, whilst incorporating traditional elements that would assimilate to the surrounding heritage context.

6.2.3 Demolition of 24 and 26 Middle Harbour Road

The proposal would involve the demolition of two dwellings located at 24 and 26 Middle Harbour Road to accommodate the new development. These dwellings are not individually heritage listed items, nor are they located within a HCA listed under Schedule 5 of the KLEP 2012. As explored in Section 2.2 of this report, the two Federation era dwellings have been highly altered, leading to a loss of representativeness through their many iterations. Notwithstanding the initial construction of these dwellings as part of the general historic development of the locality for residential purposes, there are no criteria against which the subject dwellings can be considered to hold heritage significance.

The preparation and implementation of key mitigation measures to ensure the proposed development follows general principles of heritage management that have been recommended by Heritage 21 in Section 7.2, including but not limited to a Photographic Archival Record (PAR), Salvage Strategy and Interpretation Strategy, are considered essential to both the amelioration of any

impacts caused by the proposed demolition and redevelopment and ensuring maximum conservation of the subject site.

6.2.4 Demolition of 28 Middle Harbour Road the Trafalgar Avenue HCA

The proposal would involve the demolition of a dwelling at 28 Middle Harbour Road to accommodate the new development. This property is located within the Trafalgar Avenue HCA, which is listed under Schedule 5 of the KLEP 2024. As previously mentioned, Heritage 21 does not consider the subject dwelling to be a contributory property within the HCA, namely due to the fact that unsympathetic alterations have been carried out to the dwelling, and the garden setting has not been retained and nurtured. The subject Inter-War dwelling does not date to the HCA's key architectural period of significance, which is the Federation architectural period. There are many intact, good examples of Federation era dwellings within the Trafalgar HCA. For the reasons listed above, Heritage 21 does not believe that retention and stabilisation of the building would be reasonable as part of the proposal.

Due to the purposeful design of the RFB, which would include face-brick masonry, white painted elements, the recessed upper levels and the centralised garden setting, Heritage 21 believes that the replacement of the dwelling would be compatible with the identified significance and character of the streetscape and the HCA as a whole. The proposed materials and finishes would respond to the heritage character of the neighbourhood and in Heritage 21's opinion would not have an adverse impact on the streetscape of character of the HCA. Therefore, Heritage 21 believes that the proposal would generally comply with the objectives of *Part 19.B.1 Demolition within HCAs* of the KDCP 2024.

Also, in line with Objective 2 of *Part 19B.1 Demolition within HCAs* of the KDCP 2024, Heritage 21 has recommended in Section 7.2 that a Photographic Archival Record ("PAR") be undertaken prior to demolition of the subject dwelling to ensure maximum conservation of the subject site.

6.2.5 Landscaping

Heritage 21 believes that the proposal has acknowledged the importance of reinforcing a garden setting and the heritage significance of garden settings within the wider locality and Trafalgar Avenue HCA. The proposed RFB would have a central courtyard with extensive plantings and canopy, a north facing central lawn and a terraced sandstone amphitheatre, therefore creating a garden setting in the centre of the site. Extensive shrub and tree plantings are also proposed for the western, northern and eastern boundaries which would provide vegetation screening, create a leafy environment and mitigate views to the subject site from the neighbouring properties and nearby heritage items. There are mature and semi-mature trees proposed for retention on the northern and eastern boundaries of the site, which would retain existing vegetation screening at the subject site. The addition and retention of vegetation for vegetation screening on the eastern and northern boundaries would, in Heritage 21's opinion, mitigate visual impacts from the adjacent dwellings within the Trafalgar HCA to the RFB.

Contemporary garden settings are also proposed to include a communal open space on Level 4 and rooftop open spaces comprising community gardens area with a garden walk, two outdoor kitchen areas with barbecues and garden shelters with climbers and native plantings and a yoga/wellness lawn with outdoor cinema.

Heritage 21 is of the opinion that the proposed landscaping would reinforce a traditional garden setting on the ground floor by incorporating the central courtyard, central lawn and terraced sandstone amphitheatre and a contemporary garden setting on Level 4 and the rooftop by incorporating communal open spaces. In Heritage 21's opinion, the plethora of proposed green spaces would contribute to the residents' wellbeing and would provide a connection to the natural environment. In addition, the extensive shrub and tree plantings on the boundaries of the subject site, as well as the retained trees, would reinforce vegetation screening and would allow the proposal to assimilate to Lindfield's leafy garden suburb character. Therefore, Heritage 21 considers the proposed landscaping to be in line with *Part 19C.3 Gardens and Landscaping* of the KDCP 2024.

Part 19C.3 Gardens and Landscaping of the KDCP 2024 also advises that original stonework be retained and conserved and *Part 19F.4 Fencing* of the KDCP 2024 advises that original and early fences are to be retained and conserved. Heritage has recommended in Section 7.2.1, that efforts be made to retain the low-level sandstone masonry fence at 28 Middle Harbour Road and if it cannot be retained, that any viable sandstone masonry from the fence line be repurposed in the landscaping of the proposal, such as the amphitheatre, a retaining wall or garden bed.

6.2.6 Ku-ring-gai TOD Alternative

Due to the rezoning of the Lindfield area, the heritage items in the vicinity of the subject site, being "Dwelling house" (I49), "Dwelling house" (I43) and "Laurabada, dwelling house" (I42) would receive the same development rights as adjacent sites, "allowing them to be in integrated into larger projects through adaptive reuse, with potential impacts managed through thoughtful design."[42] The below figure shows that the subject site and area surrounding has been rezoned R4 High Density Residential. Therefore, the nearby heritage items have potential to change and adapt in the future, to respond to the surrounding high-density development.

[42] Ku-ring-gai Council, "Transport Oriented Development (TOD)," https://www.krg.nsw.gov.au/Planning-and-development/Changes-to-NSW-Government-housing-policy/Transport-Oriented-Development-TOD.

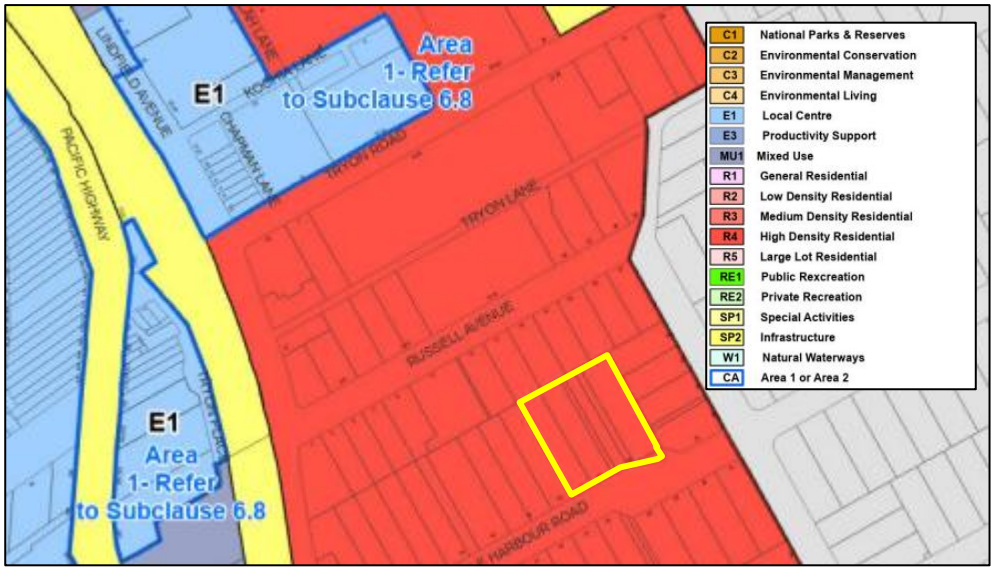


Figure 80. Land zoning sheet showing the subject site outlined in yellow and within the R4 High Density zoned area (Source: Ku-ring-gai Council, "Transport Oriented Development (TOD)," https://www.krg.nsw.gov.au/Planning-and-development/Changes-to-NSW-Government-housing-policy/Transport-Oriented-Development-TOD, annotated by Heritage 21).

6.2.7 Impact of the proposed development on the heritage items located in the vicinity of the site

The below table outlines the impact of the proposed development on the heritage items located in the vicinity of the subject site. For the reasons outlined below, Heritage 21 believes that the proposal would generally comply with the objectives of *Part 19F Development in the Vicinity of Heritage Items or Heritage Conservation Areas (HCAs)* of the KDCP 2024.

Heritage Item Located in the Vicinity	Heritage Impact Assessment
Dwelling house - I49	This heritage item is located northerly adjacent to the subject site. The heritage dwelling has frontage to Russell Avenue and the rear of the dwelling which contains an enclosed veranda, faces the subject site. The proposal has incorporated an ample landscaped setback from the northern boundary of the site to include extensive shrub and tree plantings. Existing mature trees lining the northern boundary are also proposed for retention and would therefore continue to provide vegetation screening between the two properties. Heritage 21 is of the opinion that the unique U-shaped design of the RFB, and the inclusion of the large open space at the rear elevation would aid in lessening the bulk of the rear elevation and would soften views from the adjacent heritage item to the subject site. As shown in the below figure, this large void between the buildings would aid in breaking up the massing of the development.

	The rear elevation has also incorporated recessed upper levels to mitigate the bulk of the building facing this heritage item. For these reasons, Heritage 21 is of the opinion that the design of the new development has implemented suitable mitigation measures and that the proposal would not result in a negative visual impact to the adjacent heritage item Dwelling house (I49). **Figure 81.** North elevation of the proposed development that would face the heritage item.
Dwelling house - I43	Due to the vegetated road verges of Middle Harbour Road and the proposed landscaping on the eastern boundary of the subject site, the proposal would be largely concealed by vegetation from this heritage item. The eastern elevation of the RFB has incorporated a recessed upper level, which would further soften views to the proposal from the nearby heritage item. The proposed materials and finishes have been purposefully chosen to assimilate to the surrounding heritage context and to not detract from the heritage items in the streetscape. Heritage 21 acknowledges that the proposal would modify view lines from the heritage item to the subject site. However, for the reasons detailed above, Heritage 21 does not believe that the proposal would result in a negative visual impact to the nearby heritage item Dwelling house (I43). An example of the proposed new building in the streetscape has been shown below (Figure 82).

	 Figure 82. View from near this heritage item towards the subject site (Source: Visual Impact Assessment, DKO).
Laurabada, dwelling house - I42	Due to the vegetated road verges of Middle Harbour Road, the proposed landscaping on the western boundary of the subject site and the positioning of this heritage item to the western extent of the streetscape, it is likely that views to the proposed RFB from this heritage item would be largely concealed. As detailed on the architectural plans, the western elevation of the RFB has incorporated a recessed upper level which would soften views to the proposal from this heritage item. In addition, the sympathetic materials and colour scheme, would allow the RFB to seamlessly blend into the streetscape. For these reasons, Heritage 21 is of the opinion that the proposed redevelopment would not have a negative visual impact on the nearby heritage item Dwelling house (I42).
Trafalgar Avenue HCA	Heritage 21 acknowledges that the proposed RFB would modify view lines from the adjacent dwellings within the Trafalgar Avenue HCA. Heritage 21 however is of the opinion that any negative visual impacts have been mitigated through the RFB's sophisticated elevation design, sympathetic materiality, articulated façades, the inclusion of setbacks from the northern and eastern boundaries and vegetation screening.
Middle Harbour Road, Lindfield HCA	The proposed development would be partially in the visual catchment of this HCA, with mainly the upper levels being visible. These levels however would be setback, thereby reducing the bulk of this elevation. For these reasons,, Heritage 21 is of the opinion that the proposal would not result in a negative visual impact when viewed from this HCA.

6.2.8 Impact Assessment Against the KLEP 2015

The statutory heritage conservation requirements contained in Section 5.10 of the *KLEP 2015* are pertinent to any heritage impact assessment for future development on the subject site. We assess the proposal against the relevant clauses below.

CLAUSE	ASSESSMENT
(1) Objectives *(a) to conserve the environmental heritage of Ku-ring-gai,* *(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,* *(c) to conserve archaeological sites,* *(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*	The proposal does not entail any work to sites and places listed as heritage items under Schedule 5 of the *KLEP 2015.* It is our general assessment that the proposed height, scale, massing and materials proposed (as detailed in Section 6.2.2) would not engender a negative impact on the heritage significance of the heritage items located in the vicinity of the site, including their contributory fabric and general setting.
(4) Effect of proposed development on heritage significance *The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).*	This Statement of Heritage Impact accompanies the Application in order to enable the consent authority, to ascertain the extent to which the proposal would affect the heritage significance of the subject site, the HCA it is partially within, and the heritage items located in the vicinity.
(5) Heritage assessment *The consent authority may, before granting consent to any development—* *(a) on land on which a heritage item is located, or* *(b) on land that is within a heritage conservation area, or* *(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),* *require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.*	

6.2.9 Recommended Management

Heritage 21 believes that the proposal is compliant with the recommended management of the Trafalgar Avenue HCA, and this has been assessed in the table below.

Recommended Management	H21 Response
Retain and conserve historic buildings and settings that contribute to the conservation area.	As previously stated in this report, Heritage 21 does not consider the subject dwelling at 28 Middle Harbour Road to be a contributory building within the Trafalgar Avenue HCA, namely due to the fact that unsympathetic alterations have been carried out to the dwelling, the garden setting has not been retained and nurtured and it does not date to the key architectural period of significance for the HCA. Therefore, Heritage 21 does not consider the subject dwelling to be a historic building that contributes to the HCA.
Conserve original or significant early features that contribute to the conservation area.	As previously mentioned, Heritage has recommended in Section 7.2.1, that efforts be made to retain the low-level sandstone masonry fence at 28 Middle Harbour Road, as an original early feature of the HCA. If it cannot be retained, it is recommended that any viable sandstone masonry from the fence line be repurposed in the landscaping of the proposal, such as the amphitheatre, a retaining wall or garden bed. Heritage 21 has also provided mitigation measures such as a Photographic Archival Record ("PAR"), Salvage Schedule and Interpretation Strategy to ameliorate any impact caused by the proposed redevelopment, and to ensure maximum conservation of the site.
Limit alterations to historic features to maintenance and repair.	The proposal would not entail alterations to historic features.
Design additions to respect the form and style, without visually dominating, historic buildings in the conservation area.	The proposal has been purposefully designed to soften the overall massing of the new building and ensure that it integrates into the existing character and scale of the streetscape. This has been achieved by introducing articulated facades, detailed brickwork, recessed upper levels and landscaped setbacks.
Before lodging applications for works, contact Council's duty planner for pre-application advice on the most efficient process, information requirements and the planned works.	Not applicable.
Prepare a heritage impact statement for development applications.	This SOHI has been prepared in the context of a State Significant Development Application.
Refer to the heritage provisions in Ku-ring-gai Council's Development Control Plan for more detailed	Heritage 21 confirms that they have assessed the proposal against Ku-ring-gai Council's DCP throughout this section.

development guidelines within a conservation area.	

6.2.10 Impact Assessment Against the NSW Department of Planning and Environment Guidelines

As acknowledged in Section 6.1.5, the NSW Department of Planning and Environment has identified a list of considerations in the form of questions aiming at directing and triggering heritage impact assessment. Below, we assess the proposal against the most pertinent of these questions.

Question	Assessment
New landscape works and features	
How has the impact on the heritage significance of the existing landscape been minimised?	The proposed RFB would have a central courtyard with extensive plantings and canopy, a north facing central lawn and a terraced sandstone amphitheatre, therefore creating a garden setting in the centre of the site. In addition to this, extensive shrub and tree plantings would line the western, northern and eastern boundaries which would provide vegetation screening, therefore creating a leafy environment and mitigating views to the subject site from the neighbouring properties and nearby heritage items. For these reasons, Heritage 21 believes that the proposal has considered the heritage significance of garden settings in the locality and Trafalgar Avenue HCA and therefore would not have a negative impact on the existing landscape.
Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?	The proposed works to the landscape or pathways would comply with *the* access requirements of the Disability Discrimination Act 1992.
Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?	Archival evidence of previous landscape work has not been investigated, however it is evident that the original garden settings of the three properties within the subject site have not been retained and have been modified over time. The proposal would retain mature vegetation on the northern and eastern boundaries and would incorporate a central garden setting.
Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?	An archaeological assessment is beyond the scope of this report. Heritage 21 does however note that archaeological reports were prepared by Austral Archaeology and these reports accompany the application.
Do the proposed works impact views to, from and within adjacent heritage items?	Extensive shrub and tree plantings would line the western, northern and eastern boundaries which would provide vegetation screening, therefore creating a leafy environment and mitigating views to the subject site from the neighbouring properties and nearby heritage items. Therefore, it is Heritage 21's opinion that the proposed landscaping works would not have a negative impact

Question	Assessment
	on views to, from and within the adjacent and nearby heritage items.
Tree removal or replacement	
Does the tree proposed to be removed contribute to the heritage significance of the heritage item? *Why is the tree being removed?* *Has the advice of a qualified arborist, tree surgeon or horticultural specialist been sought and implemented?* *Is the methodology for tree removal adequately understood? Will the proposed works impact on the significance of the heritage item?* *Is the tree being replaced? Where will it be replaced and with what species? Why?*	A qualified arborist has been sought for the proposal and an Arboricultural Impact Assessment ("AIA") has been prepared as part of the EIS. There are several trees proposed for retention and removal, and these have been outlined in the AIA. Any trees determined to be mature native trees having significance in the landscape have been nominated for retention and protection. The final landscape plans should be referred to for the proposed replacement trees and their species.
Interpretation	
Will the proposed works contribute to a continued understanding of the heritage item's history and significance?	The proposal would ensure that the historic use of the subject site for residential purposes is continued. Heritage 21 is of the opinion that the installation of interpretation to the RFB would contribute to a continued understanding of the subject site's history and the wider heritage context. Heritage 21 has recommended in Section 7.2 that an Interpretation Strategy be prepared to identify key users of the site, develop themes and key messages for the identified audience, and proposed options for communication of heritage values to visitors and users of the site.
Can interpretive features be integrated into the design?	Heritage 21 is of the opinion that interpretive features should be integrated into the design and has recommended that an Interpretation Strategy be prepared for the site, see Section 7.2.
Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)	
Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area? *Will the proposed works affect views to, and from, the heritage item? If yes, how will the impact be mitigated?* *Will the proposed works impact on the integrity or the streetscape or the heritage conservation area?*	As explored in Section 6.2.7, extensive shrub and tree plantings would line the western, northern and eastern boundaries which would provide vegetation screening, therefore creating a leafy environment and mitigating views to the subject site from the neighbouring properties and nearby heritage items. In addition, the proposed design of the RFB incorporates face brick masonry on the lower levels and recessed upper levels, therefore lessening the overall bulk of the building. For these reasons, Heritage 21 if of the opinion that the proposed works would not have a negative impact on the heritage significance of the heritage items in the vicinity. As previously stated, the proposal has incorporated face brick masonry in a Gertrudis Brown or similar colour, and a white colour

Question	Assessment
	palette for the finishes of the upper levels, both of which are materials and colours seen in the streetscape. Extensive shrub and tree plantings would line the boundaries of the site, therefore assimilating to the leafy character of the Lindfield suburb. As such, Heritage 21 is of the opinion that the proposal would not have a negative impact on the streetscape or the Trafalgar Avenue HCA.

7.0 CONCLUSION & RECOMMENDATIONS

7.1 Impact Summary

The NSW Department of Planning and Environment's guidelines require the following aspects of the proposal to be summarised.[43]

7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site, the Trafalgar Avenue HCA and the heritage items in the vicinity:

- The proposal would involve the introduction of a new Residential Flat Building. The proposed new building would include a high-quality design, which has considered the immediate heritage context, and it would complement the heritage context in form and materiality.
- The proposed new Residential Flat Building would comprise contemporary architectural forms and would be readily identifiable as new work in accordance with Article 22 of The Burra Charter.
- The incorporation of face brick masonry for the lower levels and an off-white colour scheme for the upper levels of the building, as well as timber decking for external floor surfaces would ensure that the new building blends with the existing character of the HCA and would be compatible with the original buildings in the HCA.
- The proposal has acknowledged the importance of reinforcing a garden setting and the heritage significance of garden settings within the wider locality and Trafalgar Avenue HCA. Heritage 21 is of the opinion that the proposed landscaping would reinforce a traditional garden setting by incorporating the central courtyard, central lawn and terraced sandstone amphitheatre as well as a contemporary garden setting on Level 4 and the rooftop by incorporating communal open spaces. In addition, the extensive shrub and tree plantings on the boundaries of the subject site would allow the proposal to assimilate to Lindfield's leafy garden suburb character.
- Heritage 21 acknowledges that the proposed RFB would result in modification to view lines from the adjacent dwellings within the Trafalgar Avenue HCA, to the subject site. Heritage 21 is however of the opinion that any negative visual impacts have been mitigated through the RFB's sophisticated elevation design, sympathetic materiality, articulated façades, inclusion of setbacks from the eastern and northern boundaries and vegetation screening.

7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

In our view, there are no aspects of the proposal which could be detrimental to the significance of the subject site, the Trafalgar Avenue HCA and heritage items in the vicinity. The neutral impacts of

[43] Department of Planning and Environment, *Guidelines for preparing a statement of heritage impact*.

the proposal have been addressed above in Section 7.1.1. Recommendations are provided in Section 7.2 below as further mitigation measures.

7.2 Mitigation Measures/Recommendations

To ensure maximum conservation of the significance of the subject site, the Trafalgar Avenue HCA and heritage items in the vicinity, Heritage 21 also recommends the following.

7.2.1 Sandstone Masonry Fence

Heritage 21 recommends that the low-rise sandstone masonry fence on the southern boundary of 28 Middle Harbour be retained. If it cannot be retained, Heritage 21 recommends the following options:

- Any viable sandstone masonry from this fence line be repurposed in the landscaping of the proposal, such as the amphitheatre, a retaining wall or garden bed.
- The fence be reassembled elsewhere within the subject site and incorporated into the landscaping.

If one of the above options are chosen, Heritage 21 recommends that an interpretation sign accompany the sandstone masonry's new location to detail their relocation and provide a description, photograph and historical summary. This would be established in conjunction with the recommendation provided in Section 7.2.4.

7.2.2 Photographic Archival Record

A Photographic Archival Record of each dwelling should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site.

The report must consist of an archival standard photographic record of the site and the subject building, including the existing character of the streetscape, the exterior and interior of the subject building, the landscape and curtilage area and general views to and from the site.

The recording shall be undertaken in accordance with the guidelines for *Photographic Recording of Heritage Items Using Film or Digital Capture* (2006) prepared by the NSW Office of Environment & Heritage. Copies should be retained in the Council's Archives and Local Studies collection.

7.2.3 Salvage Strategy and Schedule

A salvage strategy and schedule should be prepared for the three dwellings that are proposed for demolition as part of the proposed development. The salvage strategy and schedule should focus on the salvage of traditional materials and building elements such as windows, doors, fireplaces, internal and external joinery, stone, masonry, and/or tiles. These traditional materials are to be dismantled, salvaged and sold to and established dealer like Chippendale Restorations dealing in

second-hand heritage building materials. The potential reuse of some of the materials should form part of the interpretation strategy.

7.2.4 Interpretation Strategy

A detailed Interpretation Strategy should be prepared and implemented. This strategy should be consistent with the Heritage Interpretation Policy contained in the NSW Office of Environment and Heritage, Heritage Information Series: Interpreting Heritage Places and Items Guidelines, as endorsed by the Heritage Council of NSW in August 2005. It should be prepared in accordance with the principles contained in the ICOMOS Charter for the Interpretation and Presentation of Cultural Heritage Sites, 2008 (known as the 'Ename Charter') and the most recent addition of the Australian ICOMOS Burra Charter 2013.

This would identify key users of the site, develop themes and key messages for the identified audience, and proposed options for communication of heritage values to visitors and users of the site. This may be in the form of a graphic display, art installations, design features or other interpretive media.

7.2.5 Architectural Drawings

In order to more accurately record the three dwellings prior to demolition, detailed architectural drawings should be prepared including plan, elevation and section views. This would be submitted to Ku-ring-gai Council for deposit in the Ku-ring-gai Library Local History Collection.

7.3 General Conclusion

The proposed redevelopment of the subject site would deliver essential housing supply, choice, and affordability to meet the needs of Ku-ring-gai's growing population. The proposal would be strategically positioned near key transport links and services and would provide convenient access to jobs while aligning with the locality's strategic goals. The proposal would aim to revitalise the area, enhancing its contribution to the community's log-term growth and sustainability. For these reasons, Heritage 21 believes that the proposed residential development would be a positive proposal and a necessity to accommodate the needs of Ku-ring-gai's growing population.

The preparation and implementation of key mitigation measures including, but not limited to, a Photographic Archival Record ("PAR"), Salvage Schedule and Interpretation Strategy are essential to, in part, ameliorate any impact caused by the proposed development, and to ensure maximum conservation of the site.

Heritage 21 is therefore confident that the proposed development complies with pertinent heritage controls and would not engender a negative impact on the heritage significance of the subject site, the Trafalgar Avenue HCA and the heritage items and HCA in the vicinity. We therefore recommend that the Department of Planning and Environment view the application favourably on heritage grounds.

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APPENDIX A

STATE SIGNIFICANT DEVELOPMENT APPLICATION
24-28 MIDDLE HARBOUR ROAD, LINDFIELD, NEW SOUTH WALES, 2070

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- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/06/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

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DKO

Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Cover Page

Drawing Scale

Drawing No.
DA000

Revision
04

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04	5/12/2025	LB DN HN	DN	SSDA RFI

24-28 Middle Harbour Lindfield
Development Summary

Site Area:	4,757	sqm
Allowable FSR:	2.5	:1
Allowable GFA	11,893	sqm
Allowable + 30% AH Bonus	15,460	sqm
30% Bonus FSR	3.25	:1
Height	22.00	m
30% Bonus Height	28.60	m

Proposed GFA:	15,456 sqm	AH GFA Requirements (TOD)	309	AH GFA Proposed (TOD)	354 sqm
Proposed FSR:	3.25 :1	AH GFA Requirements (Infill)	2,318	AH GFA Proposed (Infill)	2,377 sqm

	24-26 MHR Building A								28 MHR Building B														
	1B	1B+	2B	2B+	3B	3B+	4B	GFA m²	1B	1B+	2B	2B+	3B	3B+	4B	GFA m²	GFA AH	GFA BTR	Units	Cars	TOTAL	GFA m²	Cross Vent	Solar 8-5pm	No Solar
Basement 03																									
Basement 02								**13**								**13**				77		26			
Basement 01								**13**								**13**				74		26			
Lower Ground Level								**13**	0	0	0	0	1	0	1	**787.02**		**393.66**	**2**	16	**2**	800	1	2	0
Ground Level	0		0	2	0	1	2	**1050.35**	0	0	2	2	0	1	1	**996.63**	**566.1**	**346.4**	**11**		**11**	2,047	8	7	0
Level 01	0		1	2	0	4		**993.37**	0		3	3		2		**1077.85**	**1082.7**		**15**		**15**	2,071	10	7	3
Level 02	0		1	2	0	4		**993.37**	0		3	3	0	2		**1077.85**	**1082.6**		**15**		**15**	2,071	10	7	3
Level 03	0		1	2	0	4		**993.37**	0		3	3	0	2		**1077.85**		**1082.7**	**15**		**15**	2,071	10	7	3
Level 04 (Setback)	0		0		0	4		**714.89**			1	0	0	4		**774.54**		**786.67**	**9**		**9**	1,489	9	5	0
Level 05	0		0		0	4		**714.89**			1	0	0	4		**774.54**		**786.67**	**9**		**9**	1,489	9	5	0
Level 06	0		0		0	4		**714.89**			1	0	0	4		**774.54**		**786.67**	**9**		**9**	1,489	9	5	0
Level 07	0		0		0		3	**699.58**			0	0	0	2	2	**765.61**		**775.64**	**7**		**7**	1,465	7	5	0
Level 08								**118.21**							1	**291.39**		**294.38**	**1**		**1**	410	1	1	0
Level 09																					**0**	0			
Level 10																					**0**	0			
Roof								**7032**								**8424**	**2731**	**5253**							
Subtotal	0	0	3	8	0	25	5	**41**	0	0	14	11	1	21	5	**52**			93	167	**93**	**15,456**	**73**	**51**	**9**
Achieved Mix	0%	0%	7%	20%	0%	61%	12%		0%	0%	27%	21%	2%	40%	10%								78%	55%	10%
	0%		27%		61%		12%		0%		48%		42%		10%										

Unit Mix Total	1B	1B+	2B	2B+	3B	3B+	4B	
Proposed	0	0	17	19	1	46	10	93
	0%	0%	18%	20%	1%	49%	11%	
Total	0%		**39%**		**51%**		**11%**	**100%**
Client Mix	5%		65%		25%		5%	**100%**

DISCLAIMER

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.
This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.
This design has been prepared without structural or services engineering input hence is subject to change once advice is received.
The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation.
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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Development Summary

Drawing Scale

Drawing No. DA001

Revision 04

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Rev	Date	By	Chk	Description
03	5/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Apartment Schedule Bdg A [property Apt No]

Level	Apartment Number	Type	Solar Access [ADG]	Cross Vent [ADG]	Unit Type	Livable	Adaptable	Measured Area
GROUND								
	A-00-01	4B	+2HRS SOLAR	YES	Market	-	-	197.53
	A-00-02	3B+	-	NO	Market	-	-	133.00
	A-00-03	2B+	-	YES	Market	YES	YES	110.90
	A-00-04	2B+	-	YES	Market	YES	YES	110.90
	A-00-05	4B	-	YES	Market	-	-	177.95
LEVEL 1								
	A-01-01	3B+	+2HRS SOLAR	YES	Market	-	-	176.46
	A-01-02	3B+	-	NO	Market	-	-	118.89
	A-01-03	2B+	-	YES	Market	YES	YES	110.90
	A-01-04	2B+	-	YES	Market	YES	YES	110.83
	A-01-05	3B+	-	NO	Market	-	-	118.89
	A-01-06	3B+	-	YES	Market	-	-	137.62
	A-01-07	2B	NO SOLAR	YES	Market	-	-	96.81
LEVEL 2								
	A-02-01	3B+	+2HRS SOLAR	YES	Market	-	-	176.46
	A-02-02	3B+	-	NO	Market	-	-	118.89
	A-02-03	2B+	-	YES	Market	YES	YES	110.90
	A-02-04	2B+	-	YES	Market	YES	YES	110.90
	A-02-05	3B+	-	NO	Market	-	-	118.89
	A-02-06	3B+	-	YES	Market	-	-	137.80
	A-02-07	2B	NO SOLAR	YES	Market	-	-	96.81
LEVEL 3								
	A-03-01	3B+	+2HRS SOLAR	YES	Market	-	-	176.46
	A-03-02	3B+	-	NO	Market	-	-	118.89
	A-03-03	2B+	-	YES	Market	YES	YES	110.83
	A-03-04	2B+	-	YES	Market	YES	YES	110.83
	A-03-05	3B+	-	NO	Market	-	-	118.89
	A-03-06	3B+	-	YES	Market	-	-	137.63
	A-03-07	2B	NO SOLAR	YES	Market	-	-	96.81
LEVEL 4 (SETBACK)								
	A-04-01	3B+	+2HRS SOLAR	YES	Market	-	-	172.84
	A-04-02	3B+	-	YES	Market	-	-	130.70
	A-04-03	3B+	-	YES	Market	-	-	130.77
	A-04-04	3B+	-	YES	Market	-	-	178.65
LEVEL 5								
	A-05-01	3B+	+2HRS SOLAR	YES	Market	-	-	172.84
	A-05-02	3B+	-	YES	Market	-	-	130.70
	A-05-03	3B+	-	YES	Market	-	-	130.77
	A-05-04	3B+	-	YES	Market	-	-	178.65
LEVEL 6								
	A-06-01	3B+	+2HRS SOLAR	YES	Market	-	-	172.84
	A-06-02	3B+	-	YES	Market	-	-	130.70
	A-06-03	3B+	-	YES	Market	-	-	130.77
	A-06-04	3B+	-	YES	Market	-	-	178.65
LEVEL 7								
	A-07-01	4B	+2HRS SOLAR	YES	Market	-	-	203.06
	A-07-02	4B	-	YES	Market	YES	-	188.47
	A-07-03	4B	+2HRS SOLAR	YES	Market	-	-	216.71

Apartment Schedule Bdg B [property Apt No]

Level	Apartment Number	Type	Solar Access [ADG]	Cross Vent [ADG]	Unit Type	Livable	Adaptable	Measured Area
LOWER GROUND								
	B-0-1-01	3B	+2HRS SOLAR	YES	BTR	-	-	161.20
	B-0-1-01	4B	+2HRS SOLAR	NO	BTR	-	-	199.37
GROUND								
	B-00-01	4B	+2HRS SOLAR	YES	SSDA Affordable	-	-	174.09
	B-00-02	3B+	+2HRS SOLAR	NO	SSDA Affordable	-	-	133.00
	B-00-03	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES	110.90
	B-00-04	2B+	+2HRS SOLAR	YES	BTR	YES	YES	110.90
	B-00-05	2B	+2HRS SOLAR	NO	SSDA Affordable	-	-	96.99
	B-00-06	2B	+2HRS SOLAR	YES	BTR	-	-	111.47
LEVEL 1								
	B-01-01	3B+	+2HRS SOLAR	YES	SSDA Affordable	-	-	176.46
	B-01-02	3B+	+2HRS SOLAR	NO	SSDA Affordable	-	-	118.89
	B-01-03	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES	110.83
	B-01-04	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES	110.83
	B-01-05	2B	+2HRS SOLAR	NO	SSDA Affordable	-	-	96.99
	B-01-06	2B	+2HRS SOLAR	YES	SSDA Affordable	-	-	115.07
	B-01-07	2B+	NO SOLAR	NO	SSDA Affordable	-	-	123.19
	B-01-08	2B	NO SOLAR	YES	SSDA Affordable	-	-	96.81
LEVEL 2								
	B-02-01	3B+	+2HRS SOLAR	YES	SSDA Affordable	-	-	176.46
	B-02-02	3B+	+2HRS SOLAR	NO	SSDA Affordable	-	-	118.89
	B-02-03	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES	110.90
	B-02-04	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES	110.90
	B-02-05	2B	+2HRS SOLAR	NO	SSDA Affordable	-	-	96.99
	B-02-06	2B	+2HRS SOLAR	YES	TOD Affordable	-	-	115.07
	B-02-07	2B+	NO SOLAR	NO	TOD Affordable	-	-	122.93
	B-02-08	2B	NO SOLAR	YES	TOD Affordable	-	-	96.81
LEVEL 3								
	B-03-01	3B+	+2HRS SOLAR	YES	BTR	-	-	176.46
	B-03-02	3B+	+2HRS SOLAR	NO	BTR	-	-	118.89
	B-03-03	2B+	+2HRS SOLAR	YES	BTR	YES	YES	110.90
	B-03-04	2B+	+2HRS SOLAR	YES	BTR	YES	YES	110.83
	B-03-05	2B	+2HRS SOLAR	NO	BTR	-	-	96.99
	B-03-06	2B	+2HRS SOLAR	YES	BTR	-	-	115.07
	B-03-07	2B+	NO SOLAR	NO	BTR	-	-	123.19
	B-03-08	2B	NO SOLAR	YES	BTR	-	-	96.81
LEVEL 4 (SETBACK)								
	B-04-01	3B+	+2HRS SOLAR	YES	BTR	-	-	172.84
	B-04-02	3B+	+2HRS SOLAR	YES	BTR	-	-	130.70
	B-04-03	3B+	+2HRS SOLAR	YES	BTR	-	-	130.77
	B-04-04	3B+	+2HRS SOLAR	YES	BTR	-	-	138.33
	B-04-05	2B	-	YES	BTR	-	-	100.86
LEVEL 5								
	B-05-01	3B+	+2HRS SOLAR	YES	BTR	-	-	172.84
	B-05-02	3B+	+2HRS SOLAR	YES	BTR	-	-	130.77
	B-05-03	3B+	+2HRS SOLAR	YES	BTR	-	-	130.62
	B-05-04	3B+	+2HRS SOLAR	YES	BTR	-	-	138.33
	B-05-05	2B	-	YES	BTR	-	-	100.86
LEVEL 6								
	B-06-01	3B+	+2HRS SOLAR	YES	BTR	-	-	172.84
	B-06-02	3B+	+2HRS SOLAR	YES	BTR	-	-	130.70
	B-06-03	3B+	+2HRS SOLAR	YES	BTR	-	-	132.30
	B-06-04	3B+	+2HRS SOLAR	YES	BTR	-	-	138.33
	B-06-05	2B	-	YES	BTR	-	-	100.86
LEVEL 7								
	B-07-01	4B	+2HRS SOLAR	YES	BTR	-	-	203.06
	B-07-02	4B	+2HRS SOLAR	YES	BTR	YES	-	188.47
	B-07-03	3B+	+2HRS SOLAR	YES	BTR	-	-	148.20
	B-07-04	3B+	-	YES	BTR	-	-	137.67
LEVEL 8								
	B-08-01	4B	+2HRS SOLAR	YES	BTR	YES	-	209.33

Apartment Type S

Unit Type	Type
BTR	
	2B
	2B+
	3B
	3B+
	4B
	32
Market	
	2B
	2B+
	3B+
	4B
	41
SSDA Affordable	
	2B
	2B+
	3B+
	4B
	17
TOD Affordable	
	2B
	2B+
	3
	93

TOTAL

Apartment Type BTR

Unit Type	Type
BTR	
	2B
	7
	2B+
	4
	3B
	1
	3B+
	16
	4B
	4
	32

TOTAL

Apartment Type MKT

Unit Type	Type
Market	
	2B
	3
	2B+
	8
	3B+
	25
TOTAL	4B

Apartment Type SSDA

Unit Type	Type
SSDA Affordable	
	2B
	5
	2B+
	6
	3B+
	5
	4B
	1
	17

TOTAL

Apartment Type TOD

Home Story Name	Unit Type	Type
LEVEL 2		
	TOD Affordable	2B
		2
	TOD Affordable	2B+
		1
		3

TOTAL

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Apartment Schedule

Drawing Scale

Drawing No.
DA002

Revision
04

- All works to be in accordance with authority & statutory approvals.
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02	24/04/2025	LB DN HN		For Coordination
03	6/06/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

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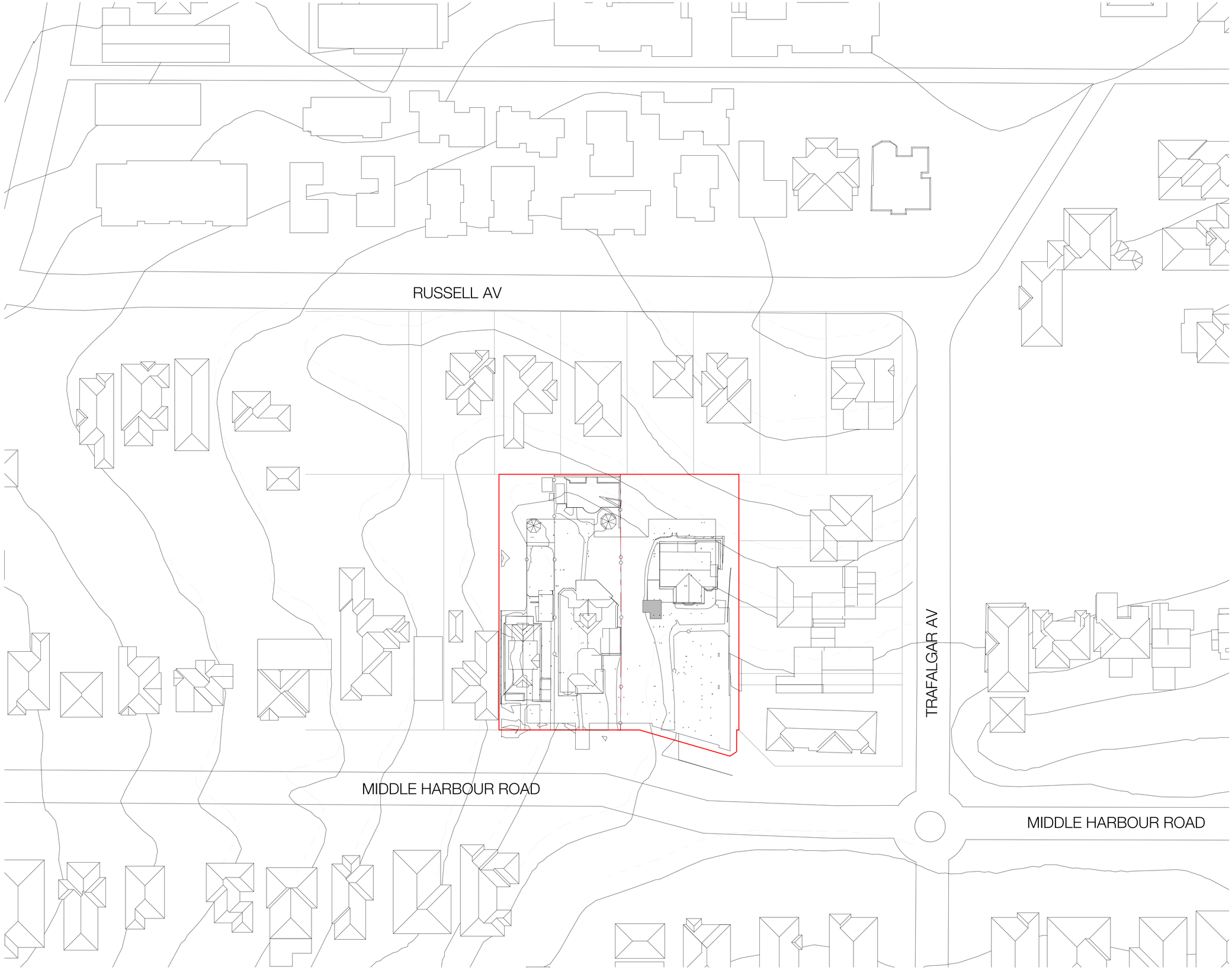
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Site Analysis Plan

Drawing Scale 1:1000

Drawing No. DA100

Revision 04



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Site Plan - 3D Existing
1:500

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0 2.5 5 10 25m
Scale 1:500 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
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Country	Darramurragal/ Darug - Australia

Drawing Name
Site Plan Existing Context

Drawing Scale 1:1000, 1:500 A1
Drawing No. DA101 Revision 04

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04	5/12/2025	LB DN HN	DN	SSDA RFI

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

RUSSELL AV

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

TRAFALGAR AV

INDICATIVE FUTURE BUILT FORM

MIDDLE HARBOUR ROAD

MIDDLE HARBOUR ROAD

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

INDICATIVE FUTURE BUILT FORM

Site Plan - 3D Future TOD
1:500

0 2.5 5 10 25m

Scale 1:500 @ A1

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Project Number	13844
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Drawing Name
Site Plan Future Context

Drawing Scale 1:500 @ A1

Drawing No. DA102

Revision 04

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03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

KEY PLAN

AREA TO BE DEMOLISHED

EXISTING BUILDING TO BE DEMOLISED

*REFER TO ARBORIST + LANDSCAPE PLAN FOR TREE RETENTION PLAN GENERALLY

12 - Demolition Plan 1:200

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Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Demolition Plan

Drawing Scale 1:200 @ A1

Drawing No. DA103

Revision 04

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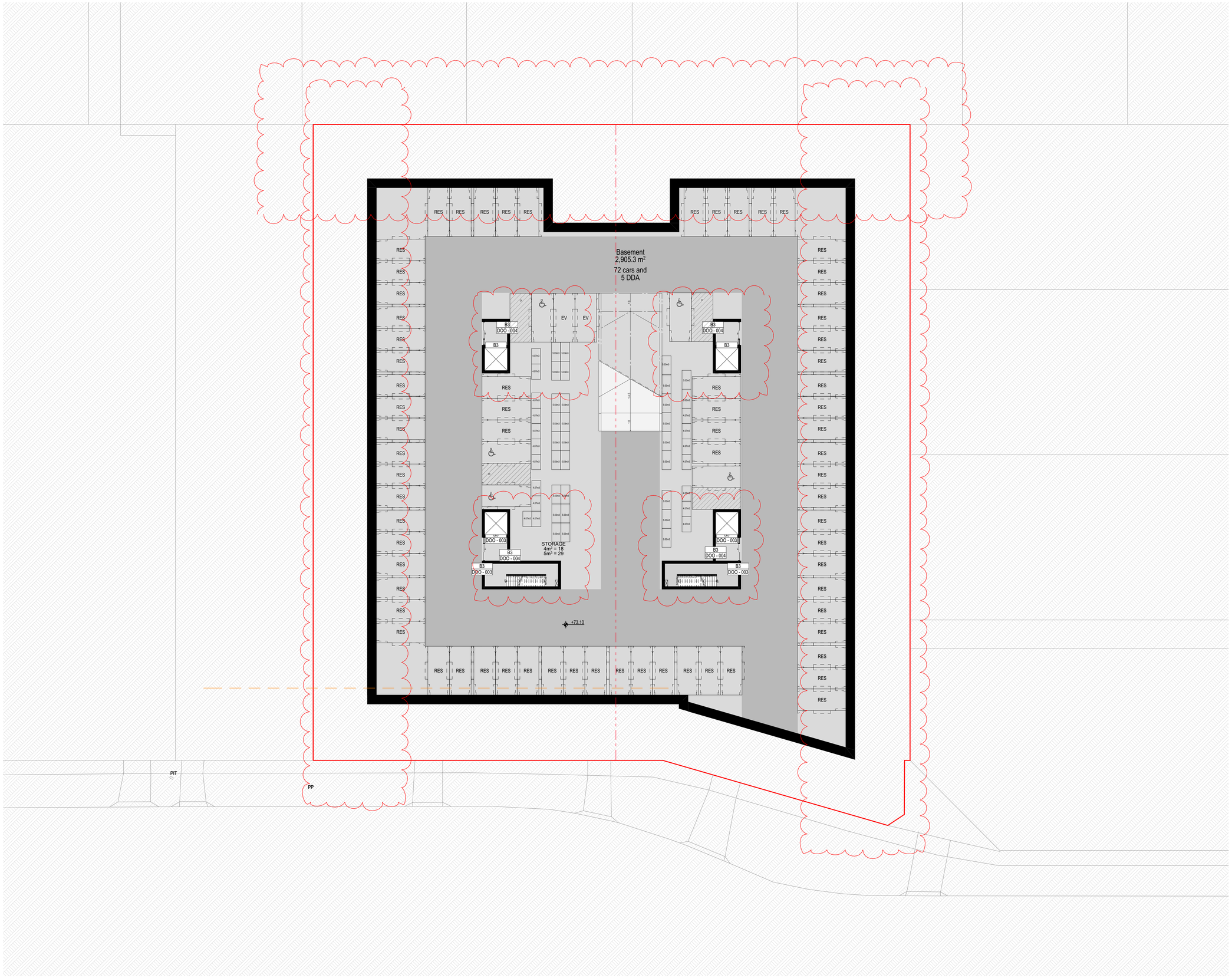
04	5/12/2025	HN JW	DN	SSDA RFI



-3
-
BASEMENT 2
1:200

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0 1 2 4 10m

Scale 1:200 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Basement 03

Drawing Scale 1:200 @ A1

Drawing No. DA200

Revision 04

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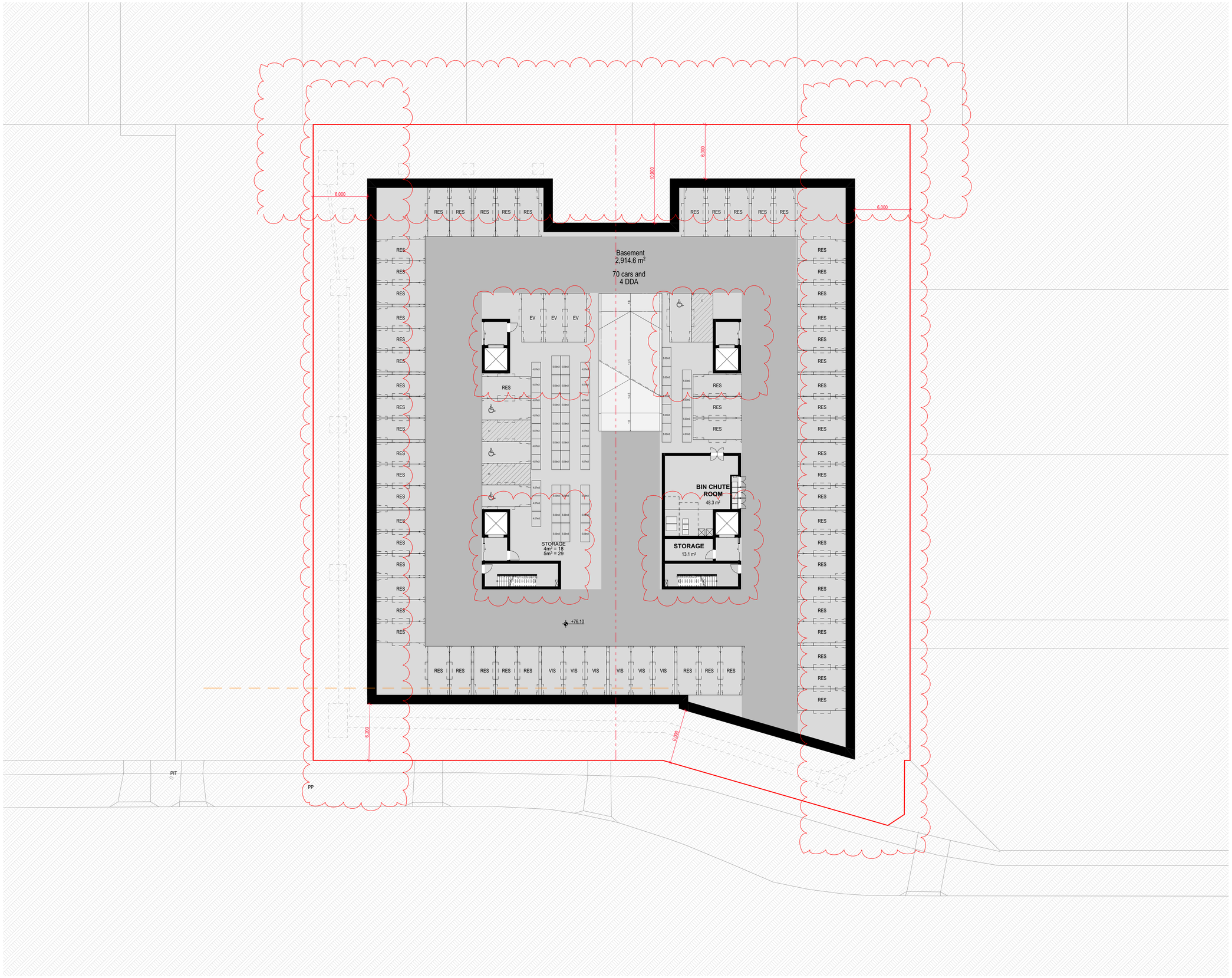

-2 - BASEMENT 1
1:200

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0 1 2 4 10m

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Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
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Drawing Name
Basement 02

Drawing Scale 1:200 @ A1

Drawing No. DA201

Revision 04

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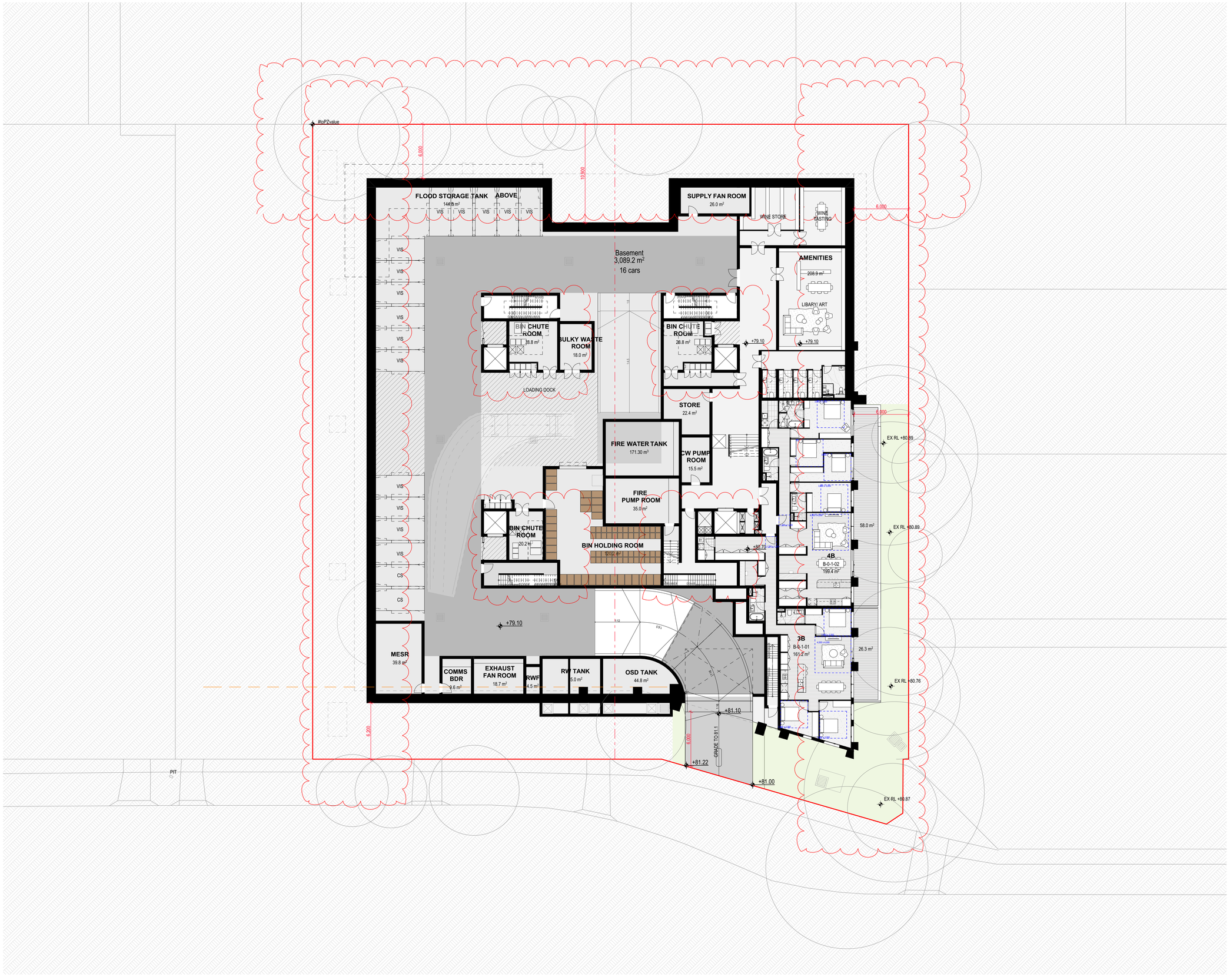
04	5/12/2025	HN JW	DN	SSDA RFI



0 1 2 4 10m

Scale 1:200 @ A1

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Drawing Name
Lower Ground

Drawing Scale 1:200 @ A1

Drawing No. DA202

Revision 04

-1- LOWER GROUND
1:200

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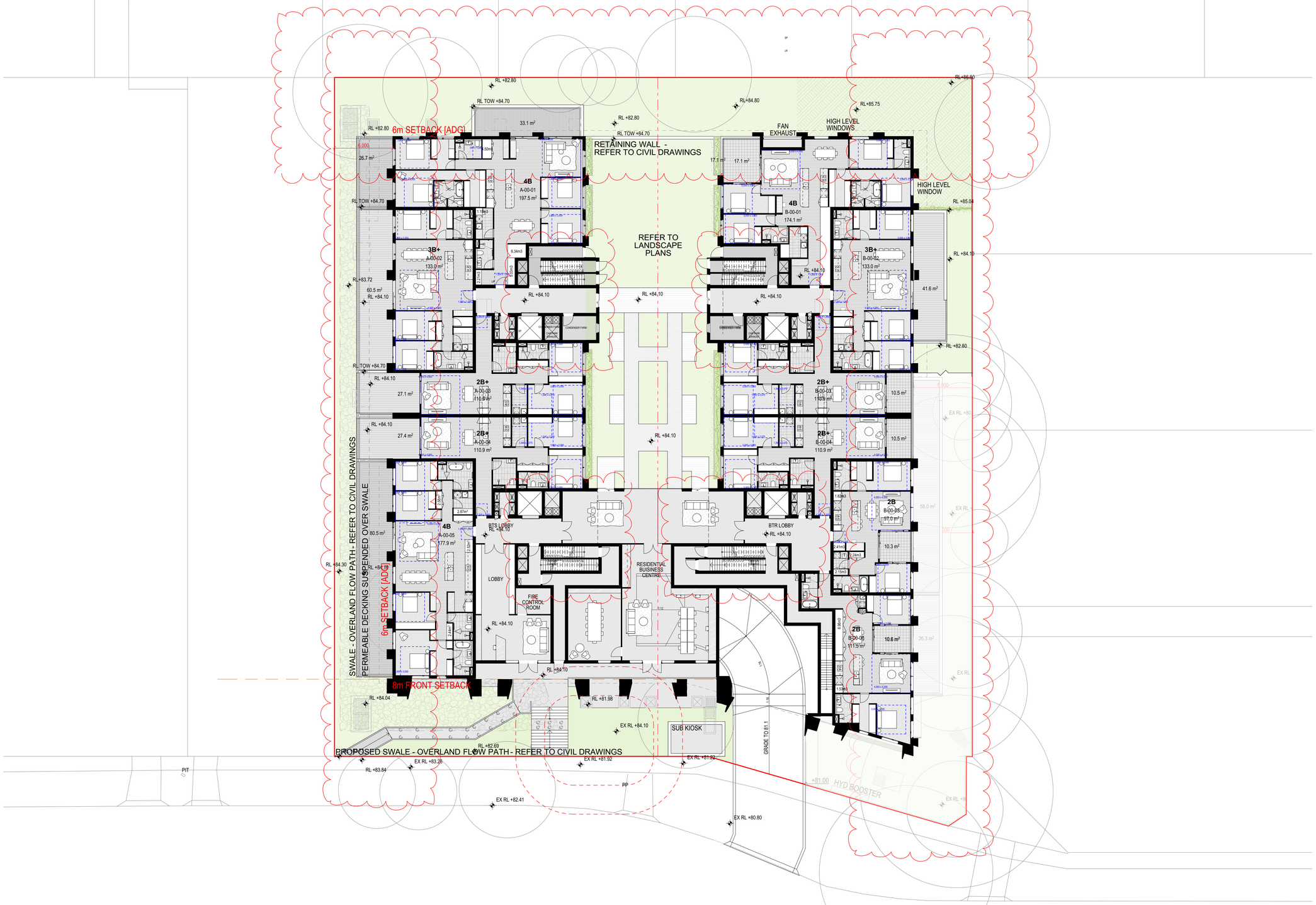
RL +82.80
RL TOW +84.70
RL +84.80
RL+85.75
RL +86.80
6m SETBACK (ADG)
FAN EXHAUST
HIGH LEVEL WINDOWS
RETAINING WALL - REFER TO CIVIL DRAWINGS
HIGH LEVEL WINDOW
REFER TO LANDSCAPE PLANS
4B A-00-01 197.5 m²
4B B-00-01 174.1 m²
3B+ A-00-02 133.0 m²
3B+ B-00-02 133.0 m²
2B+ A-00-03 110.9 m²
2B+ B-00-03 110.9 m²
2B+ A-00-04 110.9 m²
2B+ B-00-04 110.9 m²
4B A-00-05 177.9 m²
2B B-00-05 97.0 m²
2B B-00-06 111.5 m²
BTS LOBBY RL +84.10
BTR LOBBY RL +84.10
LOBBY
FIRE CONTROL ROOM
RESIDENTIAL BUSINESS CENTRE
SWALE - OVERLAND FLOW PATH - REFER TO CIVIL DRAWINGS
PERMEABLE DECKING SUSPENDED OVER SWALE
6m SETBACK (ADG)
8m FRONT SETBACK
PROPOSED SWALE - OVERLAND FLOW PATH - REFER TO CIVIL DRAWINGS
SUB KIOSK
GRADE TO 81:1
HYD BOOSTER
PIT
PP
EX RL +82.41
EX RL +80.80
EX RL +81.92
EX RL +83.28
RL +83.84
RL +84.04
RL +84.30
RL +81.98
RL +82.69
EX RL +84.10
RL +83.72
RL +84.10
RL +85.04
RL +82.80
RL +84.10
RL +84.10
RL +84.10

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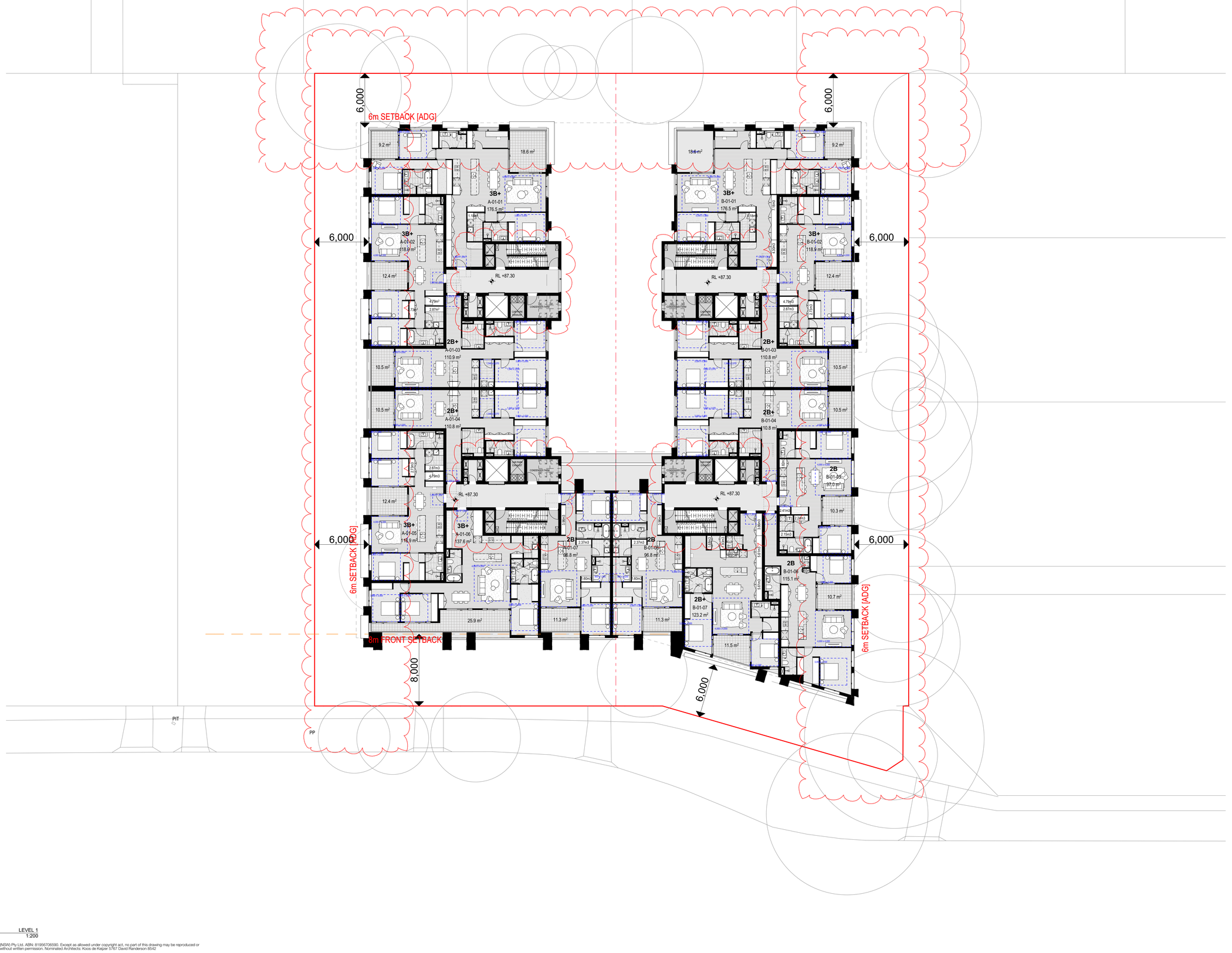

1 LEVEL 1
1:200

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Level 01

Drawing Scale 1:200 @ A1

Drawing No. DA204

Revision 04

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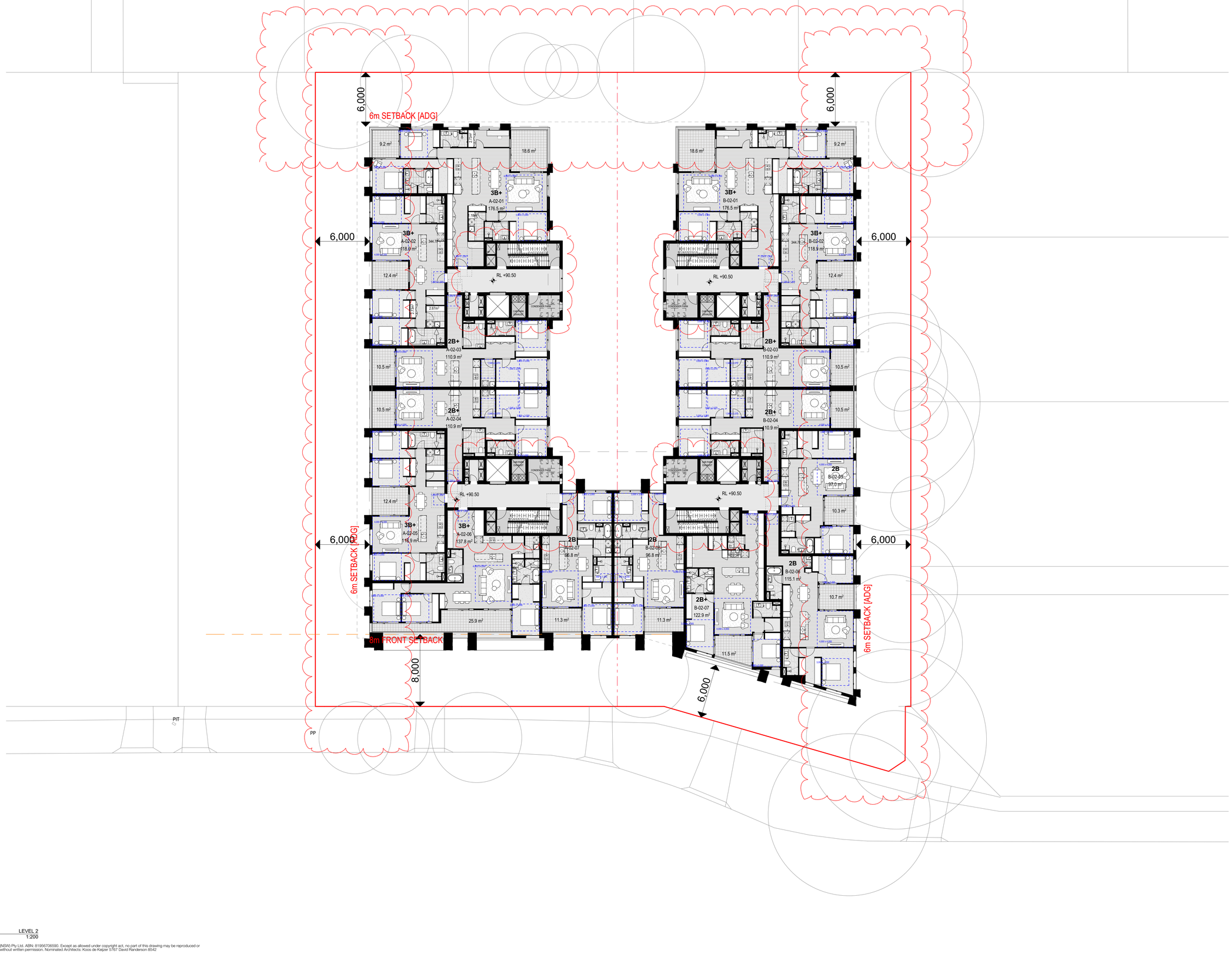

2. LEVEL 2
1:200

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Project Name	Middle Harbour Road, Lindfield
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Drawing Name
Level 02

Drawing Scale 1:200 @ A1

Drawing No. DA205

Revision 04

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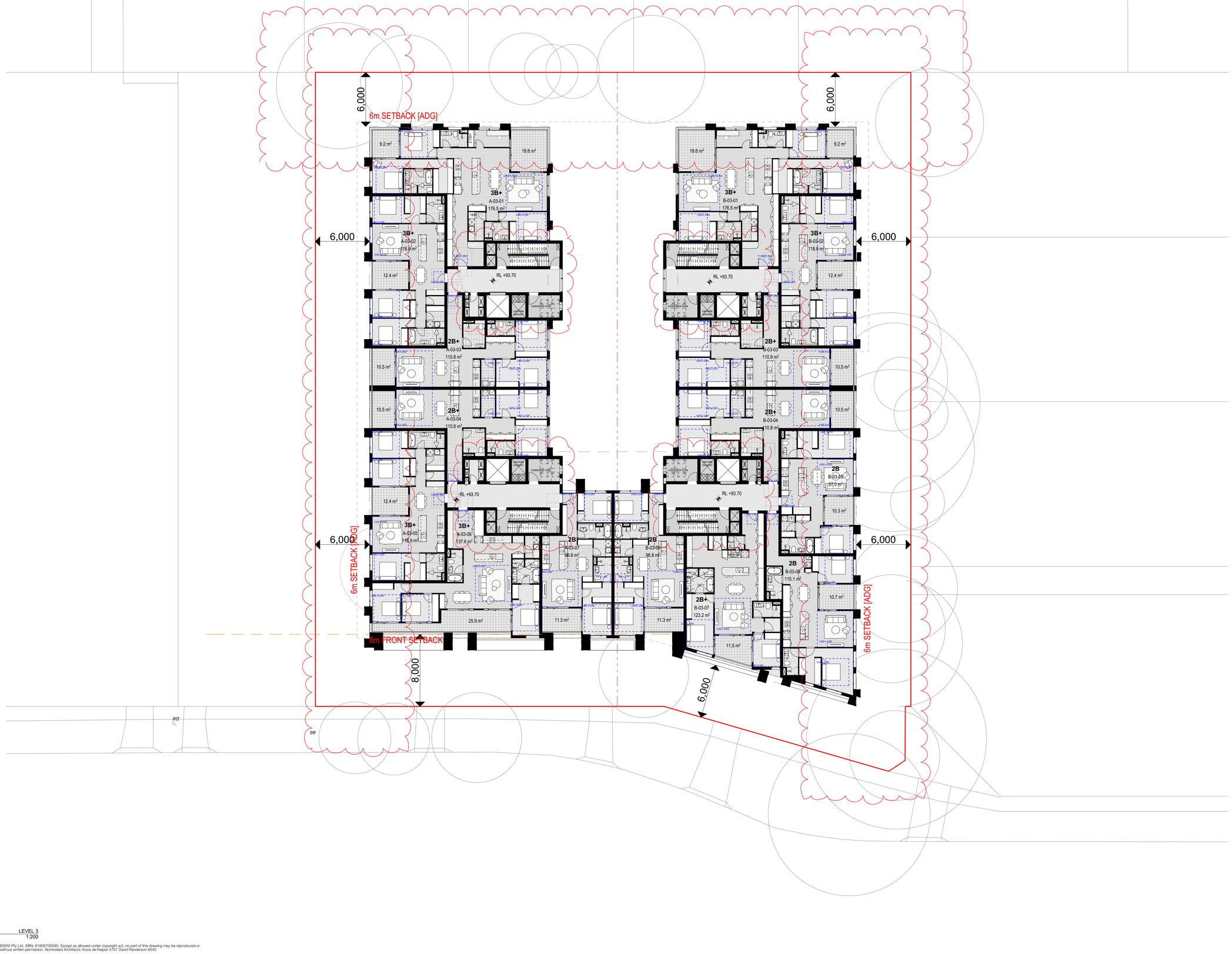

0 1 2 4 10m

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Drawing Name
Level 03

Drawing Scale 1:200 @ A1

Drawing No. DA206

Revision 04

3. LEVEL 3
1:200

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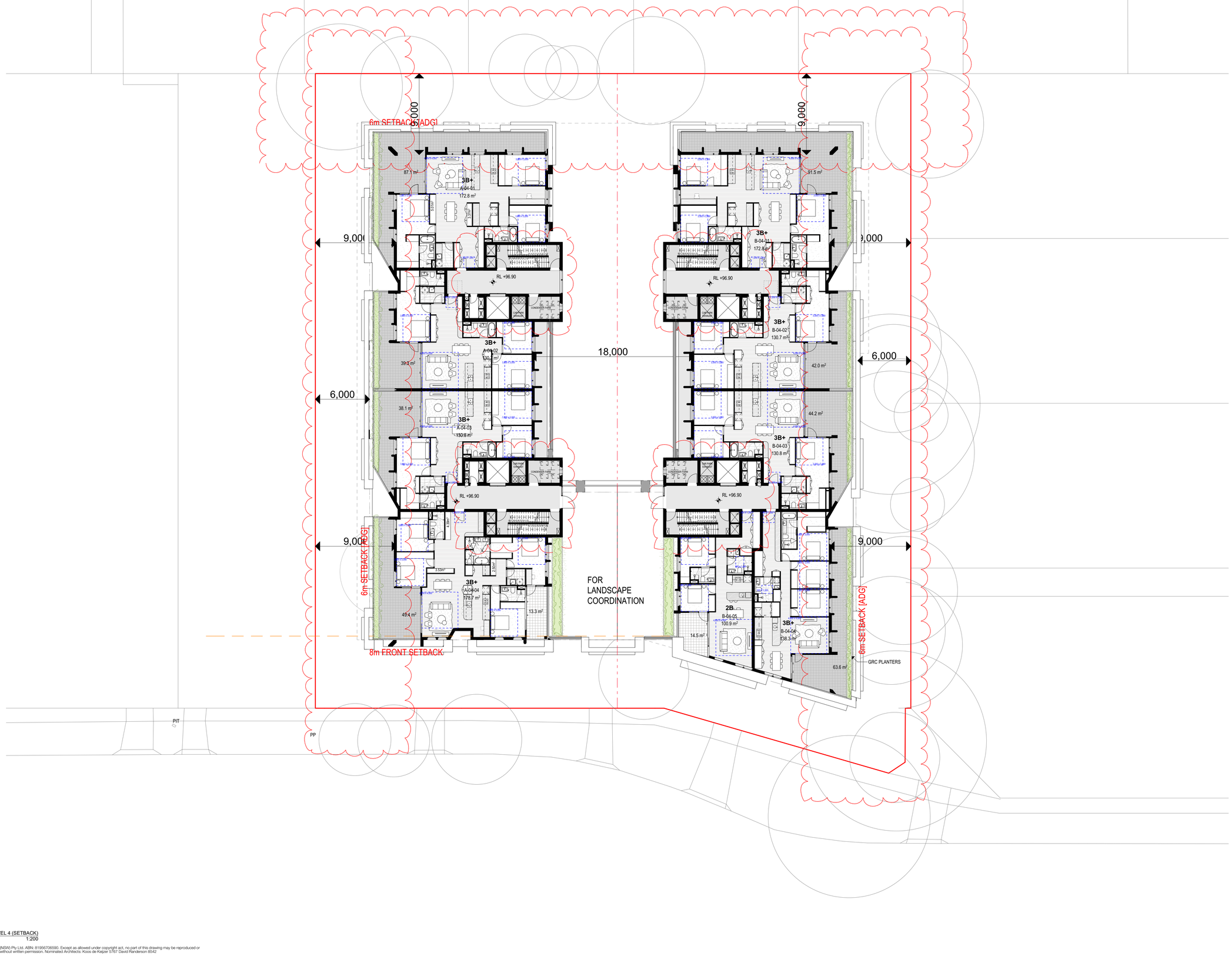

0 1 2 4 10m

Scale 1:200 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
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Drawing Name
Level 04 Setback

Drawing Scale 1:200 @ A1

Drawing No. DA207

Revision 04

4. LEVEL 4 (SETBACK) 1:200

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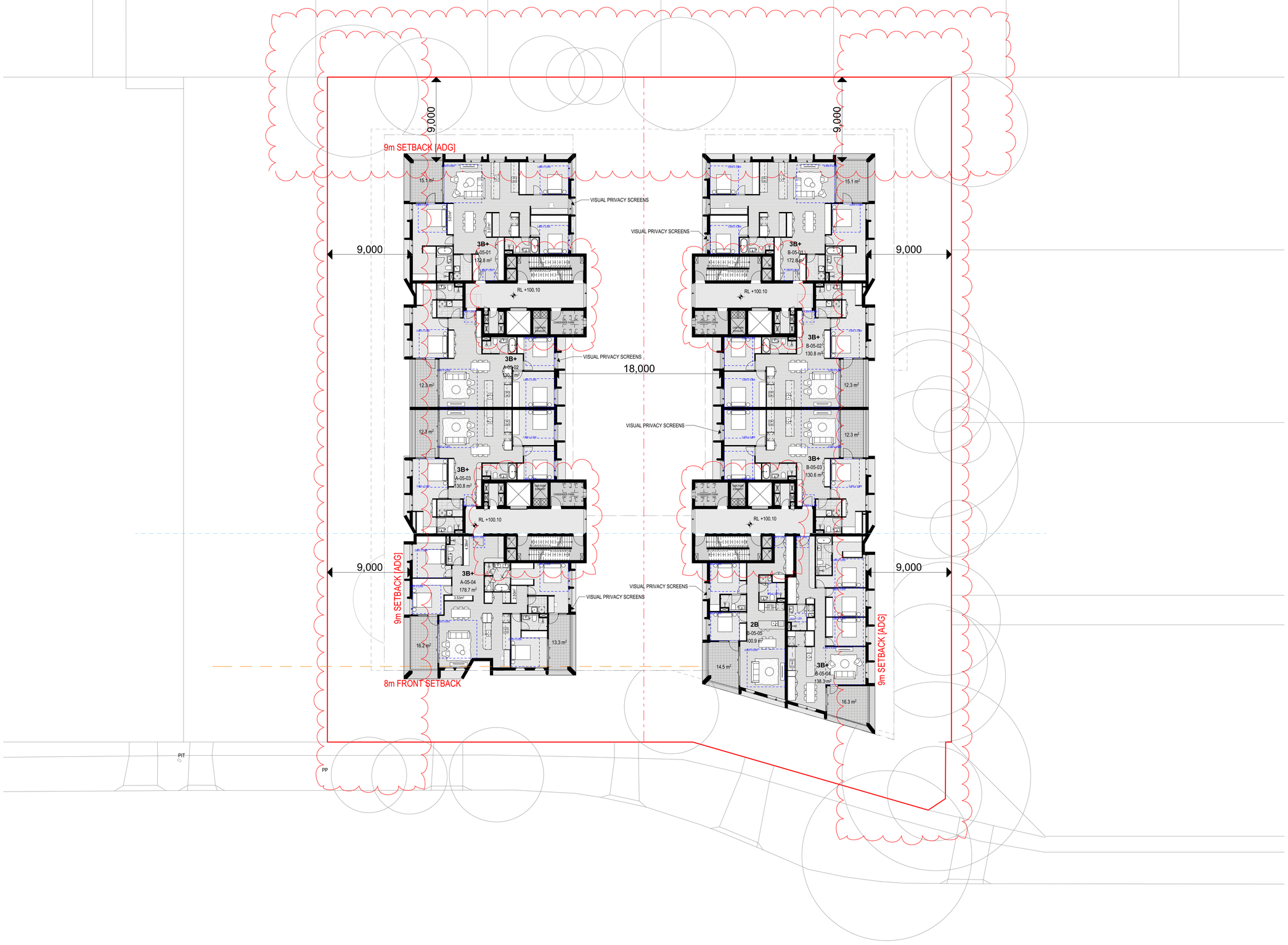
- Building Contractor to verify all dimensions before commencing work.

Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI



5. LEVEL 5
1:200

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0 1 2 4 10m
Scale 1:200 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Level 05

Drawing Scale 1:200 @ A1

Drawing No. DA208

Revision 04

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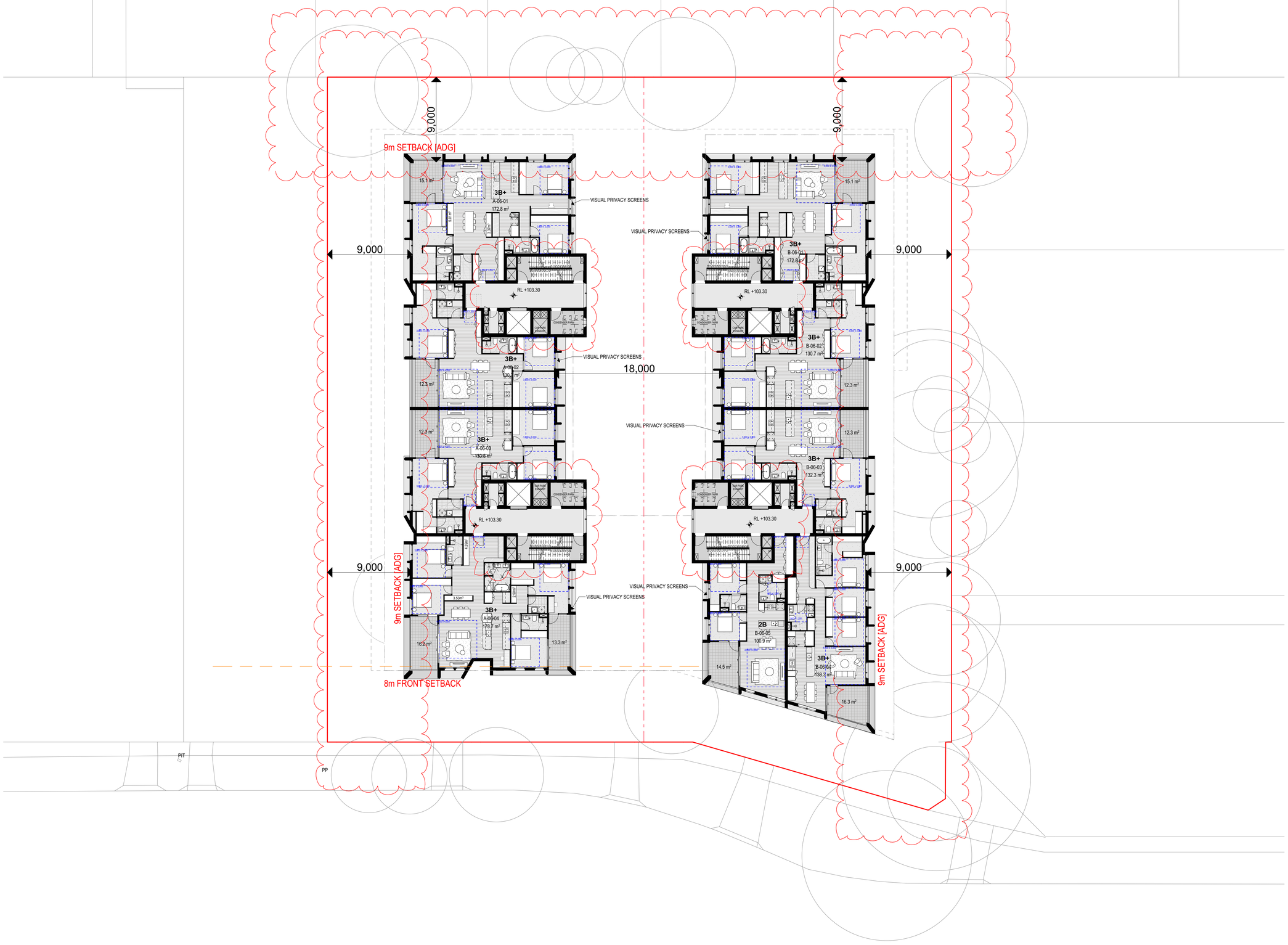
04	5/12/2025	HN JW	DN	SSDA RFI



6. LEVEL 6
1:200

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Project Name	Middle Harbour Road, Lindfield
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Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Level 06

Drawing Scale 1:200 @ A1

Drawing No. DA209

Revision 04

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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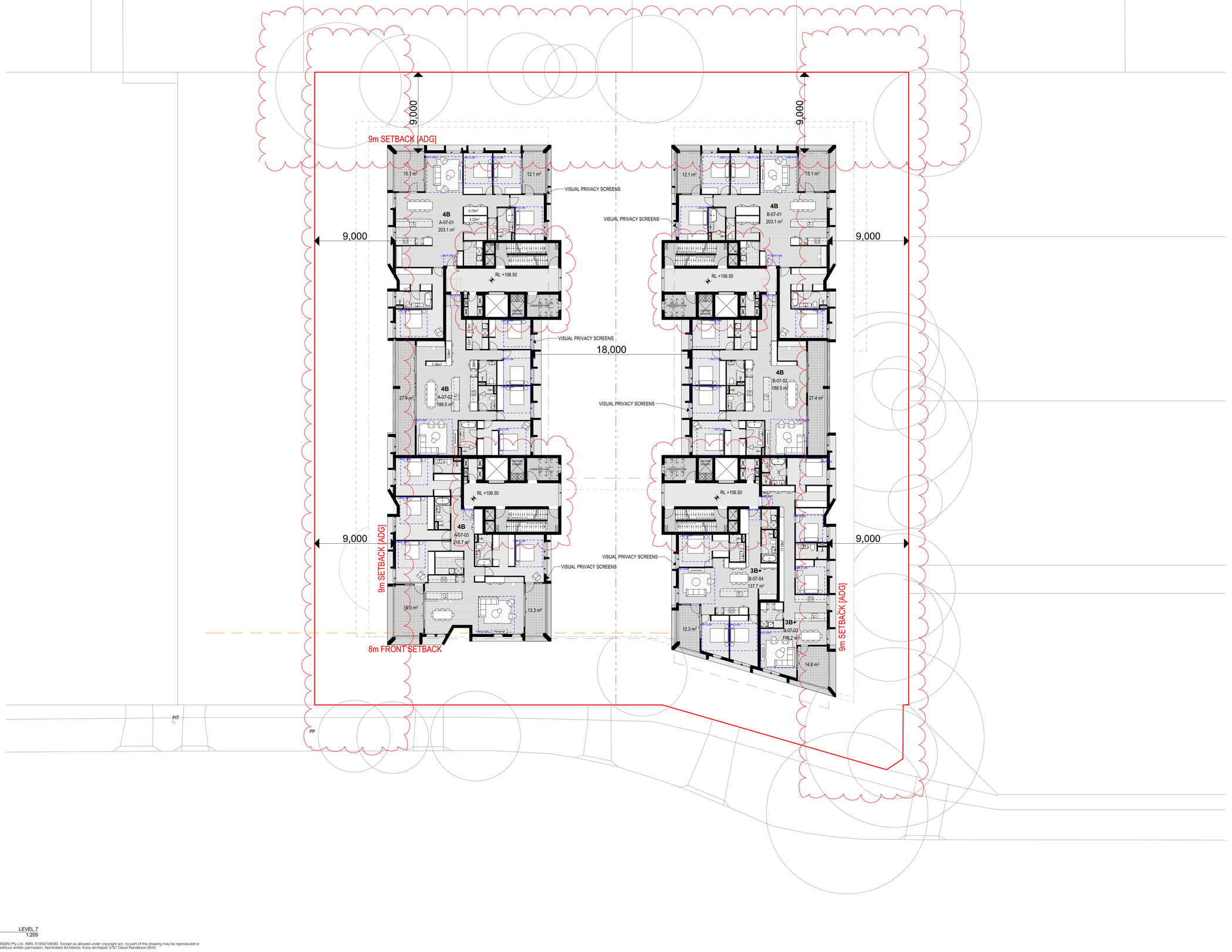
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI



0 1 2 4 10m

Scale 1:200 @ A1

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Drawing Name
Level 07

Drawing Scale 1:200 @ A1

Drawing No. DA210

Revision 04

7 LEVEL 7
1:200

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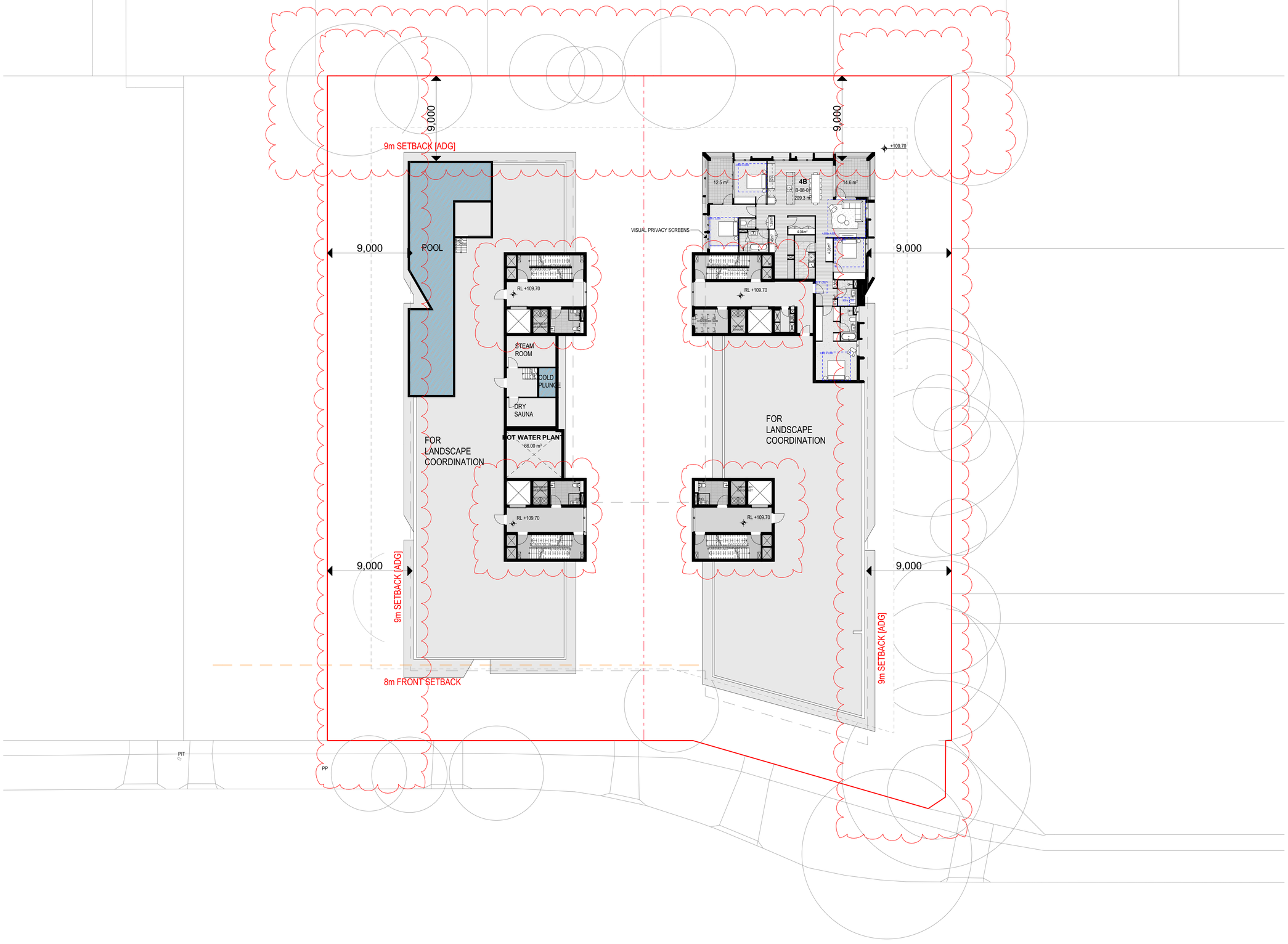
02	24/04/2025	LB DN HN		For Coordination
03	6/06/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI



0 1 2 4 10m

Scale 1:200 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Level 08

Drawing Scale 1:200 @ A1

Drawing No. DA211

Revision 04

8. LEVEL 8
- 1:200

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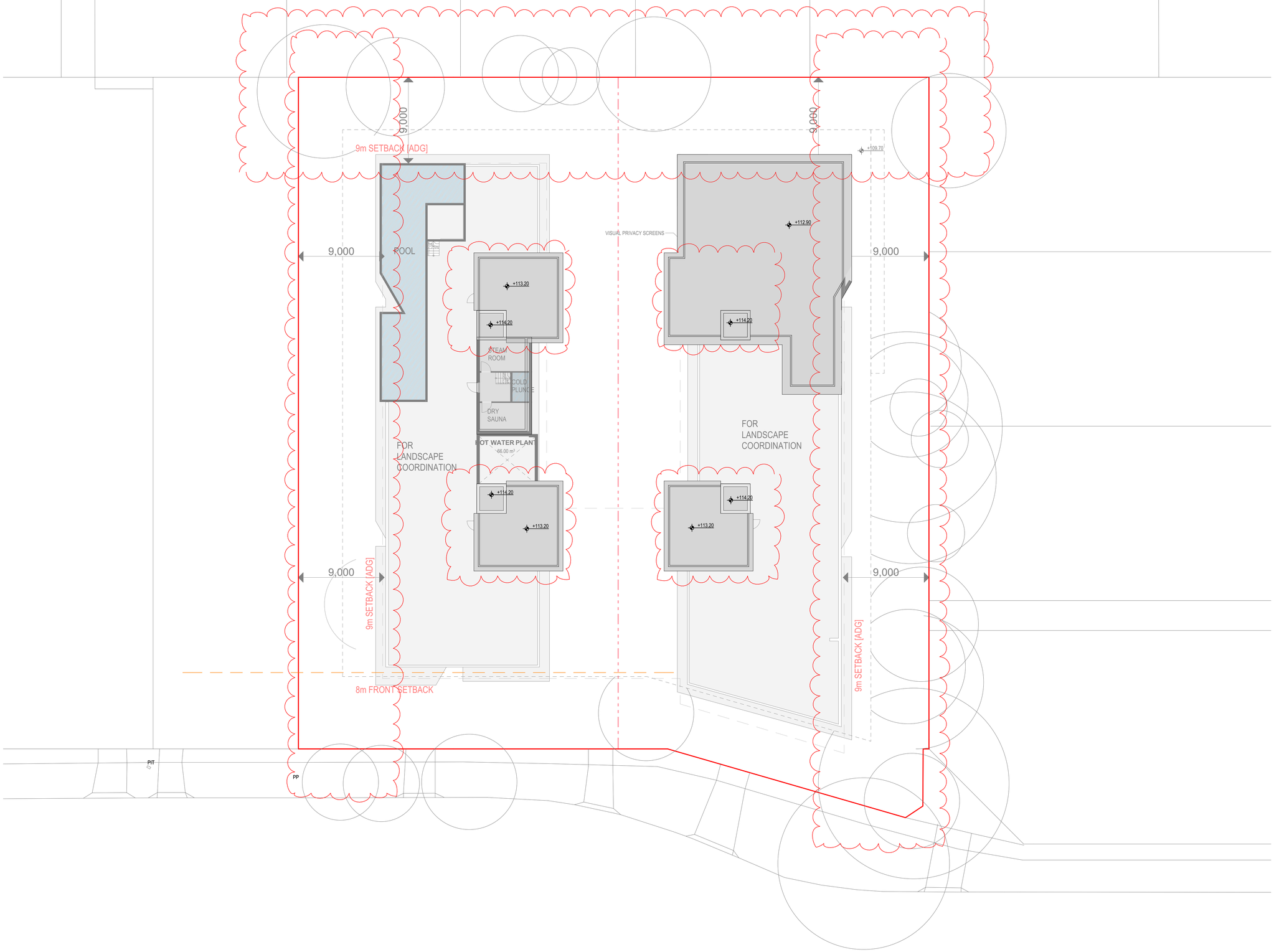
Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI



9. ROOF 1:200

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0 1 2 4 10m

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Roof

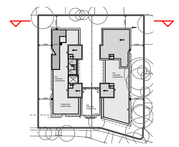
Drawing Scale 1:200 @ A1

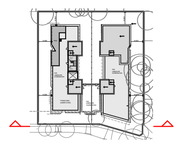
Drawing No. DA212

Revision 04

E-01 NORTH ELEVATION
1:200

E-03 SOUTH ELEVATION
1:200





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01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI

EF01
FINISH: Precast Concrete Panel & Grooved Joints
COLOUR: Pigmented Beige Concrete

EF02
FINISH: Precast Concrete Panel & Grooved Joints
COLOUR: Pigmented Brown Concrete

EF03
FINISH: Precast Concrete Panel /GRC Panel
COLOUR: White Concrete

EF04
FINISH: Concrete
COLOUR: Light Grey Concrete

B01
FINISH: Brick
COLOUR: Bowral 76 Gertrudis Brown or similar

M01
FINISH: Powdercoat
COLOUR: Medium Bronze

M02
FINISH: Powdercoat
COLOUR: Dark Bronze

0 1 2 4 10m
Scale 1:200 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
North and South Elevation

Drawing Scale 1:200, 1:1915.40 @ A1

Drawing No. DA300

Revision 04

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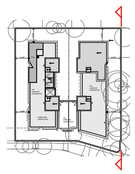
E-02 EAST ELEVATION 1:200

E-04 WEST ELEVATION 1:200



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04	5/12/2025	HN JW	DN	SSDA RFI

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COLOUR: Pigmented Beige Concrete

EF02
FINISH: Precast Concrete Panel & Grooved Joints
COLOUR: Pigmented Brown Concrete

EF03
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COLOUR: White Concrete

EF04
FINISH: Concrete
COLOUR: Light Grey Concrete

B01
FINISH: Brick
COLOUR: Bowral 76 Gertrudis Brown or similar

M01
FINISH: Powdercoat
COLOUR: Medium Bronze

M02
FINISH: Powdercoat
COLOUR: Dark Bronze

0 1 2 4 10m
Scale 1:200 @ A1

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Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
East and West Elevation

Drawing Scale 1:200, 1:1915.40 @ A1
Drawing No. DA301
Revision 04

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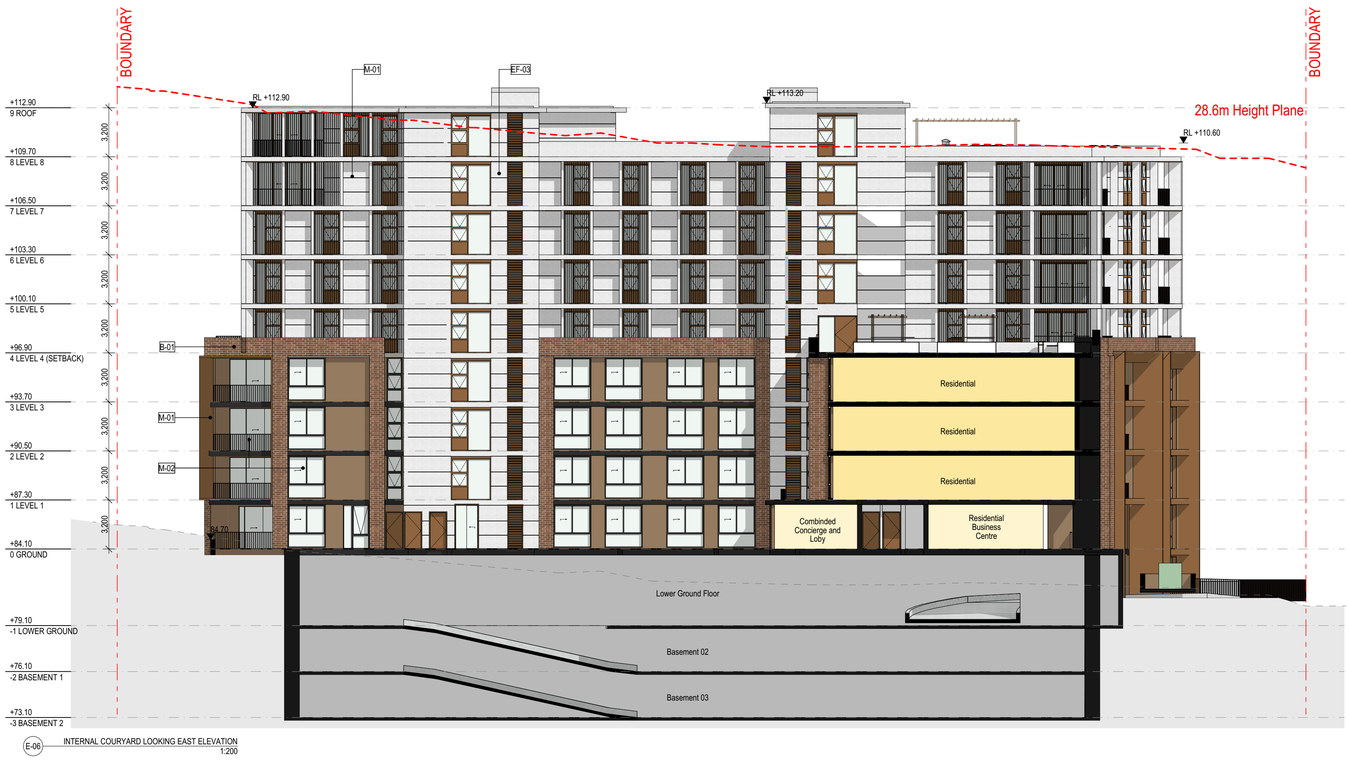
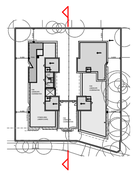
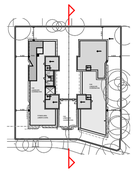
E-05 INTERNAL COURYARD LOOKING WEST ELEVATION
1:200



E-06 INTERNAL COURYARD LOOKING EAST ELEVATION
1:200





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EF01
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COLOUR: Pigmented Beige Concrete

EF02
FINISH: Precast Concrete Panel & Grooved Joints
COLOUR: Pigmented Brown Concrete

EF03
FINISH: Precast Concrete Panel /GRC Panel
COLOUR: White Concrete

EF04
FINISH: Concrete
COLOUR: Light Grey Concrete

B01
FINISH: Brick
COLOUR: Bowral 76 Gertrudis Brown or similar

M01
FINISH: Powdercoat
COLOUR: Medium Bronze

M02
FINISH: Powdercoat
COLOUR: Dark Bronze

0 1 2 4 10m
Scale 1:200 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Internal Courtyard Looking East and West Elevation

Drawing Scale 1:200, 1:1915.40 @ A1

Drawing No. DA302

Revision 04

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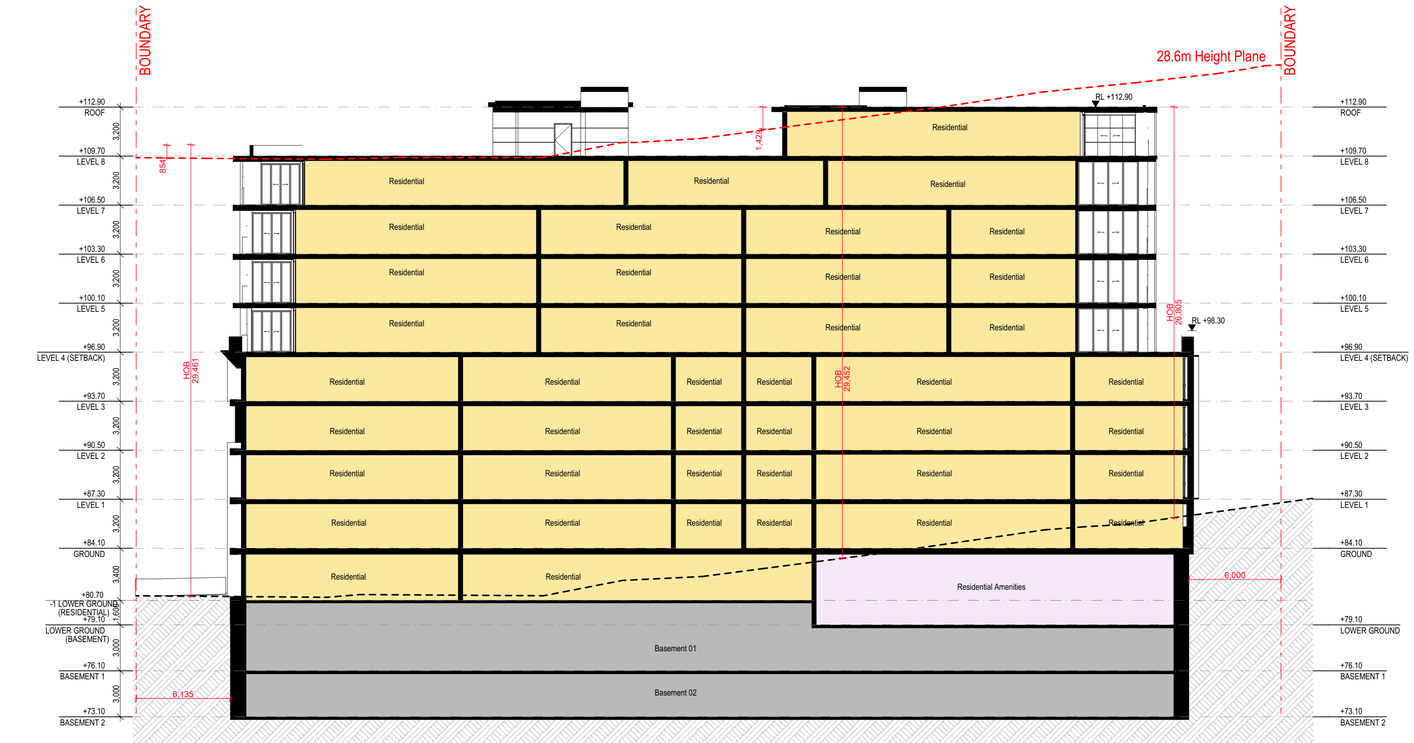
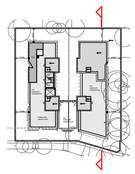
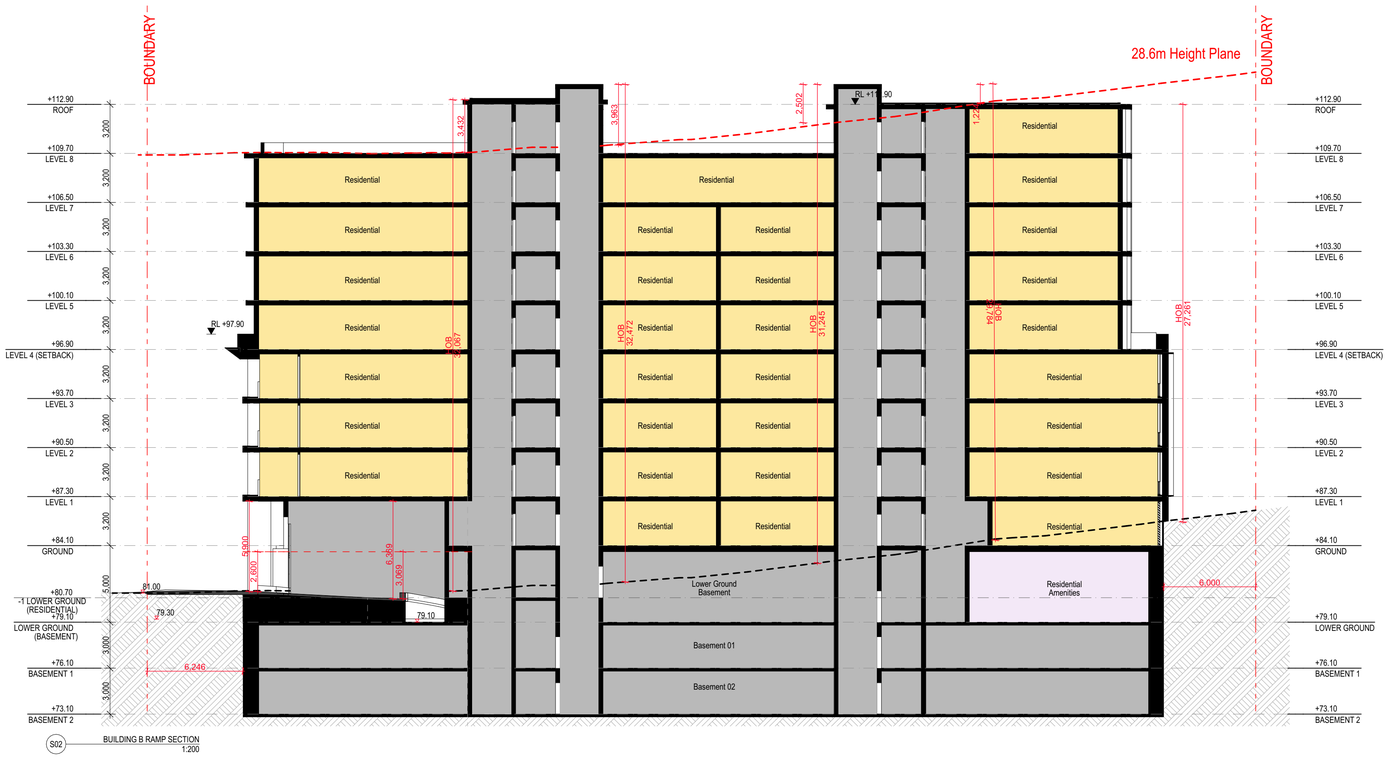


S01 BUILDING B SECTION
1:200





S02 BUILDING B RAMP SECTION
1:200

- All works to be in accordance with authority & statutory approvals.
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Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI

0 1 2 4 10m

Scale 1:200 @ A1

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Drawing Name
Building B Section

Drawing Scale 1:200, 1:1915.40 @ A1

Drawing No. DA303

Revision 04

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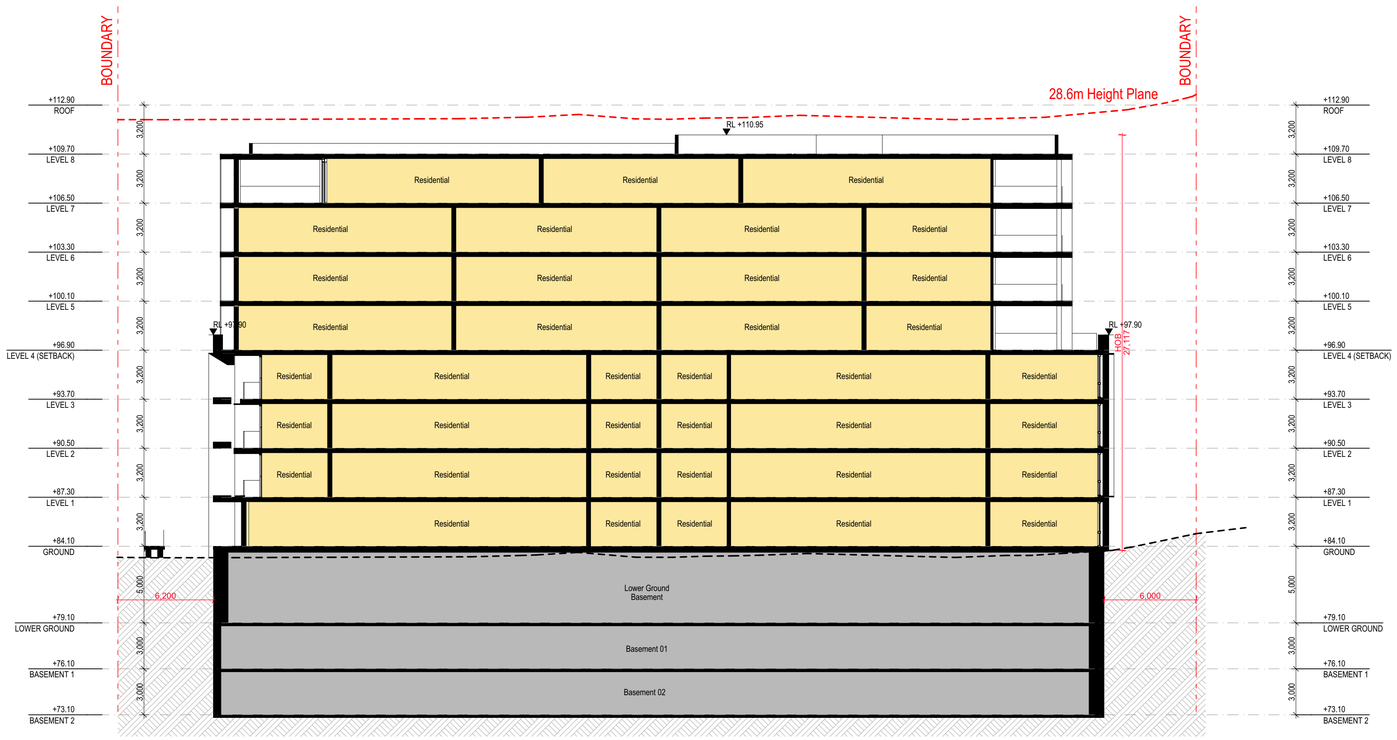
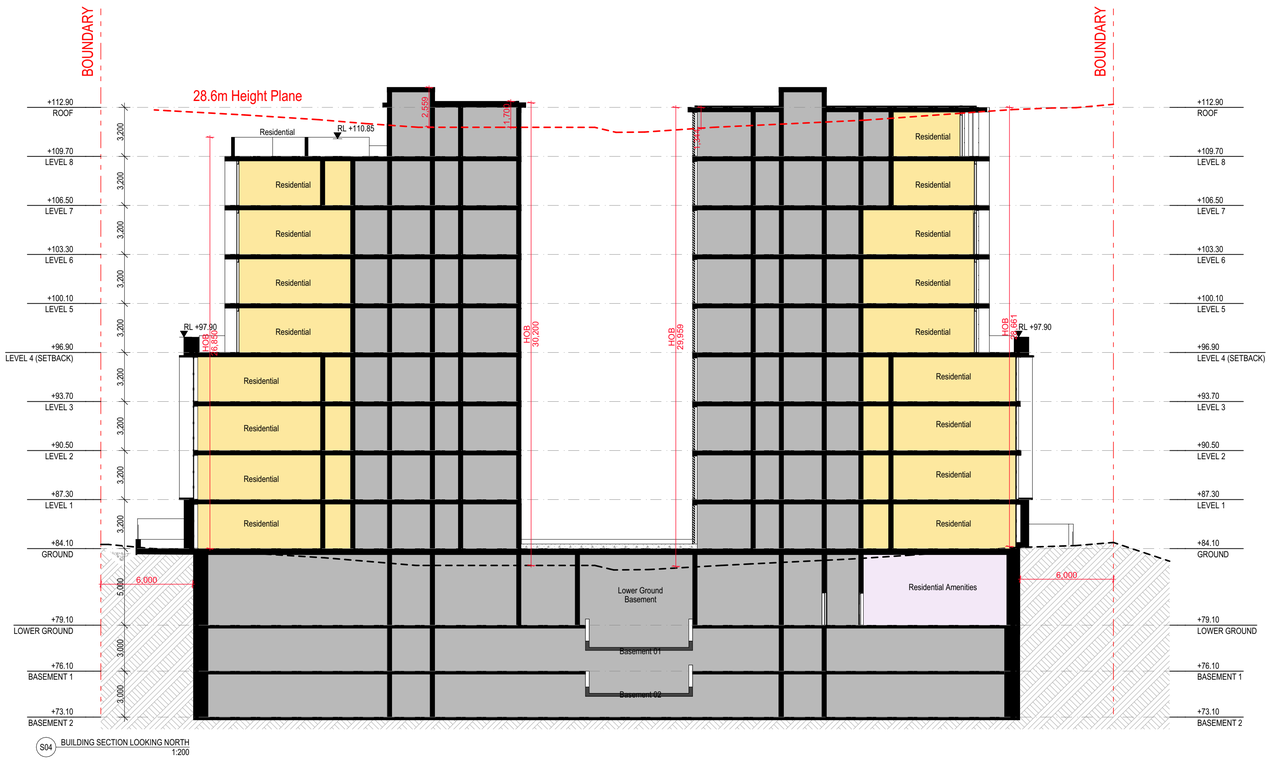
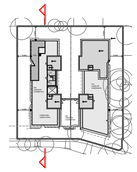
Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI

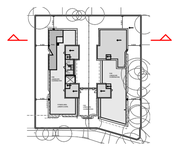


S03 BUILDING A SECTION
1:200



S04 BUILDING SECTION LOOKING NORTH
1:200





0 1 2 4 10m
Scale 1:200 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Building A and North Section

Drawing Scale 1:200, 1:1915.40 @ A1

Drawing No. DA304

Revision 04

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI

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DKO

Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Perspective

Drawing Scale 1:1.38, 1:1.23 @ A1

Drawing No. DA305

Revision 04

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03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	HN JW	DN	SSDA RFI

EF01

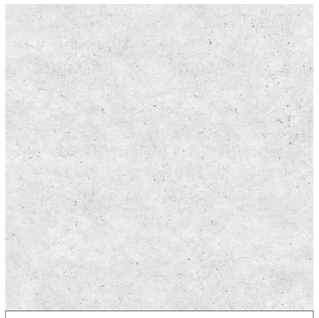
Precast Concrete Panel & Grooved Joints
Pigmented Beige Concrete

EF02

Precast Concrete Panel & Grooved Joints
Pigmented Brown Concrete

EF03

Precast Concrete Panel /GRC Panel
White Concrete

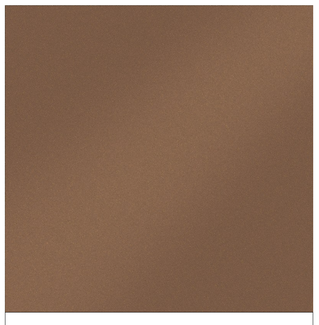


EF04

Concrete
Light Grey Concrete

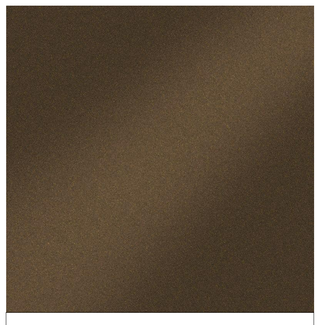
B01

Bowral 76 Gertrudis Brown Brick or similar



M01

Powdercoat Finish
Medium Bronze



M02

Powdercoat Finish
Dark Bronze

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Materials & Finishes Schedule

Drawing Scale @ A1

Drawing No. DA306

Revision 04

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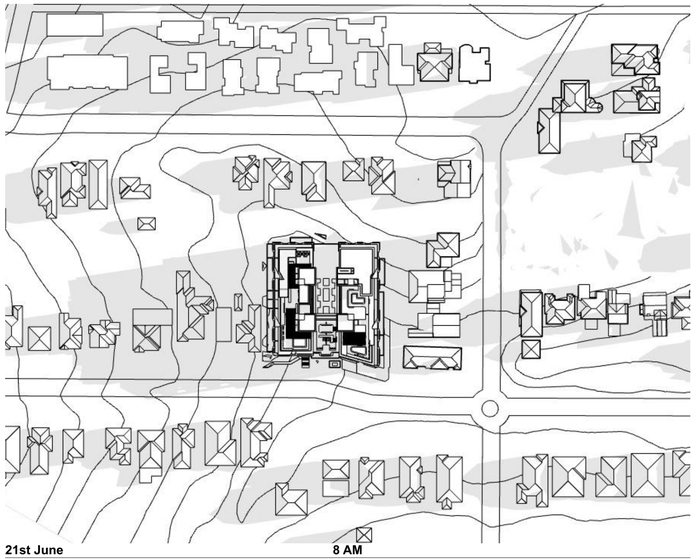
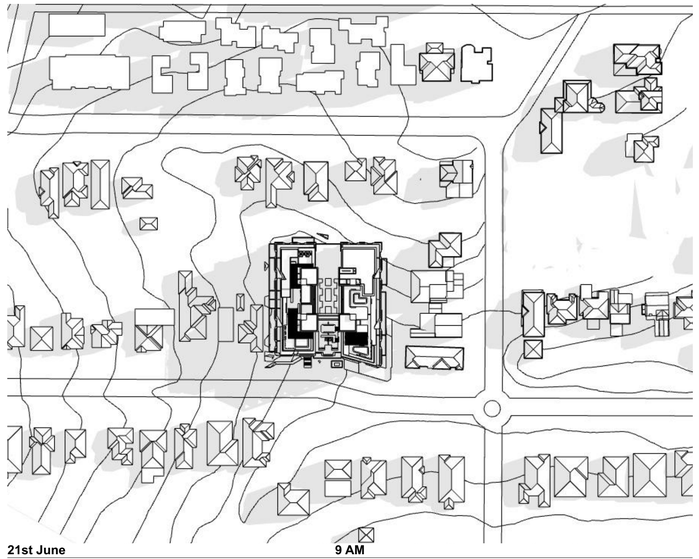
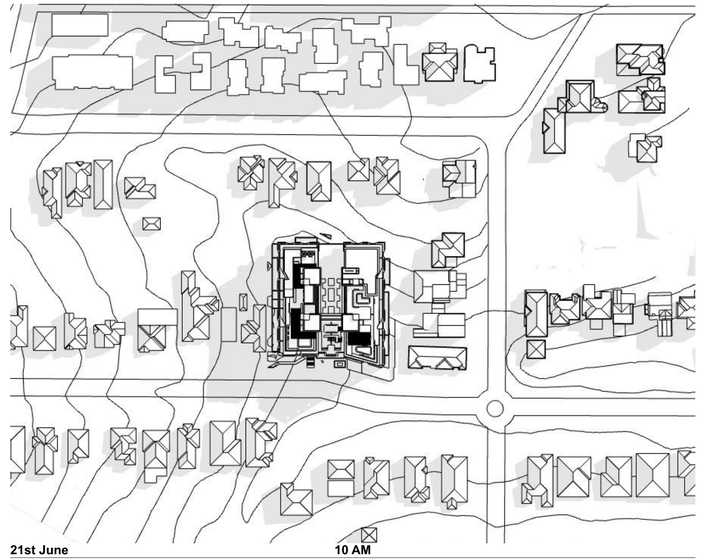


21st June 8 AM



21st June 9 AM



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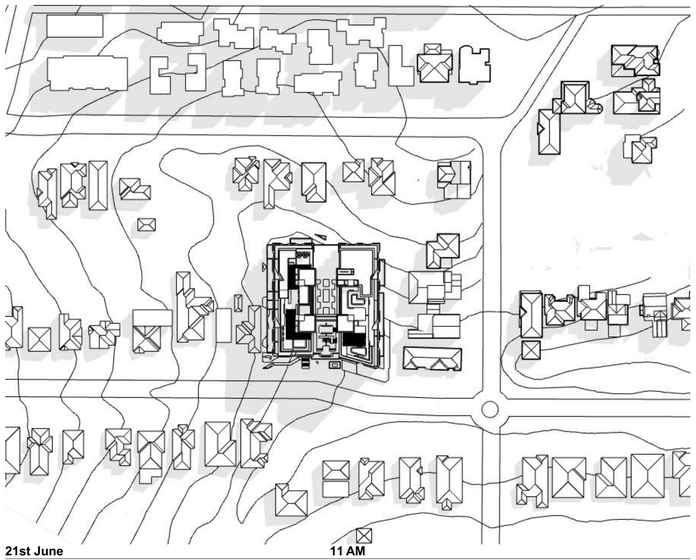
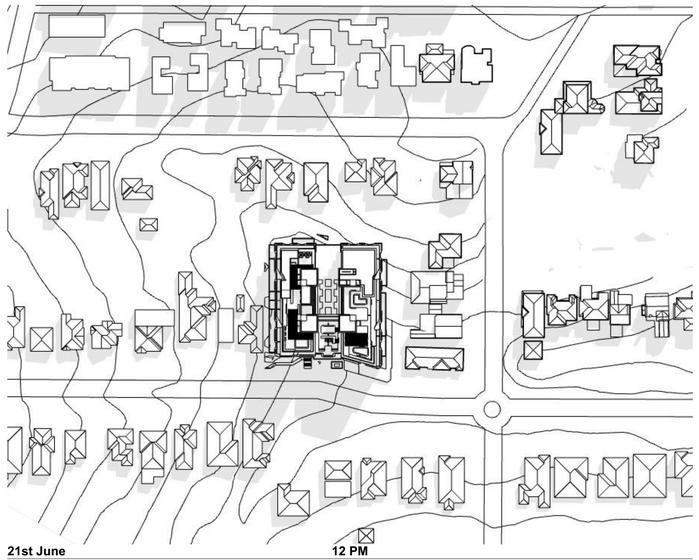
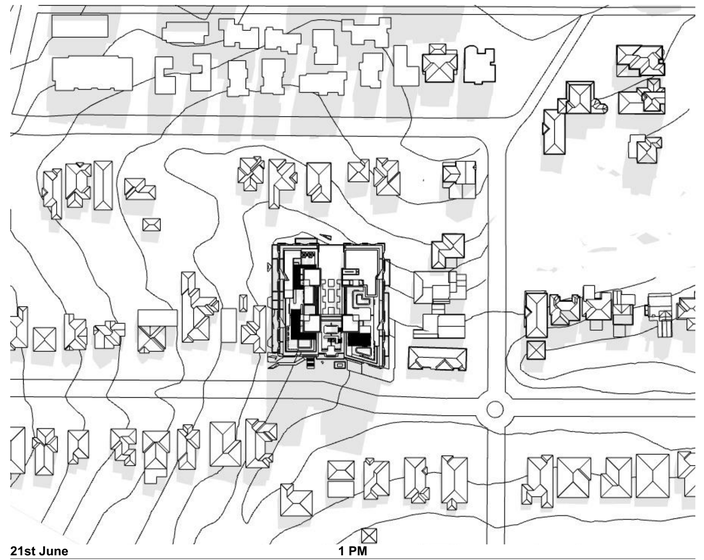


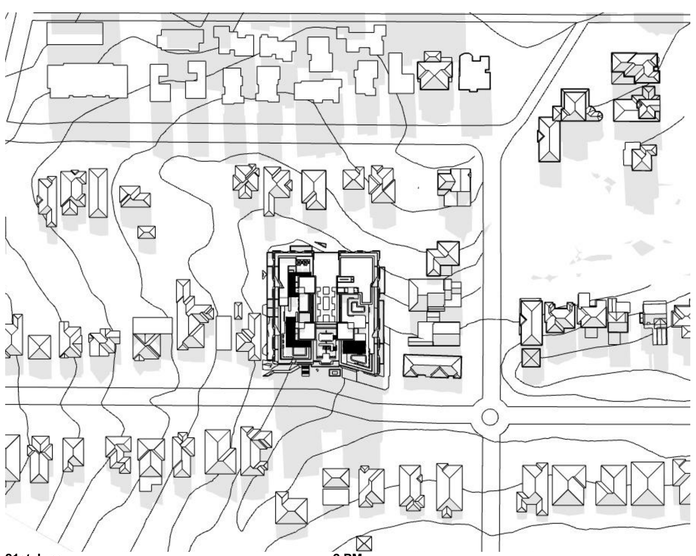
21st June 11 AM



21st June 12 PM



21st June 1 PM



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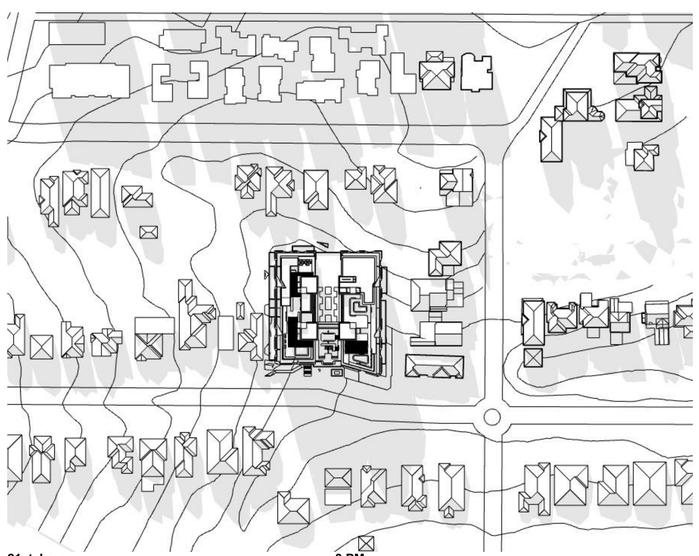
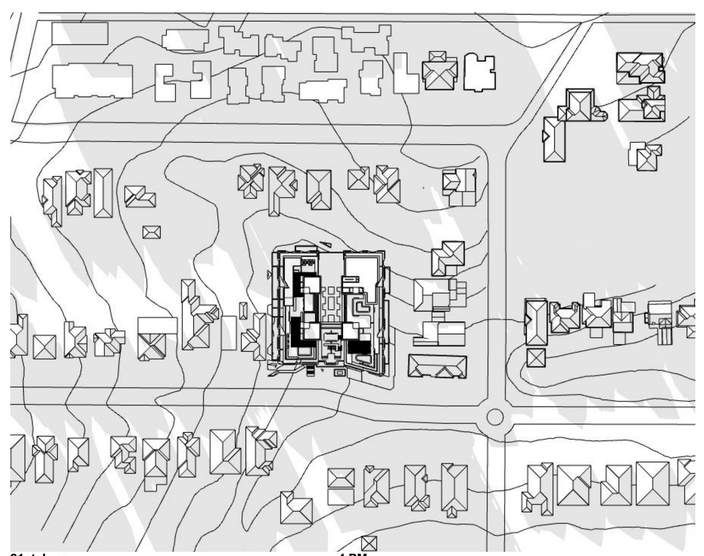


21st June 3 PM



21st June 4 PM

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01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/06/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

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DKO

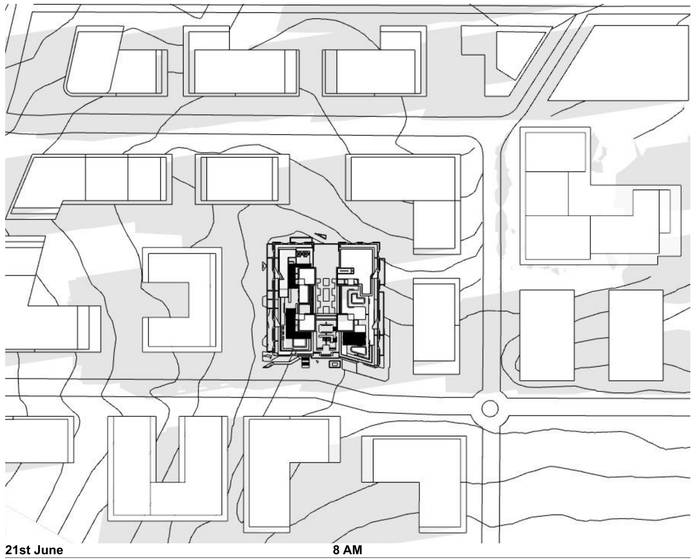
Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Shadow Diagrams - June 21 Existing

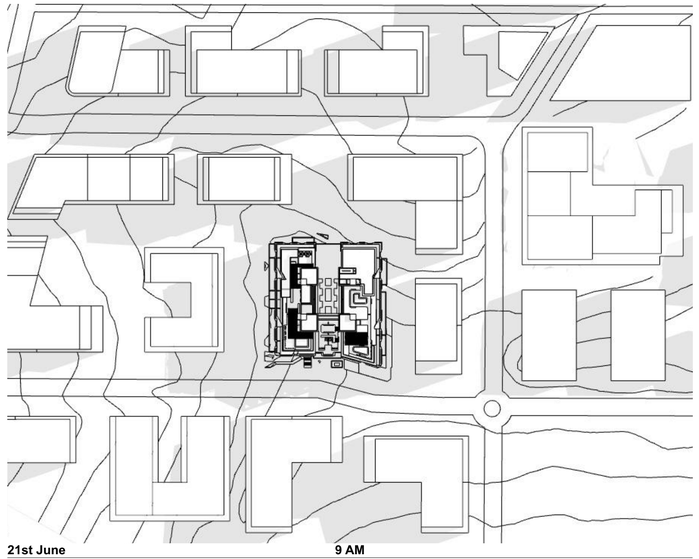
Drawing Scale 1:1.43, 1:1500 @ A1

Drawing No. DA400

Revision 04



21st June 8 AM



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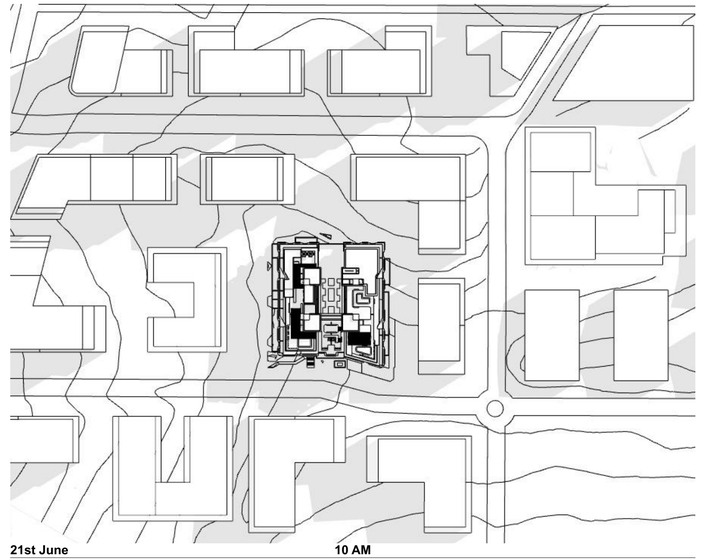

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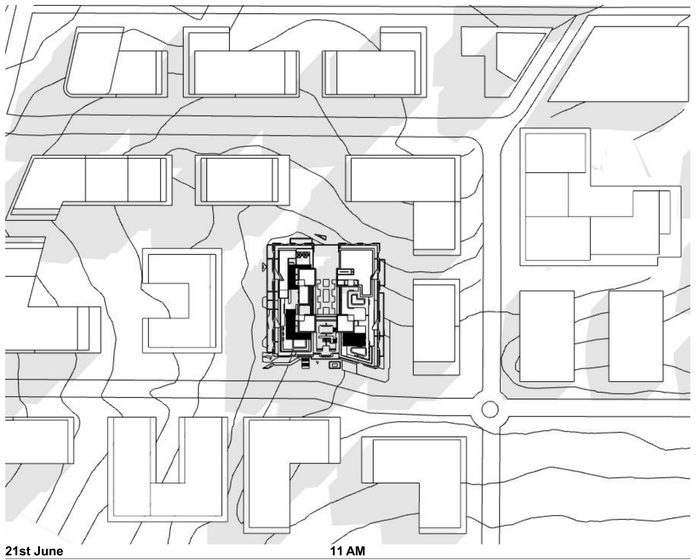

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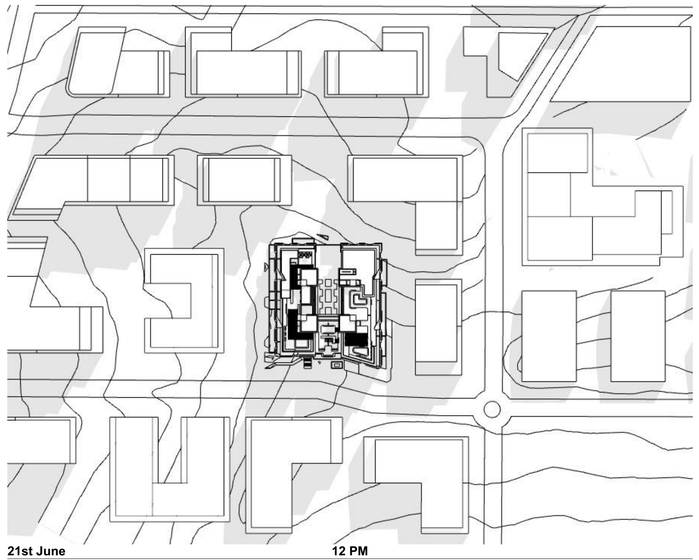

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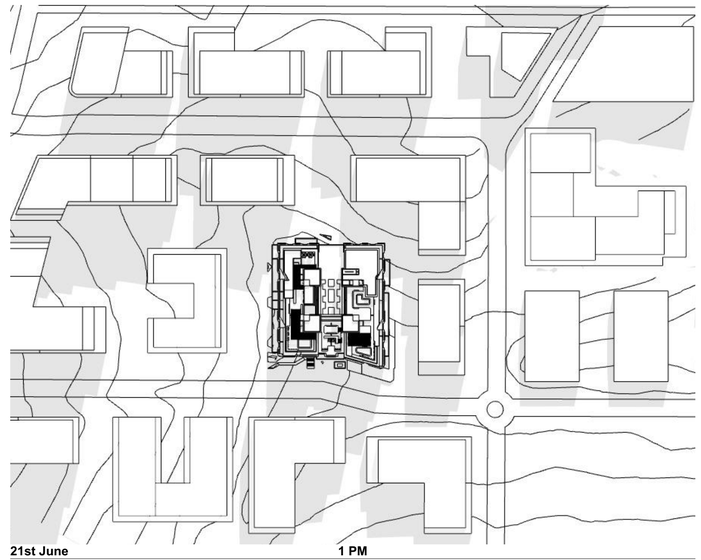

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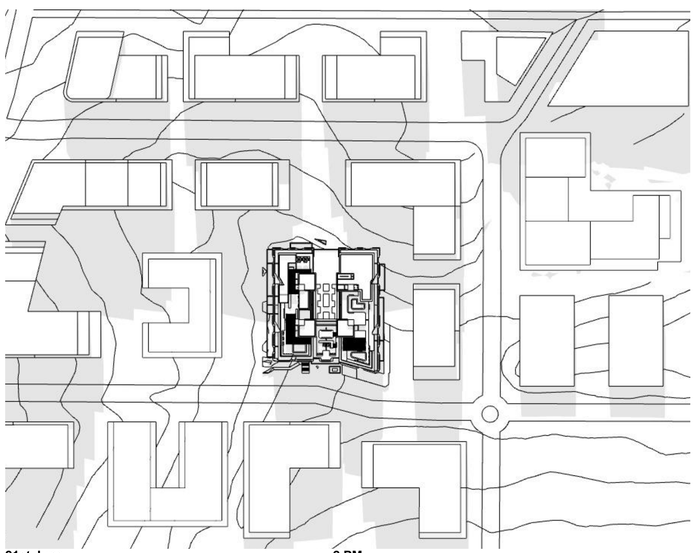

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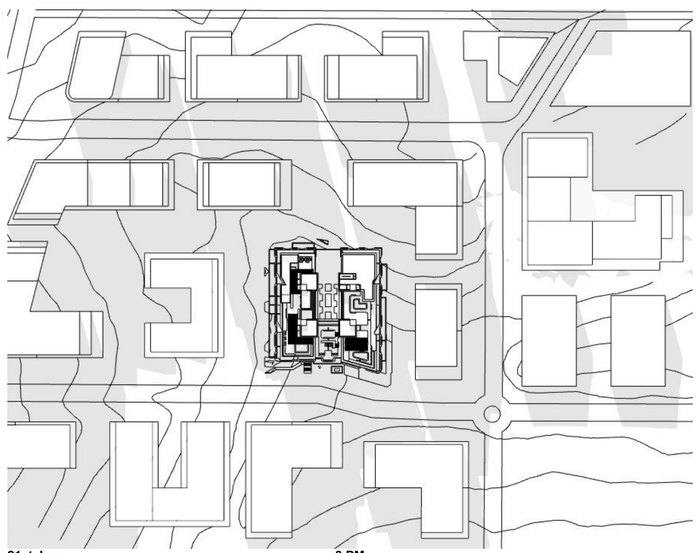

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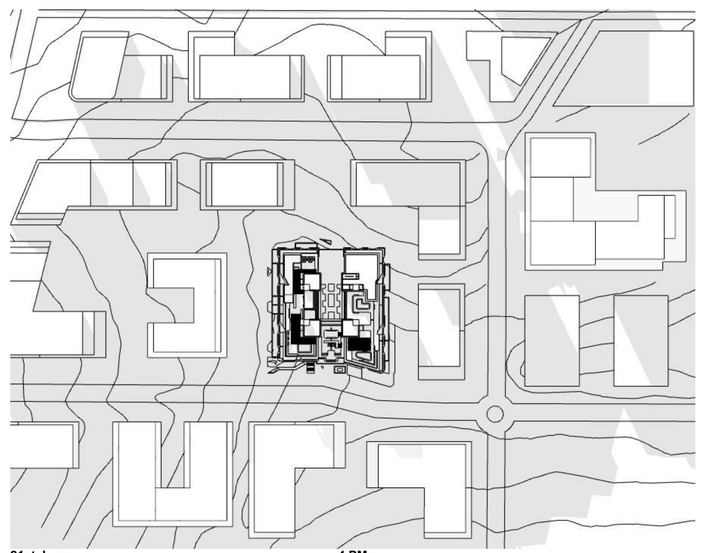

21st June 4 PM

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Rev	Date	By	Chk	Description
01	5/12/2025	LB DN HN	DN	SSDA RFI

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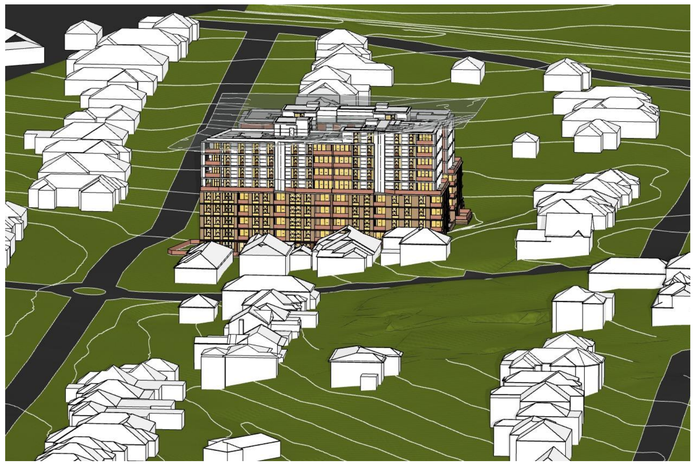
Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Shadow Dlagrams - June 21 (Future)

Drawing Scale 1:1.43 @ A1

Drawing No. DA401

Revision 01



8:00am 1:200

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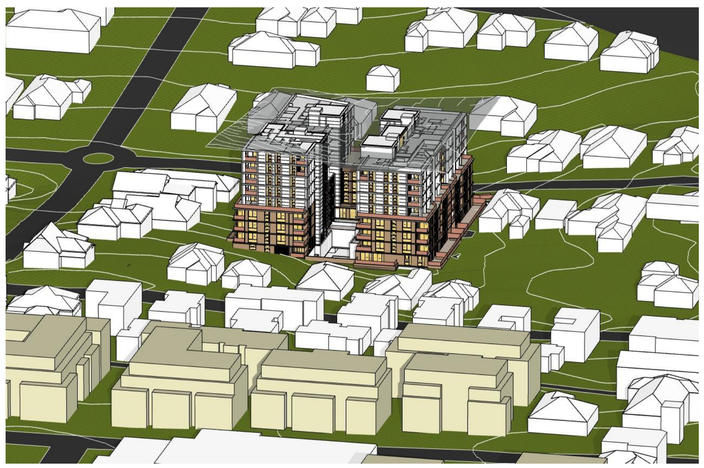
9 10:00am 1:200

3 11:00am 1:200

17 12:00pm 1:200

21 1:00pm 1:200

5 2:00pm 1:200



29 3:00pm 1:200

33 4:00pm 1:200

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04	5/12/2025	LB DN HN	DN	SSDA RFI

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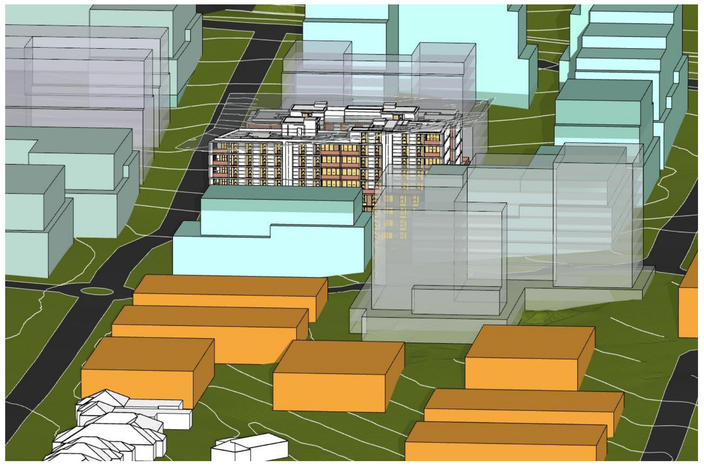
Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
EOTS Existing Context

Drawing Scale 1:200 @ A1

Drawing No. DA402

Revision 04



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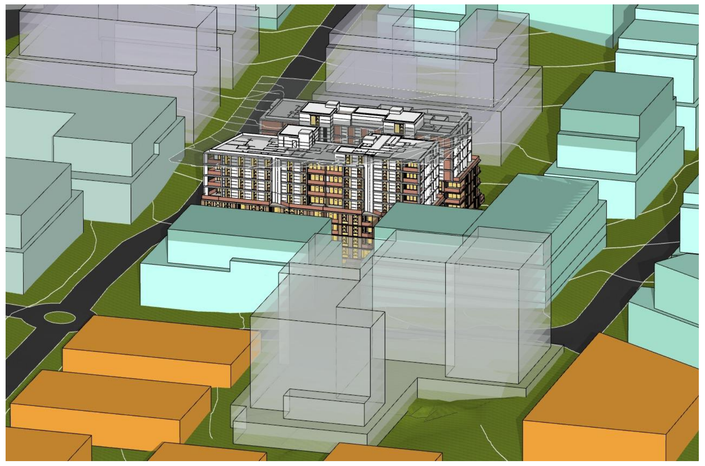

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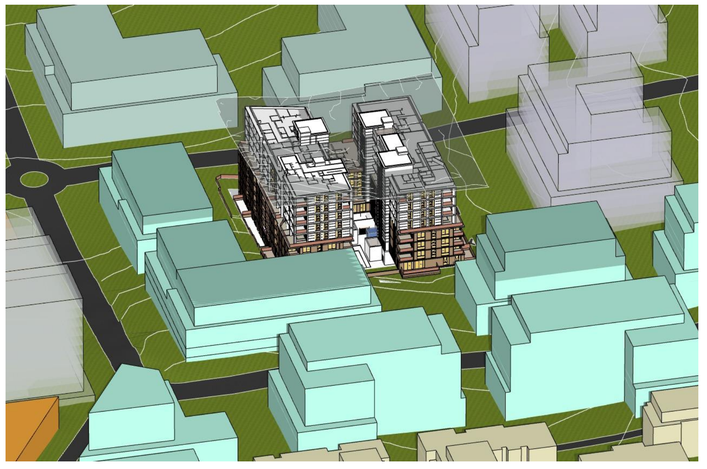

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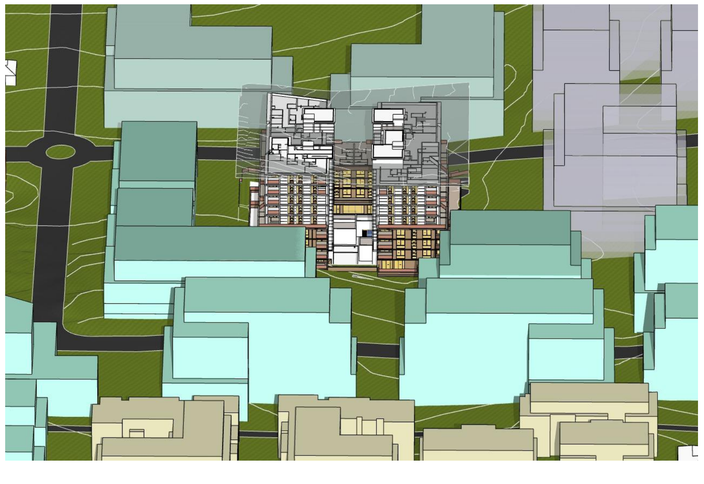

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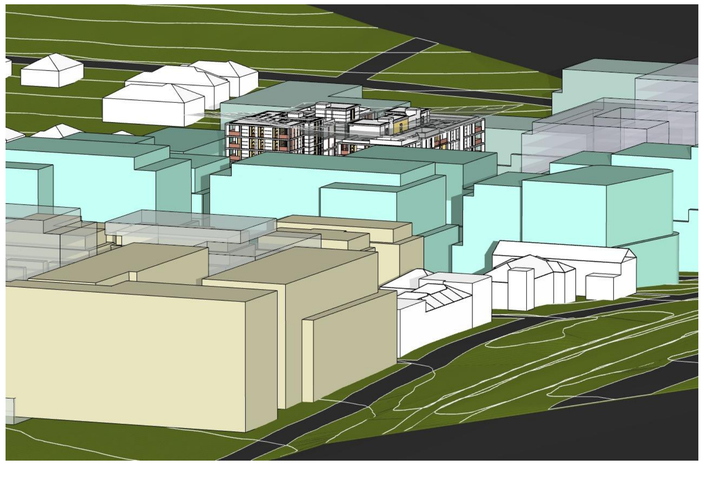

33 4:00pm 1:200

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

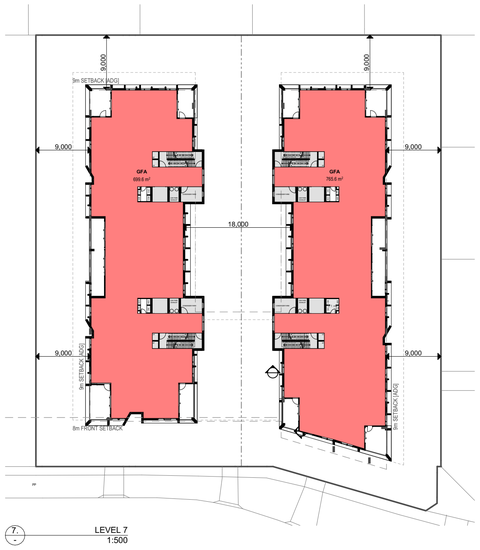
Drawing Name
EOTS Future Context (TOD)

Drawing Scale 1:200 @ A1

Drawing No. DA403

Revision 04

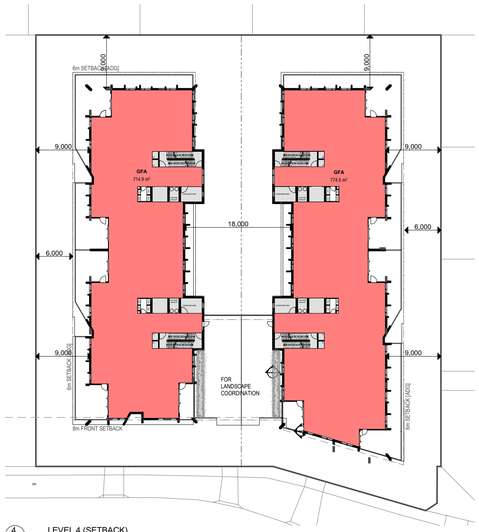
8. LEVEL 8
1:500



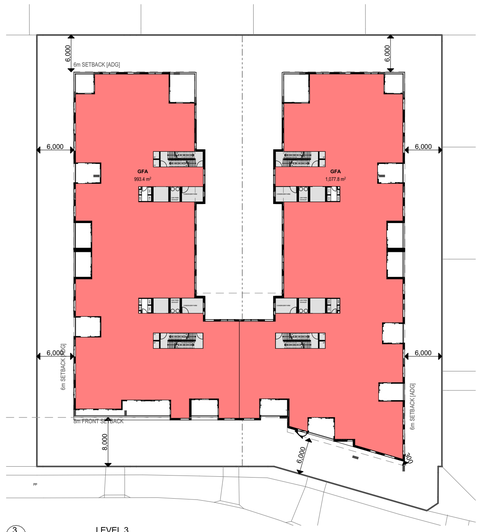
7. LEVEL 7
1:500

6. LEVEL 6
1:500

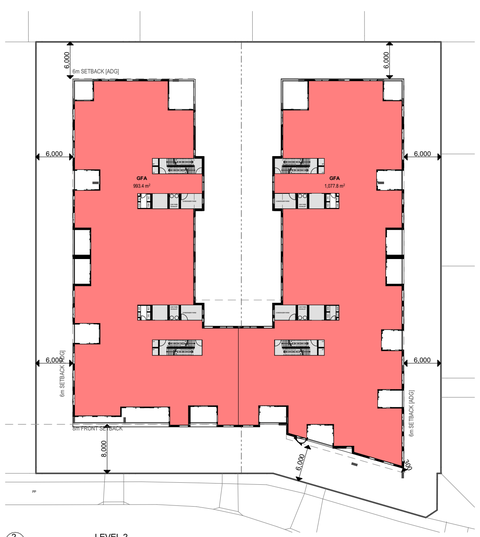
5. LEVEL 5
1:500



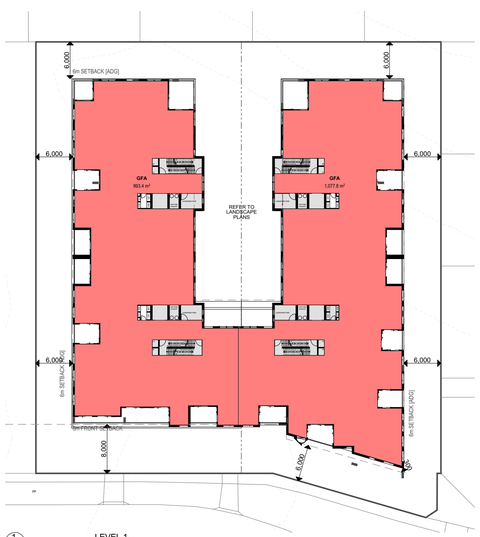
4. LEVEL 4 (SETBACK)
1:500



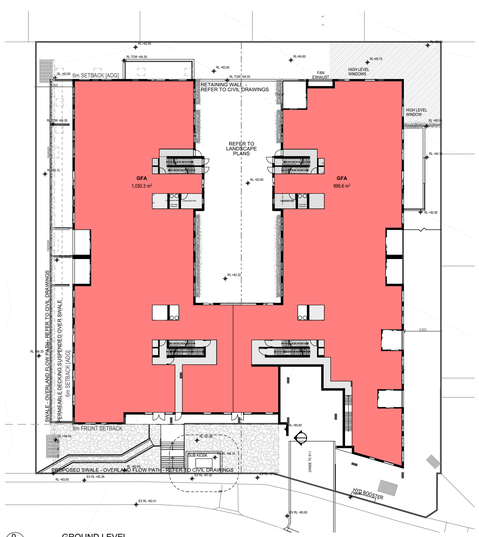
3. LEVEL 3
1:500



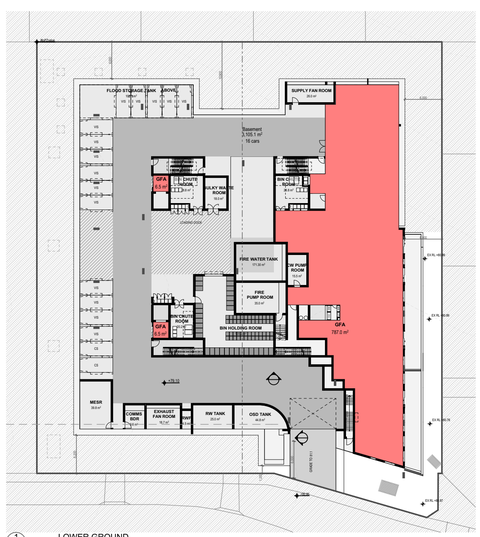
2. LEVEL 2
1:500



1. LEVEL 1
1:500



0. GROUND LEVEL
1:500



-1. LOWER GROUND
1:500

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Gross Floor Area Calculation

Gross Floor Area
15456m²

Gross Floor Area Calculation		
Home Story Name	BUILDING ID	Area
BASEMENT 2	Building A	13.00
BASEMENT 2	Building B	13.00
		26.00 m²
BASEMENT 1	Building A	13.00
BASEMENT 1	Building B	13.00
		26.00 m²
LOWER GROUND	Building A	13.00
LOWER GROUND	Building B	787.02
		800.02 m²
GROUND	Building A	1,050.35
GROUND	Building B	996.63
		2,046.98 m²
LEVEL 1	Building A	993.37
LEVEL 1	Building B	1,077.85
		2,071.22 m²
LEVEL 2	Building A	993.37
LEVEL 2	Building B	1,077.85
		2,071.22 m²
LEVEL 3	Building A	993.37
LEVEL 3	Building B	1,077.85
		2,071.22 m²
LEVEL 4 (SETBACK)	Building A	714.89
LEVEL 4 (SETBACK)	Building B	774.54
		1,489.43 m²
LEVEL 5	Building A	714.89
LEVEL 5	Building B	774.54
		1,489.43 m²
LEVEL 6	Building A	714.89
LEVEL 6	Building B	774.54
		1,489.43 m²
LEVEL 7	Building A	699.58
LEVEL 7	Building B	765.61
		1,465.19 m²
LEVEL 8	Building A	118.21
LEVEL 8	Building B	291.39
		409.60 m²
		15,455.74 m²

0 2.5 5 10 25m
Scale 1:500 @ A1

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DKO

Project Name: Middle Harbour Road, Lindfield
Project Number: 13844
Project Address: 24-26 & 28 Middle Harbour Road Sydney NSW 2070

Drawing Name
GFA Diagrams

Drawing Scale: 1:500 @ A1
Drawing No.: DA500
Revision: 04

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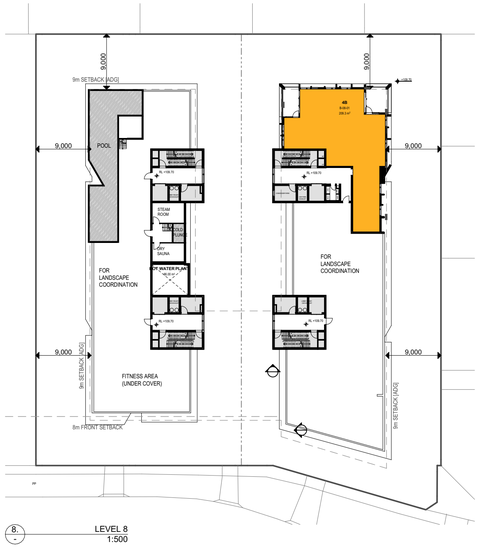
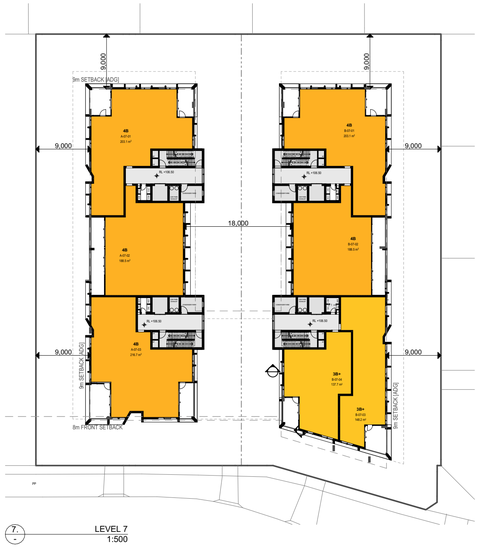
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Apartment Mix Legend

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- 4 Bedroom Apartment



8. LEVEL 8
1:500



7. LEVEL 7
1:500

6. LEVEL 6
1:500

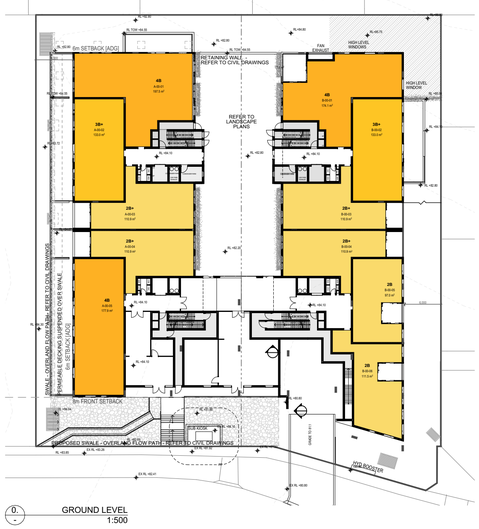
5. LEVEL 5
1:500

4. LEVEL 4 (SETBACK)
1:500

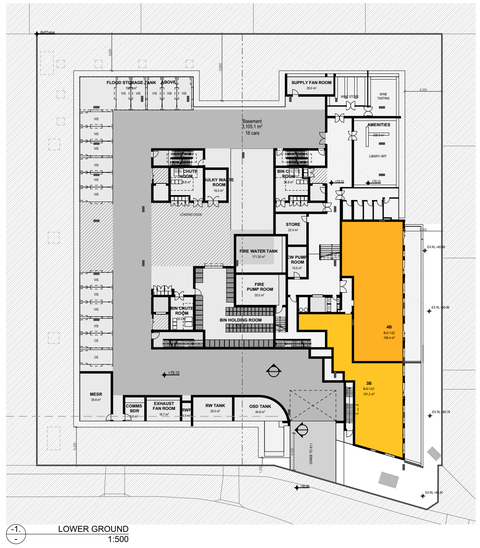
3. LEVEL 3
1:500

2. LEVEL 2
1:500

1. LEVEL 1
1:500



0. GROUND LEVEL
1:500



-1. LOWER GROUND
1:500

0 2.5 5 10 25m

Scale 1:500 @ A1

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DKO

Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

Drawing Name
Apartment Mix

Drawing Scale 1:500 @ A1

Drawing No. DA501

Revision 04

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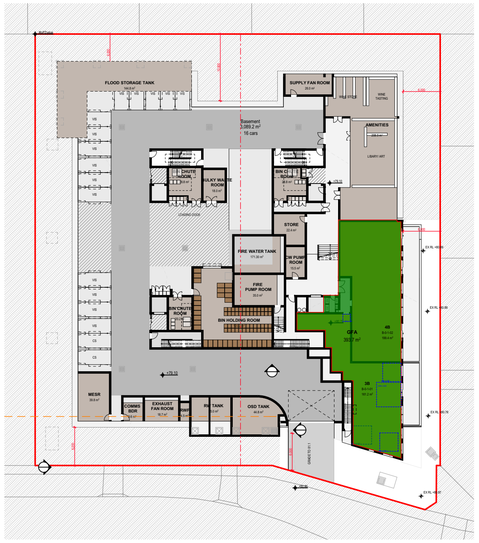
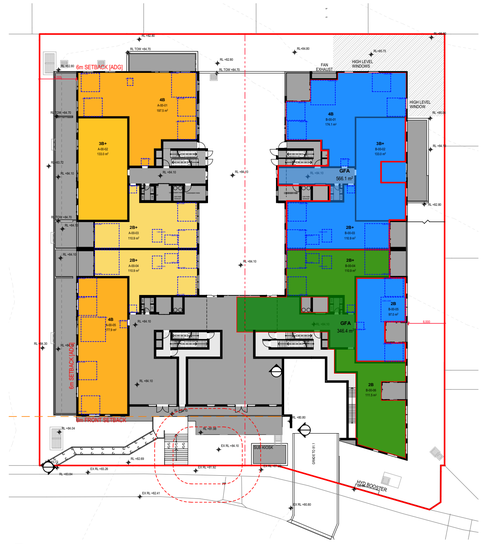
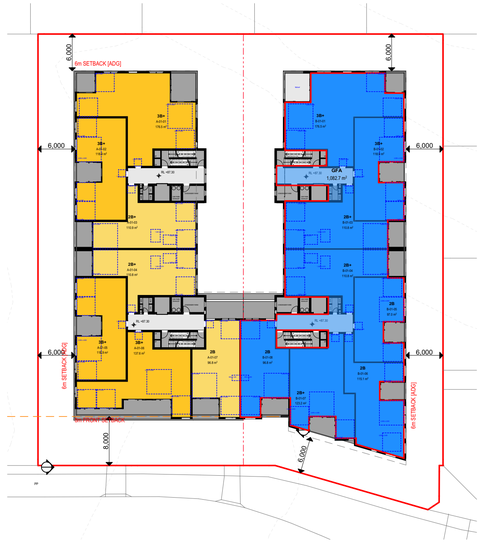


-1. LOWER GROUND
1:500



0. GROUND LEVEL - AFFORDABLE
1:500



1. LEVEL 1 - AFFORDABLE
1:500

2. LEVEL 2 - AFFORDABLE
1:500

3. LEVEL 3
1:500

4. LEVEL 4 (SETBACK)
1:500

5. LEVEL 5
1:500

6. LEVEL 6
1:500

7. LEVEL 7
1:500

8. LEVEL 8
1:500

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01	8/04/2025	CD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/06/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Affordable Housing Legend

SSDA Affordable Housing
2377m² (15%)

TOD Affordable Housing
354m² (2%)

Built To Rent
5252.9m²

Built To Sell
5252.9m²

0 2.5 5 10 25m

Scale 1:500 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Affordable Housing Allocation

Drawing Scale 1:500 @ A1

Drawing No. DA502

Revision 04

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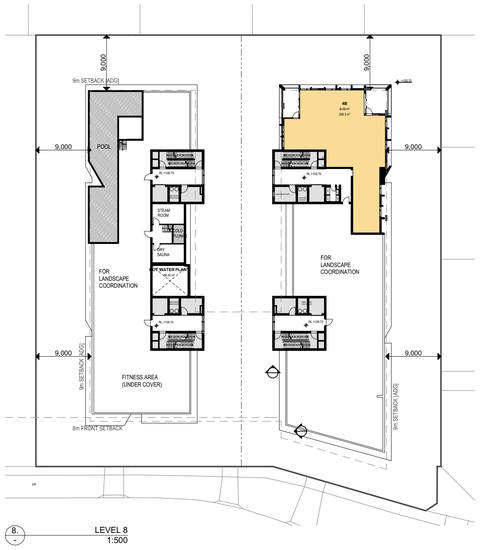
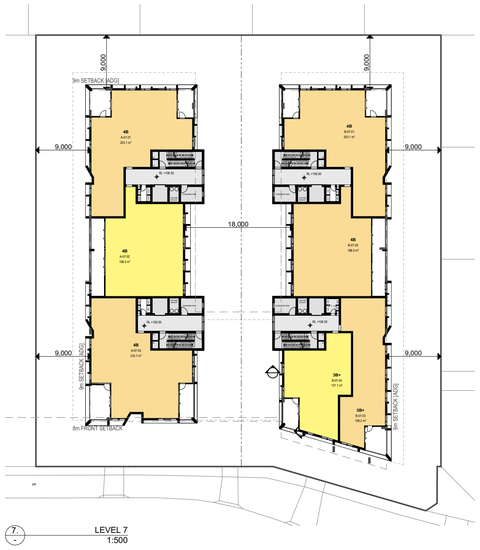


8. LEVEL 8
1:500



7. LEVEL 7
1:500

6. LEVEL 6
1:500

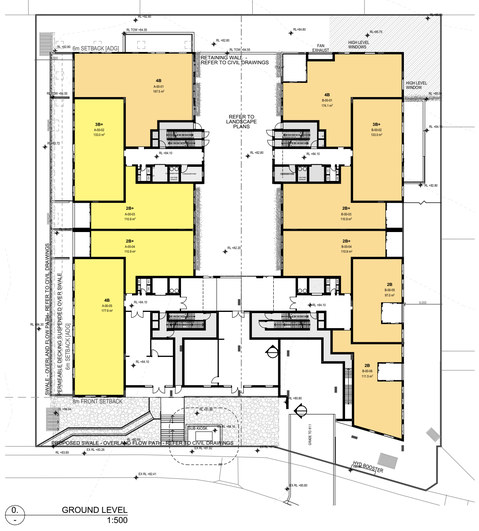
5. LEVEL 5
1:500

4. LEVEL 4 (SETBACK)
1:500

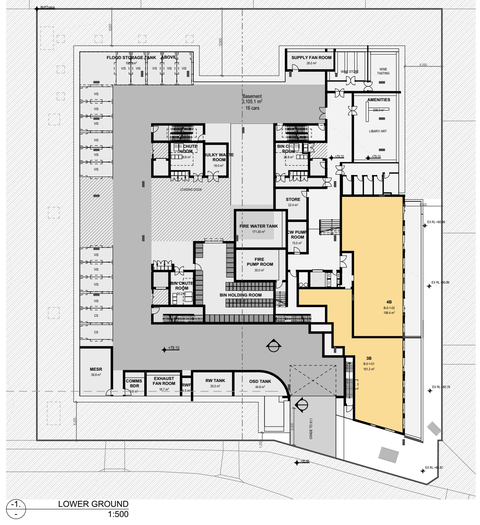
3. LEVEL 3
1:500

2. LEVEL 2
1:500

1. LEVEL 1
1:500



0. GROUND LEVEL
1:500



-1. LOWER GROUND
1:500

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03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Solar Access Legend

Apartment Received >2hr+ Solar
Apartment Received <2hrs Solar
Apartment Received 0hrs Solar

Measured between 9AM to 3PM

To achieve compliance :-
Min 70% Apts need to have atleast 2 hrs of Solar
Max 15% Apts can have no Solar

Solar Compliance 2Hr	
Level	Quantity
LOWER GROUND	2
GROUND	7
LEVEL 1	7
LEVEL 2	7
LEVEL 3	7
LEVEL 4 (SETBACK)	5
LEVEL 5	5
LEVEL 6	5
LEVEL 7	5
LEVEL 8	1
	51

Solar Compliance no Solar	
Level	Quantity
LEVEL 1	3
LEVEL 2	3
LEVEL 3	3
	9

Between 9AM and 3PM:

51/93(55%) Apartments acheive 2hours of sun.

0 2.5 5 10 25m
Scale 1:500 @ A1

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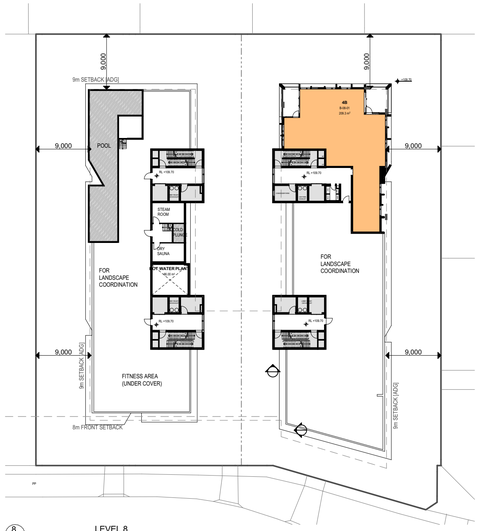
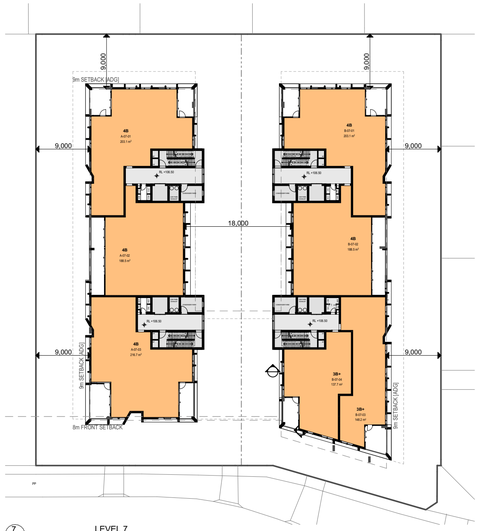
Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

Drawing Name
Solar Access Diagrams

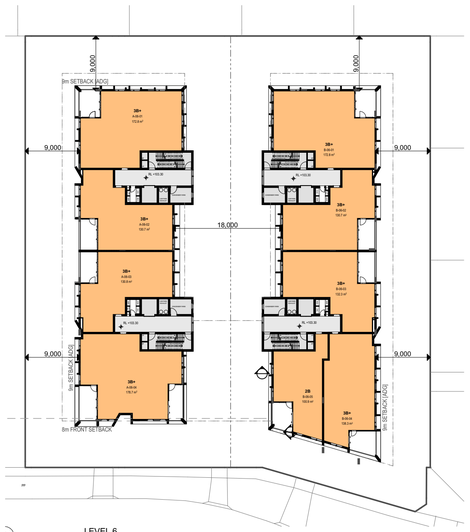
Drawing Scale 1:500 @ A1
Drawing No. DA503
Revision 04



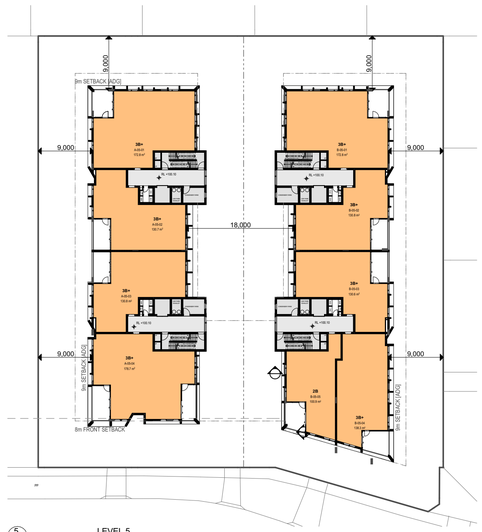
8. LEVEL 8
1:500



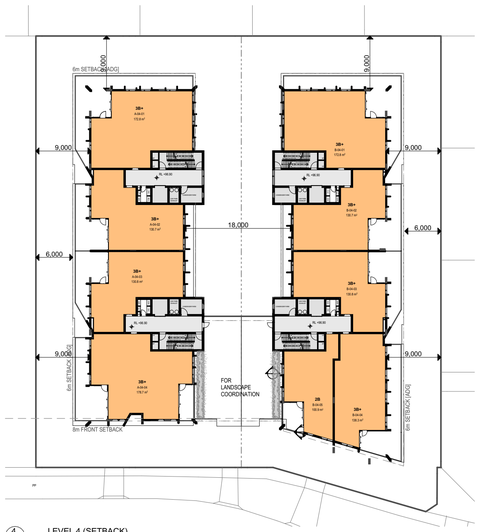
7. LEVEL 7
1:500



6. LEVEL 6
1:500

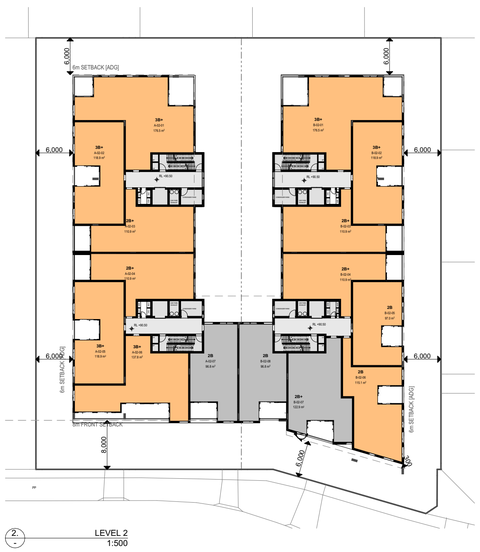


5. LEVEL 5
1:500



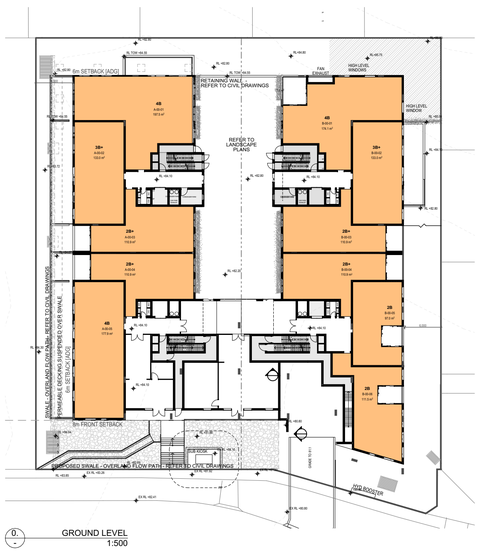
4. LEVEL 4 (SETBACK)
1:500

3. LEVEL 3
1:500

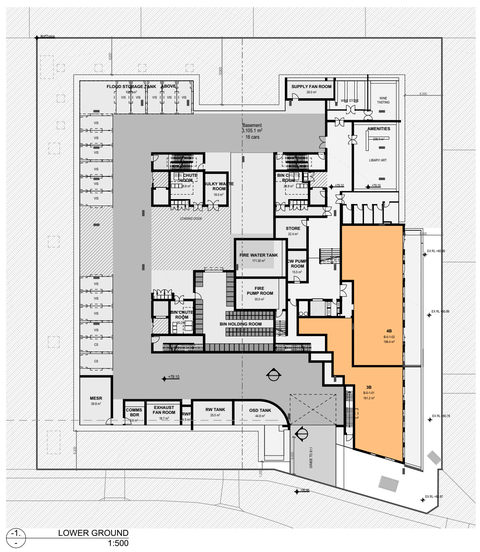


2. LEVEL 2
1:500

1. LEVEL 1
1:500



0. GROUND LEVEL
1:500



-1. LOWER GROUND
1:500

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Rev	Date	By	Chk	Description
01	5/12/2025		DN	SSDA RFI

Solar Access Legend

Apartment Received 2hrs Solar

Apartment Received 0hrs Solar

Measured between 8AM to 4PM

To achieve compliance :-
Min 70% Apts need to have atleast 2 hrs of Solar
Max 15% Apts can have no Solar

Solar Compliance 8am - 4pm	
Level	Quantity
LOWER GROUND	2
GROUND	11
LEVEL 1	12
LEVEL 2	12
LEVEL 3	12
LEVEL 4 (SETBACK)	9
LEVEL 5	9
LEVEL 6	9
LEVEL 7	7
LEVEL 8	1
	84

Solar Compliance no Solar	
Level	Quantity
LEVEL 1	3
LEVEL 2	3
LEVEL 3	3
	9

Between 9AM and 3PM:

51/93(55%) Apartments acheive 2hours of sun.

0 2.5 5 10 25m

Scale 1:500 @ A1

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DKO

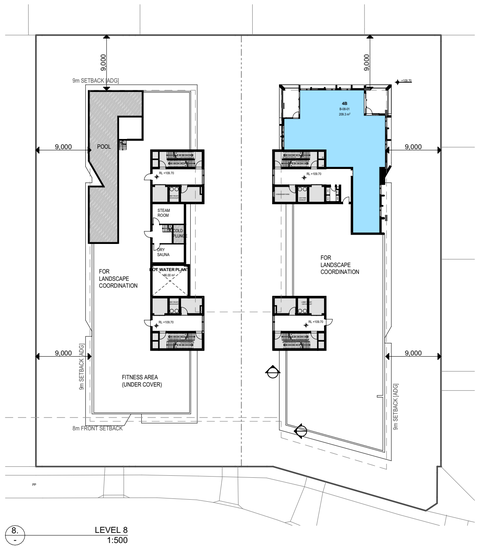
Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

Drawing Name
Solar Access Diagrams 8am - 4pm

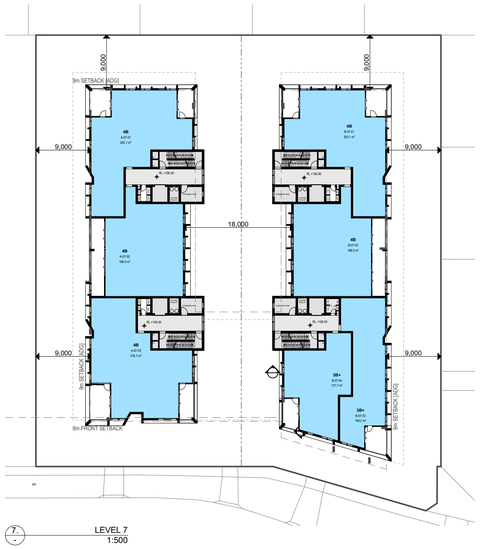
Drawing Scale 1:500 @ A1

Drawing No. DA504

Revision 01

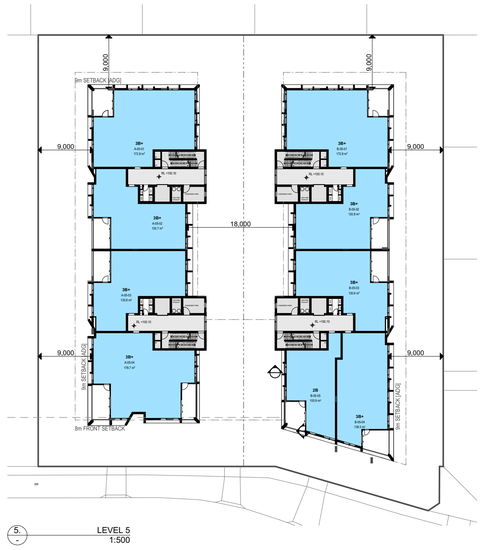


8. LEVEL 8
1:500

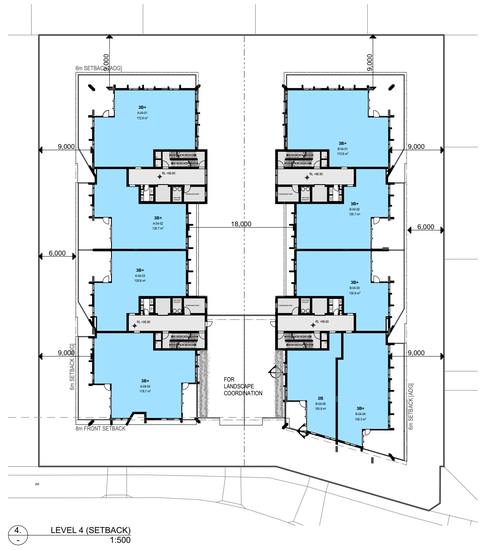


7. LEVEL 7
1:500

6. LEVEL 6
1:500

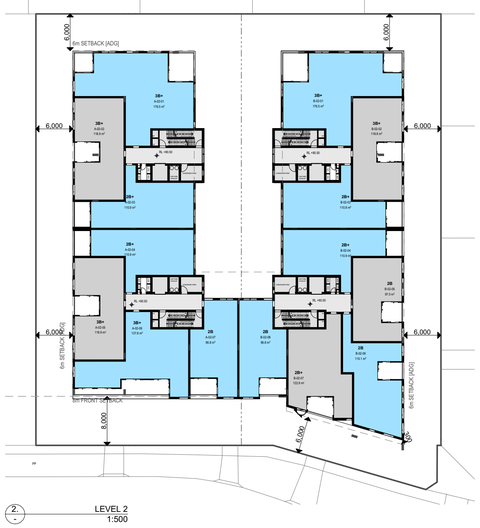


5. LEVEL 5
1:500



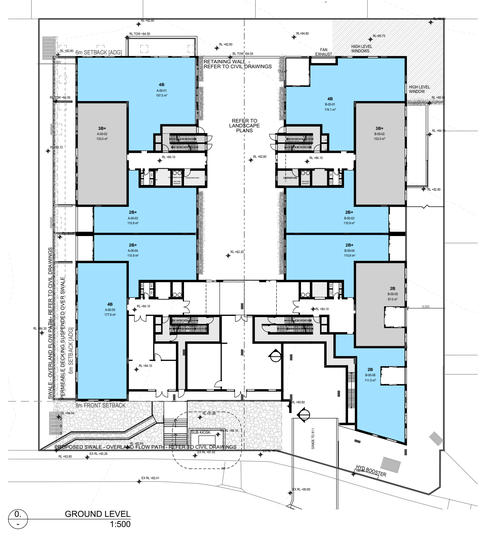
4. LEVEL 4 (SETBACK)
1:500

3. LEVEL 3
1:500

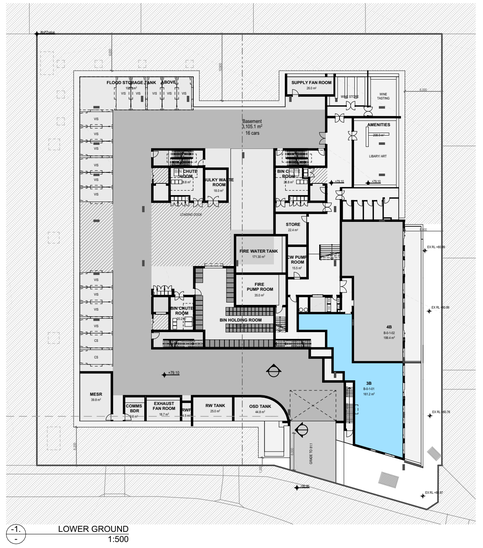


2. LEVEL 2
1:500

1. LEVEL 1
1:500



0. GROUND LEVEL
1:500



-1. LOWER GROUND
1:500

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Cross Ventilation Legend

Cross Ventilated Apartment

Not Cross Ventilated Apartment

To achieve compliance :-
Min 60% Apts need to cross ventilated

Cross Vent Compliance	
Level	Quantity
LOWER GROUND	1
GROUND	8
LEVEL 1	10
LEVEL 2	10
LEVEL 3	10
LEVEL 4 (SETBACK)	9
LEVEL 5	9
LEVEL 6	9
LEVEL 7	7
LEVEL 8	1

0 2.5 5 10 25m

Scale 1:500 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

Drawing Name
Cross Ventilation Diagrams

Drawing Scale 1:500 @ A1

Drawing No. DA505

Revision 04

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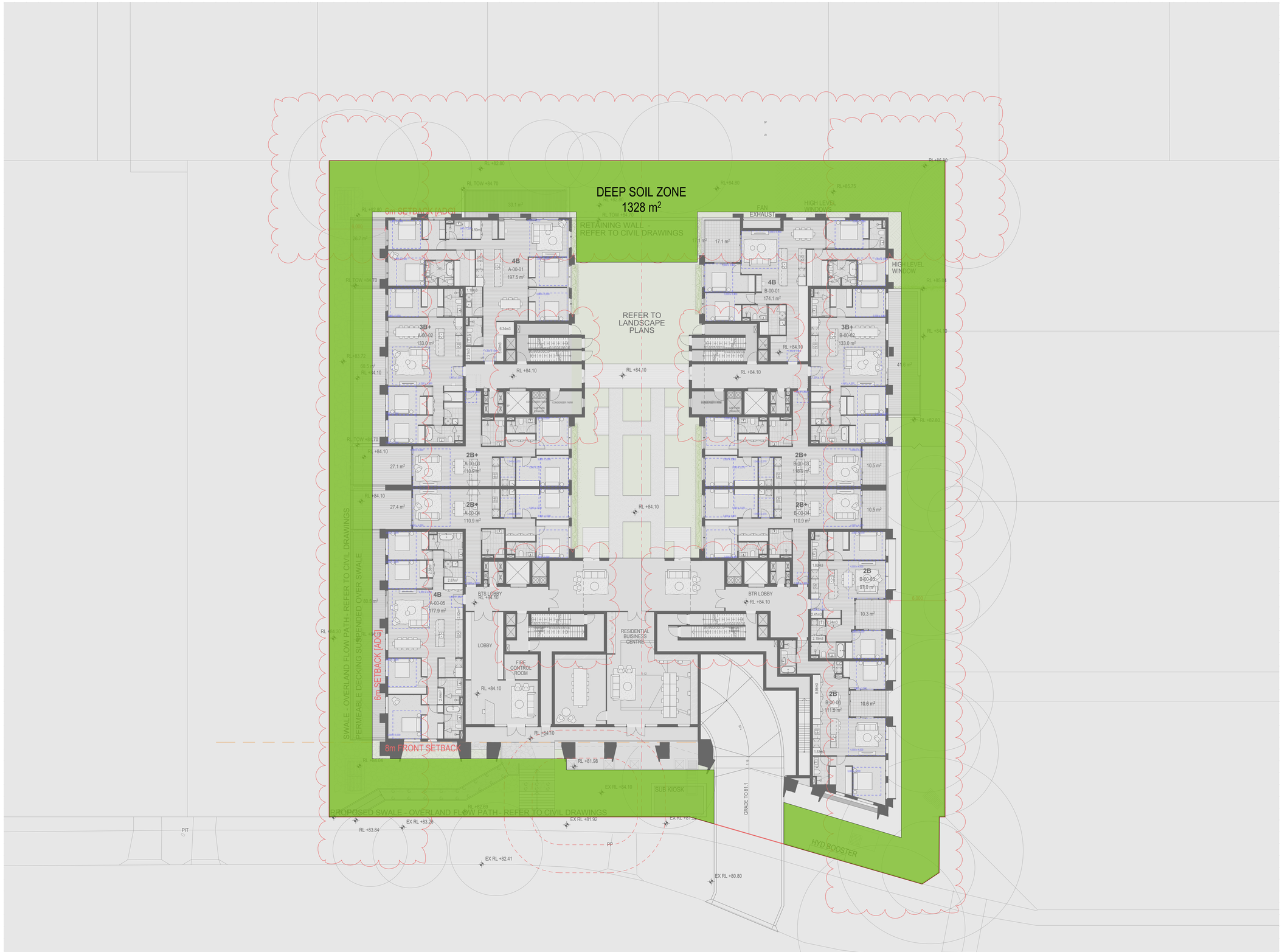

0 GROUND LEVEL
1:200

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/06/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Deep Soil Zone Calculations

Deep Soil Zone Area
1328m²(27.9%)

0 2.5 5 10 25m
Scale 1:500 @ A1

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Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

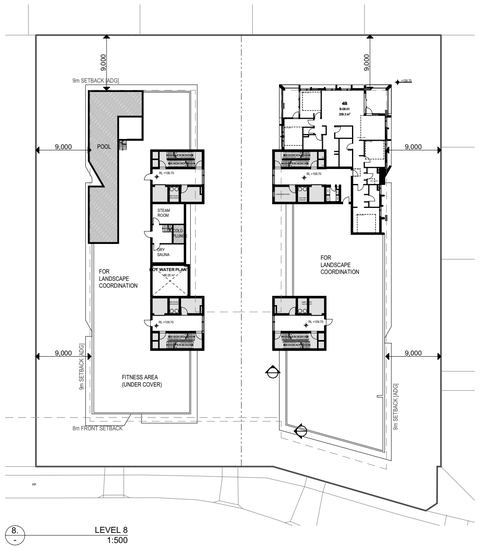
Drawing Name
Deep Soil Diagrams

Drawing Scale 1:200 @ A1

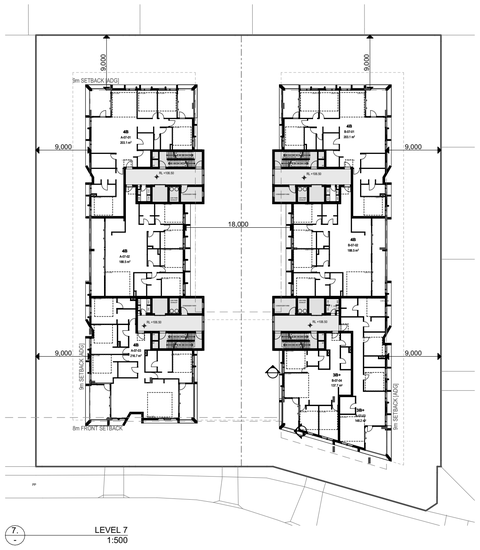
Drawing No. DA506

Revision 04

REFER TO LANDSCAPE PLANS
COS
482.3 m2
RAISED PLANTER REFER TO CIVIL DRAWINGS
HIGH LEVEL WINDOW
OVERLAND FLOW PATH - REFER TO CIVIL DRAWINGS
SWIMMING POOL - OVERLAND FLOW PATH - REFER TO CIVIL DRAWINGS
BOUNDARY WALL
PROPOSED KERB & GUTTER - OVERLAND FLOW PATH - REFER TO CIVIL DRAWINGS
EXISTING KERB & GUTTER
EXISTING KERB INLET PIT
EXISTING GRATED DRAIN
EXISTING STORMWATER PIT
EXISTING POWER POLE
EXISTING STREET LIGHT
EXISTING TELSTRA PIT
EXISTING TELSTRA PIT
EXISTING TELSTRA PI



8. LEVEL 8
1:500



7. LEVEL 7
1:500

6. LEVEL 6
1:500

5. LEVEL 5
1:500

4. LEVEL 4 (SETBACK)
1:500

3. LEVEL 3
1:500

2. LEVEL 2
1:500

1. LEVEL 1
1:500

0. GROUND LEVEL
1:500

-1. LOWER GROUND
1:500

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02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Adaptable Apartments Legend

Apartment is Adaptable

Required = 10 / 93 = 10%

Provided = 16 / 93 = 17%

0 2.5 5 10 25m

Scale 1:500 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

Drawing Name
Adaptable and Livable Apartments

Drawing Scale 1:500 @ A1

Drawing No. DA508

Revision 04

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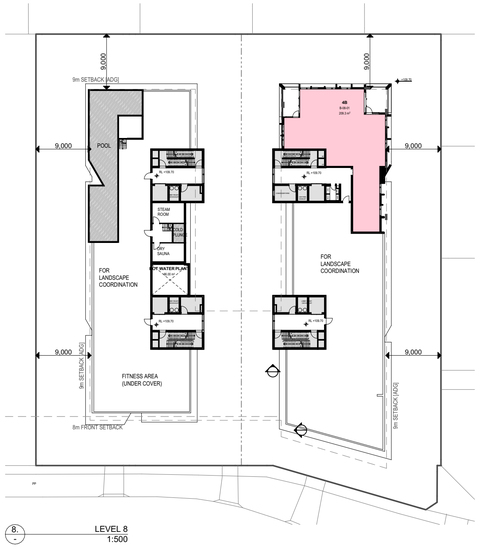
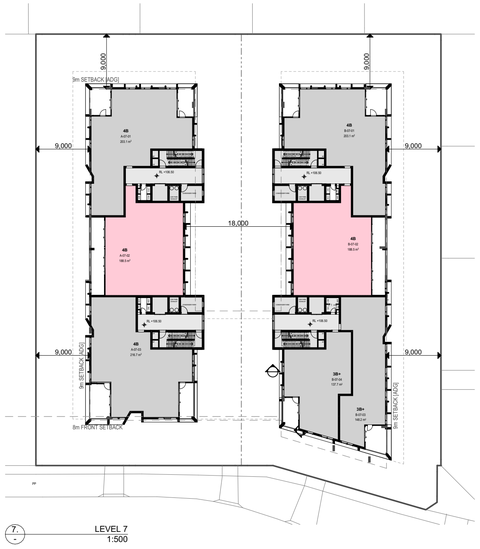


8. LEVEL 8
1:500



7. LEVEL 7
1:500

6. LEVEL 6
1:500

5. LEVEL 5
1:500

4. LEVEL 4 (SETBACK)
1:500

3. LEVEL 3
1:500

2. LEVEL 2
1:500

1. LEVEL 1
1:500

0. GROUND LEVEL
1:500

-1. LOWER GROUND
1:500

- All works to be in accordance with authority & statutory approvals.
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Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Silver Level Apartments Legend

Apartment is Silver Level Livable

Required = 19 / 93 = 20%

Provided = 19 / 93 = 20%

0 2.5 5 10 25m

Scale 1:500 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

Drawing Name
Adaptable and Livable Apartments

Drawing Scale 1:500 @ A1

Drawing No. DA509

Revision 04

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Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

2 2C Post-Adapted
Scale 1:50

2 2C Post-Adapted
Scale 1:50

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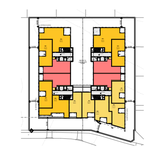

ADG Requires 20% Livable Apartments (19/94)
ADG Requires 10% Adaptable Apartments (10/94)

0 0.375 0.75 1.5 4m
Scale 1:75 @ A3

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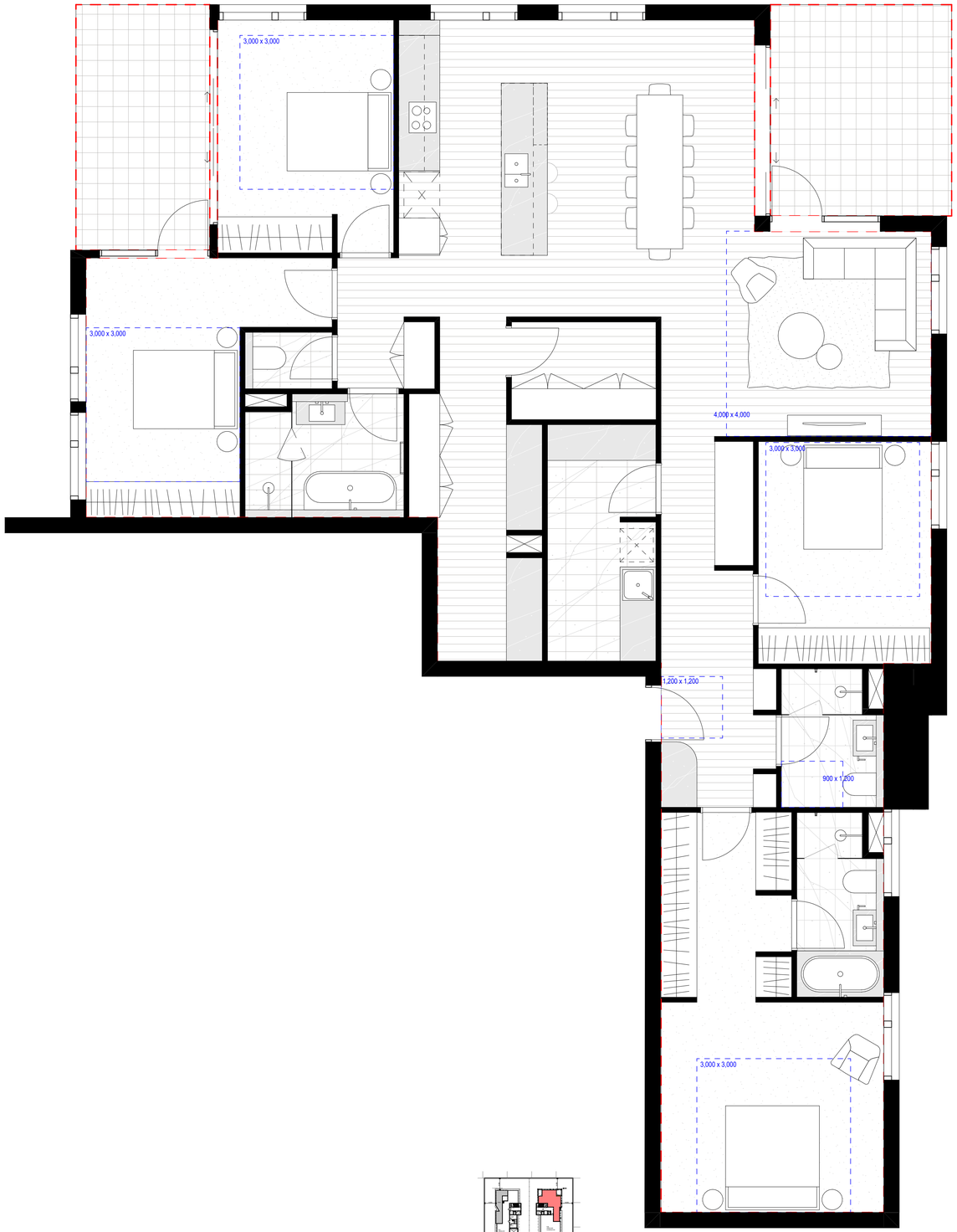
Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Adaptable and Livable Apartment Layout

Drawing Scale 1:50 @ A1

Drawing No. DA510

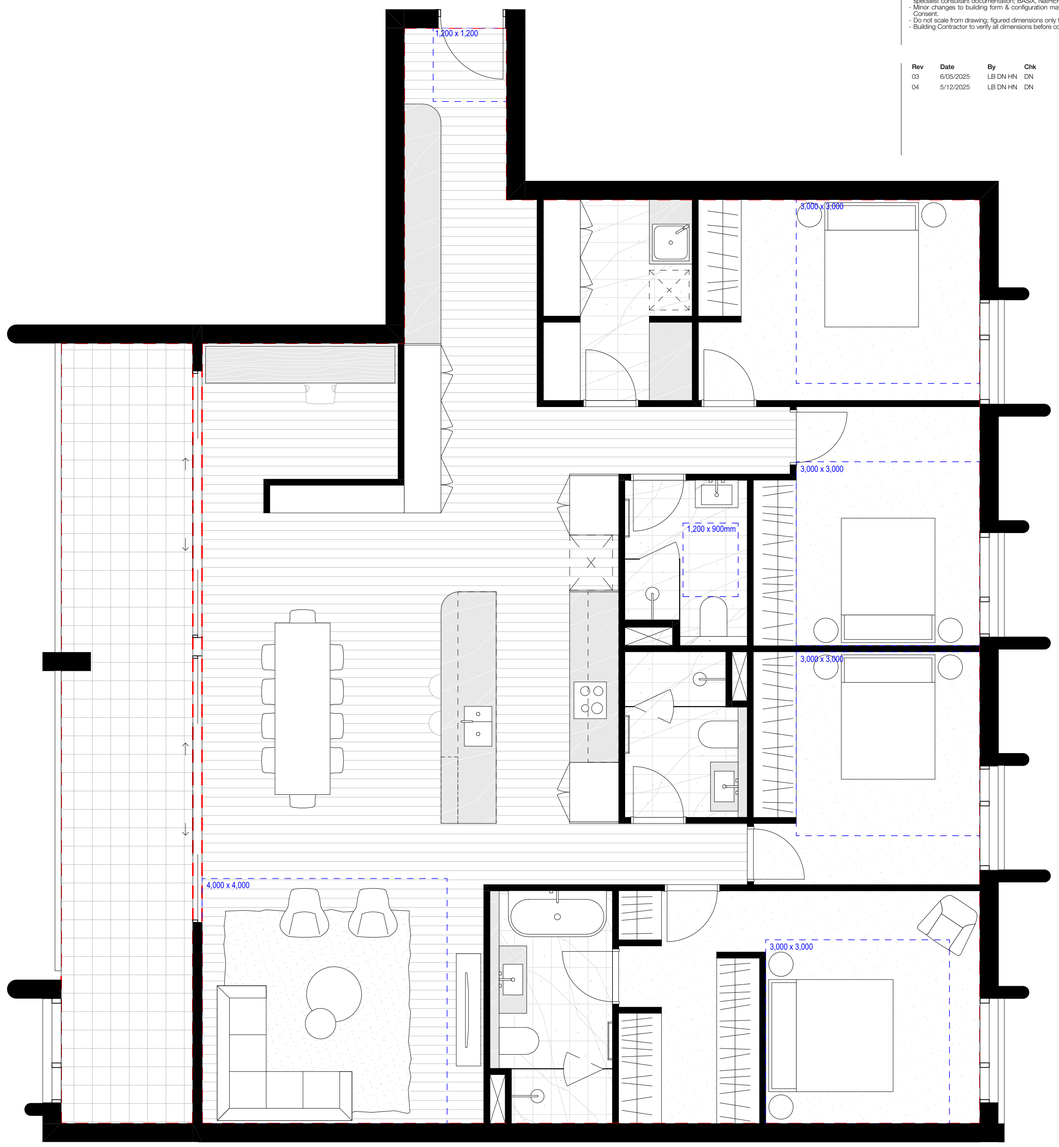
Revision 04



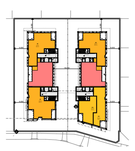
1 - 4D
Scale 1:50

ADG requirement of 20% Livable Apartments (19/94)

0 0.5 1 2 5m
Scale 1:100 @ A3



1 - 4A
Scale 1:50



ADG requirement of 20% Livable Apartments (19/94)

0 0.375 0.75 1.5 4m
Scale 1:75 @ A3

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Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Adaptable and Livable Apartment Layout

Drawing Scale 1:50 @ A1

Drawing No. DA511

Revision 04

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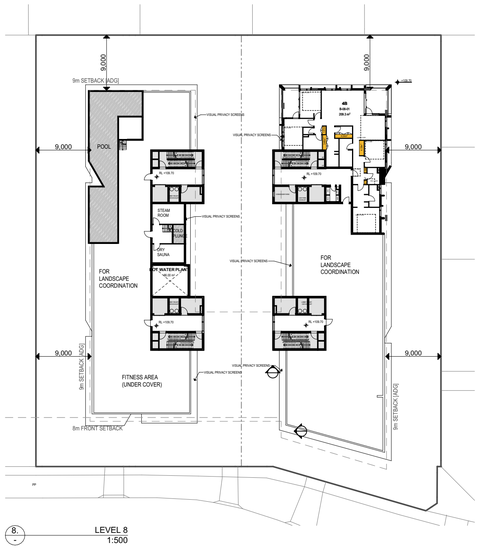
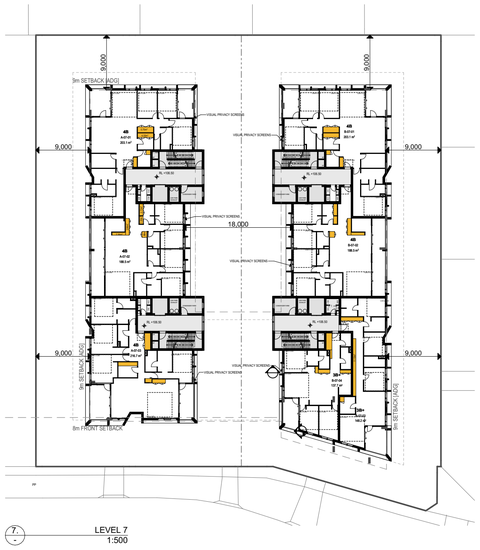
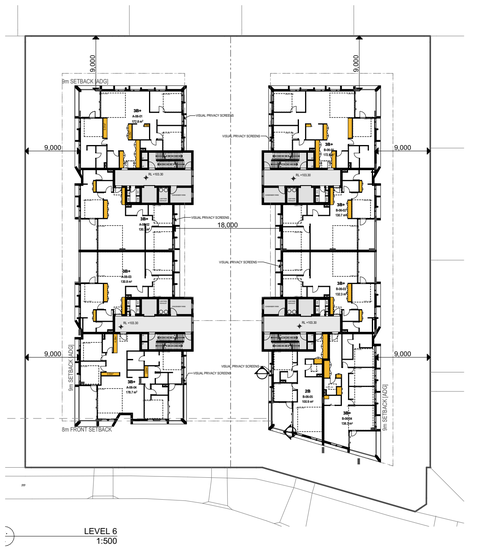


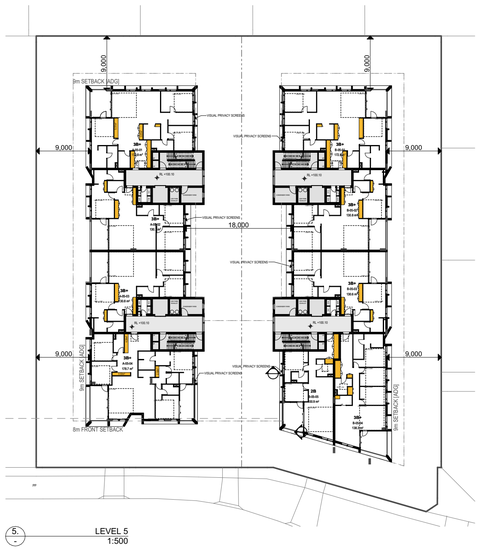
8. - LEVEL 8
1:500



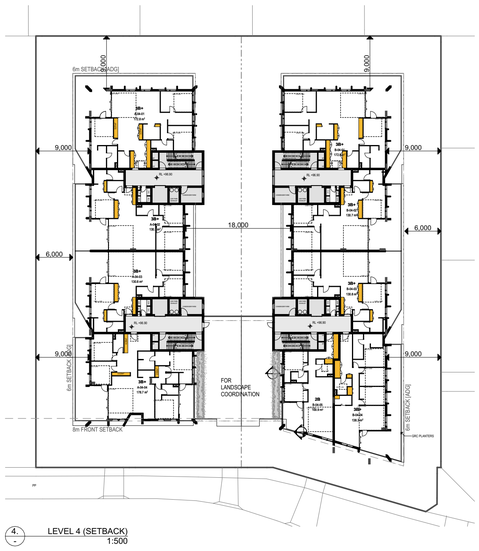
7. - LEVEL 7
1:500



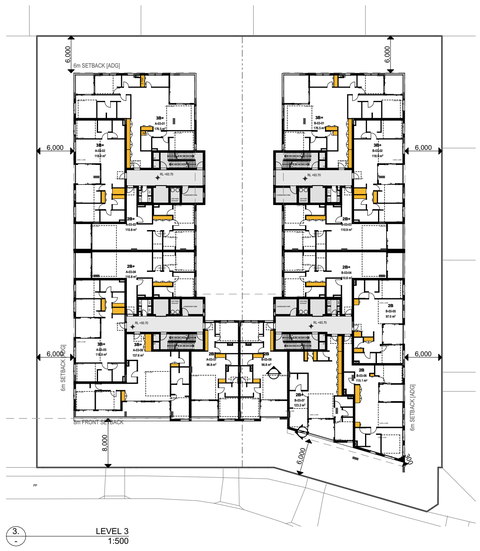
6. - LEVEL 6
1:500



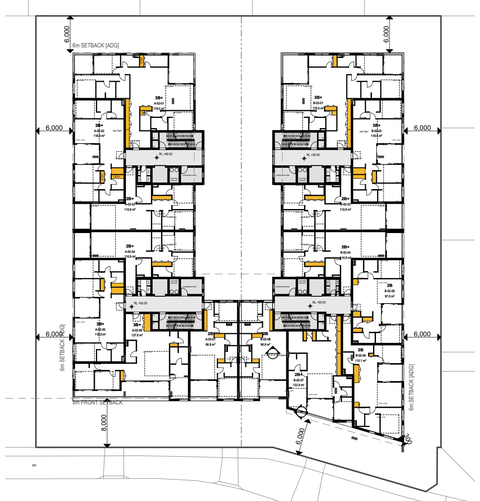
5. - LEVEL 5
1:500



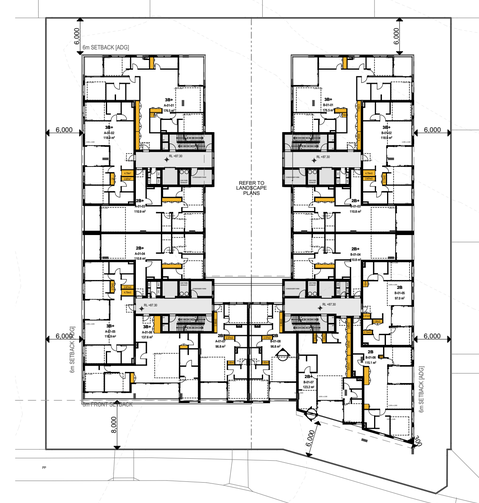
4. - LEVEL 4 (SETBACK)
1:500



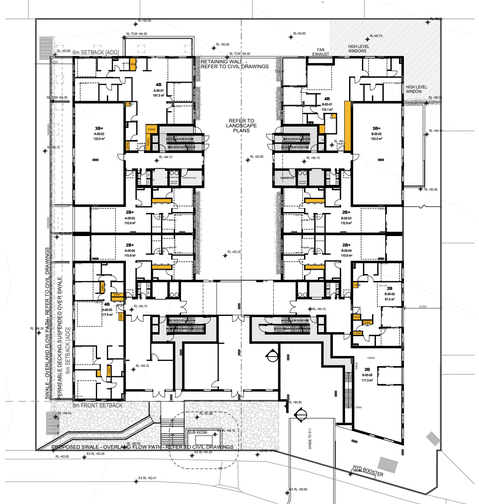
3. - LEVEL 3
1:500



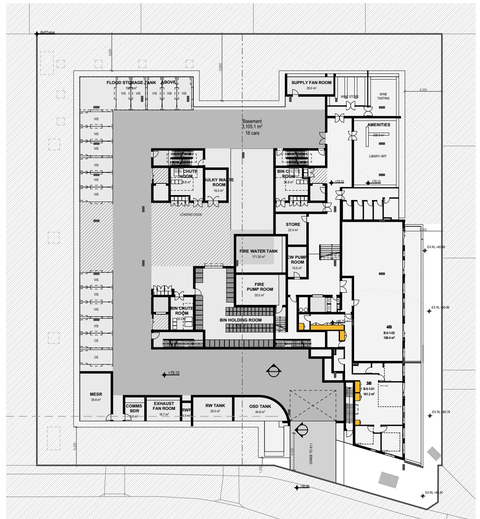
2. - LEVEL 2
1:500



1. - LEVEL 1
1:500



0. - GROUND LEVEL
1:500



-1. - LOWER GROUND
1:500

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Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

Storage Legend

Storage location in the apartments

To achieve compliance :-
Min 3m^3 of internal storage for 1 Bed
Min 4m^3 of internal storage for 2 Bed
Min 5m^3 of internal storage for 3&4 Bed

0 2.5 5 10 25m

Scale 1:500 @ A1

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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

Drawing Name
Storage Compliance Diagrams

Drawing Scale 1:500 @ A1

Drawing No. DA512

Revision 04

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Apartment Storage Schedule Bdg A				
Level	Apartment Number	Type	Internal Storage (m3)	Compliant
GROUND				
	A-00-01	3B+	19.26	Yes
	A-00-02	3B+	10.39	Yes
	A-00-03	2B+	4.58	Yes
	A-00-04	2B+	4.58	Yes
	A-00-05	4B	14.73	Yes
LEVEL 1				Yes
	A-01-01	3B+	18.12	
	A-01-02	3B+	10.39	Yes
	A-01-03	2B+	4.58	Yes
	A-01-04	2B+	4.58	Yes
	A-01-05	3B+	10.39	Yes
	A-01-06	3B+	10.73	Yes
	A-01-07	2B	7.93	Yes
LEVEL 2				Yes
	A-02-01	3B+	18.12	
	A-02-02	3B+	10.39	Yes
	A-02-03	2B+	4.58	Yes
	A-02-04	2B+	4.58	Yes
	A-02-05	3B+	10.39	Yes
	A-02-06	3B+	10.73	Yes
	A-02-07	2B	7.93	Yes
LEVEL 3				Yes
	A-03-01	3B+	18.12	
	A-03-02	3B+	10.39	Yes
	A-03-03	2B+	4.58	Yes
	A-03-04	2B+	4.58	Yes
	A-03-05	3B+	10.39	Yes
	A-03-06	3B+	10.73	Yes
	A-03-07	2B	7.93	Yes
LEVEL 4 (SETBACK)				Yes
	A-04-01	3B+	19.95	
	A-04-02	3B+	9.22	Yes
	A-04-03	3B+	9.22	Yes
	A-04-04	3B+	10.42	Yes
LEVEL 5				Yes
	A-05-01	3B+	19.95	
	A-05-02	3B+	9.22	Yes
	A-05-03	3B+	9.22	Yes
	A-05-04	3B+	10.42	Yes
LEVEL 6				Yes
	A-06-01	3B+	19.95	
	A-06-02	3B+	9.22	Yes
	A-06-03	3B+	9.22	Yes
	A-06-04	3B+	10.42	Yes
LEVEL 7				Yes
	A-07-01	4B	13.49	
	A-07-02	4B	12.72	Yes
	A-07-03	4B	15.75	Yes
				Yes

Apartment Storage Schedule Bdg B				
Level	Apartment Number	Type	Internal Storage (m3)	Compliant
LOWER GROUND				
	B-0-1-01	2B	23.04	Yes
	B-0-1-02	4B	23.97	Yes
GROUND				Yes
	B-00-01	4B	24.66	
	B-00-02	3B+	10.39	Yes
	B-00-03	2B+	4.58	Yes
	B-00-04	2B+	4.58	Yes
	B-00-05	3B+	8.62	Yes
	B-00-06	2B	11.16	Yes
LEVEL 1				
	B-01-01	3B+	18.12	Yes
	B-01-02	3B+	10.39	Yes
	B-01-03	2B+	4.58	Yes
	B-01-04	2B+	4.58	Yes
	B-01-05	3B+	8.62	Yes
	B-01-06	2B	7.75	Yes
	B-01-07	2B+	18.69	Yes
	B-01-08	2B	7.93	Yes
LEVEL 2				
	B-02-01	3B+	18.12	Yes
	B-02-02	3B+	10.39	Yes
	B-02-03	2B+	4.58	Yes
	B-02-04	2B+	4.58	Yes
	B-02-05	3B+	8.62	Yes
	B-02-06	2B	7.75	Yes
	B-02-07	2B+	18.69	Yes
	B-02-08	2B	7.93	Yes
LEVEL 3				
	B-03-01	3B+	18.12	Yes
	B-03-02	3B+	10.39	Yes
	B-03-03	2B+	4.58	Yes
	B-03-04	2B+	4.58	Yes
	B-03-05	3B+	8.62	Yes
	B-03-06	2B	7.75	Yes
	B-03-07	2B+	18.69	Yes
	B-03-08	2B	7.93	Yes
LEVEL 4 (SETBACK)				
	B-04-01	3B+	19.95	Yes
	B-04-02	3B+	9.22	Yes
	B-04-03	3B+	9.22	Yes
	B-04-04	3B+	10.67	Yes
	B-04-05	2B	10.23	Yes
LEVEL 5				
	B-05-01	3B+	19.95	Yes
	B-05-02	3B+	9.22	Yes
	B-05-03	3B+	9.22	Yes
	B-05-04	3B+	10.67	Yes
	B-05-05	2B	10.23	Yes
LEVEL 6				
	B-06-01	3B+	19.95	Yes
	B-06-02	3B+	9.22	Yes
	B-06-03	3B+	9.22	Yes
	B-06-04	3B+	10.67	Yes
	B-06-05	2B	10.23	Yes
LEVEL 7				
	B-07-01	4B	13.49	Yes
	B-07-02	4B	12.72	Yes
	B-07-03	3B+	17.74	Yes
	B-07-04	3B+	13.36	Yes
LEVEL 8				
	B-08-01	4B	15.26	Yes

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
- Refer to Arborist Report and Landscape Documentation for all information relating to trees and their retention/removal, and all landscape works.
- Drawings to be read in conjunction with all Specifications and Schedules; all specialist consultant documentation; BASIX, NatHERS, Section J Certificates.
- Minor changes to building form & configuration may be required after Development Consent.
- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission
04	5/12/2025	LB DN HN	DN	SSDA RFI

To achieve compliance :-
Min 3m^3 of internal storage for 1-bedder Apt
Min 4m^3 of internal storage for 2-bedder Apt
Min 5m^3 of internal storage for 3&4-bedder Apt

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DKO

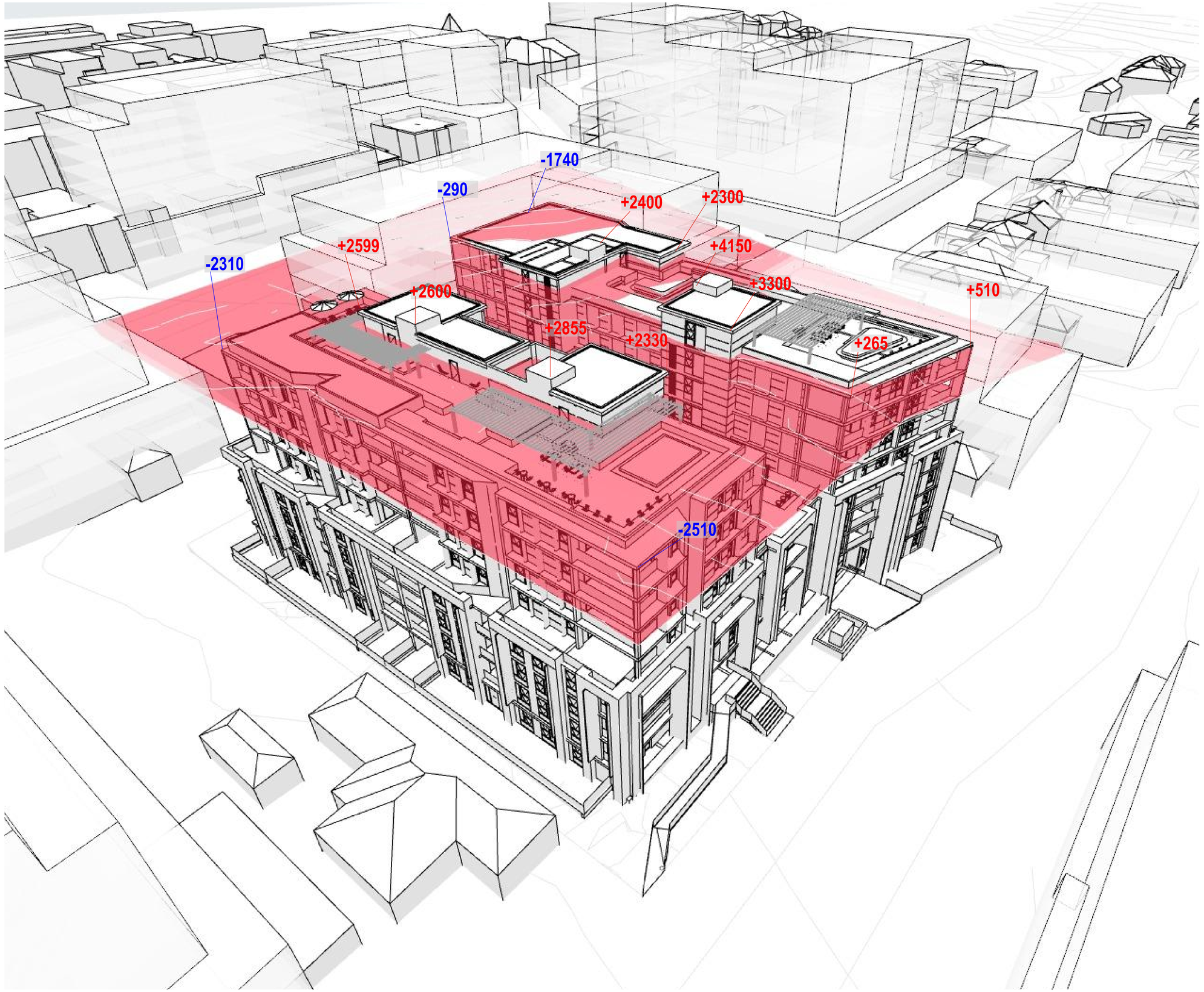
Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Storage Schedule

Drawing Scale

Drawing No. DA513

Revision 04



- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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DKO

Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Height Plane

Drawing Scale

Drawing No.
DA514

Revision
04

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24-28 MIDDLE HARBOUR RD, LINDFIELD

STATE SIGNIFICANT DEVELOPMENT APPLICATION [2]

2025010: LANDSCAPE ARCHITECTURAL DRAWING LIST

Sheet Number	Sheet Name	Revision
LD-DA000	COVER SHEET & DESIGN STATEMENT	2
LD-DA001	PLANTING SCHEDULE & LEGENDS	2
LD-DA002	TREE MANAGEMENT PLAN	2
LD-DA003	COMPLIANCE DIAGRAM	2
LD-DA100	GROUND FLOOR LANDSCAPE PLAN	2
LD-DA101	LEVEL 4 PLAN	2
LD-DA102	LEVEL 8 ROOFTOP	2
LD-DA200	GROUND FLOOR PLANTING PLAN	2
LD-DA201	LEVEL 4 PLANTING PLAN	2
LD-DA202	LEVEL 8 ROOFTOP PLANTING PLAN	2
LD-DA400	SECTION AA	2
LD-DA401	SECTION BB	2
LD-DA900	TYPICAL DETAILS & OUTLINE SPECIFICATION & MAINTENANCE	2

STATE SIGNIFICANT LANDSCAPE DA DESIGN STATEMENT

Objectives:
- to increase the number of indigenous species planted in the Ku-ring-gai region
- to eliminate the use of noxious weeds of potentially invasive species in developments
- to use plants in such a way to foster energy efficient development that relies on passive energy principles for heating and cooling
- to reduce maintenance and water consumption through appropriate species selection
- to create buffer zones and add to existing areas of remnant vegetation with locally indigenous species.

Principles

- Enhance the appearance and amenity of the proposed residential development by sensitively integrating architecture and landscape through effective site planning and landscape design.
- Consolidate the open space into a coherent landscape treatment that provides visual amenity from above an below.
- Take forward the landscape principles and urban design principles established by the DCP by Ku-ring-gai Council to Establish a visually and environmentally sensitive landscape, complimentary to the architectural vision and greater urban setting, while providing high quality private spaces for residents and visitors.
- Provide new tree planting that ameliorates the building scale and offers environmental benefit through micro climate.
- Create a vibrant Community Open Space with both integrated seating areas & engaging social gathering spaces

Design with Country refer to landscape design report

Streetscapes

Subject to ongoing discussions and design development, associated streetscapes has been considered as part of the development offer to ensure seamless transitions throughout the ground plane.

Access, Egress & Connectivity

All fire exits are located near or adjacent to key pathways, pedestrian links and streetscapes promoting safe egress and evacuation if and when required. Definition of a hierarchy of pedestrian pathways has been created to ensure numerous access points and circulation options for the local community.

CPTED, Safety & Visibility

All raised edges & planter walls are at seating height or lower allowing clear sight-lines and visibility throughout the ground plane. Trees are used to frame spaces and ensure clear visibility to and from the streetscape at all times. Regular congregation spaces enables passive surveillance to all areas, discouraging undesired behaviour and possible blind spots.

Universal Access & DDA Compliance

The ground plane offers full universal accessibility to all reception and lobby at maximum 1:14 and 1:20 grades have been implemented to ensure access for all is achieved.

Soil Depths on Podiums & Permanent Planting

Deep soil areas have been maxmised with mass native tree planting where feasible throughout the project. Planting area on ground floor have a minimum 150mm including slab setdowns. All planters on podiums have a minimum soil depth of 200mm including slab setdowns. This allows planter walls to be at low heights promoting visual permeability and ADG soil depths for trees achieved through additional 1:3 mounding to raised planter beds

For deep soil calculations - refer to architectural design report

NOTE:

• DO NOT SCALE FROM DRAWINGS. WRITTEN DIMENSIONS GOVERN. IF IN DOUBT OBTAIN WRITTEN ADVICE FROM LANDFORM OR WHERE APPLICABLE VIA THE PRINCIPAL'S REPRESENTATIVE.

• ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED.ALL DIMENSIONS ARE MINIMUM SETTING OUT REQUIREMENTS.

• ALL DIMENSIONS SHOULD BE VERIFIED ON SITE PRIOR TO PROCEEDING WITH THE WORKS. NOTIFY THE PRINCIPALS REPRESENTATIVE IN WRITING OF ANY DISCREPANCIES

.

• ALL LANDSCAPE DRAWINGS MUST BE READ IN CONJUNCTION WITH RELEVANT CONTRACTS, ARCHITECTURAL REPORTS, SCHEDULES AND SPECIFICATIONS AND ALL OTHER CONSULTANT / CONTRACT DOCUMENTATION. NOTIFY THE PRINCIPALS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN DOCUMENTATION IN WRITING TO OBTAIN CLARIFICATION DIRECTION

.

• INSTALLATION OF SYSTEMS AND PROPRIETARY PRODUCTS TO BE STRICTLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

• ALL WORK TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE INCLUDING RELEVANT AUSTRALIAN STANDARDS AND REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA AND AUSTRALIAN WORK HEALTH AND SAFETY LEGISLATION.

• DESIGN DRAWINGS ARE BASED ON SURVEY INFORMATION. PRIOR TO DETAILED DESIGN AND CONSTRUCTION, THE CONTRACTOR IS TO UNDERTAKE A FULL SURVEY TO VERIFY ALL DIMENSIONS AND CONFIRM LOCATION OF EXISTING SERVICES

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

No	Revision	Drawn	Job Manager	Project Director	Date
2	SSDA	RL	CR	CR	04.12.25
1	SSDA	RL	CR	CR	06.05.25

Note: * indicates signatures on original issue of drawing or last revision of drawing

CLIENT: Deloitte.

ARCHITECT: DKO

LANDSCAPE: Land+Form

DO NOT SCALE

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Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client: DELOITTE
Project: 24-28 MIDDLE HARBOUR RD, LINDFIELD
Title: COVER PAGE

Original Size: A1
Drawing No: LD-DA000
Rev: 2

Plot Date: 3 December 2025 - 5:12 PM Plotted by: Runshi Liu Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100[3].dwg

PLANT SCHEDULE

CODE	SPECIES	COMMON NAME	NATIVE/EXOTIC	POT SIZE	EST. MATURE SIZE HT X W	SPACING/ QTY
GROUND FLOOR						
	TREES					
ACM smi	Acmena smithii	Common lilly pilly	Native	45L	5m x 2m	As Shown
ACA lon	Acacia longifolia	Sydney Golden Wattle	Native	45L	10m x 5m	As Shown
BAC cit	Backhousia citriodora	Lemon scented myrtle	Native	45L	4m x 3m	As Shown
LAG ind	Lagerstroemia indica	Crepe myrtle	Exotic	45L	4m-8m	As Shown
JAC mim	Jacaranda mimosifolia	Jacaranda Tree	Exotic	300L	12-15m	As Shown
TRI lau	Tristaniopsis laurina	Wate gum	Native	45L	12m x 3m	As Shown
CYA coo	Cyathea cooperi	Australian Tree Fern	Native	45L	6m-7m	As Shown
ELA ret	Elaeocarpus reticulatis	Blueberry Ash	Native	45L	6m x 4m	As Shown
MAG gra	Magnolia grandiflora	Bull Bay Magnolia	Exotic	45L	4m x 6m	As Shown
CUP mac	Cupressus macrocarpa	Monterey Cypress	Exotic	45L	12m x 6m	As Shown
SYN glo	Syncarpia glomulifera	Turpentine	Native	100L	12-15M	As Shown
MEL qui	Melaleuca quinquenervia	Paperbark	Native	200L	8m x 3m	As Shown
MIX TYPE 1 - PART SHADE						
	SHRUBS & ACCENTS					
ADE ser	Adenanthos sericeus	Woolly Bush	Native	200mm	2m x 1.5m	As Shown
ADE sil	Adenanthos 'Silver Streak'	Woolly Bush Silver Streak	Native	200mm	2m x 1.5m	As Shown
BRE obl	Breynia oblongifolia	Coffee bush	Native	200mm	3m x 3m	As Shown
BUR spi	Bursaria spinosa	Australian blackthorn	Native	200mm	5m x 1.5m	As Shown
HOM	Homalanthus populifolius	Bleeding heart	Native	200mm	2m x 1.5m	2 per m2
ASP nid	Asplenium nidus	Bird's nest fern	Native	200mm	1m x 1m	As Shown
BAS spi	Banksia spinulosa	Hairpin Banksia	Native	200mm	1m x 1m	As Shown
CAD dub	Calochlaena dubia	Soft Bracken	Native	200mm	1m x 1m	As Shown
SYZ pan	Syzygium paniculatum	Lilly Pilly	Native	200mm	2m x 2m	As Shown
VIB odo	Viburnum odoratissimum	Sweet Viburnum	Exotic	200mm	4m x 4m	As Shown
CAM sas	Camellia sasanqua	Camellia	Exotic	200mm	2m x 2m	As Shown
GAR jas	Gardenia jasminoides	Gardenia	Exotic	200mm	2m x 2m	As Shown
	GRASSES					
BLE car	Blechnum cartilagineum	Soft water fern	Native	150mm	70cm x 70cm	3 per m2
CHR api	Chrysocephalum apiculatum	Yellow buttons	Native	150mm	0.1m x 1m	3 per m2
NEP cor	Nephrolepis cordifolia	Fishbone fern	Native	150mm	0.3m x 1m	3 per m2
COR str	Cordyline stricta		Native			
LIR mus	Liriope muscari 'Amethyst'	Amethyst'	Native	150mm	60cm x 60cm	3 per m2
LOM lon	Lomandra longfolia'LM400	Matt Rush	Native	150mm	60cm x 60cm	3 per m2
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m x 0.5m	3 per m2
LOM tan	Lomandra tanika	Spiny Mat Rush	Native	150mm	1.2m	3 per m2
	GROUNDCOVERS					
VIH	Viola hederacea	Native Violet	Native	150mm	0.3m x 1m	4 per m2
DAM pur	Dampiera purpurea	Mountain Dampiera	Native	150mm	0.3m x 1m	4 per m2
COM cya	Commelina cyanea	Scurvey Weed	Native	150mm	0.3m x 1m	4 per m2
SAR har	Sarcopetalum harveyanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
BOS pro	Bossiaea prostrata	Creeping Bossiaea	Native	150mm	0.3m x 1m	4 per m2
MIX TYPE 2 - PART SHADE/FULL SUN						
	SHRUBS & ACCENTS					
ADE ser	Adenanthos sericeus	Woolly Bush	Native	200mm	2m x 1.5m	As Shown
BUR spi	Bursaria spinosa	Australian blackthorn	Native	200mm	5m x 1.5m	As Shown
PIT rev	Pittosporum revolutum	Wild yellow jasmine	Native	200mm	1m x 1m	As Shown
GRE ser	Grevillea sericea	Pink spider flower	Native	200mm	2m x 1.5m	As Shown
HOM pop	Homalanthus populifolius	Bleeding heart	Native	200mm	2m x 1.5m	As Shown
BAS spi	Banksia spinulosa	Hairpin Banksia	Native	200mm	1m x 1m	As Shown
CAD dub	Calochlaena dubia	Soft Bracken	Native	200mm	1m x 1m	As Shown
SYP pan	Syzygium paniculatum	Lilly Pilly	Native	200mm	3m x 2m	As Shown
ASP aus	Asplenium australasicum	Bird's nest fern	Native	150mm	0.3m x 1m	As shown
	GRASSES					
CLI min	Clivia miniata	Bush Lily	Native	150mm	60cm x 50cm	3 per m2
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	3 per m2
LIB pan	Libertia paniculata	Branching grass-flag.	Native	150mm	60cm x 60cm	3 per m2
LOM lon	Lomandra longfolia'LM400	Matt Rush	Native	150mm	60cm x 60cm	3 per m2
DIE gra	Dietes grandiflora	Wild Iris	Native	150mm	60cm x 60cm	3 per m2
ART mil	Arthropodium milleflorum	Vanilla lily	Native	150mm	0.3m x 1m	3 per m2
BRA aug	Brachyscome angustifolia	Brasco violet	Native	150mm	60cm x 60cm	3 per m2
	GROUNDCOVERS					
DIC rep	Dichondra repens	Kidney Weed	Native	150mm	0.3m x 1m	4 per m2
SAR har	Sarcopetalum harvevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
MYO par	Myoporum parvifolium	Creeping boobialla	Native	150mm	0.1m x 1m	4 per m2
ROS off	Rosmarinus officinalis	Creeping Rosmary	Native	150mm	0.3m x 1m	4 per m2
BOS pro	Bossiaea prostrata	Creeping Bossiaea	Native	150mm	0.3m x 1m	4 per m2
MIX TYPE 3 - FULL SUN						

	SHRUBS & ACCENTS					
ADE ser	Adenanthos sericeus	Woolly Bush	Native	200mm	2m x 1.5m	As Shown
BUR spi	Bursaria spinosa	Australian blackthorn	Native	200mm	5m x 1.5m	As Shown
PIT rev	Pittosporum revolutum	Wild yellow jasmine	Native	200mm	1m x 1m	As Shown
GRE ser	Grevillea sericea	Pink spider flower	Native	200mm	2m x 1.5m	As Shown
HOM pop	Homalanthus populifolius	Bleeding heart	Native	200mm	2m x 1.5m	As Shown
BAN spin	Banksia spinulosa	Hairpin Banksia	Native	200mm	1m x 1m	As Shown
CAD dub	Calochlaena dubia	Soft Bracken	Native	200mm	1m x 1m	As Shown
SYP pan	Syzygium paniculatum	Lilly Pilly	Native	200mm	2m x 2m	As Shown
	GRASSES					
POA lab	Poa labillardieri 'Eskdale'	Poa	Native	150mm	60cm x 50cm	3 per m2
CAR inv	Carex inversa	Knob Sedge	Native	150mm	60cm x 60cm	3 per m2
LOM lon	Lomandra longfolia'LM400	Matt Rush	Native	150mm	60cm x 60cm	3 per m2
PEN naf	Pennisetum alopecuroides 'Nafray'	Foxtail Grass	Native	150mm	60cm x 60cm	3 per m2
DIA cae	Dianella caerulea	Blue Flax Lily	Native	150mm	0.5m x 1.5m	3 per m2
LOM tan	Lomandra tanika	Spiny Mat Rush	Native	150mm	0.5m x 0.5m	3 per m2
MYO par	Myoporum parvifolium	Creeping boobialla	Native	150mm	0.1m x 1m	3 per m2
ROS	Rosmarinus officinalis	Creeping Rosmary	Native	150mm	0.3m x 1m	3 per m2
BRA aug	Brachyscome angustifolia	Brasco violet	Native	150mm	60cm x 60cm	3 per m2
	GROUNDCOVERS					
DIC rep	Dichondra repens	Kidney Weed	Native	150mm	0.3m x 1m	4 per m2
SAH har	Sarcopetalum harvevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
ROS off	Rosmarinus officinalis	Creeping Rosmary	Native	150mm	0.3m x 1m	4 per m2
BOS pro	Bossiaea prostrata	Creeping Bossiaea	Native	150mm	0.3m x 1m	4 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	200mm	0.5m	4 per m2
STA mon	Stackhousia monogyna	Creamy stackhousia	Native	200mm	0.5m	4 per m2
GAZ tom	Gazania tomentosa	Silver Gazania	Native	200mm	0.5m	4 per m2
PAN pan	Pandorea pandorana	Wonga wonga vine	Native	200mm	0.3m x 1m	4 per m2
HAR vio	Hardenbergia violacea	Purple Coral Pea	Native	200mm	0.3m x 1m	4 per m2
TRA jas	Trachelospermum jasminoides	Star jasmine	Exotic	100mm	0.5m	4 per m2
LEVEL 04						
	GROUNDCOVERS					
DIC rep	Dichondra repens	Kidney Weed	Native	200mm	0.3m x 1m	4 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	100mm	0.2m x 2m	4 per m2
HEL rut	Helichrysum rutidolepis	Pale Everlasting	Native	100mm	0.3m x 1m	4 per m2
GAZ tom	Gazania tomentosa	Silver Gazania	Native	100mm	0.3m x 1m	4 per m2
PAN pan	Pandorea pandorana	Wonga wonga vine	Native	100mm	0.3m x 1m	4 per m2
	CASCADING & CLIMBING PLANTS					
ROS off	Rosmarinus officinalis	Creeping Rosmary	Native	150mm	0.3m x 1m	4 per m2
SAH har	Sarcopetalum harvevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
HAR vio	Hardenbergia Violacea	Purple Coral Pea	Native	150mm	0.3m x 1m	4 per m2
PAN pan	Pandorea pandorana	Wonga wonga vine	Native	150mm	0.3m x 1m	4 per m2
DIC arg	Dichondra argentea	Dichondra silver falls	Native	150mm	0.3m x 1m	4 per m2
CAS gla	Casuarina glauca	Cousin it	Native	150mm	0.3m x 1m	4 per m2
LEVEL 8 ROOFTOP						
	SHRUBS & ACCENTS					
BAN spi	Banksia spinulosa	Hairpin banksia	Native	300mm	1.5m x 1.5m	As Shown
GRE ser	Grevillea sericea	Pink spider flower	Native	150mm	1.5m x 1.5m	As Shown
BUS spi	Bursaria spinosa	Australian blackthorn	Native	200mm	1.5m x 1.5m	As Shown
	GROUNDCOVERS					
DIC rep	Dichondra repens	Kidney Weed	Native	200mm	0.3m x 1m	4 per m2
CAR gla	Carpobrotus glaucescens 'CAR10'	Aussie Rambler	Native	200mm	0.2m x 2m	4 per m2
HEL rut	Helichrysum rutidolepis	Pale Everlasting	Native	150mm	0.4m x 1m	4 per m2
GAZ tom	Gazania tomentosa	Silver Gazania	Native	150mm	0.3m x 1m	4 per m2
PAN pan	Pandorea pandorana	Wonga wonga vine	Native	150mm	0.3m x 1m	4 per m2
	CASCADING & CLIMBING PLANTS					
SAH har	Sarcopetalum harvevanum	Pearl vine	Native	150mm	0.3m x 1m	4 per m2
HAR vio	Hardenbergia Violacea	Purple Coral Pea	Native	150mm	0.3m x 1m	4 per m2
DIC arg	Dichondra argentea	Dichondra silver falls	Native	150mm	0.3m x 1m	4 per m2
CAS gla	Casuarina glauca	Cousin it	Native	150mm	0.3m x 1m	4 per m2

TREE MANAGEMENT PLAN

LEGEND

- SITE BOUNDARY
- BASEMENT EXTENTS
- +RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS
- EXISTING TREE - TREE PROTECTION ZONE
- EXISTING TREE - STRUCTURAL ROOT ZONE
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT
- PROPOSED TREES - REFER TO PLANTING PALETTE
- TREE PROTECTION FENCE
- GROUND PROTECTION
- REPLACEMENT TREE - SYNCARPIA GLOMULIFERA

General Notes:

FOR SITE LEVELS AND ARCHITECTURAL INFORMATION REFER TO CIVIL AND ARCHITECTS DRAWINGS RESPECTIVELY.

FOR COURTYARD AND OVERFLOW DRAINAGE REFER TO HYDRAULIC ENGINEERS DRAWINGS

ALL TREES TO BE RETAINED AND ARE SUBJECT TO TREE PROTECTION & MANAGEMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

EXTERNAL LIGHTING AND ELECTRICAL : REFER TO ENGINEERS DETAILS.

CONTRACTOR TO PROTECT ALL LANDSCAPE WORKS DURING CONSTRUCTION INCLUDING BUT NOT EXCLUSIVE TO EXISTING VERGE.

LEVELS GENERAL : CONTRACTOR TO ENSURE POSITIVE DRAINAGE TO ALL PAVEMENTS, TURF AND PLANTER AREAS, INSTALL SUBSOIL DRAINAGE TO PLANTER AREAS AS REQUIRED.

LANDSCAPE PLANS

LEGEND

- SITE BOUNDARY
- BASEMENT EXTENTS
- EXISTING SEA WALL LINE
- +RL 67.85 PROPOSED NOMINAL DESIGN LEVELS: REFER TO ENGINEERS DRAWINGS
- +TW 450 TOP OF WALL HEIGHT (mm)
- +TM 800 TOP OF MOUND HEIGHT (mm) (MAX 1:3 GRADE)
- +SD 800 TOTAL SOIL DEPTH INCLUSIVE OF STRUCTURAL SLAB SETDOWN (mm)
- -SSL 200 STRUCTURAL SLAB SETDOWN (mm)
- EXISTING TREE TO BE RETAINED - REFER TO ARBORIST REPORT
- EXISTING TREE TO BE REMOVED - REFER TO ARBORIST REPORT
- PROPOSED TREES - REFER TO PLANTING PALETTE
- PROPOSED SHRUBS - REFER TO PLANTING PLAN & SCHEDULE
- PA PLANTED AREA ON GRADE - REFER TO PLANTING SCHEDULE
- RPA RAISED PLANTER AREA ON SLAB - SOIL DEPTH SOIL DEPTHS TO ADG STANDARDS
- W1 WALL TYPE 1: GABION RETAINING WALL
- W2 WALL TYPE 2: FLOOD RETAINING WALL REFER TO CIVIL DRAWINGS
- SW SEATING WALL: INSITU CONCRETE CLASS 2 WITH TIMBER SEATING BATTENS AND LED LIGHT STRIP
- P1 PAVING TYPE 1: RECYCLED BRICK PAVERS
- P2 PAVING TYPE 2: DRIVEWAY PAVERS
- P3 PAVING TYPE 3: DECOMPOSED GRANITE
- P4 PAVING TYPE 4: PAVERS ON PEDESTALS
- P5 PAVING TYPE 5: ASPHALT FOOTPATH TO COUNCIL STANDARDS
- P6 PAVING TYPE 6: TESSELLATED TILES
- TD TIMBER DECKING
- TU NATURAL TURF
- PER PERGOLA
- ARB ARBOUR WITH NATIVE CLIMBERS
- F1 FURNITURE TYPE 1: OUTDOOR DINING TABLE
- BT BENCH TOP
- FE1 FENCE TYPE 1: REFER TO ARCHITECTURAL DETAILS

NOTE: PLANTING NUMBERS AND SCHEDULES FOR DA PURPOSES - SUBJECT TO DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

No	Revision	Drawn	Job Manager	Project Director	Date
2	SSDA	RL	CR	CR	08.12.25
1	SSDA	RL	CR	CR	06.05.25

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Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client: DELOITTE
Project: 24-28 MIDDLE HARBOUR RD, LINDFIELD
Title: PLANTING SCHEDULE & LEGENDS

Original Size: A1
Drawing No: LD-DA001
Rev: 2

Plot Date: 8 December 2025 - 4:54 PM Plotted by: Runshi Liu Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100[3].dwg

PROJECT ARBORIST
OVERSEE
RECONSTRUCT T37
STORMWATER PIPE
UNDER SUPERVISION

PROJECT ARBORIST
OVERSEE
RECONSTRUCT OF
STORMWATER

REPLACEMENT
TREE -
SYNCARPIA
GLOMULIFERA

TREE PROTECTION FENCING - 5M INSIDE
BOUNDARY, 1M OFFSET FOR SCAFFOLDING

GROUND PROTECTION

GROUND
PROTECTION

GROUND FLOOR
LOWER GROUND FLOOR

FLOOD STORAGE TANK BELOW
6m SETBACK [ADG]

8m FRONT SETBACK

6m SETBACK [ADG]

17 m²
24 m²
80 m²
84 m²

MIDDLE HARBOUR RD

MIDDLE

HARBOUR

ROAD

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	08.12.25
1	SSDA		RL	CR	CR	06.05.25

0 2 4 6 8 10m
SCALE 1:200 AT ORIGINAL SIZE

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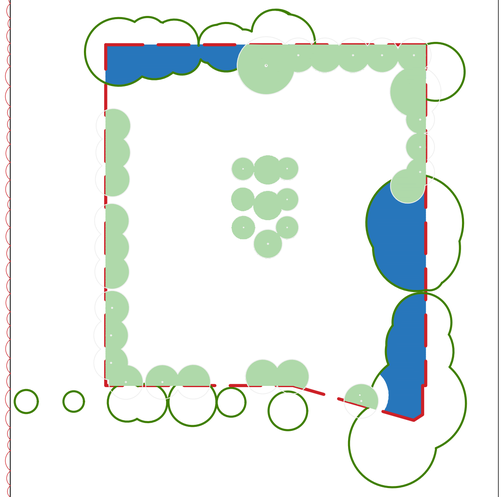
Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	02.12.25		
Scale			

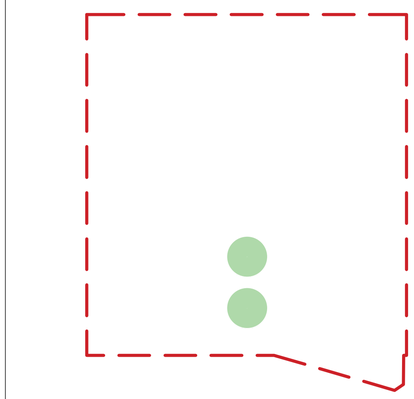
Client DELOITTE
Project 24-28 MIDDLE HARBOUR RD, LINDFIELD
Title TREE MANAGEMENT PLAN

Original Size A1
Drawing No: LD-DA002
Rev: 2

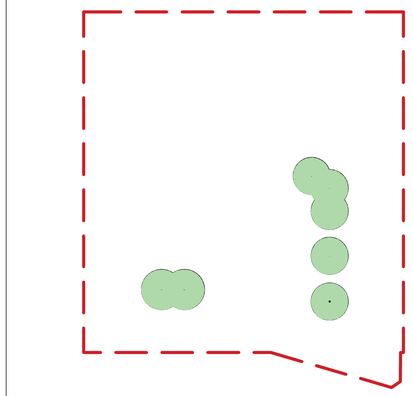
Plot Date: 8 December 2025 - 5:06 PM
Plotted by: Runshi Liu
Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100[3].dwg



TREE CANOPY COVERAGE - GF = 1582M2



TREE CANOPY COVERAGE - L4 = 110M2



TREE CANOPY COVERAGE - ROOFTOP = 293M2

PROPOSED TREE CANOPY

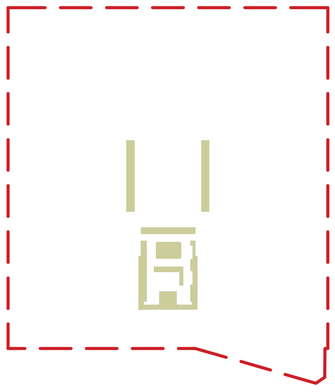
EXISTING TREES CANOPY TO BE RETAINED

TOTAL TREE CANOPY COVERAGE = 1985 M2 = 41.0%

LANDSCAPE AREA - GF

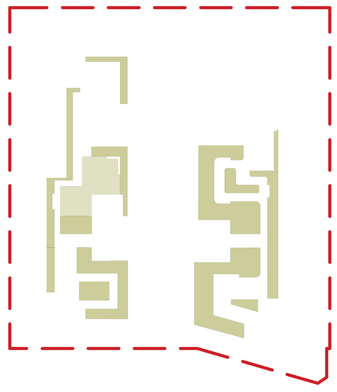
LAWN = 113M2

PLANTED AREA = 1251M2



LANDSCAPE AREA - L4

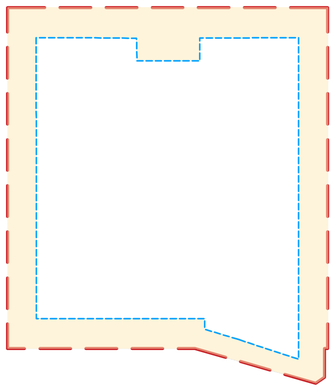
PLANTED AREA = 142M2



LANDSCAPE AREA - ROOFTOP

LAWN = 94M2

PLANTED AREA = 558M2



DEEP SOIL AREA

DEEP SOIL = 1571M2

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	04.12.25
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Approved (Project Director)	CR		
Date	02.12.25		
Scale	NOT TO SCALE		

Client DELOITTE

Project 24-28 MIDDLE HARBOUR RD, LINDFIELD

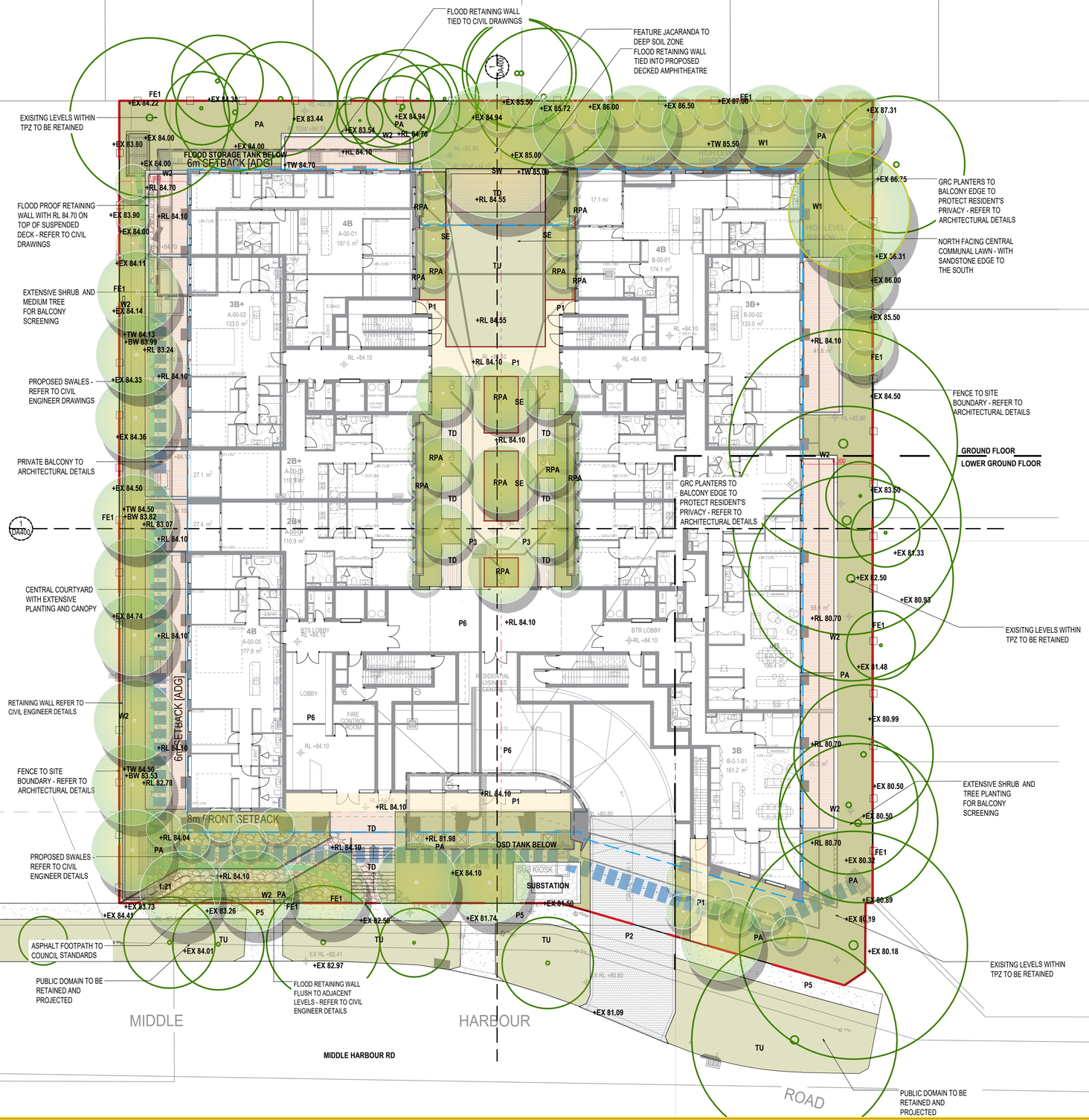
Title COMPLIANCE DIAGRAMS

Original Size A1

Drawing No: LD-DA003

Rev: 2

Plot Date: 3 December 2025 - 5:09 PM Plotted by: Runshi Liu Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100 - Compliance.dwg



No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	08.12.25
1	SSDA		RL	CR	CR	06.05.25

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Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client: DELOITTE
Project: 24-28 MIDDLE HARBOUR RD, LINDFIELD
Title: GROUND FLOOR PLAN

Original Size: A1
Drawing No: LD-DA100
Rev: 2

Plot Date: 8 December 2025 - 5:06 PM
Plotted by: Runshi Liu
Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100[3].dwg

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	08.12.25
1	SSDA		RL	CR	CR	06.05.25

0 2 4 6 8 10m

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Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client DELOITTE
Project 24-28 MIDDLE HARBOUR RD, LINFIELD
Title LEVEL 4 COMMUNAL OPEN SPACE PLAN

Original Size A1

Drawing No: LD-DA101

Rev: 2

Plot Date: 8 December 2025 - 5:27 PM Plotted by: Runshi Liu Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA200[2].dwg

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	08.12.25
1	SSDA		RL	CR	CR	06.05.25

0 2 4 6 8 10m

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Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client DELOITTE

Project 24-28 MIDDLE HARBOUR RD, LINFIELD

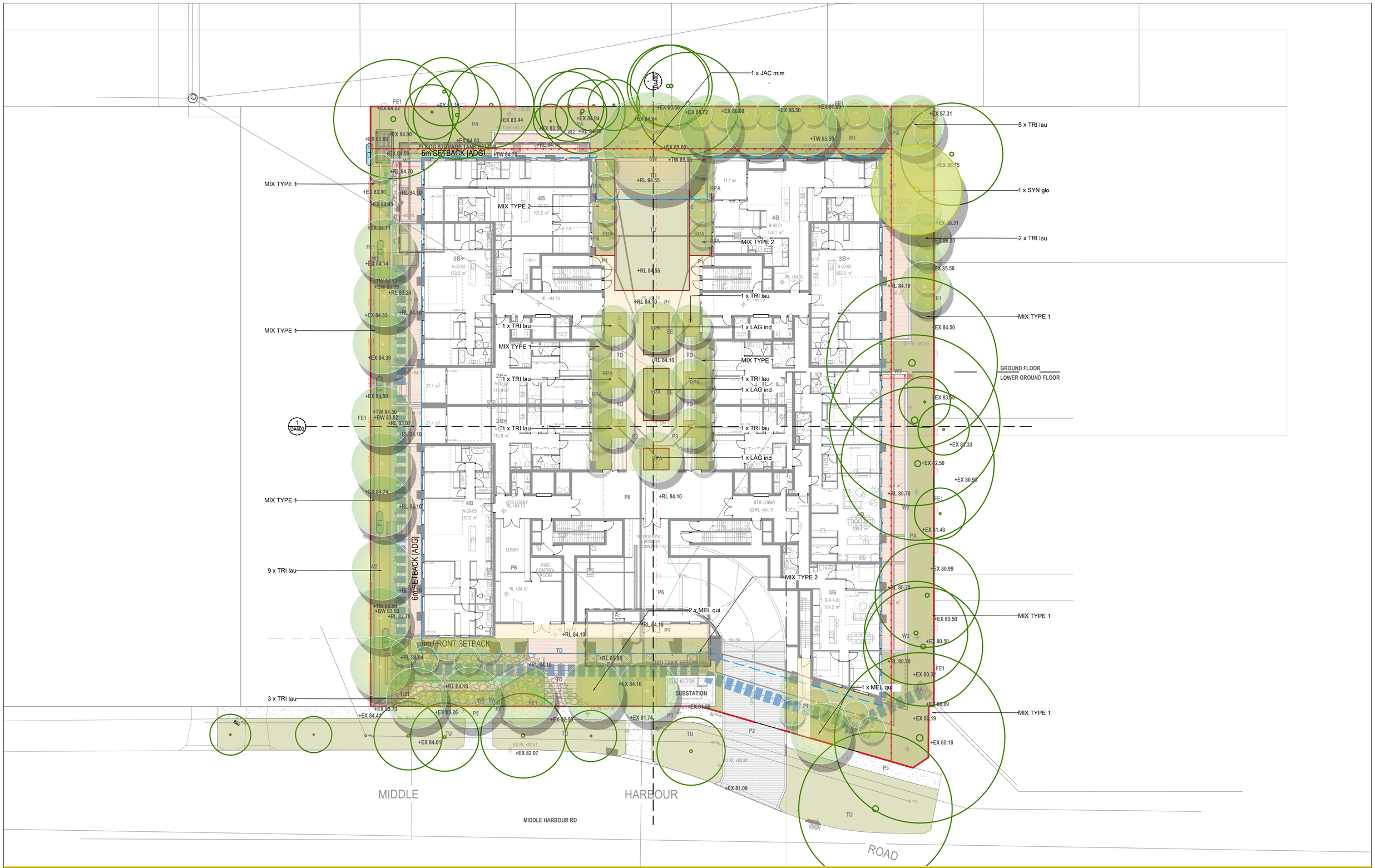
Title ROOFTOP PLAN

Original Size A1

Drawing No: LD-DA102

Rev: 2

Plot Date: 8 December 2025 - 5:09 PM Plotted by: Runshi Liu Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA200[2].dwg



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2	SSDA		RL	CR	CR	08.12.25
1	SSDA		RL	CR	CR	06.05.25

0 2 4 6 8 10m

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LANDSCAPE: Land+Form

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Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client: DELOITTE
Project: 24-28 MIDDLE HARBOUR RD, LINDFIELD
Title: GROUND FLOOR PLANTING PLAN

Original Size: A1
Drawing No: LD-DA200
Rev: 2

Plot Date: 8 December 2025 - 5:06 PM
Plotted by: Runshi Liu
Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100[3].dwg

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	08.12.25
1	SSDA		RL	CR	CR	06.05.25

0 2 4 6 8 10m
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Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client **DELOITTE**
Project **24-28 MIDDLE HARBOUR RD, LINFIELD**
Title **LEVEL 4 PLANTING PLAN**

Original Size **A1**
Drawing No: **LD-DA201**
Rev: **2**

Plot Date: 8 December 2025 - 5:27 PM
Plotted by: Runshi Liu
Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA200[2].dwg

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	08.12.25
1	SSDA		RL	CR	CR	06.05.25

0 2 4 6 8 10m

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Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client DELOITTE

Project 24-28 MIDDLE HARBOUR RD, LINFIELD

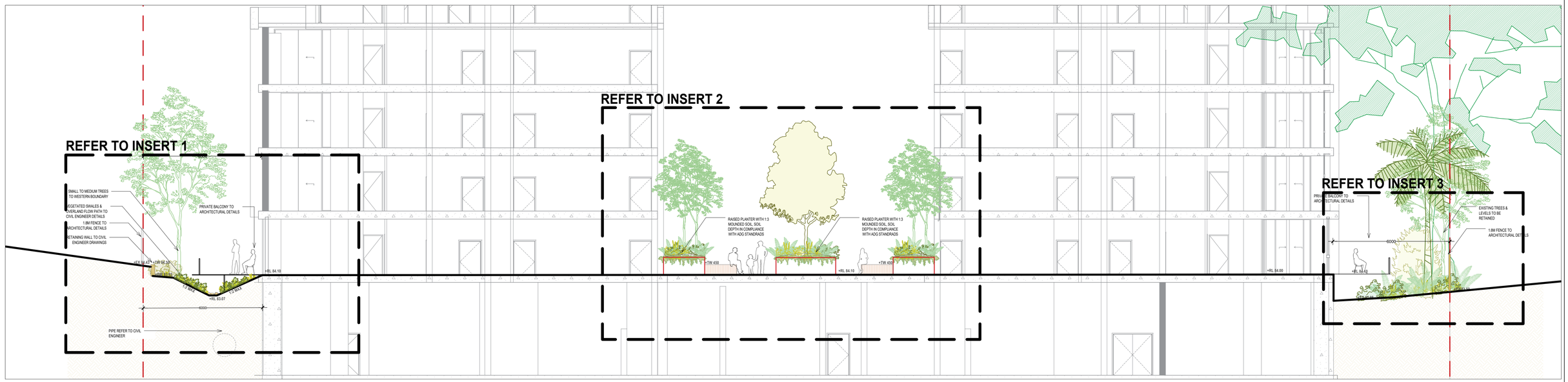
Title ROOFTOP PLANTING PLAN

Original Size A1

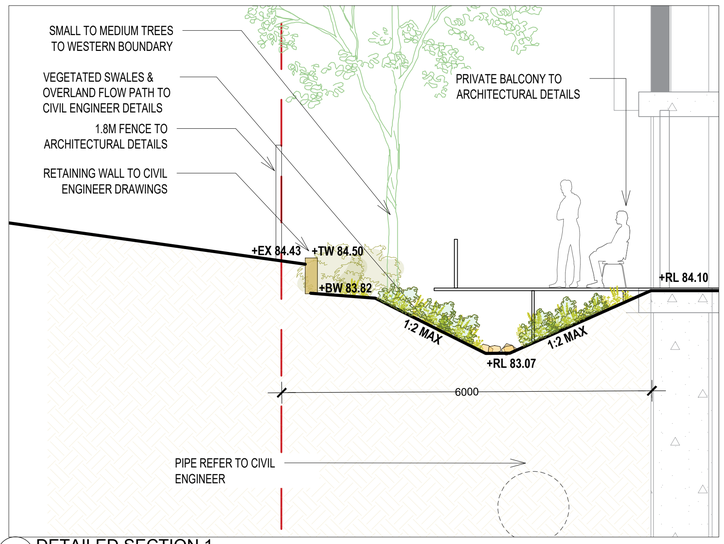
Drawing No: LD-DA202

Rev: 2

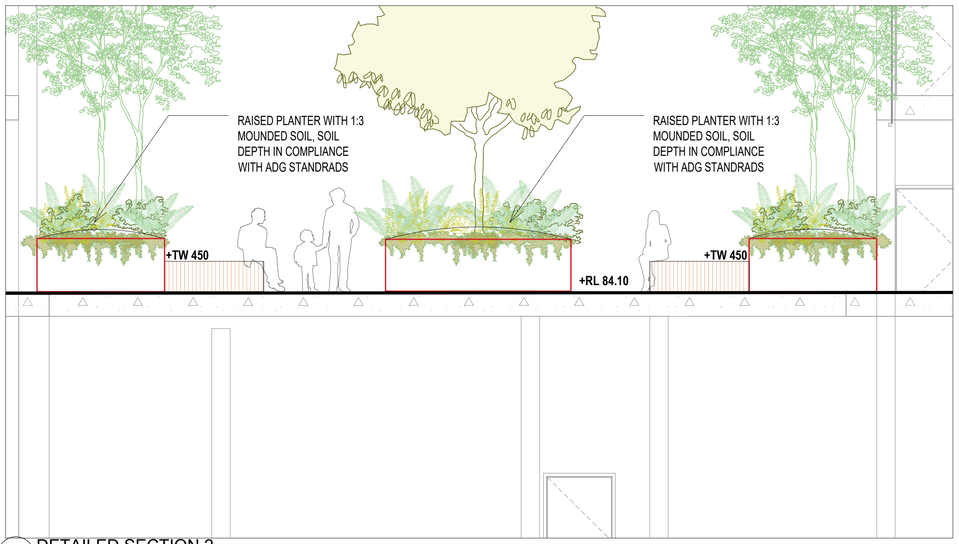
Plot Date: 8 December 2025 - 5:24 PM Plotted by: Runshi Liu Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA200[2].dwg



1 LANDSCAPE SITE SECTION 1
1:100



2 DETAILED SECTION 1
1:50



3 DETAILED SECTION 2
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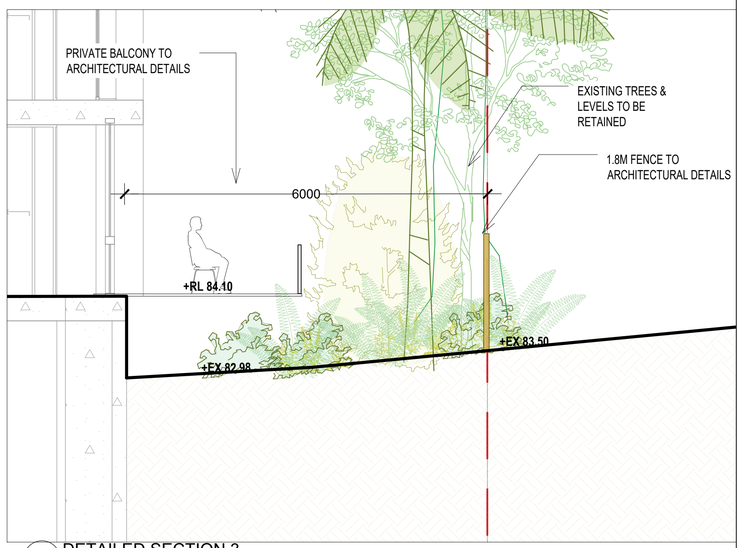

4 DETAILED SECTION 3
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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	08.12.25
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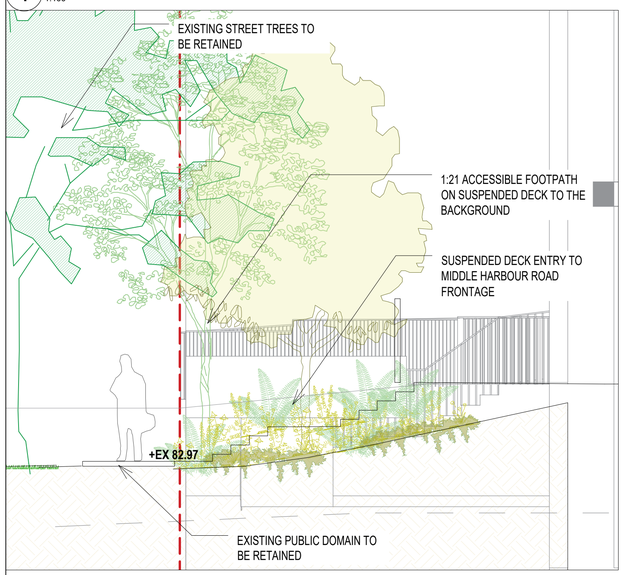
Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client DELOITTE
Project 29 MIDDLE HARBOUR RD, LINDFIELD
Title LANDSCAPE SECTION 1

Original Size A1
Drawing No: LD-DA400
Rev: 2

Plot Date: 8 December 2025 - 5:24 PM
Plotted by: Runshi Liu
Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA400[2].dwg

1 LANDSCAPE SITE SECTION 1
1:100



2 DETAILED SECTION 1
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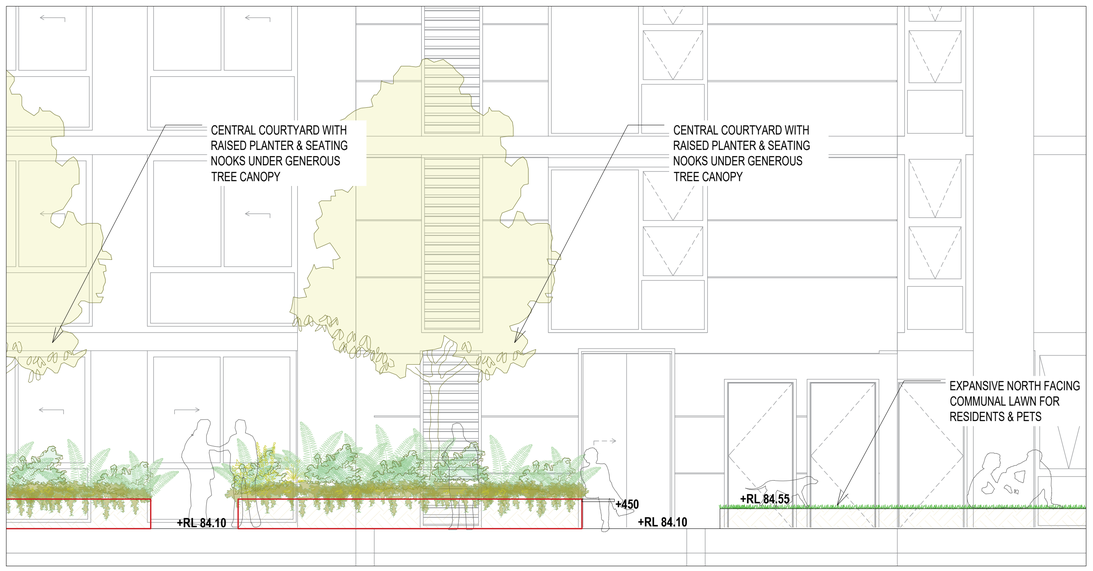

3 DETAILED SECTION 2
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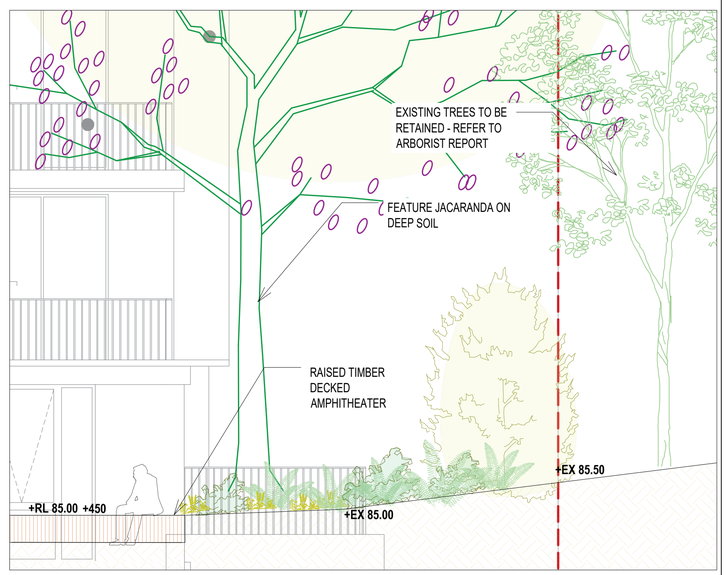

4 DETAILED SECTION 3
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No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	08.12.25
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Approved (Project Director)	CR		
Date	02.12.25		
Scale			

Client DELOITTE
Project 29 MIDDLE HARBOUR RD, LINDFIELD
Title LANDSCAPE SECTION 2

Original Size A1
Drawing No: LD-DA401
Rev: 2

Plot Date: 8 December 2025 - 5:23 PM Plotted by: Runshi Liu
Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA400[2].dwg

LANDSCAPE OUTLINE SPECIFICATION NOTES

GENERAL:
Note the following is an outline specification for DA purposes only.

All works are to be performed by suitably qualified and experienced trades persons in landscape works. All works shall be supervised by a qualified superintendent.

SERVICES IDENTIFICATION
The contractor shall verify the position of all services prior to the commencement of works and take all necessary precautions to protect services during implementation works.

SITE ESTABLISHMENT
The contractor shall establish site access and compound in position agreed with the Superintendent and or subject to Council approval. The Contractor shall be totally responsible for protecting the site works during construction and establishment including vegetation, pedestrian and vehicular management. Implement erosion control and site management practices to secure the site and to comply with all statutory requirements.

EARTHWORKS & DRAINAGE
Bulk earthworks are by the civil contractor. The landscape contractor shall allow for minor earth trimming and profiling to prepare landscape areas to accept the nominated treatment. Protect exposed earthworks with temporary erosion measures and coordinate the on-site disposal of excess spoil with the Superintendent.

SUBSOIL AGRICULTURAL DRAINS:
All tree positions shall be free draining with positive drainage to SW outlets or natural drainage systems. Install 100mm diameter agg. drains including 200mm wide column of 10-20mm crushed drainage gravel and geo-textile fabric - Bidum A24. Seek direction from the site superintendent.

PIT LIDS:
The Contractor is to protect all pit lids during earthworks preperation. Retain Telstra concrete oval covers & pit checker plate steel pit covers, and concrete service pits. New pit lids are to be suitable for paver infill.

HARD LANDSCAPE WORKS

PAVEMENTS:
Modular Pavement Systems - Pedestrian: Stone paving product
Pavements systems shall conform to the approved Public Domain Framework and or Council's streetscape guidelines to the extent defined on the landscape plans. Supply and install pavements to the pattern nominated over concrete base including; base preparation, mortar bedding, placement, mechanical cutting, expansion | control joints, grout jointing and finishing to achieve levels and positive drainage.

ROADWORKS: Refer to Engineers drawings for grading, materials and set-out.

FURNITURE & FIXINGS
Supply and install furniture and fixing in the positions nominated on the plans or as agreed on site with the superintendent. All items are to be installed on concrete base slab or in-ground footings strictly in accordance with the manufacturer's specification. Where necessary, allow for cutting of pavements and or core drilling installation method.
The pavements shall comply with Council and Australian Standards

LIGHTING
Refer to the electrical engineer's plans for lighting circuits and installation. The general layout are nominated on the landscape plans.

SOFT LANDSCAPE WORKS

SOIL MIX:
Imported Soil Mix:
All planter areas shall have a minimum soil depth of 300mm and 100mm to turf | grass areas with landscape quality soil that conforms to AS 4419 Soils for Landscaping and Gardens.

Ameliorated site topsoil mix:
The Contractor is to use stockpiled site topsoil adding soil additives and chemicals; lime gypsum and fertiliser nutrients to achieve AS4419.

SAMPLE & TESTING:
Provide 1kg soil mix test sample and data to of imported or modify site soil , clearly identified and referenced to the test data, prepared by an independent soil laboratory. Submit to the Superintendent for approval prior to supply and placement.

FERTILISER: Apply slow release Oganic fertiliser at the time of planting with pellets to advanced tree positions strictly in accordance with the manufacturers specification and with regard to season, soil mix, watering regimes and sub grade conditions.

PLANT MATERIALS:
Refer to the plant schedule. The contractor shall ensure that all plant materials are secured immediately upon award of contract. Failure to do so will not give rise to substitutions or extensions of time. All stock shall be grown in open areas which are exposed to the sun and wind to promote vigorous plant growth and to harden plants off. All plant material shall be pest and disease free. All plant material shall not be root bound or damaged. Plant densities shall reflect accepted industry standards and Councils guidelines for Landscape Works and be sourced from an accredited nursery. The Contractor will be responsible for purchasing and coordination of delivery to satisfy the construction program. It is the Contractor's responsibility to check trees at the supply source and to accept delivery of the trees at site, ensuring that the trees are supplied in accordance with the specification and are in good health. The Contractor shall allow for unloading and placement of all advanced tree materials.

All bag stock shall conform to the specification and must be secured from an Accredited Nursery. The current Natspec Guide "Purchasing Landscape Trees" is a **guide only** for quality tree production. All trees must be able to be planted without the use of tree stakes. Any trees requiring staking to be held vertical shall be rejected.

ADVANCED TREES:
Plant stock shall have a well developed straight stem with tri-branching structure and healthy canopy typical to the species and to the minimum sizes scheduled.

Excavate a hole a minimum 2X wider than the root ball and deep enough to accept a minimum 200mm of topsoil below. Break up the base of the hole to a further depth of 200mm, and loosen compacted sides of the hole as necessary to prevent confinement of root growth to the hole. Loosen sides of root ball to promote growth. Backfill with nominated soil mix, lightly tamp and water to eliminate air pockets. Ensure positive drainage to all tree positions.

Supply and install root barrier as nominated and staking as detailed on plans.

IRRIGATION SYSTEM: Supply and install an automatically controlled system to landscape areas identified on the plans to achieve 25mm/week precipitation rate. This system shall have a rain switch and have backflow prevention devices fitted in accordance with Councils regulations.

MAINTENANCE PERIOD:

General
Planting maintenance period: the planting maintenance period will be 52 weeks and will commence from the date of practical completion. Of each phase of planting works (hereby specified to be a separable part of the works). It is anticipated that planting works will be undertaken in one phase
Planting maintenance program: 2 weeks prior to practical completion, furnish a proposed planting establishment program, and amend it as required. Such proposal should contain details of the types and frequency of maintenance activities involved with the establishment of plants and grassed areas. Comply with the approved program.
Planting maintenance log book: keep a log book recording when and what maintenance work has been done and what materials, including approved toxic materials, have been used. Log book must be signed off by the client's representative after each maintenance visit. Maintain log book in location nominated by superintendent. All entries are to be initialled by person nominated by superintendent.
Log book to contain a copy of the approved planting establishment program.
Product warranty: submit the supplier's written statement certifying that plants are true to the required species and type, and are free from diseases, pests and weeds.
Insurance: the contractor is to ensure suitable insurance cover and / or bank guarantee is in place for the theft and / or damage of all works executed under this contract for the plant maintenance period.

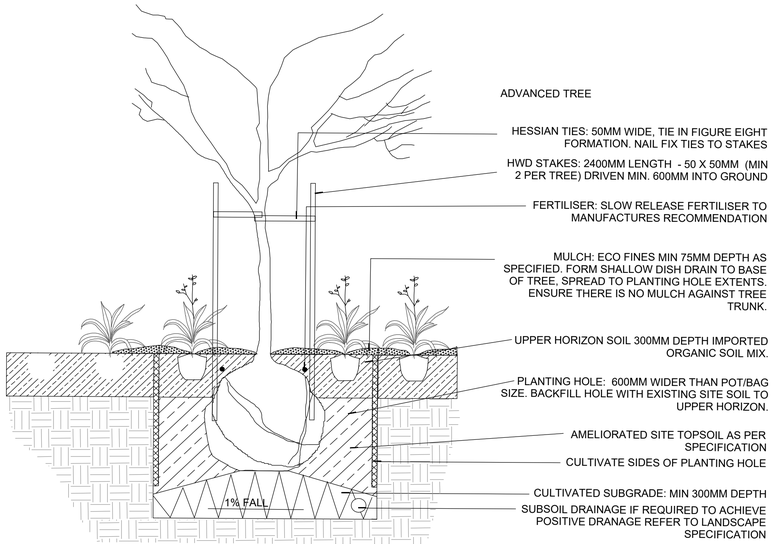
All Drawings To Be Read In Conjunction With Structural, Mechanical, Hydraulic and Electrical Engineers' Detail Drawings And Specifications.

****** ALL WORKS WITHIN THE PUBLIC DOMAIN IN ACCORDANCE WITH KU-RING-GAI COUNCIL SPECIFICATION AND DETAILS****

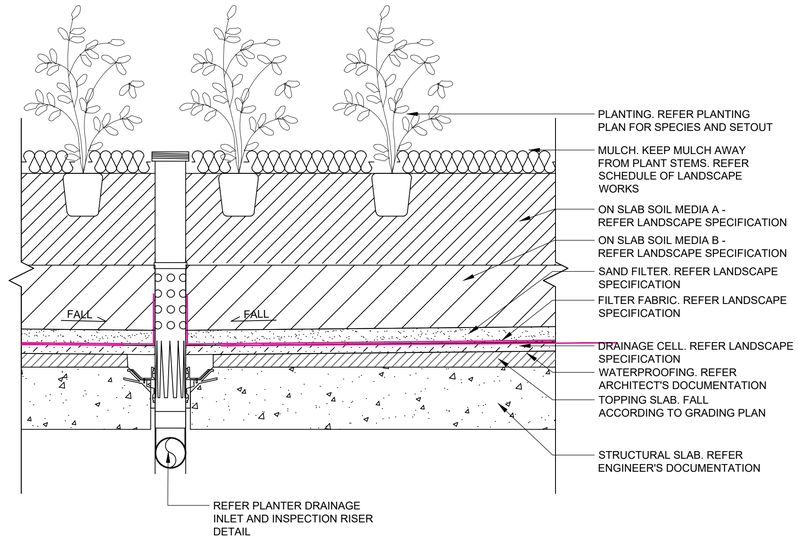
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer to Detail Drawings For Typical Details.

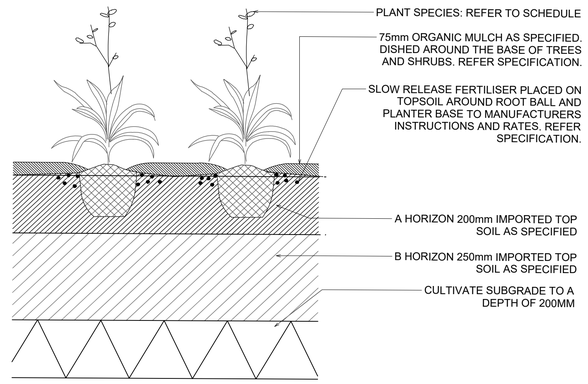
Generally All Materials & Construction to Comply To AS 3700



1 TYPICAL TREE DETAIL IN DEEP SOIL
1:10



2 TYPICAL DETAIL: PLANTING ON PODIUM
1:10



3 TYPICAL DETAIL: PLANTER ON GRADE
1:10

NOT FOR CONSTRUCTION

No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
2	SSDA		RL	CR	CR	04.12.25
1	SSDA		RL	CR	CR	06.05.25

CLIENT: Deloitte.
ARCHITECT: DKO
LANDSCAPE: Land+Form

DO NOT SCALE

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Drawn	RI	Designer	CR/ RI
Drafting Check	CR	Design Check	CR
Approved (Project Director)	CR		
Date	02.12.25		
Scale	AS SHOWN		

Client: **DELOITTE**
Project: **24-28 MIDDLE HARBOUR ROAD, LINDFIELD**
Title: **TYPICAL DETAILS & OUTLINE MAINTENANCE SPECIFICATION**

Original Size **A1**
Drawing No: **LD-DA900**
Rev: **2**

Plot Date: 3 December 2025 - 5:16 PM Plotted by: Runshi Liu Cad File No: Z:\2025\2025010 29 Middle Harbour Rd, Lindfield\Drawings\CAD\2025010-LD-DA100[3].dwg