

Re: SSD-82709458

To:

11 September 2025

To: Department of Planning Housing and Infrastructure

Locked Bag 5022

PARRAMATTA NSW 2124

Attention: Adela Murimba

Dear Madam,

Re: Submission to exhibition of SSD-82709458 at 19-25
Balfour Street, Lindfield

Thank you for the opportunity to review the development related application for 17 -19 Balfour Street Lindfield; SSD-82709458 refers.

This letter of objection is on behalf of the Lindfield Killara Catholic Parish.

As owners of 10-12 Highfield Road Lindfield we object most strongly as we will be directly negatively impacted by this development.

Also, this proposal will have negative impacts on the priests, parishioners, school community parents and teachers of Holy Family Parish.

Whatever was in the mind of those who drafted the State Environmental Planning Policy (SEPP), we are sure it was not meant to result in the proposal under consideration. The application would place a tower block, in terms of height and bulk, along a street characterised by low rise dwellings. It would be out of place, out of character and destroy the quiet symmetry of the street and neighbourhood.

In Highfield Road, where the existing housing north of the development site are all low rise, it would be totally dislocating to place a 10-storey building adjacent to the houses at 8-14 Highfield Road Lindfield. The developer proposes to squeeze into this site as much building bulk as possible, by proposing minimum setbacks prescribed in building separation controls. They employ the maximum building height and floor space ratio controls and then encroach on the setbacks to try and manage the fit. The analogy is with Cinderella's step-sisters trying to squeeze their too large feet into her glass slipper.

With so much bulk and height looming in Balfour Street, there are neighbourhood consequences. Not just the incompatibility of the proposed development but its direct impact on the residents of 8 -14 Highfield Road. These buildings would face significant loss of privacy from the proposed structure and concomitant, exacerbated by the inappropriate setback controls at all levels of the building. We argue that it is not reasonable that the amenity of the residents of these neighbouring houses should be so adversely affected.

Is anything proposed to ameliorate apartments in the new development overlooking adding properties?

To argue that trees or above ground planting should provide a natural barrier, when the soil depth will almost certainly preclude the robust growth of any tree proposed as an adequate protection of privacy, should be summarily dismissed.

Already, a tree on our property, one of the remnant Blue Gum High forest of northern Sydney has been killed by the tree vandalism in one of the properties part of this proposal. We believe we have every right to be sceptical of any plans by the proponent to protect our privacy.

The proponents seem to have paid scant attention to carrying out any meaningful arboricultural assessment regarding the existing vegetation as to what MUST be retained to maintain plant biodiversity.

Similarly, their attention to the flora and fauna diversity, and any regard for the impacts on the biodiversity zone on which the site is located is lacking.

We are also greatly concerned by the excavation of the site that would be required to accommodate two levels of parking below ground. There is no mention that braced retaining barriers would be progressively installed as the excavation proceeded, potentially damaging tree roots and infrastructure on our property.

This development also raises a general issue of traffic and its impact on the day to day operation of Holy Family Catholic Primary School.

Balfour Street is already quite a busy street, and has become more so with the opening of Coles supermarket and the apartments above it.

Parents dropping children at Holy Family School enter the Church and School driveway via Balfour Lane and exit onto Highfield Road. Exiting traffic must turn left out of the driveway onto Highfield Road and if necessary return to the Highway via Wallace Parade and Balfour Street.

So, not only will Balfour Street be expected to carry the existing traffic, but the increased traffic created by building 98 additional housing lots on an already busy and at times congested street.

This will be further exacerbated at School pickup which commences at 2.30pm on school days.

Currently, most parents on pick up arrive at the Church and School gates from 2.15pm and traffic already backs up along Balfour Lane into Balfour Street down to Bent Street.

With additional traffic and cars being parked along Balfour Street as a result of this proposed development the traffic in Balfour Street will get dramatically more congested.

On behalf of the Church and School community of Holy Family Parish Lindfield, we pray that the proposed development of 19 -25 Balfour Street is refused and very significant modifications are required to ameliorate the range of deleterious effects it would bring to the locality.

Coincidentally, it would give more credence to the due diligence surrounding this development if in their documentation they correctly identified the location of Holy Family Catholic Church and Holy Family Primary School in Highfield Road.

Yours sincerely,

Anthony Cassidy
Secretary, Finance Committee,
Lindfield Killara Catholic Parish
PO Box 22,
LINDFIELD NSW 2070