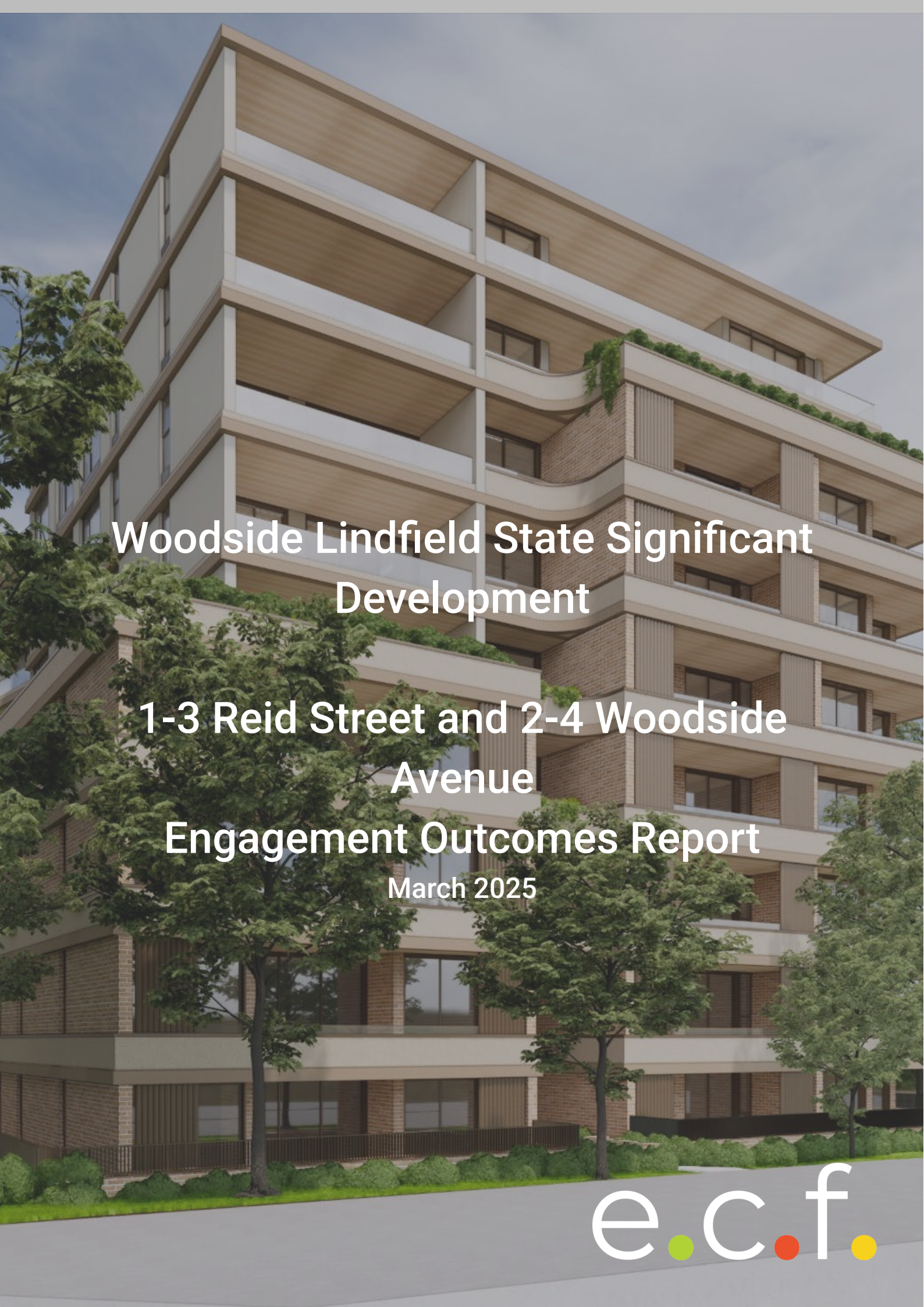




Woodside Lindfield State Significant Development

1-3 Reid Street and 2-4 Woodside
Avenue

Engagement Outcomes Report

March 2025

Table of Contents

Introduction	4
The Site.....	5
Project Description.....	6
Engagement Process.....	8
Engagement Activities.....	9
Detail of Engagement Activities.....	10
Stakeholders.....	14
Summary of Stakeholder Feedback.....	21
Appendices	23
Stakeholder Matrix	24

Prepared by:

ECF Australia Pty Ltd
ABN: 88 648 588 318
 Level 21, 8 Chifley Square
 SYDNEY NSW 2000

T: +61 (0) 460 277 372
 Sara Wilson, Practice Lead
E: info@engagecf.com.au

Rev	Date	Details	Author/s / Reviewer	Approved for issue
1	13 March 2025.	Initial draft report	Prepared by ECF Project Manager, Vanessa Till.	
1	16 March 2025	Initial draft report	Reviewed by ECF Practice Lead, Sara Wilson	
2	19 March 2025	Report updated to incorporate client feedback	Reviewed by ECF Practice Lead, Sara Wilson	
3	26 March 2025	Report updated to incorporate client feedback Final issued to client	Reviewed by ECF Practice Lead, Sara Wilson	26 March 2025

This document was prepared by ECF Australia Pty Ltd within the terms of its engagement and in direct response to a scope of services. This report is strictly limited to the purpose and the facts and matters stated in it and does not apply directly or indirectly and must not be used for any other application, purpose, use or matter. In preparing the report, ECF may have relied upon information provided to it at the time by other parties. ECF accepts no responsibility as to the accuracy or completeness of information provided by those parties at the time of preparing the document. The document does not take into account any changes in information that may have occurred since the publication of the document. If the information relied upon is subsequently determined to be false, inaccurate or incomplete then it is possible that the observations and conclusions expressed in the document may have changed. ECF does not warrant the contents of this document and shall not assume any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the document howsoever. No part of this document, its attachments or appendices may be reproduced by any process without the written consent of ECF. All enquiries should be directed to ECF.

Introduction

This report has been prepared by ECF Australia Pty Ltd for CPDM to accompany a State Significant Development Application (SSDA) to facilitate a residential flat building development incorporating in-fill affordable housing within the Lindfield Transport Oriented Development Precinct on land identified as 1-3 Reid Street and 2-4 Woodside Avenue (known as the Woodside development for the purposes of this report). This Engagement Outcomes Report has been prepared in accordance with the requirements of the SEARs issued under SSD-79261463 and in accordance with the *Undertaking Engagement Guidelines for State Significant Projects*.

Adjacent to the site is 2-8 Highgate Road Lindfield which CPDM is preparing a separate SSDA for a residential flat building development incorporating in-fill affordable housing within the Lindfield Transport Oriented Development Precinct.

Woodside is identified as a Transport Oriented Development (TOD) site on the Transport Oriented Development Sites Map under Chapter 5 of State Environmental Planning Policy (Housing SEPP) 2021 (Housing SEPP).

The application is in accordance with Chapter 2 Part 2 Division 1 of the Housing SEPP. The proposed affordable housing component is expected to be approximately 17% of the total gross floor area (GFA) of the development, with 15% of this housing for in-fill affordable housing for at least 15 years and the remaining 2% as affordable housing in perpetuity, per Chapters 2 and 5 of the Housing SEPP respectively.

Engagement and communication activities have been undertaken by CPDM during the preparation of the SSDA. While this report provides a summary of the feedback that was received during February and March 2025 in relation to the Woodside proposal, it mirrors the feedback reported in the Highgate Engagement Outcomes Report, in recognition that it has not been possible to separate the feedback on one site from feedback on the other.

The engagement that has been undertaken is underpinned by the IAP2 engagement spectrum (Inform, Consult, Involve, Collaborate and Empower).

The Site

The site, which is described in **Table 1** below and illustrated on the Site Aerial Map provided in **Figure 1**, has a primary frontage to Lindfield Avenue to the south-east, a frontage to Woodside Avenue to the south-east and Reid Street to the north-west.

The site is currently comprised of low-density free standing residential dwellings and is directly adjoined by four dwelling houses at the site's north-eastern boundary. The site is located approximately 112m south-west of the Blenheim Road Heritage Conservation Area and 90m east of the Wolseley Road Heritage Conservation Area, which is located on the western side of the rail line.

To the east of the site is an R4 high density residential zone which supports residential flat buildings and shop top housing ranging from six to eight storeys in height.

Total Site Area: 3,852.8m²

Table 1: Site Description

Ref No.	Legal Description	Address
1	Lot 98 DP 6608	1 Reid Street, Lindfield
2	Lot 99 DP 6608	3 Reid Street, Lindfield
3	Lot 10 DP 794252	2 Woodside Avenue, Lindfield
4	Lot 1X DP 377076, Lot A DP 354389 and Lot 104 DP 6608	4 Woodside Avenue, Lindfield



Image 1: Site Aerial Map

Source: Sixmaps, ECF Australia Pty Ltd

Project Description

The SSDA seeks consent for construction of a residential flat building development including in-fill affordable housing, compliant with the State Environmental Planning Policy (Housing SEPP) 2021 (Housing SEPP).

Specifically, the proposed development includes a residential flat building development of nine-storeys set in a landscaped garden to comprise:

- 89 apartments featuring a mix of one, two and three-bedroom apartments, including 15% of total GFA provided as in-fill affordable housing which will be provided for at least 15 years and a 2% affordable housing component in perpetuity.
- Basement parking for residents and guests

Engagement and communication activities have been undertaken by ECF Australia Pty Ltd on behalf of CPDM during the preparation of the SSDA. This report provides a summary of the feedback that was received during February and March 2025.

The engagement that has been undertaken is underpinned by the IAP2 engagement spectrum (Inform, Consult, Involve, Collaborate and Empower) and aligns with the NSW Government's *Undertaking Engagement Guidelines for State Significant Projects March 2024*. It also complies with the requirements of the Secretary's Environmental Assessment Requirements (SEARs) issued on 22 January 2025 under SSD-79261463.



Image 2: Artist impression of the Woodside development

Engagement Process

Engagement has focused on providing information to neighbours and other stakeholders to introduce the proposal and gather feedback to inform planning for the development. As the design is further refined and the project progresses through the planning approval process, further information will be provided to stakeholders.

Objectives

The objectives of the engagement with stakeholders were to:

- Provide accurate and timely information about the proposal.
- Deliver an independent, transparent and accountable engagement process where stakeholders were able to give feedback and request further information.
- Create pathways for stakeholder feedback and interaction.
- Understand stakeholder concerns.

The engagement objectives are underpinned by the IAP2 engagement spectrum (Inform, Consult, Involve, Collaborate and Empower). See below.

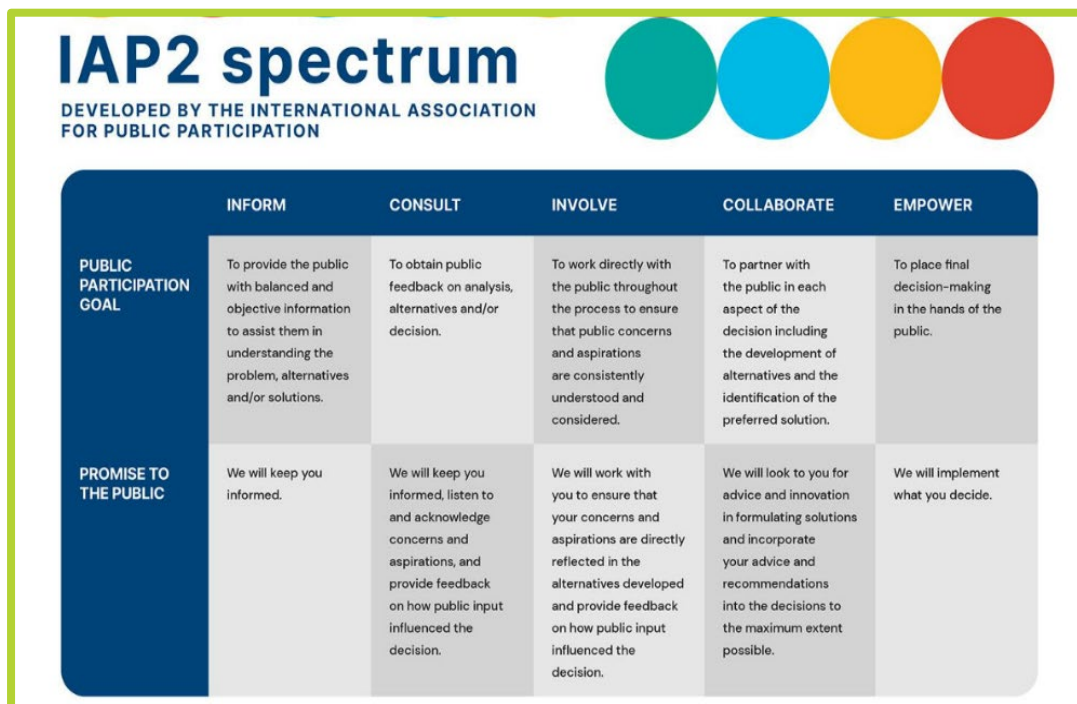
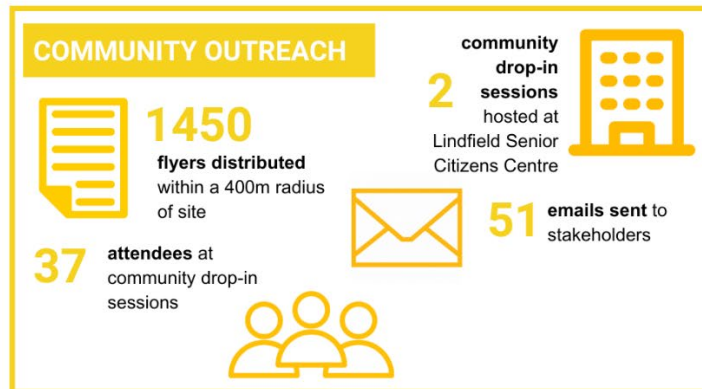


Image 3: IAP2 spectrum

Engagement Activities

The following provides a summary of how stakeholders were engaged with during the preparation of the SSDA.

ENGAGEMENT ACTIVITIES FEBRUARY - MARCH 2025



Detail of Engagement Activities

Engagement Activities and Timing

The following engagement activities have been undertaken during the preparation of the SSDA.

Tool	Purpose	Timing
Project information flyer	A project flyer was sent to private landowners and businesses (within 400 metre radius of the site) to inform neighbours of the project, provide a link to the website, notify of upcoming community drop-ins, and provide contact details for further information.	February 2025 (see appendix)
Email inbox	Provided channel for stakeholders to contact the project team, ask questions and provide feedback.	Established February 2025.
Project website	Provided a 24-hour channel for community to access information about the project and access contact details	Uploaded February 2025.
Emails to stakeholders	Email sent to stakeholders (elected representatives, Council, community and business groups, religious and educational institutions, peak bodies), informing them about the project and offering a briefing.	February 2025
Community survey	Available online via a link on the website and a QR code on the project flyer to gather feedback on the project from a local perspective and identify concerns/suggestions	February - March 2025
Community drop-in sessions	Two sessions held at Lindfield Senior Citizens Centre to provide information, seek feedback and understand concerns and suggestions. A0 size display boards and flyer on display during sessions. Hard copy versions of community survey were made available.	March 2025

Neighbour notification (flyer drop)

Neighbours were notified via a letterbox drop with information in a flyer about the proposal and the intention for CPDM to submit a State Significant Development Application (SSDA) to facilitate a residential flat building development incorporating in-fill affordable housing at 'Woodside' within the Lindfield Transport Oriented Development Precinct.

The flyer was distributed to 1450 addresses (neighbours are defined as properties within 400 metres of the precinct boundary).

The flyer also invited recipients to attend either of two community drop-in sessions at Lindfield Senior Citizens Centre on Tuesday 4 March at 12.30-2.30pm or 5.30pm-7.30pm. The flyer included a brief description of what is proposed, an address for the proposal website and an email address for people to request a meeting or further information.

A copy of the neighbour notification can be found in the appendix to this report.

Stakeholder email

In addition to the neighbour flyer drop, key stakeholders were notified about the project and the intention of CPDM to submit a State Significant Development Application. The email was sent to 51 stakeholders including businesses, government agencies, elected representatives, industry bodies, community groups, religious and educational institutions.

The email included a brief description of what is proposed, an address for the proposal website and an email address for people to request further information. The email included an invitation for recipients to attend either of two community drop-in sessions at Lindfield Senior Citizens Centre on Tuesday 4 March at 12.30pm-2.30pm or 5.30pm-7.30pm.

A copy of the stakeholder email can be found in the appendix to this report.

Community survey

A community survey was launched in both English and Mandarin to gather insights from stakeholders about their perspectives on the proposed developments.

The survey aimed to capture feedback on key aspects such as design preferences, potential concerns, and opportunities for community benefits. The responses collected will help inform the SSDA and ensure alignment with community interests.

The survey was accessible via the project website and was promoted through the stakeholder email and project flyer.

<https://www.surveymonkey.com/r/KG8D522>

A copy of the community survey in English and Mandarin can be found in the appendix to this report.

Website

A dedicated project website (www.woodsidehighgate.com.au) was established to provide information about the proposed development and facilitate community engagement.

The website includes project details, community drop in session details, contact details for the project team, and community survey links in both English and Mandarin providing a number of opportunities for community members to submit feedback.

Email inbox

A dedicated project email address (info@woodsidehighgate.com.au) was made available for inquiries, ensuring that residents, businesses, and other stakeholders had a direct channel for questions and concerns.

The email address was provided in the project flyer and stakeholder email, providing a channel for stakeholders to contact the project team, ask questions and provide feedback.

Seven emails were received via the email inbox.

Community drop-in sessions

Two community drop-in sessions were held to provide residents and other stakeholders with an opportunity to learn about the proposed development, ask questions, and provide feedback in person. These sessions took place at the Lindfield Senior Citizens Centre on Tuesday, 4 March, at two different times to accommodate a broad audience:

-  **Tuesday 4 March**
-  Lindfield Seniors Centre, Lindfield NSW
-  12:30 PM – 2:30 PM
-  5:30 PM – 7:30 PM

Attendees were able to interact with project representatives, reviewed development plans presented on A0 display boards – which received positive feedback – and discuss specific concerns or suggestions. In attendance were members of the project team who spoke Mandarin, ensuring that Mandarin-speaking community members could effectively engage in discussions. These sessions played a key role in ensuring transparency and community involvement in the planning process.

Attendees were generally supportive of the proposal but sought further details on potential impacts, particularly regarding traffic, parking, and environmental sustainability. Concerns about increased congestion on local roads and parking availability were frequently raised, with community members seeking assurances that mitigation measures would be implemented. Additionally, there was significant interest in how the project would enhance the local area, including improvements to amenities and services.

Participants appreciated the opportunity to discuss these issues in an open forum and valued the commitment to ongoing engagement. They emphasised the need for continued consultation to ensure that concerns around noise, lighting, and the broader environmental impact are effectively addressed.

A follow up email was sent to all who attended the community drop-in sessions thanking them for their time and feedback and reminding them to complete the survey.

The follow up email and A0 display boards can be found in the appendix to this report.

Other stakeholder briefings

Stakeholder consultation has included engagement with key utilities authorities, such as Sydney Water, to assess infrastructure requirements and service availability, as detailed in the Building Services Infrastructure Report. A scoping meeting was also held on 11 December 2024 with representatives from Department of Planning, Housing and Infrastructure and Government Architect NSW in attendance to discuss project considerations and regulatory requirements.

Additionally, briefings were offered to key stakeholders, including local government representatives, business leaders, and community organisations; however, no formal requests for briefings were received from these stakeholders.

Stakeholders

Stakeholders with an interest in, or potentially impacted by, the proposal were identified during preparation of the State Significant Development Application, and a database prepared to ensure communications were provided via appropriate channels and in a timely manner.

Stakeholder interactions have been recorded in the stakeholder database. The stakeholder database is used by CPDM to keep track of its interactions with stakeholders over time, ensure commitments to stakeholders are fulfilled and provide accurate reports. The database is updated on a regular basis.

Interactions captured in the database include:

- Enquiries from stakeholders for example via email or phone.
- Meetings (in person and online) and briefings.
- Outgoing communications such as letterbox drops and emails.

Key Themes

The following provides a snapshot of the key themes we heard throughout the engagement. The key themes are further explained in the table below.



Traffic and
transportation



Visual amenity



Local character



Local
infrastructure



Affordable housing



Environment

Throughout the engagement, we heard from community members and other stakeholders that they were interested in or concerned about the following:

Theme	Description
Traffic and transport	Impacts from increased traffic needs to be planned and managed carefully so local roads remain functional and use of public transport is encouraged.
Visual amenity	Some members of the community were concerned about the height and scale of the development, while others expressed positive views about the design and materials proposed to be used.
Local character	The community expressed the view that it wants the character of the local area respected and that it should be reflected in the development.
Local infrastructure	The community wants consideration given to the capacity of local infrastructure, in particular schools and open space. Some had concerns about where children in the apartments will play.
Affordable housing	While many members of the community were pleased that there would be affordable housing included in the development, others were concerned about the impact this might have on property values and levels of crime in the area.

Theme	Description
Environment	Many members of the community were pleased to hear that there would be trees retained and improved landscaping incorporated into the development, others expressed a desire to see more of the existing trees retained on the site.

Feedback from Engagement Activities

Feedback from members of the community by engagement activity is summarised in the following tables:

Community drop-in sessions

The following feedback was received from stakeholders at the community drop-in sessions.

Theme	Feedback
Traffic	Some community members had concerns about the impacts of increased traffic in an already heavily congested area, particularly the impact of increased traffic along Lindfield Ave and at the roundabout.
Parking	Members of the community noted the existing lack of street parking in the streets surrounding Pacific Highway and Lindfield Station. Some stated that there was no point building these developments under TOD requirements if people were allowed to have private transport.
Height	Members of the community raised questions about the height of the building, particularly the nine stories. Some were confused as they thought TOD requirements meant six stories. There were comments about the proposal blocking rooftop solar for surrounding houses on the street due to its height.
Schools	Some attendees expressed concerns about the proposal contributing to further changes to local school catchments in particular for Lindfield Learning Village and Killara High, resulting in disruptions for families.
Environment	There were direct concerns expressed about the impact of the development on tree cover within the immediate area of Lindfield. Community members expressed that they would not like to see any heritage homes destroyed.

The following photos were taken at the two community drop-in sessions on Tuesday 4 March held at the Lindfield Seniors Centre.



Community survey

The following feedback was received via the community survey.

Theme	Feedback	Comments
Traffic	Many respondents (77%) to the community survey chose increased traffic as one of their concerns about new residential developments near Lindfield Station.	"...far too high and no consideration for improved traffic and infrastructure" "Traffic congestion is a big concern."
Strain on local infrastructure	Survey respondents highlighted the potential strain on local infrastructure such as public transport. However, when asked about opportunities that these new developments could present to the Lindfield area, the most popular choices for respondents were 'attracting more businesses, cafes and local services' (57% of respondents) and 'strengthening transport connections and accessibility' (34% of respondents).	"It is not sensitive to infrastructure needs that are required – walking paths/roads/cars/street parking etc." "I am happy for this type of development to proceed near Transport. Concerned about highway access for vehicles under the railway line" "Would like more discussions on future developments and how would the existing infrastructure can support the new projects on housing"
Height	The respondents of the community feedback survey commented about the height of the building, particularly the nine stories height. Some were confused as they thought TOD requirements meant six stories. Comments specified concerns for the proposal being too tall for the surrounding streetscapes.	"They are too big for the surrounding neighbourhood." "Looks ok but probably a little out of character in regards to size and bulk."

Theme	Feedback	Comments
Necessity of project	There was strong feedback from the community survey about whether there is a need for more housing in Lindfield. In the question 'How do you feel about the proposal for more housing in Lindfield?', 47% of respondents chose 'I don't think we need any more housing'. Only 27% of respondents responded that they found it difficult or very difficult to find housing in Lindfield.	"Apartments will definitely be out of character in this existing area!"
Environment	In the survey, most respondents prioritised access to parks, playgrounds and open space. Public open spaces was generally in most respondents' top choices when asked for what facilities they would most like to see located within 1km of Lindfield Station. When asked what they thought about the design, 39% of respondents indicated that they would like to see more trees retained and new ones planted around the projects.	"More detail on sustainability is needed, along with tree retention."

Emails

The following feedback was received from stakeholders via email.

Theme	Feedback	Comments
Amenity and character	Height and bulk are out of character with surrounding apartment developments. Concern about amenity and outlook of existing properties	"Block is hideous."
Traffic	Proposal will increase traffic congestion. Traffic problems need to be addressed. Consider traffic flow along Lindfield Ave, especially outside Harris Farm and IGA, Lindfield Ave and Havilah Rd intersection. Addition of another 150 - 200 residents in the area will make existing traffic problems worse.	"Need to consider the impact of an additional 150 cars into the locality" "Why build high density near a heavy rail station providing unreliable service & aging infrastructure? The Metro is much better."
Strain on local infrastructure	Put pressure on services and infrastructure. Impact on water pressure in Kenilworth Road.	"We have low water pressure that no one wants to know about let alone solve."
Affordability	The reduction in rent for the affordable housing component will not be sufficient to make these apartments affordable for those it is intended for. Interest expressed in 2 and 3 bedroom affordable apartments.	"Is there a price guide for what the 2 bedroom and 3 bedroom apartments would cost?"
Property values	Residents were concerned that the developments will negatively impact local property values. There were also concerns that the presence of affordable housing tenants in the area would potentially increase crime rates.	"Affordable housing" in other areas of Sydney has meant increase in crime rates, domestic violence and drug-dealing."

Summary of Stakeholder Feedback

The following table provides a summary of all the feedback received from neighbours and other stakeholders as well as the project response.

Area of Interest	Detail of Interest	Response to Feedback
Traffic	Concerns about increased traffic in the area generally, and particularly along Lindfield Ave and at the roundabout.	A Traffic Impact Assessment has been conducted to inform the design of the development and will be submitted with the SSDA. The Traffic Impact Assessment considers the potential impact of the development on traffic flow and whether local upgrades are required to facilitate the proposed development.
Parking	Lack of existing street parking near Pacific Highway and Lindfield Station. Concern that private transport undermines TOD principles.	The development aligns with TOD principles, encouraging public transport use and complies with the parking requirements under the Housing SEPP. All required parking will be provided on-site.
Bulk and height	Concerns about overshadowing and impact on rooftop solar. Questions about the nine-storey height exceeding TOD expectations of six stories.	Shadow analysis has been conducted to assess the potential for shadow impact to surrounding properties and is submitted as part of the architectural package. While there is a minor breach in the maximum height plane associated with the lift overruns, the height is largely consistent with the maximum height of building parameter under the Housing SEPP.
Schools	Concerns that increased housing will put pressure on the capacity of local schools resulting in more changes to school catchments and disruptions to families.	Education infrastructure planning is managed by the state government.
Strain on local infrastructure	Concerns about public transport capacity, walking paths, roads, and general infrastructure support for new residents.	Lindfield was selected as a TOD precinct by the state government in acknowledgement of the extent of existing infrastructure available in the locality, including the Lindfield train station, nearby local centre, street networks and general infrastructure.

Area of Interest	Detail of Interest	Response to Feedback
Necessity of project	Concerns about the need for more housing in Lindfield and the impact this will have on existing infrastructure and neighbourhood character.	The development aligns with broader housing strategies to address population growth. Urban design elements have been carefully considered to maintain neighbourhood character.
Environment	Concerns about loss of tree cover, heritage home preservation, and sustainability.	The project will incorporate green spaces, seeks to retain existing trees, and sustainability initiatives. Local character including heritage has been considered in the design and choice of materials. The site does not contain any heritage items nor does it fall within a heritage conservation area.

Appendices

Stakeholder matrix

Flyer

Website screenshots – www.woodsidehighgate.com.au

Stakeholder email

Stakeholder email post community drop in

Community survey template in English

Community survey template in Mandarin

Community survey report in English – 26 March 2025

Community survey report in Mandarin – 26 March 2025

A0 display boards

Stakeholder Matrix

The following stakeholders were informed about the proposal during the preparation of the State Significant Development Application.

Stakeholder	Purpose	Type of Engagement
State elected representative		
State Member for Davidson The Hon. Matt Cross MP	Inform/Consult	Letter sent with invitation for briefing.
Ku-ring-gai Council elected representatives and staff		
Mayor Christine Kay	Inform/Consult	Letter sent with invitation for briefing.
Ku-ring-gai Council General Manager David Marshall	Inform/Consult	Letter sent with invitation for briefing.
Councillor Sam Ngai (Roseville Ward)	Inform/Consult	Letter sent with invitation for briefing.
Councillor Alec Taylor (Roseville Ward)	Inform/Consult	Letter sent with invitation for briefing.
State Government Agencies and Utilities		
Sydney Water	Inform/Consult	Briefed as part of Building Services Infrastructure Report
NBN	Inform/Consult	Briefed as part of Building Services Infrastructure Report
Telstra	Inform/Consult	Briefed as part of Building Services Infrastructure Report

Stakeholder	Purpose	Type of Engagement
Ausgrid	Inform/Consult	Consulted by JN Responsive Engineering in relation to servicing requirements.
Jemena (Natural Gas)	Inform/Consult	Consulted by JN Responsive Engineering in relation to servicing requirements.
Department of Planning, Housing and Infrastructure	Inform/Consult	Scoping meeting held on 11 December 2024
Government Architect NSW	Inform/Consult	Scoping meeting held on 11 December 2024
Local Businesses		
Peter Vickers Secretary Lindfield Chamber of Commerce 345 Pacific Highway, Lindfield NSW 2070	Inform/Consult	Letter sent with invitation for briefing.
Lindfield Seniors Centre	Inform/Consult	Letter sent with invitation for briefing.
Lindfield Public Library	Inform/Consult	Letter sent with invitation for briefing.
Harris Farm Markets Lindfield	Inform/Consult	Letter sent with invitation for briefing.
Goodfields Eatery Lindfield	Inform/Consult	Letter sent with invitation for briefing.
McConnell Bourn Lindfield	Inform/Consult	Letter sent with invitation for briefing.

Stakeholder	Purpose	Type of Engagement
LCG Lindfield	Inform/Consult	Letter sent with invitation for briefing.
Urban Taskforce	Inform/Consult	Letter sent with invitation for briefing.
Schools		
Holy Family Catholic Primary School Lindfield	Inform/Consult	Letter sent with invitation for briefing.
Reddam Early Learning School Lindfield	Inform/Consult	Letter sent with invitation for briefing.
Cromehurst School/Cromehurst Foundation	Inform/Consult	Letter sent with invitation for briefing.
Lindfield Public School	Inform/Consult	Letter sent with invitation for briefing.
Lindfield Learning Village	Inform/Consult	Letter sent with invitation for briefing.
Local Sporting Organisations		
Lindfield Rugby Union	Inform/Consult	Letter sent with invitation for briefing.
Northern Suburbs Football Association	Inform/Consult	Letter sent with invitation for briefing.
All Saints Lindfield	Inform/Consult	Letter sent with invitation for briefing.
Religious Organisations		
North Shore Synagogue	Inform/Consult	Letter sent with invitation for briefing.

Stakeholder	Purpose	Type of Engagement
Catholic Parish of Lindfield	Inform/Consult	Letter sent with invitation for briefing.
Neighbours		
Private landowners, and residents (within 400 metre radius of precinct)	Inform/Consult	Letterbox drop – flyer with invitation for briefing. 1450 flyers distributed, 37 community drop-in attendees across 2 community drop-in sessions.
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Email
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person

Stakeholder	Purpose	Type of Engagement
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person

Stakeholder	Purpose	Type of Engagement
	Inform/Consult	In-person
	Inform/Consult	In-person and Email
	Inform/Consult	In-person
	Inform/Consult	In-person
	Inform/Consult	In-person
	Inform/Consult	In-person
	Inform/Consult	In-person
	Inform/Consult	In-person
	Inform/Consult	In-person
	Inform/Consult	In-person
	Inform/Consult	In-person
	Inform/Consult	In-person

Stakeholder	Purpose	Type of Engagement
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	In-person
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Website form
[REDACTED]	Inform/Consult	Email



*Indicative artist impression, subject to change and subject to approvals

Woodside and Highgate, Lindfield

Two new residential apartment developments are being proposed for Lindfield, conveniently located close to Lindfield Station. Both developments will include landscaped gardens and parking for residents and visitors. Each will include a mix of one, two and three bedroom apartments.

Highgate features 84 apartments, of which 23 will be set aside for rent to eligible affordable housing tenants.

Woodside features 89 apartments of which 22 will be set aside for rent to eligible affordable housing tenants.

The sites for the proposed developments are between Reid Street, Highgate Road and Woodside Avenue and are part of the NSW Government's Transit-Oriented Development Precinct initiative, within Ku-ring-gai Council local government area.

Benefits for the community



Connectivity Within walking distance of Lindfield Station, providing access to Chatswood CBD in 5 minutes, and Sydney's CBD in 30 minutes.



Diversity With a mix of apartment sizes, the developments will appeal to singles, couples and families.



Sustainability The developments incorporate a number of sustainability measures.

What is affordable housing?

Affordable housing provides homes for people who provide critical services in our community, such as teachers, nurses, childcare workers and paramedics, in locations near their place of work.

Planning process

These projects are being assessed by the NSW Department of Planning, Housing and Infrastructure, through a State Significant approval process under the NSW Government's Transport-Oriented Development Precincts initiative. Technical investigations and community engagement are currently underway to inform the State Significant Development Applications.

Location

Community consultation

We are committed to listening and gathering your feedback to inform better design for the community.
You can find out more by:

- Visiting our website:
www.woodsidehighgate.com.au
- Emailing our team:
info@woodsidehighgate.com.au
- Visiting us at a community drop-in session

Community drop-in sessions

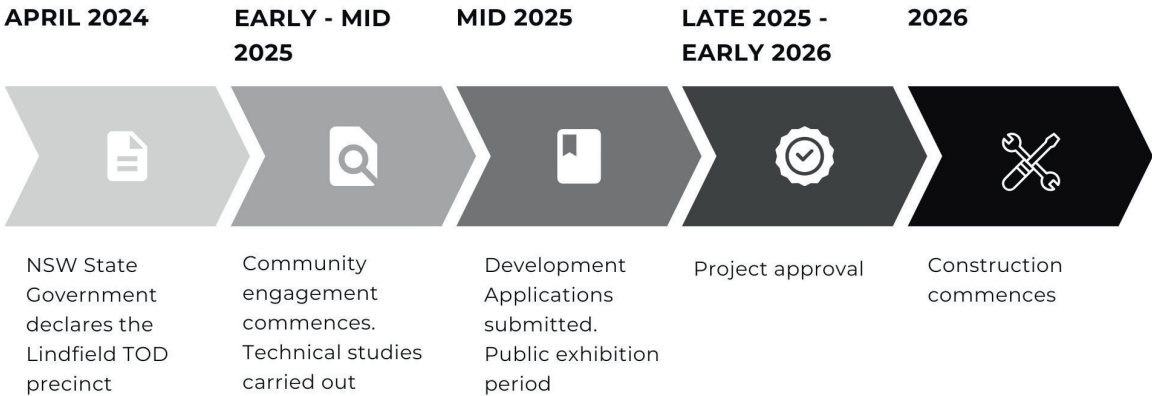
Tuesday 4 March 12.30pm – 2.30pm
OR
Tuesday 4 March 5.30pm – 7.30pm
Lindfield Senior Citizens Centre
259 Pacific Highway Lindfield 2070

Drop in anytime between these times, meet the project team and find out about what’s proposed. We’re eager to hear your feedback.

If you're unable to make it to a community drop-in session, we also have a community survey you can fill out through the QR code.



Project timeline



*Indicative artist impression, subject to change and subject to approvals



Website – www.woodsidehighgate.com.au

Projects

Community Benefits

News

Gallery

Contact



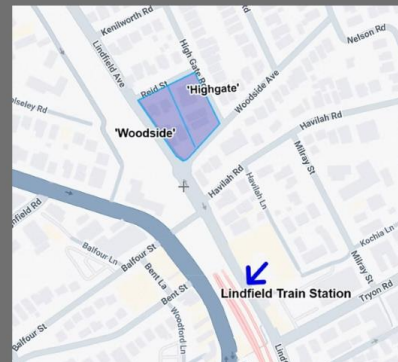
Woodside and Highgate, Lindfield

Woodside and Highgate, Lindfield

"Woodside" and "Highgate" are two proposed new residential apartment developments conveniently located close to Lindfield Station.

The location for the proposed apartments is between Reid Street, Highgate Road and Woodside Avenue, Lindfield. They are part of the NSW Government's Transit-Oriented Development Precinct Initiative, and are in the Ku-ring-gai Council local government area.

CPDM[®]



WOODSIDE

89 apartments with a mix of one, two and three bedrooms. There will be 22 of the 89 apartments set aside for rent to affordable housing tenants, as well as resident parking and landscaped grounds.

What is affordable housing?

Affordable housing provides homes for people who provide critical services in our community, such as teachers, nurses, childcare workers and paramedics, in locations near their place of work.

Planning process

Under the NSW Government's Transit-Oriented Development Precincts initiative, applications are assessed by the NSW Department of Planning, Housing and Infrastructure, through a State Significant approval process. Technical investigations and community engagement are currently underway to inform the State Significant Development Applications.

HIGHGATE

84 apartments with a mix of one, two and three bedrooms. There will be 23 of the 84 apartments set aside for rent to affordable housing tenants, as well as resident and visitor parking and landscaped grounds.

Frequently asked questions



Why are these developments being proposed here?



To help to address Sydney's housing needs and improve access to public transport, the NSW State Government has identified a 400-metre radius around Lindfield train station as a suitable location for increased housing density (a Transport-Oriented Development precinct or "TOD").

What is the current status of the proposals?



How will the developments impact the character of Lindfield?



How will these developments impact traffic and parking in the area?



How will the developments affect local infrastructure, such as schools and public transport?



Why is the proposed building height different from the heights allowed for TODs?



Who is the developer and what other projects have they done?



When will construction start, if approved?



When will the apartments be available for sale or rent?



COMMUNITY BENEFITS



Connectivity Within walking distance of Lindfield Station, providing access to Chatswood CBD in 5 minutes, and Sydney's CBD in 30 minutes.



Diversity With a mix of apartment sizes, the developments will appeal to singles, couples and families.



Sustainability The developments incorporate a number of sustainability measures.

PROJECT TIMELINE



Get Involved

Take our community survey
Select your preferred language (选择您的首选语言)

[Take our survey - English](#)

[参加我们的调查 - 中文](#)

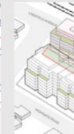
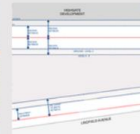
NEWS UPDATES



Community drop-in sessions

Two community drop-in sessions were held on Tuesday 4 March.

GALLERY



*Indicative artist impressions, subject to change and subject to approvals

More Information

Download more information about Woodside and Highgate here:

Download

CONTACT US

Community consultation

CPDM is committed to listening to the community, gathering your feedback to inform better design for our developments.

You can contact the project team if you have an enquiry or would like to sign up to receive project updates.



Get in touch

First name *

Last name *

Email *

Write a message

☐ Yes, I would like to receive project updates.

Submit

You can find out more by:

Emailing our team: info@woodsidehighgate.com.au

[Back to Projects](#)

Invitation: Community Drop-in Session – Tuesday 4 March, Lindfield Seniors Centre

Woodside Highgate <info@woodsidehighgate.com.au>
To: info@woodsidehighgate.com.au

Thu, Feb 27, 2025 at 1:07 PM

Good afternoon,

We invite you to attend a drop-in community session on Tuesday 4 March at Lindfield Seniors Centre to learn more about two proposed residential developments, one at 1-3 Reid Street and 2-4 Woodside Avenue Lindfield ("Woodside") and the other at 2-8 Highgate Road Lindfield ("Highgate"). The sessions will be held at the following times:

-  **Tuesday 4 March**
-  **Lindfield Seniors Centre, Lindfield NSW**
-  **12:30 PM – 2:30 PM**
-  **5:30 PM – 7:30 PM**

Located near Lindfield Station, the proposal aims to introduce approximately 170 new homes, thoughtfully designed to complement the area's suburban character while providing a range of housing options. The development aligns with the NSW Government's Transport Oriented Development reforms, ensuring well-planned, accessible housing that integrates with the local community.



Woodside site boundary



Highgate site boundary

The project seeks to support housing diversity by offering a mix of housing types that cater to families, essential workers, and long-time residents looking to stay in the area. By prioritising thoughtful design

and scale-sensitive development, these new homes will enhance Lindfield's strong sense of community while preserving its established suburban appeal.

We encourage you to drop in, meet the project team, and share your thoughts. Your feedback is invaluable in shaping a project that respects Lindfield's character while addressing housing needs.

For more details, please contact info@woodsidehighgate.com.au

We look forward to seeing you there.

Best regards,
Community Relations Team

EMAIL

Subject: Woodside Highgate, Lindfield community drop-in session - thank you

Good afternoon,

Thank you for attending one of the community drop-in sessions held on Tuesday 4 March at the Lindfield Seniors Centre about the proposed residential developments at **1-3 Reid Street and 2-4 Woodside Avenue Lindfield ("Woodside")** and **2-8 Highgate Road Lindfield ("Highgate")**.

Your feedback will help shape the detailed designs and ensure the developments meet the needs of long-term residents as well as others attracted to Lindfield's unique character and appeal.

If you haven't done so already, we encourage you to complete the community survey and provide us with your feedback on the projects:

<https://www.surveymonkey.com/r/KG8D522>

You can also provide your feedback by emailing us at info@woodsidehighgate.com.au.

Thank you again for your attendance. We look forward to continuing the conversation and keeping you updated as we progress the planning of the projects.

Kind regards,

The Community Engagement Team

Woodside Highgate, Lindfield Community Survey

Thank you for expressing interest in the proposed Woodside and Highgate developments at Lindfield. Your response to this survey will help shape the project.

1. Please tell us which of the following responses most reflect your current situation (tick more than one if more apply to you):

- ☐ I own my own home in Lindfield
- ☐ I rent in Lindfield
- ☐ I live elsewhere in Sydney
- ☐ I work in Lindfield
- ☐ I run a business in Lindfield
- ☐ I travel to or from Lindfield by train three or more times per week on average
- ☐ I'd like to continue to live in Lindfield but can't find anything that suits my needs
- ☐ I don't live in Lindfield now but plan to in the future
- ☐ Other (please specify):

2. What do you value most about Lindfield? (Using the up/down arrows, place the following facilities in order of priority):

- | | |
|---|-----|
| ■ Range of cafes and / or restaurants | ▲ ▼ |
| ■ Access to parks, playgrounds and other open space | ▲ ▼ |
| ■ Range of housing options (houses, townhouses, apartments, units) | ▲ ▼ |
| ■ Access to public transport options | ▲ ▼ |
| ■ Places to walk and cycle | ▲ ▼ |
| ■ Places for community groups to meet (community halls etc) | ▲ ▼ |
| ■ Access to medical, pharmacy and other professional services | ▲ ▼ |
| ■ Access to good educational facilities including childcare centres and schools | ▲ ▼ |
| ■ Access to local shops (supermarket, butcher, bakery, mini-mart, etc) | ▲ ▼ |

3. Thinking about your current and future needs, what facilities would you most like to see located within 1km of Lindfield Station? (Using the up/down arrows, place the following facilities in order of priority).

- | | |
|--|-----|
| ■ Play areas for all ages, all abilities | ▲ ▼ |
|--|-----|

3/14/25, 11:09 AM

Woodside Highgate, Lindfield Community Survey

 Walking and cycling paths	 
 Public open spaces	 
 Cafes and restaurants	 
 Meeting spaces for community groups	 
 Picnic/BBQ facilities	 
 Community gardens	 
 Medical, pharmacy and other professional services	 
 Retail shops (supermarket, butcher, bakery, mini-mart, newsagent)	 

4. Please rate your experience in finding housing to meet your current and/or future needs in Lindfield:

- ☐ Very easy
- ☐ Easy
- ☐ Difficult
- ☐ Very difficult
- ☐ I haven't tried (already live here, don't want to move here, etc.)

5. What type of housing would you be interested in purchasing or renting in future in Lindfield:

- ☐ One bedroom apartment
- ☐ Two bedroom apartment
- ☐ Three bedroom apartment
- ☐ Other (please specify)

6. What concerns, if any, do you have about new residential developments near Lindfield Station?

- ☐ Increased traffic and congestion
- ☐ Strain on public transport and local infrastructure
- ☐ Impact on local businesses or community atmosphere
- ☐ Environmental sustainability and green space reduction
- ☐ Affordability and accessibility of new housing
- ☐ I have no concerns

7. How would you describe the character of Lindfield, and how important is it to preserve this character in future developments?

- ☐ Very important - new developments should closely match the existing character
- ☐ Somewhat important - some change is fine, but the overall feel should remain

3/14/25, 11:09 AM

Woodside Highgate, Lindfield Community Survey

- ☐ Neutral - I have no strong opinion on this
- ☐ Not very important - Lindfield should adapt to new housing and urban needs
- ☐ Not important at all - development and change are necessary for growth

8. What opportunities do you see in these new developments for improving Lindfield as a place to live?

- ☐ Increased affordable housing options
- ☐ Enhancing the sense of community and social connections
- ☐ Attracting more businesses, cafes, and local services
- ☐ Making the area more pedestrian and cyclist-friendly
- ☐ Expanding green spaces and recreational areas
- ☐ Strengthening transport connections and accessibility

9. How do you feel about the proposal for more housing in Lindfield?

- ☐ I'm pleased to see more housing for people who provide critical services in our community
- ☐ We need more places for people to live in Lindfield generally, especially near the station
- ☐ More apartments will mean young people and those looking to downsize can stay here
- ☐ I don't think we need any more housing in the area

10. What do you think about the design?

- ☐ I like the extra greenery and landscaping
- ☐ The design looks contemporary without being too modern
- ☐ I think it will fit into the area nicely
- ☐ I think it's out of character with the existing area
- ☐ I'd like to see more trees retained and new ones planted

11. Any other comments or questions:

Done

Powered by
 **SurveyMonkey**
See how easy it is to [create surveys and forms](#).

[Privacy & Cookie Notice](#)



Woodside Highgate, Lindfield Community Survey - Chinese Translation
(Woodside Highgate, Lindfield 社区调查 - 中文翻译)

感谢您对 Lindfield 拟议的 Woodside 和 Highgate 开发项目表示兴趣。您对此调查的回答将有助于塑造项目。

1. 请选择符合您现状的选项 (可多选) :

- ☐ 我在Lindfield拥有房产
- ☐ 我在Lindfield租房居住
- ☐ 我现居悉尼其他区域
- ☐ 我在Lindfield工作
- ☐ 我在Lindfield经营商铺
- ☐ 我每周搭乘Lindfield火车站三次以上
- ☐ 我希望继续居住但找不到合适住房
- ☐ 我计划未来迁入Lindfield
- ☐ 其他 (请说明) :

2. 请按重要性排序以下Lindfield社区设施 (使用 ↑ ↓ 箭头调整优先级) :

- | | |
|------------|-----|
| ■ 多样化餐饮选择 | ▲ ▼ |
| ■ 公园与开放空间 | ▲ ▼ |
| ■ 多元化住房类型 | ▲ ▼ |
| ■ 公共交通可达性 | ▲ ▼ |
| ■ 步行骑行友好环境 | ▲ ▼ |
| ■ 社区团体活动场所 | ▲ ▼ |
| ■ 医疗及专业服务 | ▲ ▼ |
| ■ 优质教育配套 | ▲ ▼ |
| ■ 本地商业便利性 | ▲ ▼ |

3. 请按期待值排序希望新增的1公里生活圈设施 (使用 ↑ ↓ 箭头调整优先级) :

- | | |
|--------------|-----|
| ■ 全龄段无障碍游乐区 | ▲ ▼ |
| ■ 专用步行道与自行车道 | ▲ ▼ |

3/14/25, 11:10 AM

Woodside Highgate, Lindfield Community Survey - Chinese Translation (Woodside Highgate, Lindfield 社区调查 - 中文翻译)

☐ 公园绿地及广场	^	v
☐ 餐饮服务集群	^	v
☐ 社区团体多功能厅	^	v
☐ 公共野餐烧烤区	^	v
☐ 居民共建农园	^	v
☐ 医疗及专业服务综合体	^	v
☐ 基础零售配套	^	v

4. 您在Lindfield寻找合适住房的难易程度:

- ☐ 非常容易
- ☐ 比较容易
- ☐ 比较困难
- ☐ 非常困难
- ☐ 暂未寻找 (已定居/无搬迁计划等)

5. 未来住房类型倾向 (可多选) :

- ☐ 一居室公寓
- ☐ 两居室公寓
- ☐ 三居室公寓
- ☐ 其他 (请详细列出) :

6. 对火车站周边新建住宅的主要顾虑 (可多选) :

- ☐ 交通流量增加及拥堵问题
- ☐ 公共交通及基础设施压力
- ☐ 商业生态及社区氛围影响
- ☐ 环境可持续性 & 绿地减少
- ☐ 住房价格可负担性
- ☐ 没有顾虑

7. 您如何描述Lindfield的特色，并在未来开发中保持这种特色有多重要？

- ☐ 非常重要 - 新建项目应与现有特色高度协调
- ☐ 比较重要 - 可适度调整但需保持整体风格
- ☐ 保持中立
- ☐ 无需刻意保留 - 应适应现代居住需求

3/14/25, 11:10 AM

Woodside Highgate, Lindfield Community Survey - Chinese Translation (Woodside Highgate, Lindfield 社区调查 - 中文翻译)

☐ 不重要 - 发展是社区进步的必要过程

8. 您认为新建项目可带来的改善 (可多选) ?

- ☐ 增加经济适用房选择
- ☐ 强化社区凝聚力
- ☐ 吸引更多商家及服务设施
- ☐ 优化步行/骑行系统
- ☐ 拓展绿色公共空间
- ☐ 提升交通便利性

9. 对新增住房建设的看法 ?

- ☐ 支持建设必要服务人员住房
- ☐ 需要增加火车站周边住宅供给
- ☐ 公寓建设利于年轻家庭及适老化居住
- ☐ 认为无需新增住房建设

10. 对设计方案的看法 (可多选) :

- ☐ 绿化景观设计出色
- ☐ 现代风格协调得当
- ☐ 与周边环境融合良好
- ☐ 与现有社区风貌不符
- ☐ 建议加强树木保护及新植计划

11. 其他建议或疑问:

Done

Powered by

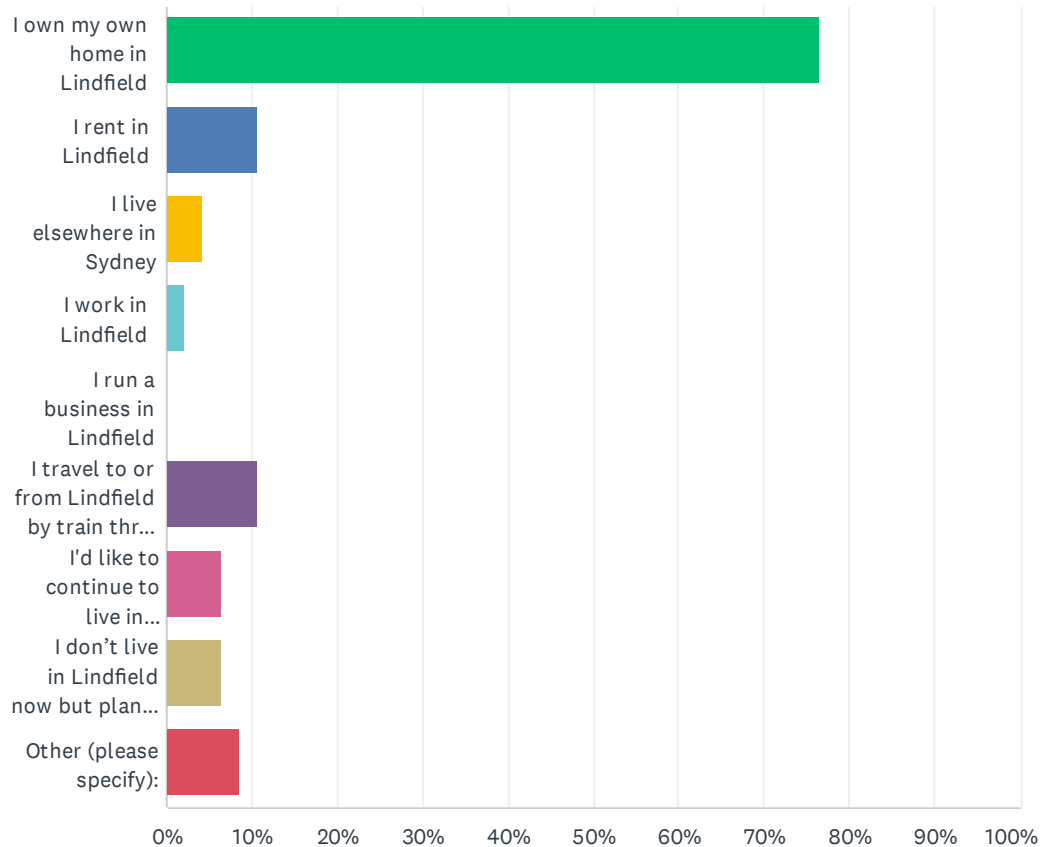


See how easy it is to [create surveys and forms](#).

[Privacy & Cookie Notice](#)

Q1 Please tell us which of the following responses most reflect your current situation (tick more than one if more apply to you):

Answered: 47 Skipped: 2



ANSWER CHOICES		RESPONSES	
I own my own home in Lindfield		76.60%	36
I rent in Lindfield		10.64%	5
I live elsewhere in Sydney		4.26%	2
I work in Lindfield		2.13%	1
I run a business in Lindfield		0.00%	0
I travel to or from Lindfield by train three or more times per week on average		10.64%	5
I'd like to continue to live in Lindfield but can't find anything that suits my needs		6.38%	3
I don't live in Lindfield now but plan to in the future		6.38%	3
Other (please specify):		8.51%	4
Total Respondents: 47			

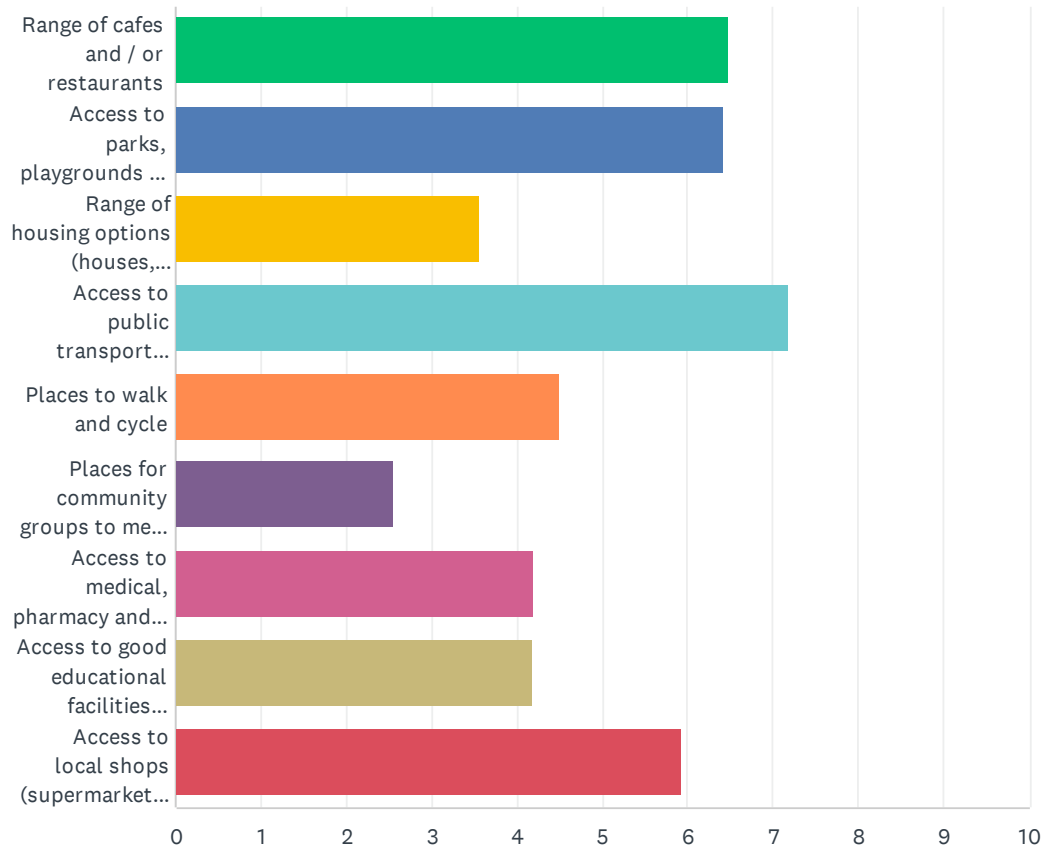
#	OTHER (PLEASE SPECIFY):	DATE
---	-------------------------	------

Woodside Highgate, Lindfield Community Survey

1	I live in Roseville but do my shopping in lindfield	3/7/2025 9:07 PM
2	Wife of home ownere	3/2/2025 11:22 AM
3	I own a home in Roseville a few minutes away from lindfield and shop in lindfield weekly (IGA and Harris Farm)	2/25/2025 1:17 PM
4	I live very nearby but not in Lindfield	2/25/2025 12:50 PM

Q2 What do you value most about Lindfield? (Using the up/down arrows, place the following facilities in order of priority):

Answered: 45 Skipped: 4

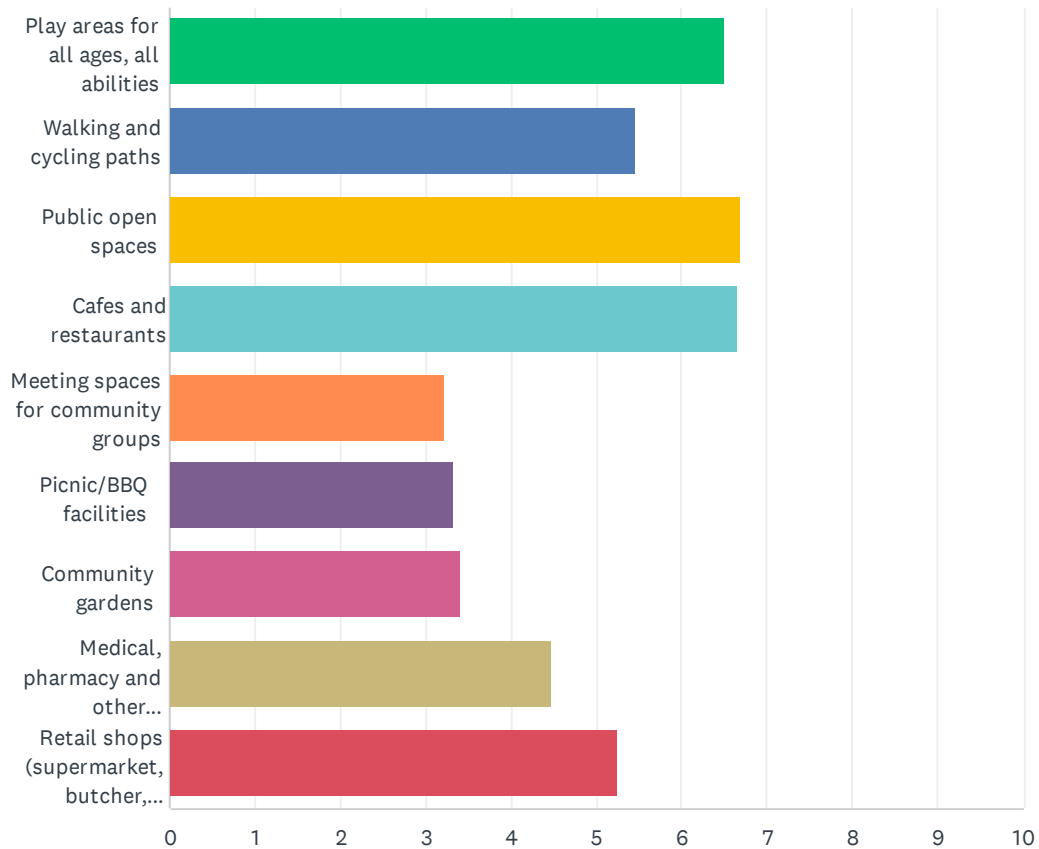


Woodside Highgate, Lindfield Community Survey

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Range of cafes and / or restaurants	13.33% 6	17.78% 8	24.44% 11	15.56% 7	15.56% 7	6.67% 3	4.44% 2	2.22% 1	0.00% 0	45	6.49
Access to parks, playgrounds and other open space	20.00% 9	22.22% 10	8.89% 4	17.78% 8	11.11% 5	11.11% 5	2.22% 1	2.22% 1	4.44% 2	45	6.42
Range of housing options (houses, townhouses, apartments, units)	4.44% 2	2.22% 1	8.89% 4	6.67% 3	6.67% 3	13.33% 6	20.00% 9	11.11% 5	26.67% 12	45	3.56
Access to public transport options	35.56% 16	22.22% 10	8.89% 4	15.56% 7	8.89% 4	0.00% 0	4.44% 2	2.22% 1	2.22% 1	45	7.18
Places to walk and cycle	0.00% 0	8.89% 4	11.11% 5	4.44% 2	26.67% 12	17.78% 8	17.78% 8	2.22% 1	11.11% 5	45	4.49
Places for community groups to meet (community halls etc)	0.00% 0	0.00% 0	0.00% 0	2.22% 1	2.22% 1	20.00% 9	17.78% 8	40.00% 18	17.78% 8	45	2.56
Access to medical, pharmacy and other professional services	4.44% 2	2.22% 1	8.89% 4	11.11% 5	11.11% 5	20.00% 9	22.22% 10	11.11% 5	8.89% 4	45	4.20
Access to good educational facilities including childcare centres and schools	4.44% 2	6.67% 3	13.33% 6	13.33% 6	6.67% 3	8.89% 4	6.67% 3	22.22% 10	17.78% 8	45	4.18
Access to local shops (supermarket, butcher, bakery, mini-mart, etc)	17.78% 8	17.78% 8	15.56% 7	13.33% 6	11.11% 5	2.22% 1	4.44% 2	6.67% 3	11.11% 5	45	5.93

Q3 Thinking about your current and future needs, what facilities would you most like to see located within 1km of Lindfield Station? (Using the up/down arrows, place the following facilities in order of priority).

Answered: 40 Skipped: 9

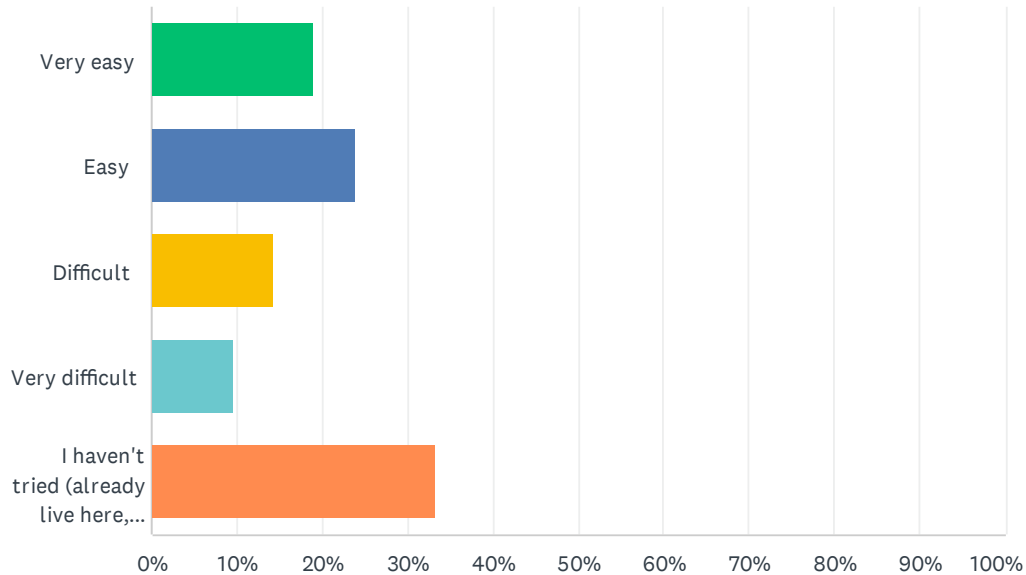


Woodside Highgate, Lindfield Community Survey

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Play areas for all ages, all abilities	22.50% 9	2.50% 1	27.50% 11	15.00% 6	17.50% 7	12.50% 5	2.50% 1	0.00% 0	0.00% 0	40	6.50
Walking and cycling paths	5.00% 2	17.50% 7	17.50% 7	15.00% 6	5.00% 2	15.00% 6	15.00% 6	7.50% 3	2.50% 1	40	5.45
Public open spaces	22.50% 9	10.00% 4	22.50% 9	22.50% 9	15.00% 6	2.50% 1	2.50% 1	0.00% 0	2.50% 1	40	6.70
Cafes and restaurants	17.50% 7	25.00% 10	5.00% 2	27.50% 11	12.50% 5	7.50% 3	5.00% 2	0.00% 0	0.00% 0	40	6.65
Meeting spaces for community groups	0.00% 0	0.00% 0	0.00% 0	2.50% 1	25.00% 10	15.00% 6	20.00% 8	25.00% 10	12.50% 5	40	3.23
Picnic/BBQ facilities	0.00% 0	5.00% 2	0.00% 0	5.00% 2	10.00% 4	25.00% 10	17.50% 7	22.50% 9	15.00% 6	40	3.33
Community gardens	2.50% 1	10.00% 4	2.50% 1	2.50% 1	5.00% 2	12.50% 5	27.50% 11	12.50% 5	25.00% 10	40	3.42
Medical, pharmacy and other professional services	5.00% 2	20.00% 8	10.00% 4	7.50% 3	5.00% 2	5.00% 2	7.50% 3	20.00% 8	20.00% 8	40	4.47
Retail shops (supermarket, butcher, bakery, mini-mart, newsagent)	25.00% 10	10.00% 4	15.00% 6	2.50% 1	5.00% 2	5.00% 2	2.50% 1	12.50% 5	22.50% 9	40	5.25

Q4 Please rate your experience in finding housing to meet your current and/or future needs in Lindfield:

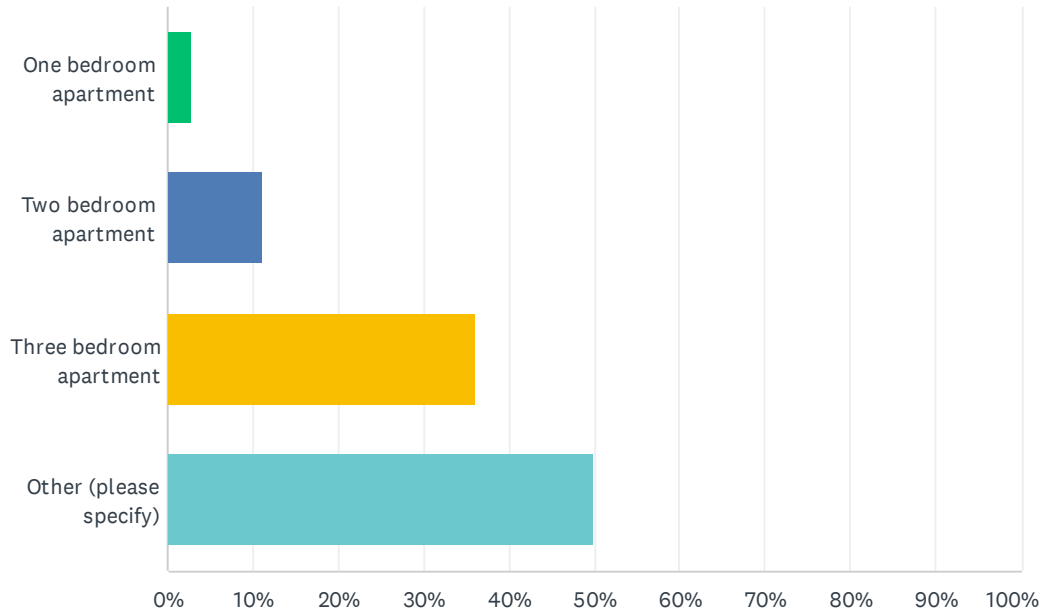
Answered: 42 Skipped: 7



ANSWER CHOICES	RESPONSES	
Very easy	19.05%	8
Easy	23.81%	10
Difficult	14.29%	6
Very difficult	9.52%	4
I haven't tried (already live here, don't want to move here, etc.)	33.33%	14
TOTAL		42

Q5 What type of housing would you be interested in purchasing or renting in future in Lindfield:

Answered: 36 Skipped: 13



ANSWER CHOICES	RESPONSES
One bedroom apartment	2.78% 1
Two bedroom apartment	11.11% 4
Three bedroom apartment	36.11% 13
Other (please specify)	50.00% 18
TOTAL	36

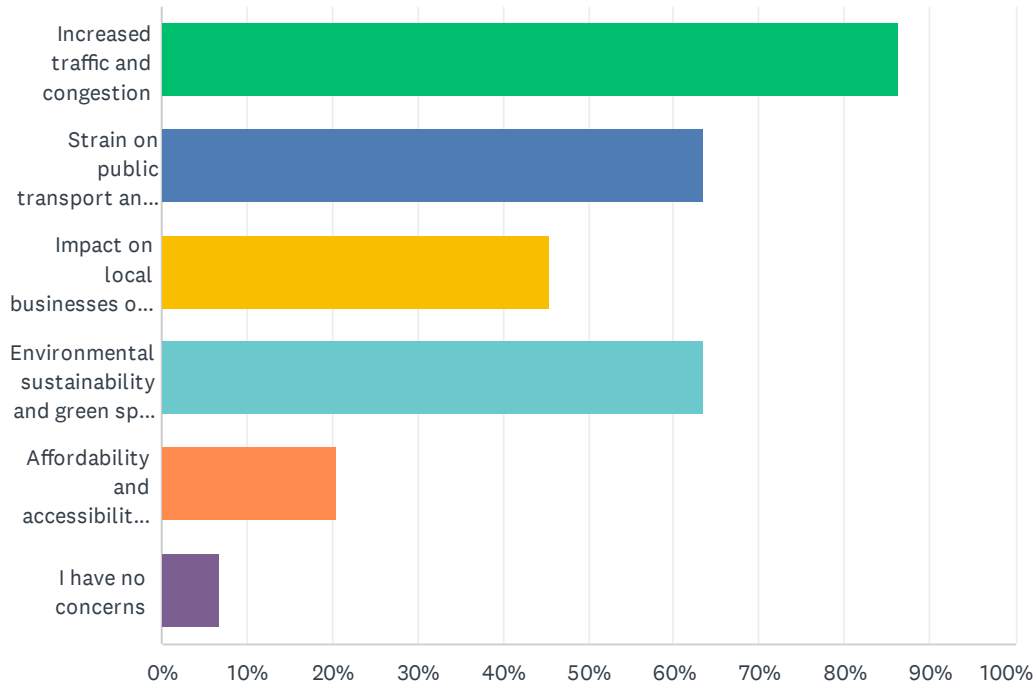
#	OTHER (PLEASE SPECIFY)	DATE
1	Existing owner	3/20/2025 12:03 AM
2	Freestanding house	3/13/2025 4:01 PM
3	Not sure we will stay given development	3/6/2025 9:25 AM
4	House	3/6/2025 9:20 AM
5	house	3/5/2025 11:39 PM
6	House	3/5/2025 11:08 PM
7	House and Garden as that's what Lindfield is known for	3/5/2025 8:53 PM
8	House	3/5/2025 7:14 PM
9	non	3/4/2025 10:50 PM
10	house	3/4/2025 8:05 PM

Woodside Highgate, Lindfield Community Survey

11	If lindfield becomes units in wouldn't want to love here anymore. Alot of locals who own their own home feel this way	3/3/2025 2:37 PM
12	Free standing house	3/2/2025 11:22 AM
13	n/a	2/28/2025 5:18 PM
14	I already live here	2/28/2025 4:49 PM
15	House	2/26/2025 7:19 PM
16	None	2/25/2025 9:31 PM
17	2/3 smaller free standing	2/25/2025 5:51 PM
18	Single storey 2-3 bedroom free standing home without stairs with small garden with a small outside entertaining area	2/25/2025 5:27 PM

Q6 What concerns, if any, do you have about new residential developments near Lindfield Station?

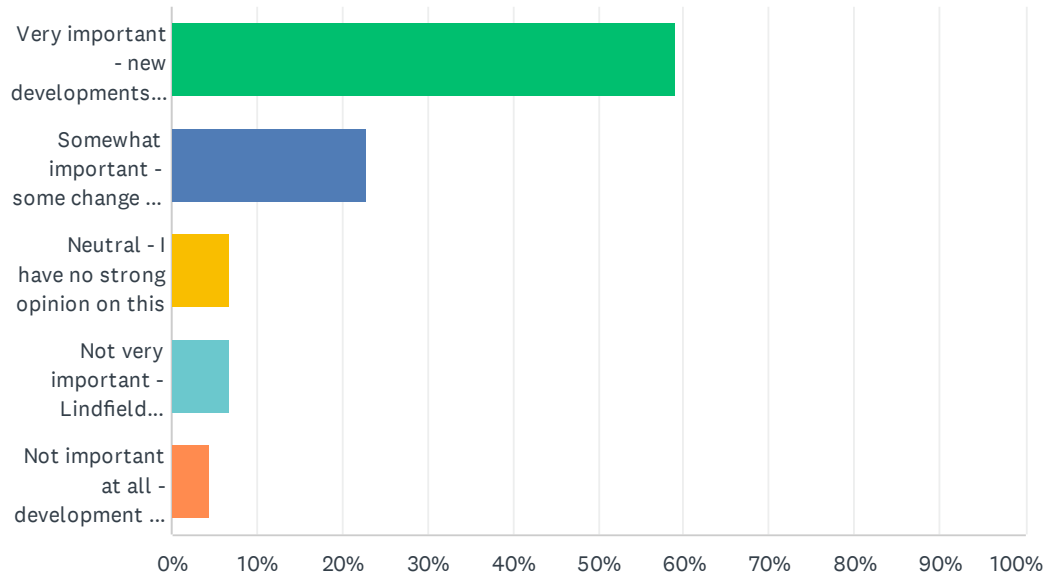
Answered: 44 Skipped: 5



ANSWER CHOICES	RESPONSES	
Increased traffic and congestion	86.36%	38
Strain on public transport and local infrastructure	63.64%	28
Impact on local businesses or community atmosphere	45.45%	20
Environmental sustainability and green space reduction	63.64%	28
Affordability and accessibility of new housing	20.45%	9
I have no concerns	6.82%	3
Total Respondents: 44		

Q7 How would you describe the character of Lindfield, and how important is it to preserve this character in future developments?

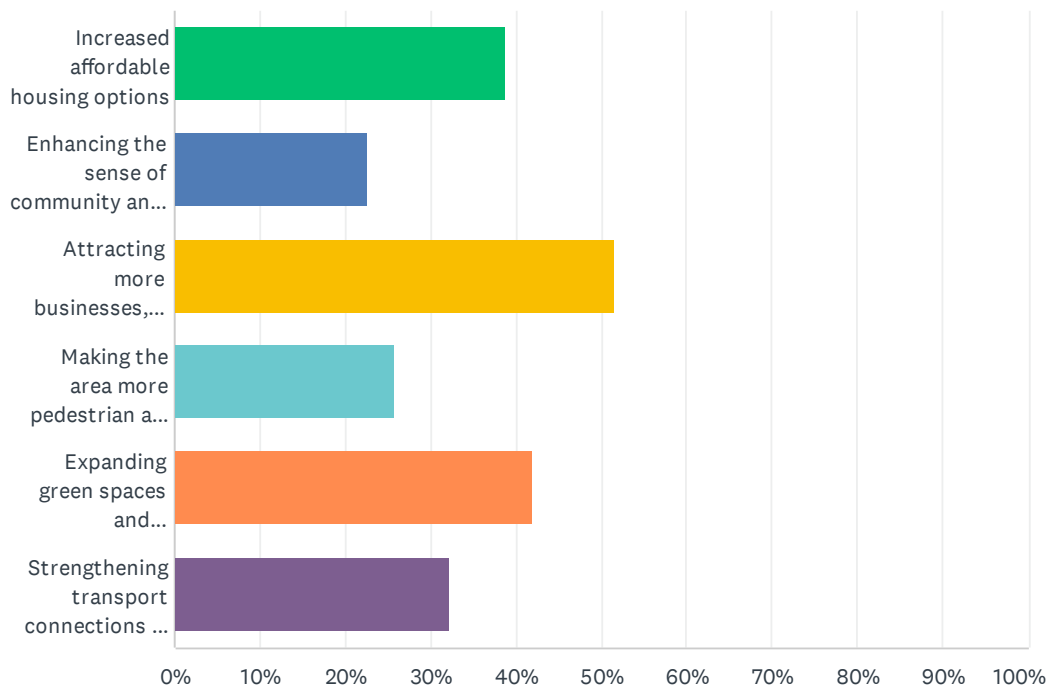
Answered: 44 Skipped: 5



ANSWER CHOICES	RESPONSES	
Very important - new developments should closely match the existing character	59.09%	26
Somewhat important - some change is fine, but the overall feel should remain	22.73%	10
Neutral - I have no strong opinion on this	6.82%	3
Not very important - Lindfield should adapt to new housing and urban needs	6.82%	3
Not important at all - development and change are necessary for growth	4.55%	2
TOTAL		44

Q8 What opportunities do you see in these new developments for improving Lindfield as a place to live?

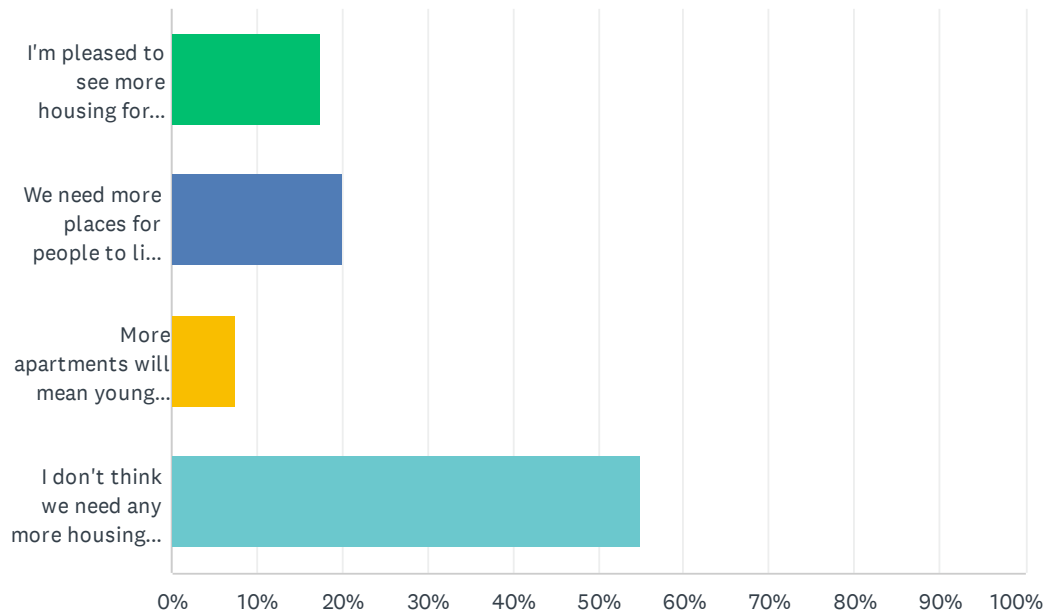
Answered: 31 Skipped: 18



ANSWER CHOICES	RESPONSES	
Increased affordable housing options	38.71%	12
Enhancing the sense of community and social connections	22.58%	7
Attracting more businesses, cafes, and local services	51.61%	16
Making the area more pedestrian and cyclist-friendly	25.81%	8
Expanding green spaces and recreational areas	41.94%	13
Strengthening transport connections and accessibility	32.26%	10
Total Respondents: 31		

Q9 How do you feel about the proposal for more housing in Lindfield?

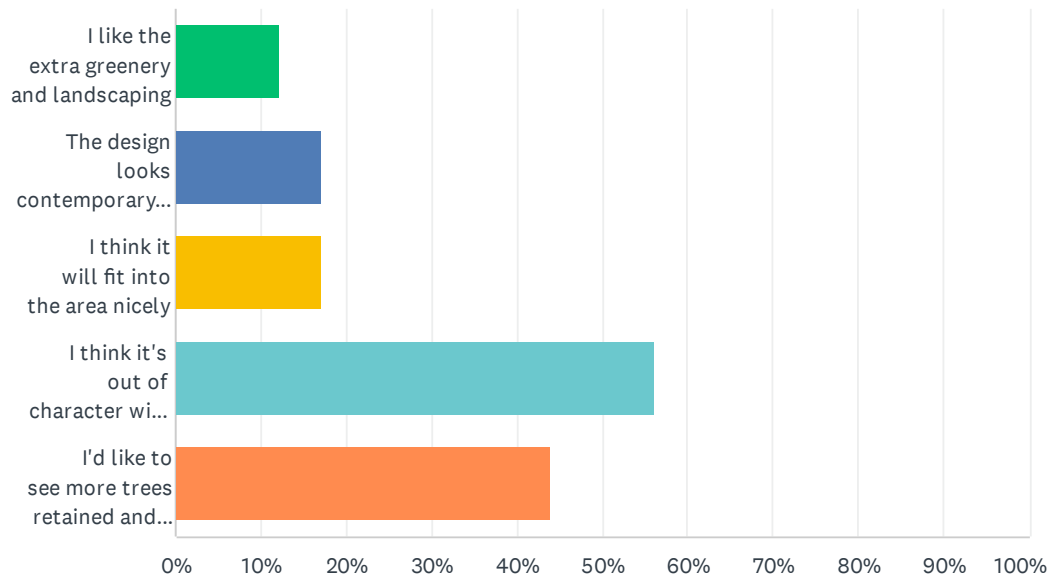
Answered: 40 Skipped: 9



ANSWER CHOICES	RESPONSES	
I'm pleased to see more housing for people who provide critical services in our community	17.50%	7
We need more places for people to live in Lindfield generally, especially near the station	20.00%	8
More apartments will mean young people and those looking to downsize can stay here	7.50%	3
I don't think we need any more housing in the area	55.00%	22
TOTAL		40

Q10 What do you think about the design?

Answered: 41 Skipped: 8



ANSWER CHOICES	RESPONSES	
I like the extra greenery and landscaping	12.20%	5
The design looks contemporary without being too modern	17.07%	7
I think it will fit into the area nicely	17.07%	7
I think it's out of character with the existing area	56.10%	23
I'd like to see more trees retained and new ones planted	43.90%	18
Total Respondents: 41		

Q11 Any other comments or questions:

Answered: 29 Skipped: 20

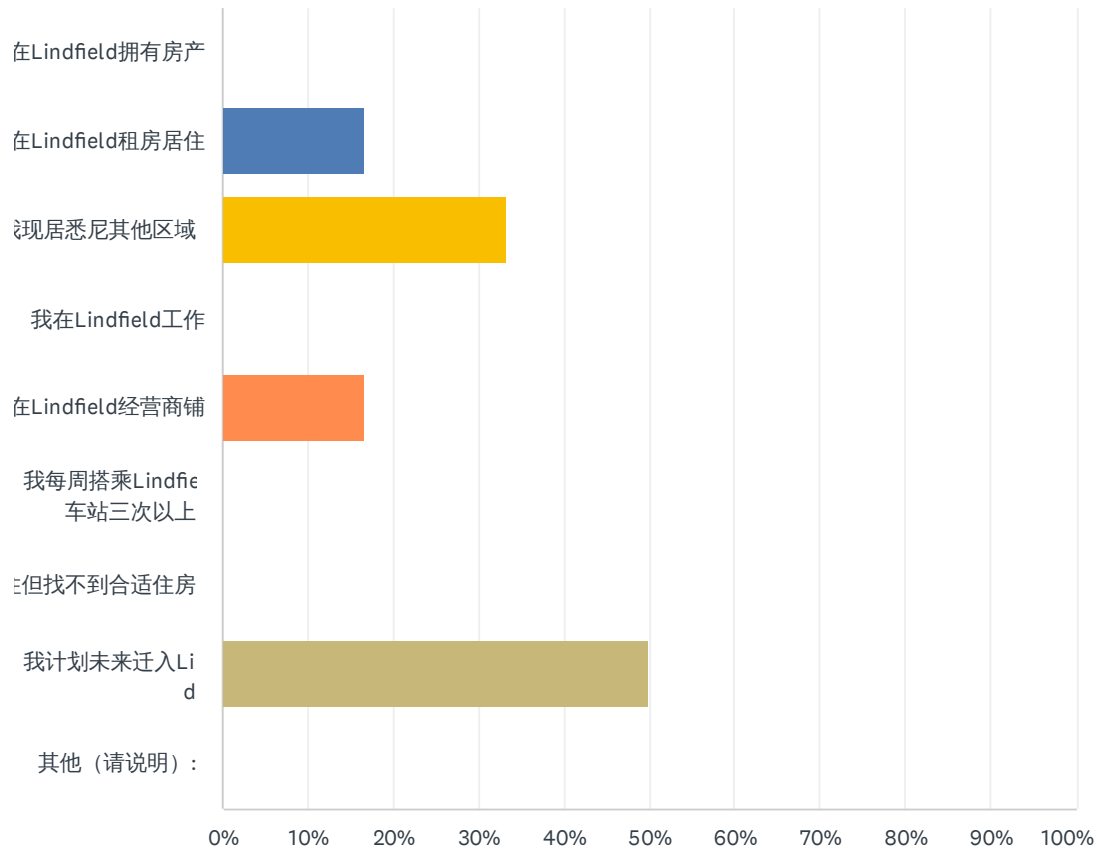
#	RESPONSES	DATE
1	Current rental prices are absurdly high. I'm interested in staying in the Lindfield area if there are options for people over 55 to rent at a realistic price.	3/21/2025 3:10 PM
2	It looks too big and high for the surrounding area - it would be more suitable above local shops rather than next to houses I.e. the new Coles development looks more suitable.	3/20/2025 8:22 AM
3	This proposed development is an absolute disgrace. It was never voted for. We don't want it. It is ugly. Don't build it.	3/20/2025 12:03 AM
4	I'm completely in agreement with the need for more housing options and apartments in this area. However, whilst this is obviously not the developers fault, the affordability of the so-called affordable apartments will be far from affordable due to the policies in place. Making the community think that it'll allow key workers to be able to afford to live in this area is highly misguided. A key worker (fx a single parent) on a median income of \$61,000/year will not be able to afford a 1-bedroom, nor a 2-bedroom unit at an average \$500-\$700/week (median rent prices of \$650-\$820/week minus 20% discount), without experiencing severe rental stress. And realistically rent for a new unit is more likely to be \$800/week for a 2-bedroom (speaking from personal experience of paying \$1000/week for a 7year old 2-bedroom unit.). In reality these "affordable" units will only be available to key workers on top income earners (likely without children). On another note, this area is in desperate need of more community infrastructure, like sports facilities catering to others than tennis players and open space. The proposed design, based on the community newsletter (no plans were available through the major project's website) does not seem empathetic or reflective of the existing green area, but rather appear very heavy and closed off.	3/14/2025 9:33 AM
5	Too large and out of character for the area. Significant negative impact on nearby residents due to height, scale and density. Will compound traffic issues around station.	3/13/2025 4:01 PM
6	I think this is a brave incentive and I wish it every success	3/12/2025 1:36 PM
7	I agree that there should be more development and affordablehousing but this project looks too big	3/9/2025 12:23 PM
8	Would like more discussions on future developments and how would the existing infrastructure can support the new projects on housing	3/8/2025 1:32 AM
9	Totally supportive of this project.	3/7/2025 9:43 AM
10	9 Storeys is too high. Your brochure is disingenuous: it is shows only 6 storeys.	3/6/2025 12:08 PM
11	Far too high and no consideration for improved traffic and infrastructure.	3/6/2025 9:25 AM
12	The 2 developments are enormous and would have a significant impact on the streetscape. They are too big for the surrounding neighbourhood	3/5/2025 11:39 PM
13	Traffic	3/5/2025 5:17 PM
14	there is no way this should be so tall, the cost effective housing is a con	3/5/2025 2:56 PM
15	This sort of development encroaches on surrounding development and is out of character. It over shadows and effects surrounding properties outlook. It devalues a lot of properties whose outlook and amenity is affected. The infrastructure or lack of is a major issue. Traffic, street parking and services are all issues. It's putting the cart before the horse.	3/4/2025 10:50 PM
16	I would like to see the height comparison between the buildings and train line	3/4/2025 2:29 PM
17	Another tissue box	3/3/2025 5:45 PM
18	The area will become over populated creating major congestion issues and it won't do anything to make housing more affordable.	3/3/2025 5:39 PM

Woodside Highgate, Lindfield Community Survey

19	Clearly this survey has been designed by someone who doesn't even live in Lindfield. You would know already there is a lack of infrastructure, services and cafes/ restuarants apart from grocery stores to cater for all these apartments. You want affordable housing and these people probably also want public education (which is already busting at the seems), medical care, which the GPs are at their limits and some have closed their books), cafes/ restuarants where there is long lines on weekends to get in. Which developer is going to give up residential to create more commercial opportunities and land to create extra community/ green spaces for the Lindfield people in general? Obviously alot of people would like to live in Lindfield as it is a pretty area but your developments destroy the beautiful heritage homes and flora and fauna that roam around. I also don't know how you can justify " affordable housing" when units would already be selling for over a couple of million each. This is not affordable and doesn't justify the destruction of the unique area that is already stretched with little infrastructure to support it with the area. Most people here support it themselves with their own resources.People in units would want more provided by governments ie parks and green spaces, schools, medical.	3/3/2025 2:37 PM
20	Traffic congestion is a big concern Don't agree with more than 6 levels. Will destroy character of the area.	3/2/2025 11:22 AM
21	Several concerns re: highgate woodside development. 1) Too High 2).would cause too much traffic congestion (already gets too congested at the roundabout on Lindfield ave/woodside and under the rail bridge to pacific highway, and Lindfield ave) during peak times. This development would make it much worse: traffic nightmare).. 3) Not in keeping with neighborhood feel 4) it is not sensitive to infrastructure needs that are required - walking paths/roads/cars/street parking etc) I am strongly opposed to this development	2/28/2025 5:18 PM
22	This design is bigger than envisaged by the TOD plan. 8 stories is too tall and will be overbearing and out of place in the neighbourhood. The impact on traffic in the area (especially on Lindfield Ave) will be untenable and likely to cause not only traffic delays but a potential danger to pedestrians and other motorists (the roundabout on Lindfield Ave and the underpass/ turn onto the Highway at Havilah are particular risk points).	2/28/2025 4:49 PM
23	It feels higher than the 6 stories and the so too dense. Also lindfield avenue and the roundabout area up to lindfield station is a choke put already. How will construction avoid making this worse and also this will add to the congestion upon completion if new owners have 2 cars ie over 300 more cars leaving via this choke point in mornings.	2/26/2025 8:31 PM
24	I am happy for this type of development to proceed near. Transport. Concerned about highway access for vehicles under the railway line.	2/26/2025 5:04 PM
25	Additional development will add to chronic traffic congestion, will reduce commuter parking, will be challenged in the Land and Environment Court	2/25/2025 9:31 PM
26	Looks ok but probably a little out of character in regards to size and bulk	2/25/2025 8:36 PM
27	More detail on sustainability is needed, along with tree retention.	2/25/2025 5:52 PM
28	The area is already congested in the local shopping area. Schools are full and there is already a shortage of open space. Infrastructure is already non existent and the area is losing its character and charm. Try driving through Lindfield shopping centre or turn on your highway from Havilah Road	2/25/2025 5:51 PM
29	The infrastructure is non existant for the needs of the hundreds of new residents that will be moving into the area. Schools are at capacity or overcrowded now, roads are disgraceful, parking is at a premium and all the history of the area will be demolished along with the lovely old homes. Build these apartments on the Highway - if you must - not in our lovely suburban streets although the same problems will still be present with the non existant infrastructure. Apartments will definitely be out of character in this existing area!	2/25/2025 5:27 PM

Q1 请选择符合您现状的选项（可多选）：

Answered: 6 Skipped: 0

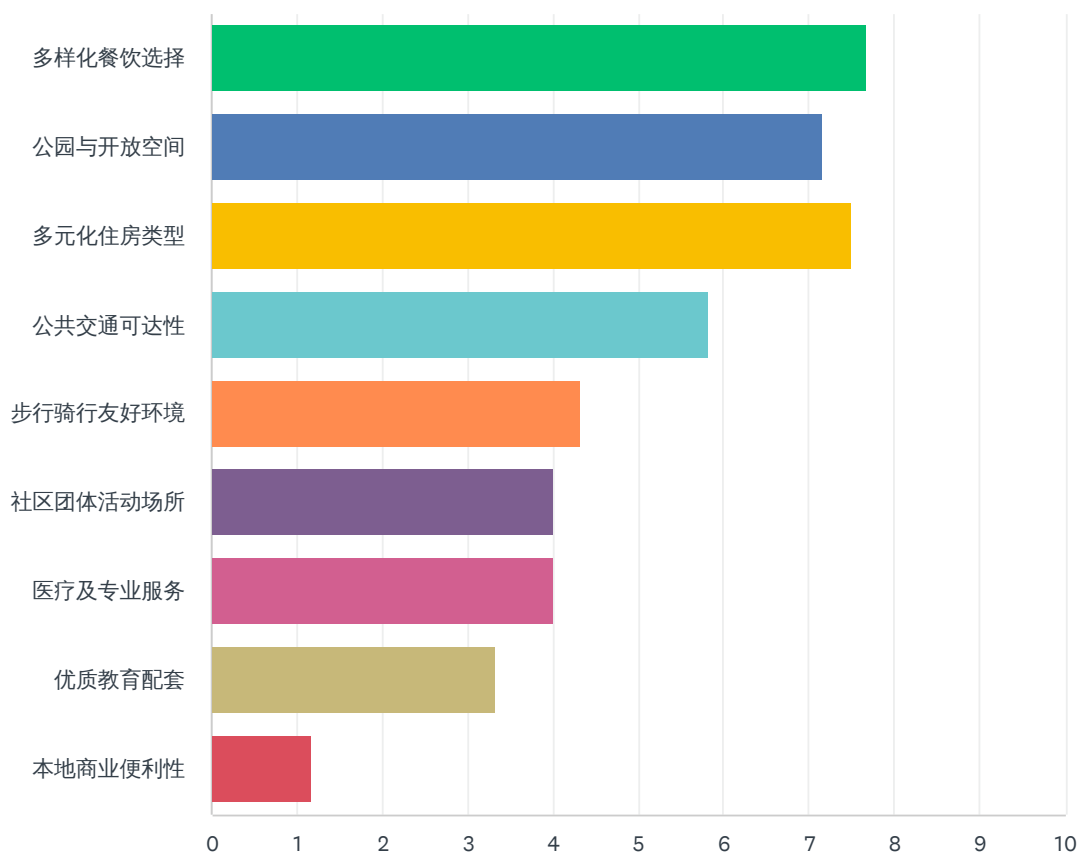


ANSWER CHOICES	RESPONSES	
我在Lindfield拥有房产	0.00%	0
我在Lindfield租房居住	16.67%	1
我现居悉尼其他区域	33.33%	2
我在Lindfield工作	0.00%	0
我在Lindfield经营商铺	16.67%	1
我每周搭乘Lindfield火车站三次以上	0.00%	0
我希望继续居住但找不到合适住房	0.00%	0
我计划未来迁入Lindfield	50.00%	3
其他 (请说明) :	0.00%	0
Total Respondents: 6		

#	其他 (请说明) :	DATE
There are no responses.		

Q2 请按重要性排序以下Lindfield社区设施（使用↑↓箭头调整优先级）：

Answered: 6 Skipped: 0

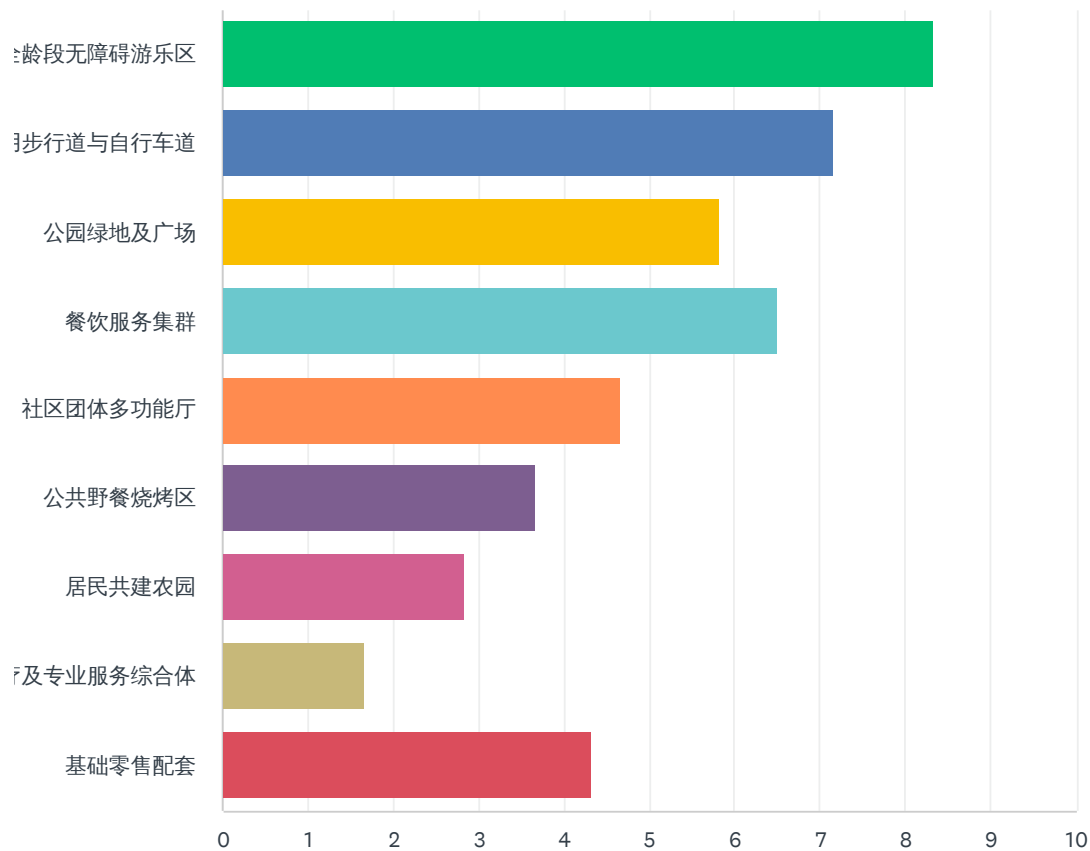


Woodside Highgate, Lindfield Community Survey - Chinese Translation (Woodside Highgate,
Lindfield 社区调查 - 中文翻译)

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
多样化餐饮选择	33.33% 2	16.67% 1	33.33% 2	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	7.67
公园与开放空间	16.67% 1	33.33% 2	16.67% 1	16.67% 1	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	7.17
多元化住房类型	33.33% 2	16.67% 1	33.33% 2	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	7.50
公共交通可达性	16.67% 1	0.00% 0	16.67% 1	50.00% 3	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 1	6	5.83
步行骑行友好环境	0.00% 0	0.00% 0	0.00% 0	0.00% 0	50.00% 3	33.33% 2	16.67% 1	0.00% 0	0.00% 0	6	4.33
社区团体活动场所	0.00% 0	0.00% 0	0.00% 0	16.67% 1	0.00% 0	50.00% 3	33.33% 2	0.00% 0	0.00% 0	6	4.00
医疗及专业服务	0.00% 0	16.67% 1	0.00% 0	0.00% 0	16.67% 1	0.00% 0	50.00% 3	16.67% 1	0.00% 0	6	4.00
优质教育配套	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	16.67% 1	0.00% 0	66.67% 4	0.00% 0	6	3.33
本地商业便利性	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 1	83.33% 5	6	1.17

Q3 请按期待值排序希望新增的1公里生活圈设施（使用↑↓箭头调整优先级）：

Answered: 6 Skipped: 0

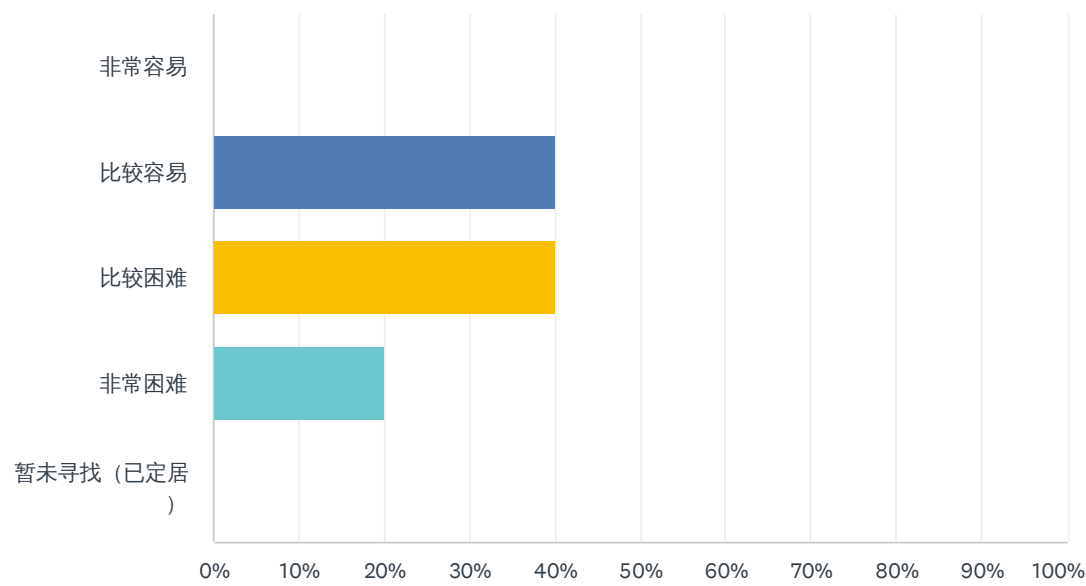


Woodside Highgate, Lindfield Community Survey - Chinese Translation (Woodside Highgate,
Lindfield 社区调查 - 中文翻译)

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
全龄段无障碍 游乐区	66.67% 4	0.00% 0	33.33% 2	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	8.33
专用步行道与 自行车道	0.00% 0	66.67% 4	0.00% 0	16.67% 1	16.67% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	6	7.17
公园绿地及广 场	0.00% 0	0.00% 0	50.00% 3	16.67% 1	0.00% 0	33.33% 2	0.00% 0	0.00% 0	0.00% 0	6	5.83
餐饮服务集群	0.00% 0	33.33% 2	16.67% 1	33.33% 2	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	6	6.50
社区团体多功 能厅	0.00% 0	0.00% 0	0.00% 0	16.67% 1	50.00% 3	16.67% 1	16.67% 1	0.00% 0	0.00% 0	6	4.67
公共野餐烧烤 区	0.00% 0	0.00% 0	0.00% 0	16.67% 1	0.00% 0	33.33% 2	33.33% 2	16.67% 1	0.00% 0	6	3.67
居民共建农园	0.00% 0	0.00% 0	0.00% 0	0.00% 0	16.67% 1	0.00% 0	50.00% 3	16.67% 1	16.67% 1	6	2.83
医疗及专业服 务综合体	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	66.67% 4	33.33% 2	6	1.67
基础零售配套	33.33% 2	0.00% 0	0.00% 0	0.00% 0	16.67% 1	0.00% 0	0.00% 0	0.00% 0	50.00% 3	6	4.33

Q4 您在Lindfield寻找合适住房的难易程度:

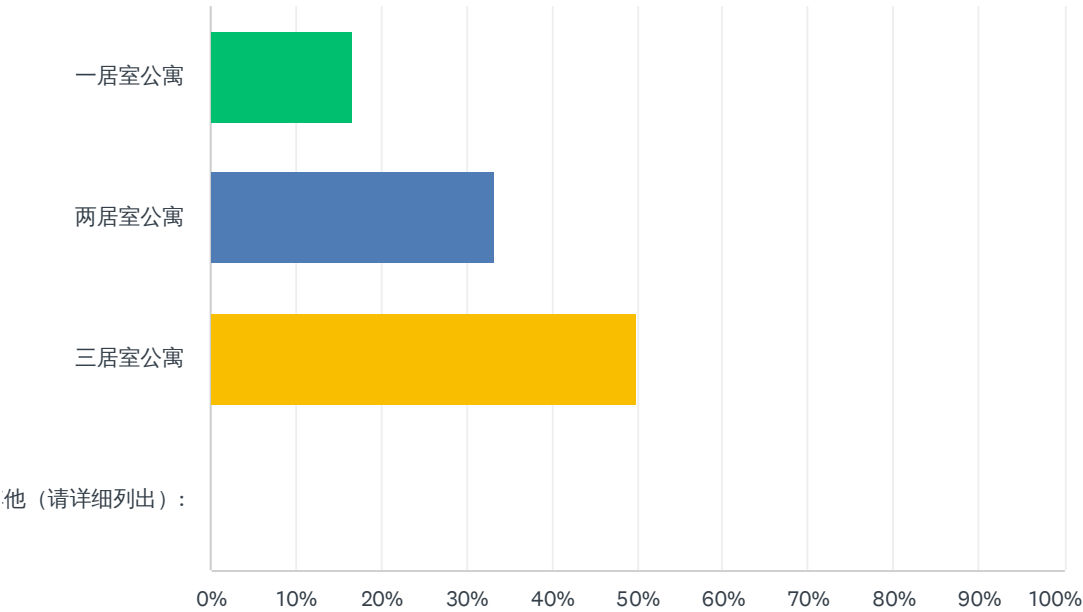
Answered: 5 Skipped: 1



ANSWER CHOICES	RESPONSES	
非常容易	0.00%	0
比较容易	40.00%	2
比较困难	40.00%	2
非常困难	20.00%	1
暂未寻找 (已定居/无搬迁计划等)	0.00%	0
TOTAL		5

Q5 未来住房类型倾向（可多选）：

Answered: 6 Skipped: 0

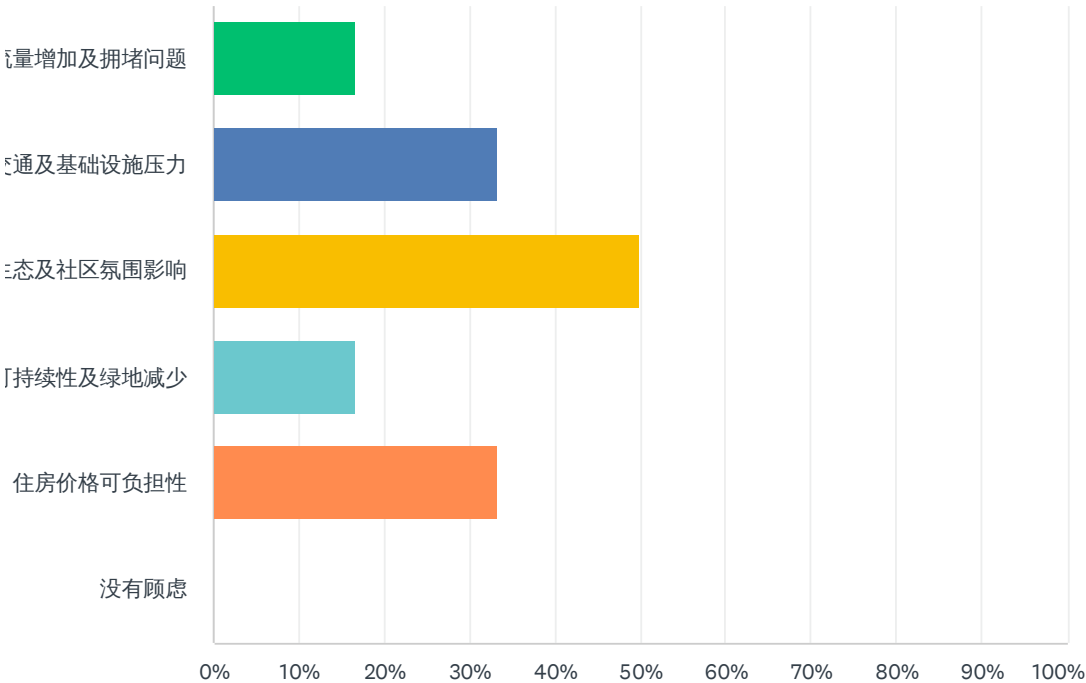


ANSWER CHOICES	RESPONSES	
一居室公寓	16.67%	1
两居室公寓	33.33%	2
三居室公寓	50.00%	3
其他（请详细列出）：	0.00%	0
TOTAL		6

#	其他（请详细列出）：	DATE
	There are no responses.	

Q6 对火车站周边新建住宅的主要顾虑（可多选）：

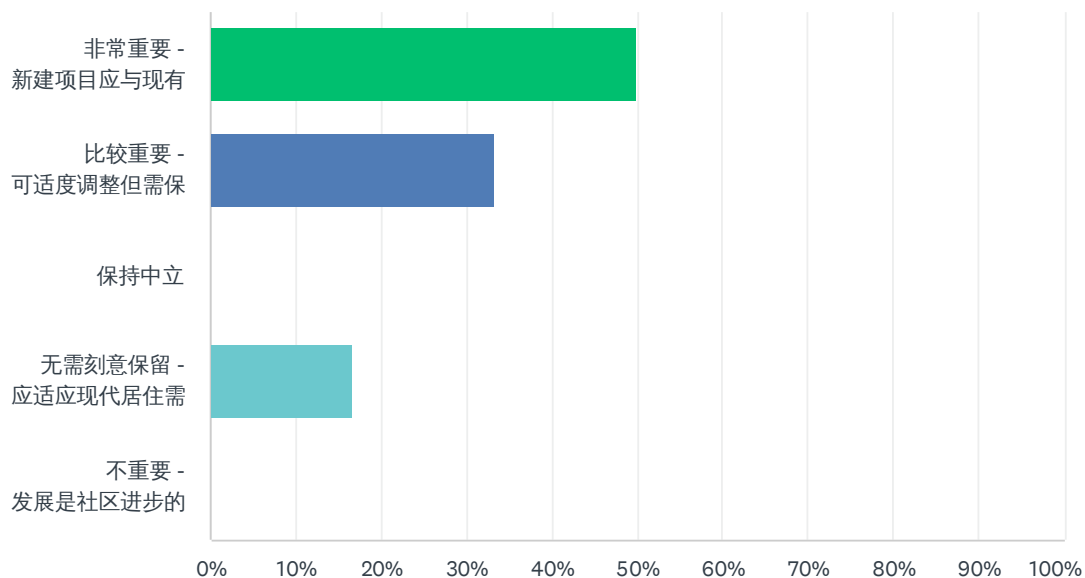
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
交通流量增加及拥堵问题	16.67%	1
公共交通及基础设施压力	33.33%	2
商业生态及社区氛围影响	50.00%	3
环境可持续性及绿地减少	16.67%	1
住房价格可负担性	33.33%	2
没有顾虑	0.00%	0
Total Respondents: 6		

Q7 您如何描述Lindfield的特色，且在未来开发中保持这种特色有多重要？

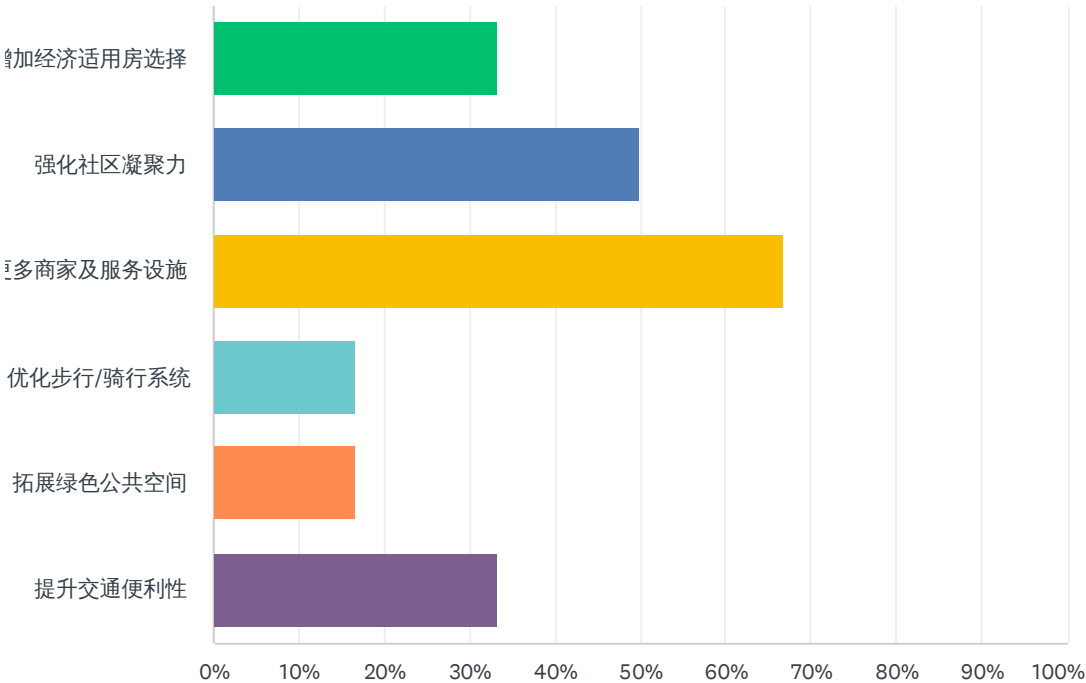
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
非常重要 - 新建项目应与现有特色高度协调	50.00%	3
比较重要 - 可适度调整但需保持整体风格	33.33%	2
保持中立	0.00%	0
无需刻意保留 - 应适应现代居住需求	16.67%	1
不重要 - 发展是社区进步的必要过程	0.00%	0
TOTAL		6

Q8 您认为新建项目可带来的改善（可多选）？

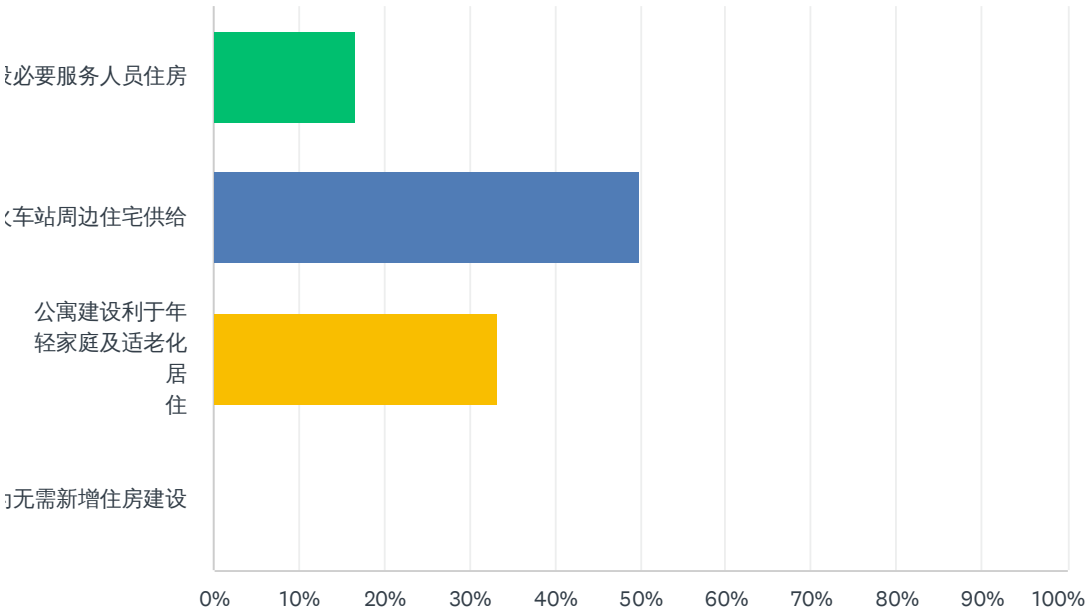
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
增加经济适用房选择	33.33%	2
强化社区凝聚力	50.00%	3
吸引更多商家及服务设施	66.67%	4
优化步行/骑行系统	16.67%	1
拓展绿色公共空间	16.67%	1
提升交通便利性	33.33%	2
Total Respondents: 6		

Q9 对新增住房建设的看法？

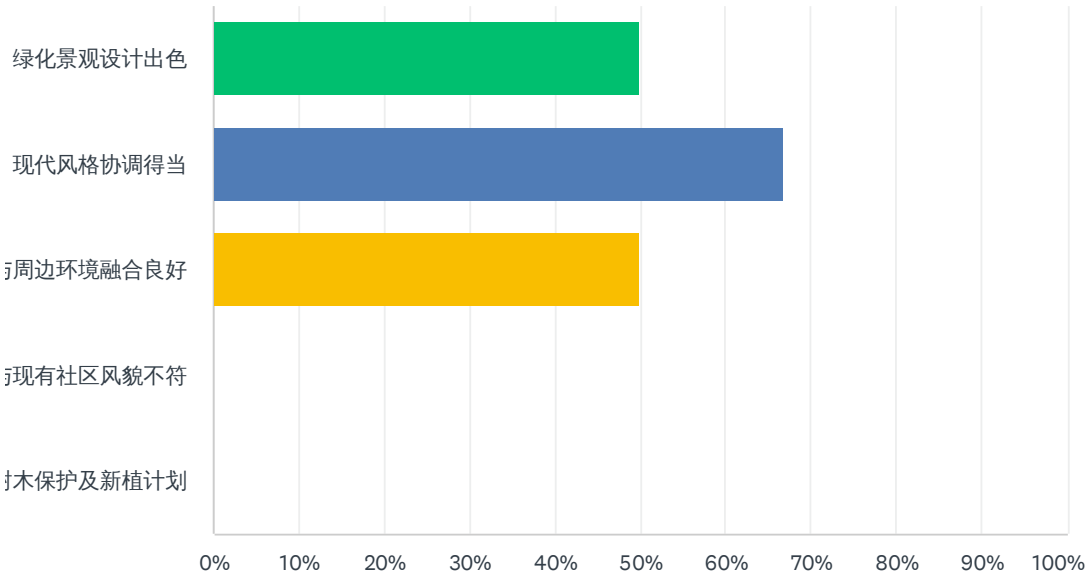
Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
支持建设必要服务人员住房	16.67%	1
需要增加火车站周边住宅供给	50.00%	3
公寓建设利于年轻家庭及适老化居住	33.33%	2
认为无需新增住房建设	0.00%	0
TOTAL		6

Q10 对设计方案的看法（可多选）：

Answered: 6 Skipped: 0



ANSWER CHOICES	RESPONSES	
绿化景观设计出色	50.00%	3
现代风格协调得当	66.67%	4
与周边环境融合良好	50.00%	3
与现有社区风貌不符	0.00%	0
建议加强树木保护及新植计划	0.00%	0
Total Respondents: 6		

Q11 其他建议或疑问:

Answered: 1 Skipped: 5

#	RESPONSES	DATE
1	给我们提供更多便利	3/12/2025 2:15 PM

A0 display boards

HIGHGATE, LINDFIELD

Address: 2-8 Highgate Road

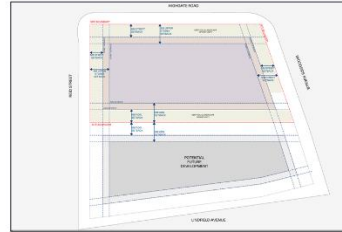


Proposed height: approximately 29.97m (9 storeys)

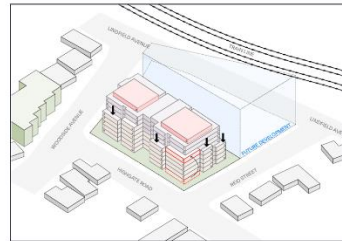
Proposed number of dwellings: approximately 84

Setbacks: 6-9m

One, two and three bedroom apartments



Highgate proposed setbacks



Highgate proposed massing

Another quality project by **CPDM**

WOODSIDE, LINDFIELD

Address: 1-3 Reid Street and 2-4 Woodside Avenue

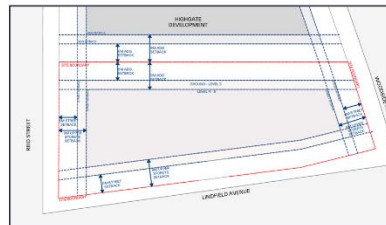


Proposed height: approximately 28.6m (9 storeys)

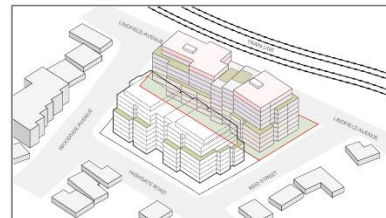
Proposed number of dwellings: approximately 89

Setbacks: 6-9m

One, two and three bedroom apartments



Woodside proposed setbacks



Woodside proposed massing

Another quality project by **CPDM**

WOODSIDE AND HIGHGATE, LINDFIELD

What's proposed

Located within the NSW Government's nominated Transport-Oriented Development (TOD) Precinct in the Ku-ring gai Council local government area, two new residential apartment developments are proposed, known as Highgate and Woodside.

Both proposed sites are located approximately 400m to the north west of Lindfield Station.

Highgate is bounded by Highgate Road, Woodside Avenue and Reid Street.

Woodside is bounded by Woodside Avenue, Lindfield Avenue and Reid Street.

Designed to embrace light and air with generous balconies, windows and access to open space, the apartment buildings will comprise:

- One, two and three bedroom apartments, catering to a range of ages, life stages, abilities and lifestyles.
- Basement car parking for residents and guests in accordance with NSW Government's State Environmental Planning Policy Housing 2021 (SEPP), reducing impacts on existing street parking availability.
- Landscaped communal areas for residents, maintaining the green environment Lindfield residents love and a strong tree retention focus and new sidewalk plantings to promote harmony with the existing environment.
- An affordable housing allocation of around 23 apartments (Highgate) and 22 apartments (Woodside), supporting the people who support our communities, and those who need support themselves, maintaining Lindfield's strong sense of a caring 'neighbourhood' in the area.



Highgate site boundary

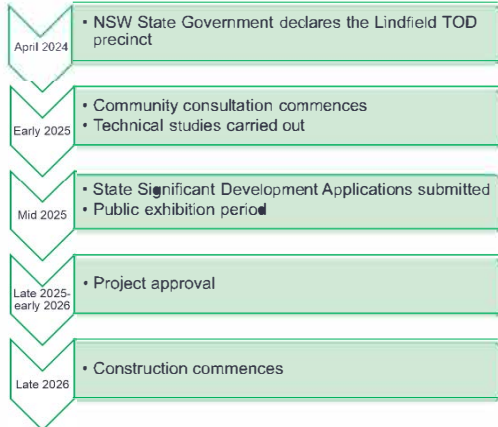


Woodside site boundary

Another quality project by **CPDM**

WOODSIDE AND HIGHGATE, LINDFIELD

Anticipated project timeline



Community consultation

At the heart of good planning lies open and transparent community consultation.

We will:

- Share information about the project with you as we move through the planning stage
- Listen to your feedback and consider your views in our planning for the project.

You can find out more by:



Visiting our website www.woodsidehighgate.com.au



Emailing our team info@woodsidehighgate.com.au

Another quality project by **CPDM**

WOODSIDE AND HIGHGATE, LINDFIELD

What is a Transport Oriented Development (TOD) Precinct?



NSW is facing a housing crisis. TOD Precincts allow for the development of new well-located and well-designed mid-rise housing and affordable housing within 400 metres of public transport. Lindfield has been identified by the NSW Government as a location with existing infrastructure that is appropriate to support additional housing proximate to Lindfield station.

Who lives in affordable housing?

Developments in TOD locations with total gross floor area equal to or greater than 2,000 m² are required to contribute affordable housing on the site. Affordable housing is reserved for people earning very low to moderate incomes, helping them to pay rent while also meeting other basic living costs such as food, clothing, transport, energy, medical care and education. People eligible for affordable housing can include people working full-time in an essential service such as a police officer, a nurse, teacher or a childcare worker, particularly if they are starting out in their career or supporting a family on only one income, people working in retail or manufacturing, or those who are on an aged or disability pension or other government benefit.

