

Community Engagement Report

9 - 21 Beaconsfield Parade, Lindfield

Prepared for Deicorp Projects (Lindfield) Pty Ltd

May 2025





Executive Summary

Notting Hill Advisory has prepared this Engagement Report on behalf of Deicorp Projects (Lindfield) Pty Ltd (Deicorp), in support of the State Significant Development Application (SSDA) for the site located at 9 - 21 Beaconsfield Parade, Lindfield (the Proposal).

The Proposal involves demolition of existing structures, tree removal and construction of multiple residential flat buildings (RFBs) and associated works. Access to basement parking will be via Beaconsfield Parade.

At least 10% of the floor area of the proposal will be used for the purpose of affordable housing in addition to 2% of the floor area that will be dedicated as affordable housing in perpetuity. The development will include approximately 380 apartments, with a minimum 12% of floor area to be designated for affordable housing.

The Proposal constitutes State Significant Development (SSD) pursuant to Schedule 26A (in-fill affordable housing) of State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) being:

- A development on land in the Eastern Harbour City with an estimated cost of development greater than \$75 million
- A development that does not involve development prohibited under an EPI applying to the land; and
- Up to 15% affordable housing (for 15 years).

The engagement approach for the Proposal has been conducted in accordance with the principles set out in the *Undertaking Engagement Guidelines for State Significant Projects* (the Guidelines) whilst considering the Public Participation Spectrum set out by the International Association for Public Participation Australasia (IAP2).

The information in this report illustrates that engagement carried out has been transparent and effective, while noting that Deicorp is committed to ongoing consultation with the community as the project progresses through the next phase of planning.

The site is illustrated below in **Figure 1**.

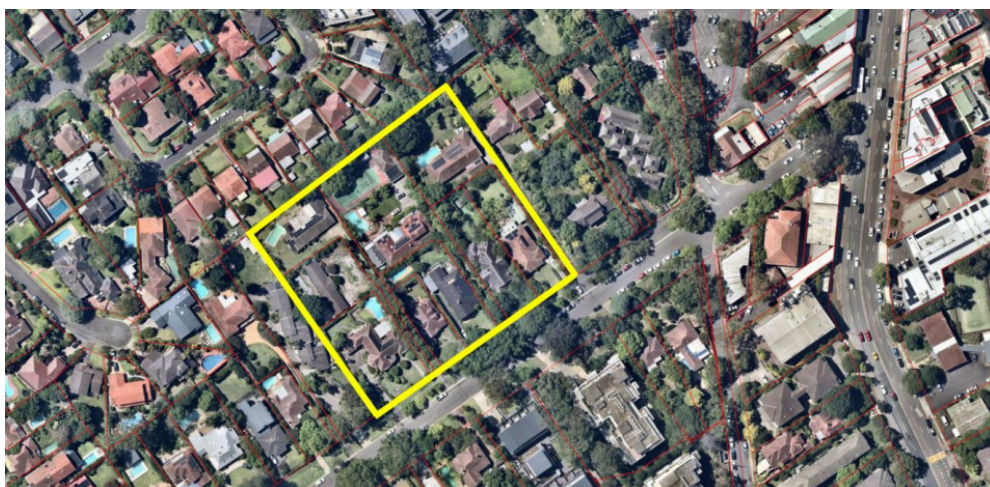


Figure 1 Aerial photo of the site outlined in yellow (Source: Nearmap)



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1. Background

1.1 Project Description

The intended development is a residential flat building within the Transport Oriented Development (TOD) catchment utilising the provision of in-fill affordable housing. The objective of the development is aligned to the aim of Chapter 5 of the State Environmental Planning Policies (Housing) 2021 (Housing SEPP) to provide much needed market and affordable housing stock that is well-designed and provides high amenity in proximity to existing public transport.

1.2 Site Location and Context

The site is located at 9-21 Beaconsfield Parade, Lindfield, NSW, 2070 within the Ku-ring-gai local government area (LGA) and is identified within the Lindfield TOD catchment.

1.3 Engagement Purpose

The purpose of this stage of engagement is to fulfill the requirements set out in the Secretary's Environmental Assessment Requirements (SEARs), as below:

- Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.
 - If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.

Deicorp is committed to ongoing engagement with the community as the project progresses through the planning process, including further engagement following lodgement of the EIS.



2. Engagement Approach

2.1 Engagement Principles and Guidelines for State Significant Projects

To deliver effective engagement and build trust with the community, Notting Hill adopted the principles and objectives set out in the Department's *Guidelines*.

These principles and objectives include:

- Planning and engaging early
- Ensuring engagement is effective
- Ensuring engagement is proportionate to the scale and impact of the project
- Being innovative
- Being open and transparent about what can be influenced

2.2 Engagement Methodology

Notting Hill's data-driven engagement approach is designed to be responsive to the broadly held concerns and interests of the community impacted by a particular proposal. A key component of Notting Hill's engagement approach is in conducting randomised and statistically representative telephone surveys across the community, to ensure we capture views towards the Proposal from a broad catchment of the public.

This approach ensures perspectives from respondents who would otherwise not engage with traditional methods of consultation are captured in the engagement process.

Further to this survey methodology, Notting Hill, in collaboration with Deicorp has provided the community with access to detailed information about the Proposal as well as ongoing mechanisms for interested members of the community to provide written feedback directly to the project team.



3. Engagement Undertaken

3.1 Engagement Activities and Communication Tools

Tables 1 and 2 below outline the engagement activities and communication tools comprising engagement undertaken to date and planned further engagement.

Table 1: Engagement Activities

Activity	Description	Purpose	Level of Engagement
Public Sentiment Research	~12-minute live telephone surveys with n=300 residents living nearby the proposed development.	Quantitative research provides an accurate and statistically representative sample of community attitudes towards the Proposal.	Consult and Inform (Note: survey questionnaire provides respondents with a succinct brief about the proposal, hence <i>Inform</i>)
Feedback Mechanism via Online Engagement Portal	A feedback form established on the online engagement portal, allowing community members to submit their written feedback directly to the project team for review and response.	To facilitate two-way communication between the community and the project team, enabling timely responses and fostering transparent communication.	Consult
Post-EIS Lodgement			
Community Drop-In Sessions	Two community drop-in sessions are planned following EIS lodgement, to coincide with the statutory public exhibition period.	To engage directly with neighbouring residents giving them the opportunity to discuss the Proposal with the project team.	Consult and Inform

Table 2: Communication Tools

Tool	Description	Purpose	Level of Engagement
Community Information Flyer	Flyer distribution via letterbox to nearby residences to inform the community about the Proposal and share access details to the Online	Ensure local residents are aware of the project and have the opportunity to access further information and	Inform



	Portal.	provide written feedback.	
Online Engagement Portal	A central forum for project information to ensure clear communication with the community. The portal will outline how and when the community can get involved, making it easy to access information, provide feedback and ask questions.	Provides key project information, FAQs and a mechanism for community members to submit their feedback.	Inform and Consult
FAQs	FAQs published to the online portal addressing key questions relating to the Proposal, providing answers in plain English.	Ensures accurate and consistent information about the Proposal is accessible to the community.	Inform

3.2 Public Sentiment Research

Between 14 April 2025 to 2 May 2025, live person-to-person telephone surveys were conducted with n=300 residents living in Lindfield, East Lindfield and Roseville.

The survey tested sentiment on a range of issues, including but not limited to:

- Housing affordability and housing supply;
- The Proposal;
- The local neighbourhood;
- Public and community infrastructure; and
- Project benefits

The results of the public sentiment research are summarised in Section 4.1 of this report. A copy of the public sentiment research report and associated methodology is provided at **Appendix 1**.

3.3 Community Information Flyer

A community information flyer was distributed to **446** nearby residences and residences in April 2025 as part of the community engagement program. The flyer includes information about the proposal and invites residents to access more information using the online portal, where more information about the Proposal can be found.

A copy of the community information flyer is provided at **Appendix 2** and the associated delivery radius is provided at **Appendix 2.1** of this report.



3.4 Online Engagement Portal

The Online Engagement Portal (**beaconsfieldpdeconsultation.com**) was published in April 2025, to coincide with distribution of the community information flyer, to provide key project information and a mechanism for the community to provide feedback to the project team via a dedicated online feedback form.

A screenshot of the online engagement portal is provided at **Appendix 3** of this report.

3.5 Frequently Asked Questions

A set of Frequently Asked Questions were published to the online portal as drop-down banners, providing visitors with detailed responses regarding key questions about the Proposal.

3.6 Online Feedback Mechanism

An online feedback mechanism was established on the engagement portal, allowing visitors to submit their feedback directly to the project team. Responses received through this mechanism are reviewed to ensure all concerns are appropriately considered in the design of the Proposal.

3.7 Community Drop-In Sessions

Two (2) community drop-in sessions will be held following lodgement of the EIS to engage directly with local residents.

Representatives from the project team, including Deicorp and Notting Hill Advisory will be present at the community drop-in sessions to answer questions directly from the members of the community. It is intended for the drop-in sessions to be held to coincide with the exhibition of the SSDA and provide the community with additional information on the proposal.



4. Engagement Outcomes

This section summarises feedback received throughout from the engagement process and how the project team has responded to issues raised.

4.1 Public Sentiment Research

The survey was completed by **261 respondents** living in Lindfield, East Lindfield, and Roseville—suburbs with a combined adult population of ~18,000, based on the most recent ABS Census (August 2021).

This catchment was selected as best representing the community likely to have a personal, economic, or civic interest in the Proposal. Within this population, an estimated 39% are aged 55 or older. Approximately 40% of households own their home outright, 33% have a mortgage, and 27% are renters or in other housing arrangements.

A summary of the range of issues from the public sentiment research is included in **Table 3**, below.

Table 3: Issues derived from public sentiment research

Topic	Detail	Project Team Response
Housing affordability	A majority of respondents rated housing affordability in their local area as <i>Poor</i> (58%).	Deicorp notes the community's concerns regarding housing affordability. The Transport Oriented Development (TOD) program, initiated by the NSW Government, identifies locations like Lindfield where additional housing supply near transport can address housing supply and affordability pressures. The Proposal contributes towards improving affordability, with an affordable housing component of a minimum of 12%.
Public transport	A majority of respondents rated access to public transport in their local area as <i>Good</i> (67%).	Deicorp acknowledges the community's favourable views toward public transport access. The Proposal's proximity to Lindfield Station aligns with the TOD program's objective to create walkable, transit-oriented communities with a focus on high-quality housing supply close to public transport and urban amenity.
Generational housing inequity	A majority of respondents (73%) agreed that unaffordable housing is pushing younger generations out of Lindfield.	Deicorp recognises the strong community support for improving housing affordability, especially as it relates to retaining young people in the local area. The Proposal boosts affordable housing supply, helping address generational displacement pressures and the gradual loss of young people from Lindfield and the Ku-ring-gai LGA, more broadly.
Mid-rise vs High-rise	The majority of	Deicorp has tailored the Proposal to reflect



	respondents (56%) prefer two 9-storey buildings over a single 18-storey alternative, suggesting a preference for medium-density development.	community preferences for mid-rise development, consistent with the NSW Government's TOD guidelines encouraging medium-density, well-designed developments near public transport.
Traffic and Parking	24% of respondents rated traffic and parking in their local area as poor.	Deicorp is mindful of local traffic and parking concerns. Parking provision within the development will meet local development controls. Deicorp is supportive of broader transport initiatives to improve traffic flow in Lindfield as TOD developments are progressed and delivered.
Proximity of the Proposal to Public Transport	A strong majority of residents (79%) agree that the proximity of the Proposal to public transport makes this location appropriate for new housing.	The site's proximity to public transport is a core strength of the proposal and reflects broader state planning objectives, including the NSW Government's TOD framework. The project team is encouraged by this level of support and will continue to ensure the final design responds to the local context while maximising this locational advantage.
Favourability towards the Deicorp Proposal.	After being presented with information about the Proposal, a majority of respondents (53%) expressed a favourable or neutral opinion towards the Deicorp Proposal.	The project team welcomes this result as an encouraging indication that the community is open to the Proposal once key details are provided. Deicorp remains committed to providing clear, accessible information and continuing meaningful engagement with the community as the Proposal progresses.
Development Priorities	The three most important development priorities identified by residents in the survey were: 1) High-quality building design (34.6%), 2) Maintaining the character of the streetscape (31.3%), and 3) Accessibility to public transport (18.3%).	The project team acknowledges the community's emphasis on quality, character and connectivity. These findings will directly inform the design response, with a continued focus on architectural quality, contextual integration and maximising opportunities for wayfinding and accessibility to public transport.

4.2 Online Engagement Portal

An online engagement portal was published in April 2025 as the primary platform for disseminating information on the Proposal. As of 7 May 2025, the portal has attracted **61 unique visitors**, with an average engagement time of **10 minutes and 24 seconds**. **3 unique feedback forms** have been



submitted to the online engagement portal.

4.3 NSW Government Consultation

An early scoping meeting was held on 14 March 2025 with representatives from the project team and the Department of Planning, Housing and Infrastructure (DPHI). Additionally, a design review meeting was held with the NSW Government Architect (NSWGA) on 16 April 2025. A copy of the minutes from this meeting with the NSWGA is provided in **Appendix 4**.

4.4 Ku-ring-gai Council Consultation

A meeting with Ku-ring-gai Council officers is scheduled for 28 May 2025 with representatives from the project team. The purpose of the meeting will be to discuss the planning and design merits of the Proposal as well as to understand the key planning considerations for Ku-ring-gai Council officers.

4.5 First Nations Consultation

An Aboriginal Due Diligence Assessment has been undertaken for the Proposal. The field investigation was undertaken on 9 April 2025 with a representative from the Metropolitan Local Aboriginal Land Council.

On the basis of this investigation, it was deemed that an Aboriginal Cultural Assessment was not required in this instance.

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Attendees to the field investigation in April included:

- Anthony Freeman (Bush to Bowl)
- Aunty Jeanie Moran (Traditional Owner)
- Paige Moran (Traditional Owner)

The proposed building and landscape design has also benefited from Deicorp's commitment to ensuring its developments demonstrate a Connection to Country. A walk on Country was undertaken on 14th April 2025 including local elders and specialist indigenous consultants, the outcomes and findings from this Walk on Country have informed and influenced the design as proposed.



5. Conclusion and Next Steps

This Community Engagement Report provides a concise overview of the communications and engagement activities undertaken in support of the SSDA for the Proposal located at 9 - 21 Beaconsfield Parade, Lindfield.

As the Proposal evolves, Deicorp will continue to engage local residents, landowners, businesses and key agencies, ensuring that community input remains at the heart of the development process.



Appendices

NOTTING HILL ADVISORY

Appendix 1	Public Sentiment Research
Appendix 2	Information Flyer
Appendix 2.1	Map of Distribution Area for Information Flyer
Appendix 3	Online Portal and Frequently Asked Questions
Appendix 4	NSWGA Meeting Minutes



Appendix 1

Appendix 1 Public Sentiment Research



Beaconsfield Parade

COMMUNITY CONSULTATION

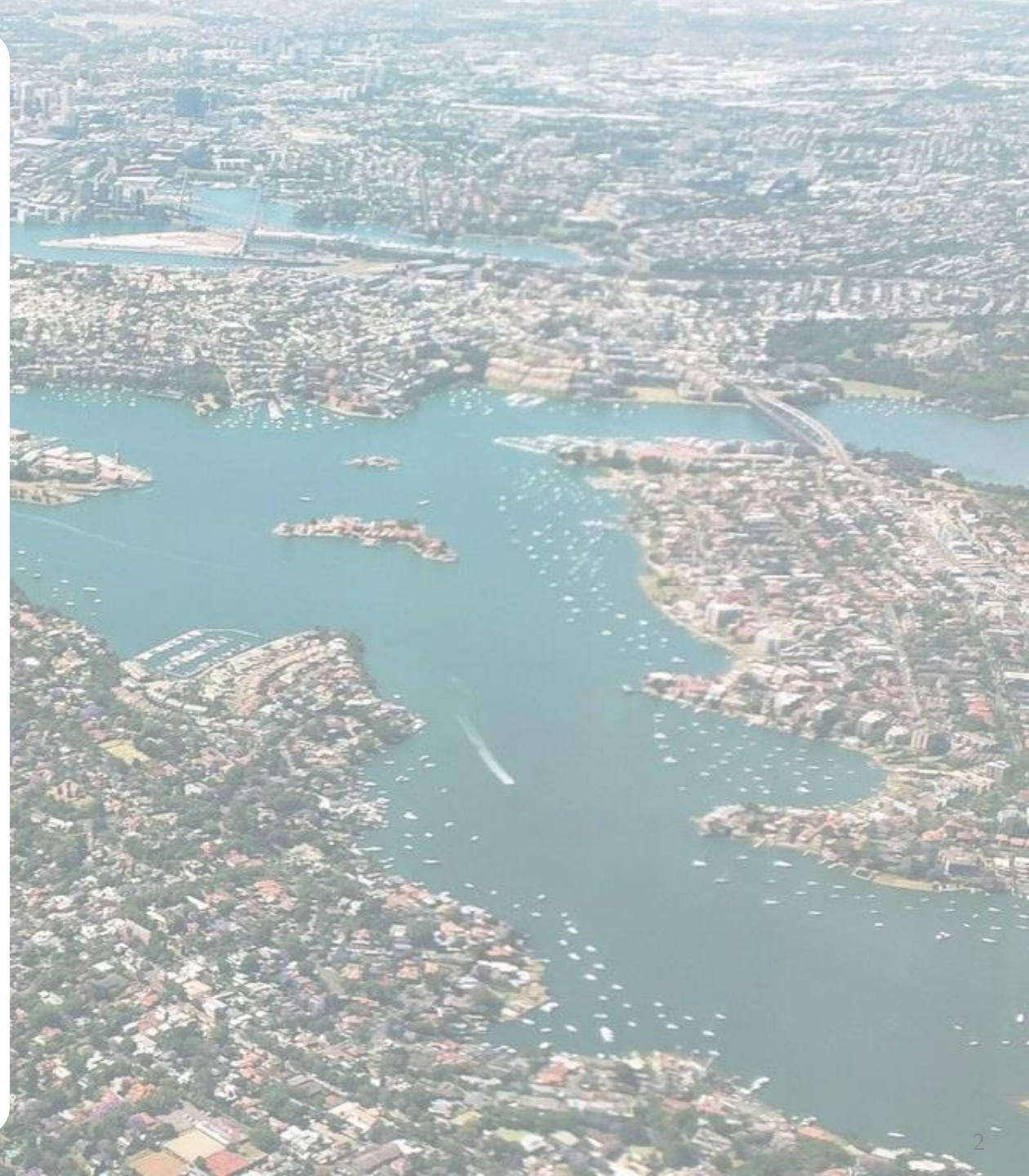
Prepared for Deicorp
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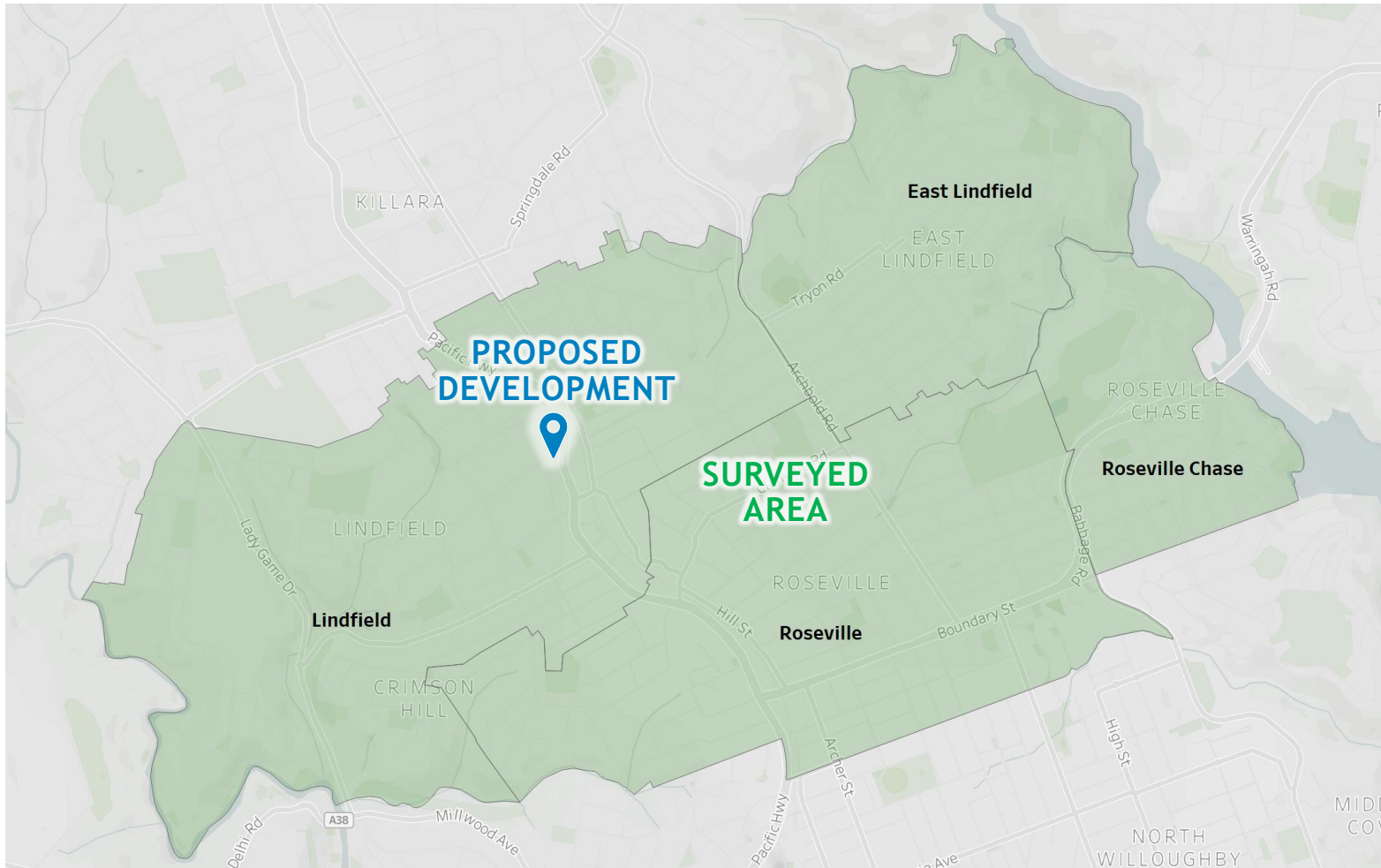
BEACONSFIELD PDE PROPOSAL – COMMUNITY CONSULTATION

- ▶ Methodology
- ▶ Executive Summary
- ▶ Attitudes towards neighbourhood
- ▶ Attitudes towards the Beaconsfield Parade proposal
- ▶ Open-ended responses
- ▶ Attitudes towards Lindfield Village Hub redevelopment plan
- ▶ General views on housing
- ▶ Appendix: Crosstabs



Survey targeted residents near the proposed development.

SURVEYED GEOGRAPHICAL AREA



The survey targeted the suburbs of

- Roseville
- Roseville Chase
- Lindfield
- East Lindfield

with a combined population of ~20,00 adult residents, according to the last ABS Census from August 2021.

Around 39% of the adult population are aged 55 or older. Around 40% of households own their home outright, another 33% are mortgage-holders, and 27% are in renting or other housing arrangements.

This geographic area was selected as best representing the community with a significant personal, economic, and/or civic interest in the proposed development.

Source: ABS Census (August 2021)



Methodology

BEACONSFIELD PARADE PROPOSAL — COMMUNITY CONSULTATION

- ▶ 8–10-minute interviews were conducted by Computer Assisted Telephone Interviewing (CATI); overseas-based call-centre staff conducted live person-to-person phone interviews of target population.
- ▶ Fieldwork was undertaken from 14 April to 2 May 2025.
- ▶ The total sample included n=261 completed interviews with adult residents.
- ▶ Data are weighted by age and gender interlocking, and housing tenure, to be representative of the adult population across suburbs Roseville, Roseville Chase, Lindfield, and East Lindfield.
- ▶ Margin of sampling error for this poll is approximately +/- 6% for topline results, according to a 95% confidence interval.
- ▶ Note margin of error increases for sub-samples (by gender, age, etc.). Caution should be taken in interpreting smaller sample sizes.



Research team are members of the International Association for Public Participation (IAP2 Australasia), and the Market Research Society (MRS).



Executive Summary

BEACONSFIELD PARADE PROPOSAL – COMMUNITY CONSULTATION

- ▶ **Local awareness of the proposal is low;** three in ten (30%) residents are aware of the proposal (page 9).
- ▶ **There are a range of attitudes towards the proposal;** 50% of respondents are either favourable or neutral towards the proposal, 33% are unfavourable (page 10).
- ▶ **Attitudes are positive towards the affordable housing;** around two in three (64%) have a favourable view of the affordable housing component, and a majority (59%) agree it will help improve housing affordability in Lindfield. Additionally, around three in five (61%) residents rate local housing affordability as poor.
- ▶ **Most residents see benefits in the proposal;** 79% agree proximity to public transport makes the location suitable, and 65% that the type of housing is suitable for people wanting to downsize but remain in the local area.
- ▶ **Residents are open to new housing;** only around one in eight (12%) say that no additional housing should be built in the council area, while more than three in four (76%) disagree.

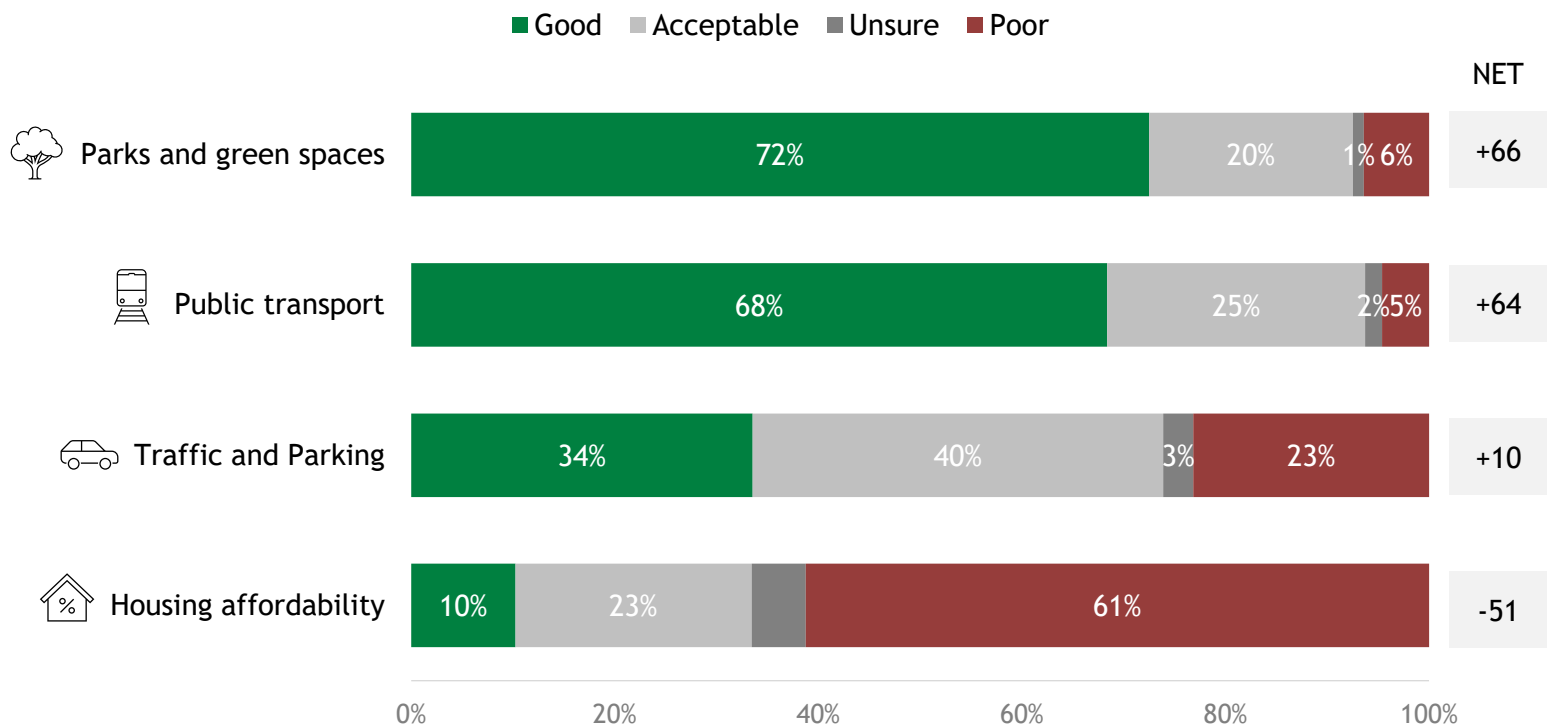


Attitudes towards Local Neighbourhood

Three in five residents rate local housing affordability as poor.

PERCEPTIONS OF LOCAL NEIGHBOURHOOD

Q. I'd like you to rate certain aspects of your local neighbourhood.
How would you rate your local neighbourhood for ... Is it Good, Acceptable or Poor?



An aerial photograph of a suburban neighborhood, showing a dense grid of houses with reddish-brown roofs and green lawns. A semi-transparent green rectangular overlay covers the top half of the image, serving as a background for the title text.

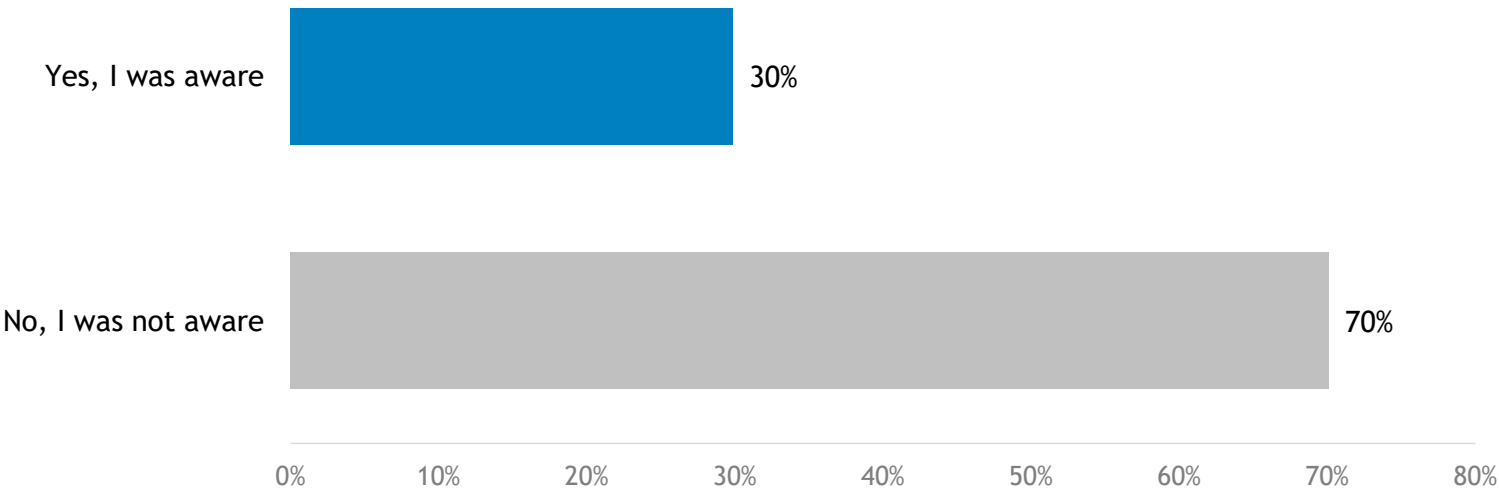
Attitudes towards Beaconsfield Parade Proposal

Around three in ten residents are aware of the proposal.

AWARENESS OF BEACONSFIELD PDE PROPOSAL

- A new residential development is being proposed by Sydney developer Deicorp at 9-21 Beaconsfield Parade, approximately 300m from Lindfield Railway Station.
- The development will be around 9 storeys high, providing approximately 400 new homes, with up to 17% of these apartments reserved as affordable housing for essential workers like teachers, nurses and first responders.
- The project will look to include green spaces and vegetation to keep with Lindfield's green character particularly along Beaconsfield Parade.

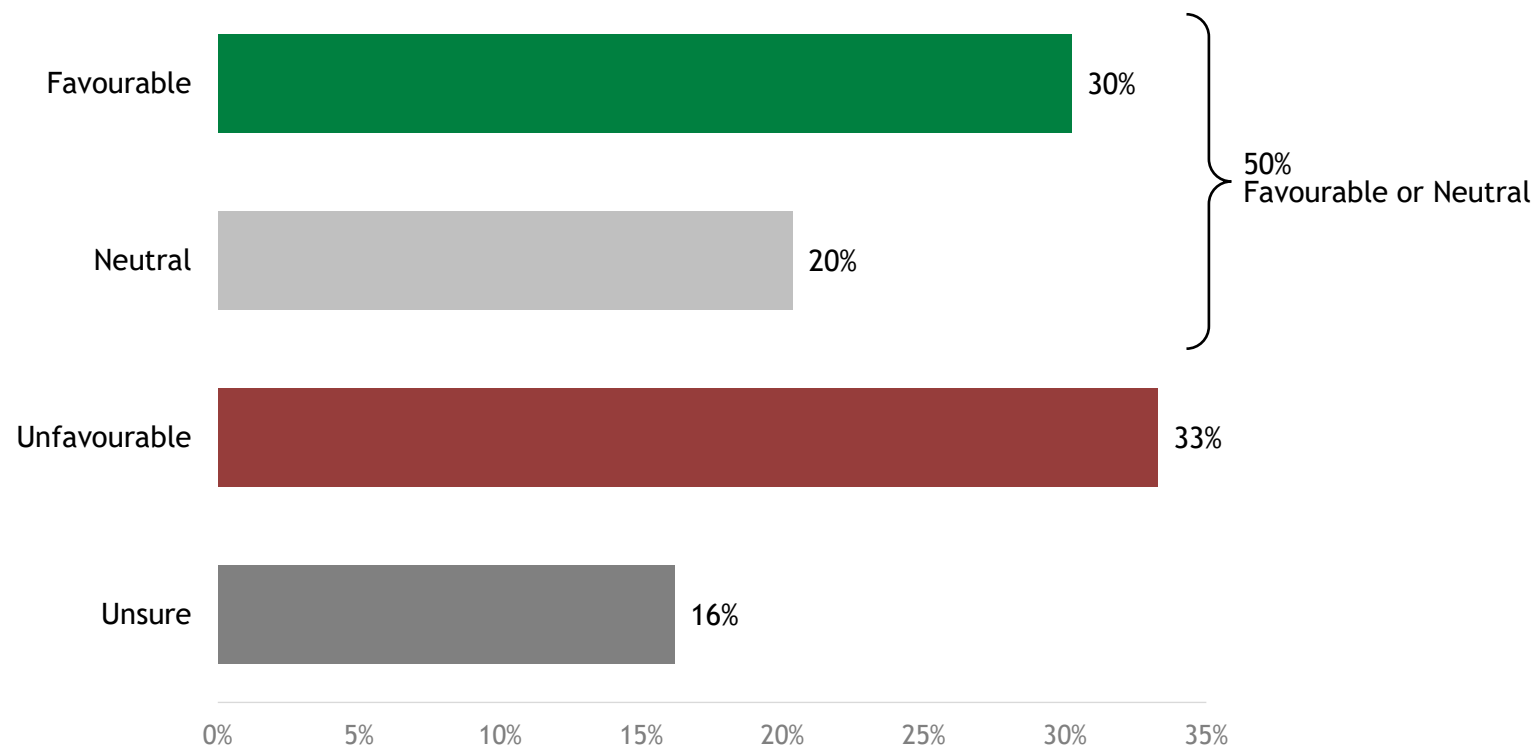
Q. Before today, were you aware of this proposal?



Residents have a range of views on the proposal; half have a favourable or neutral view, and one in three an unfavourable view

ATTITUDE TOWARDS THE PROPOSAL

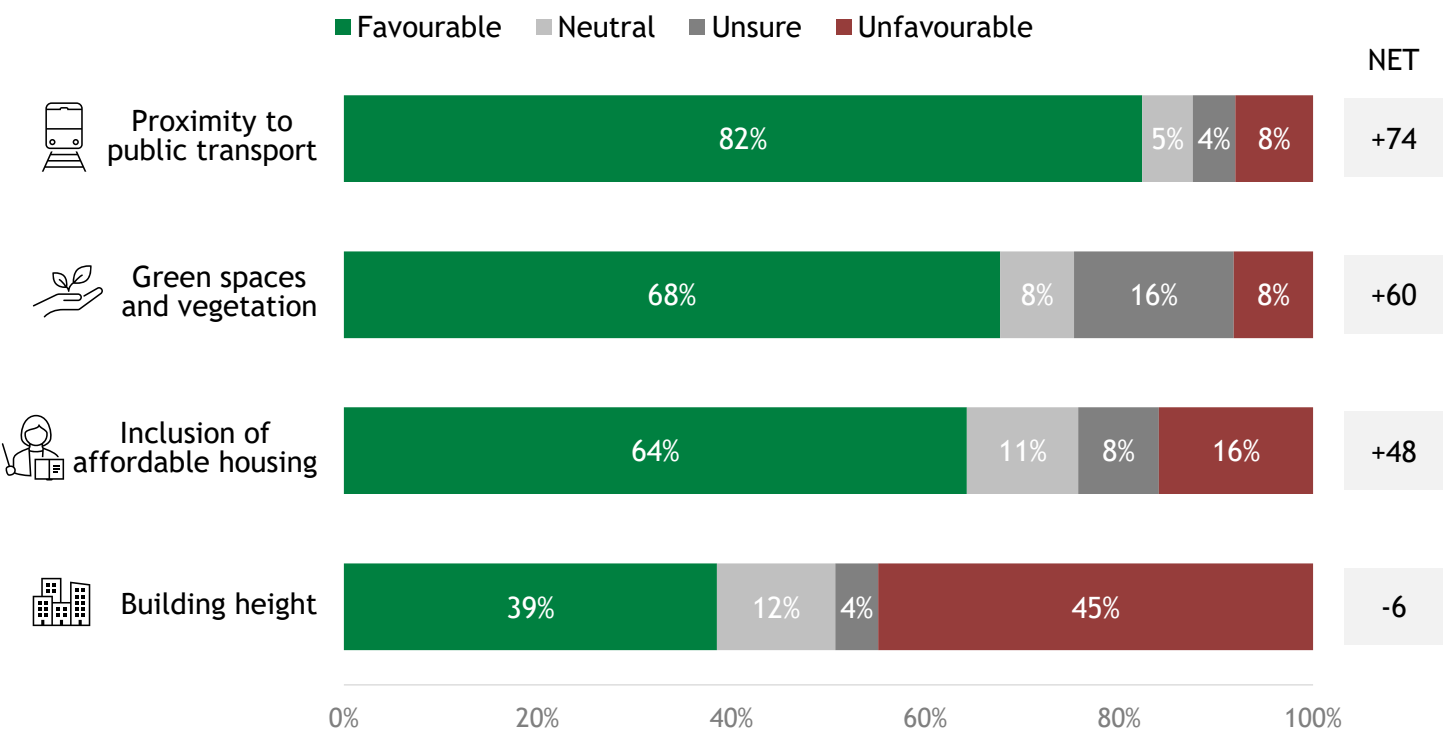
Q. Based on what you know of this proposal, what best describes your attitude towards it?



Majorities have favourable views of the affordable housing, proximity to transport, and green spaces & vegetation.

ATTITUDE TOWARDS ASPECTS OF THE PROPOSAL

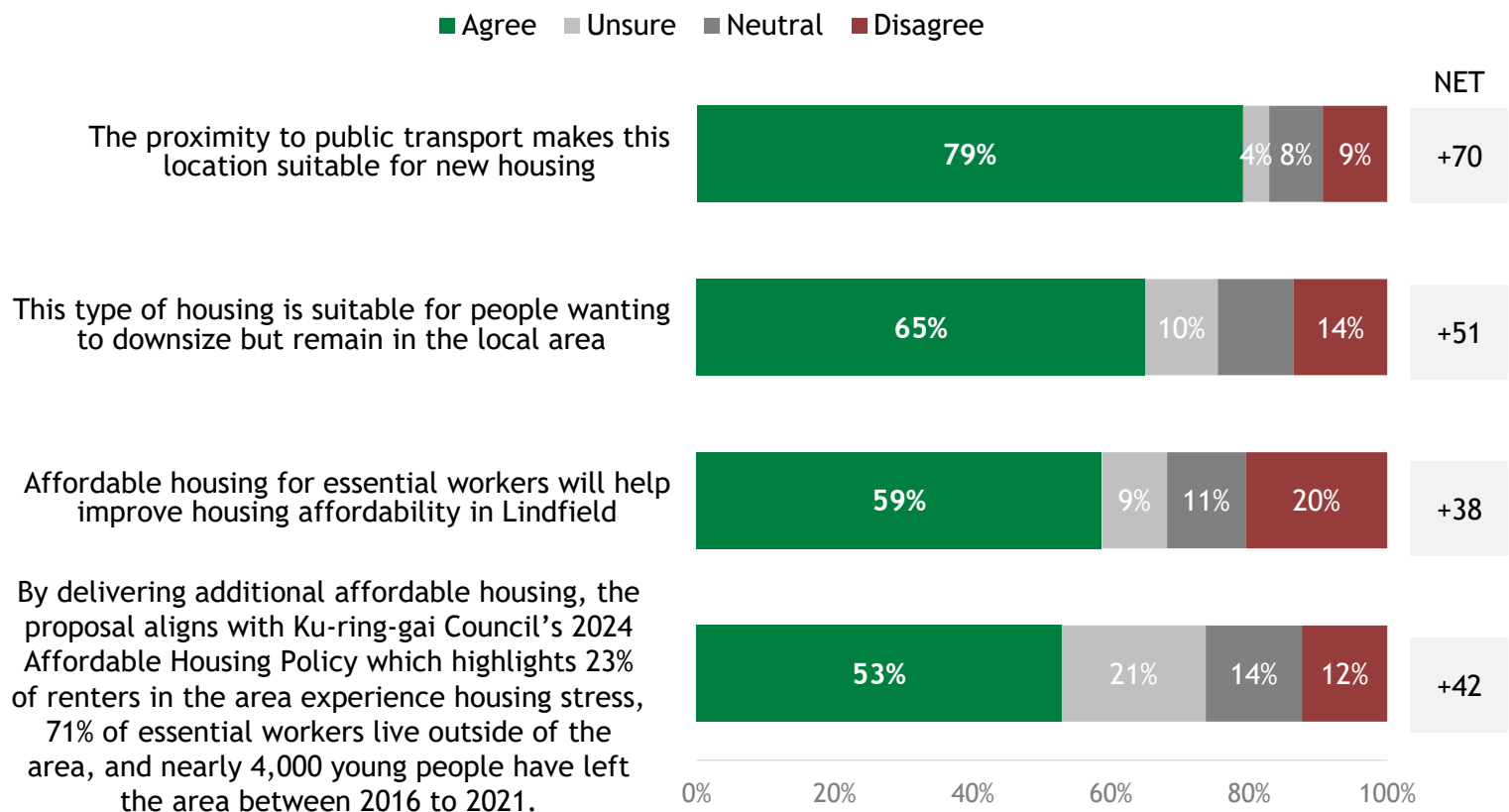
Q. I am now going to read out some specific aspects of the proposed development. For each, could you tell me whether your attitude towards it is favourable, unfavourable, or neutral?



Four in five agree proximity to the train station make the location suitable for housing.

PROJECT BENEFITS

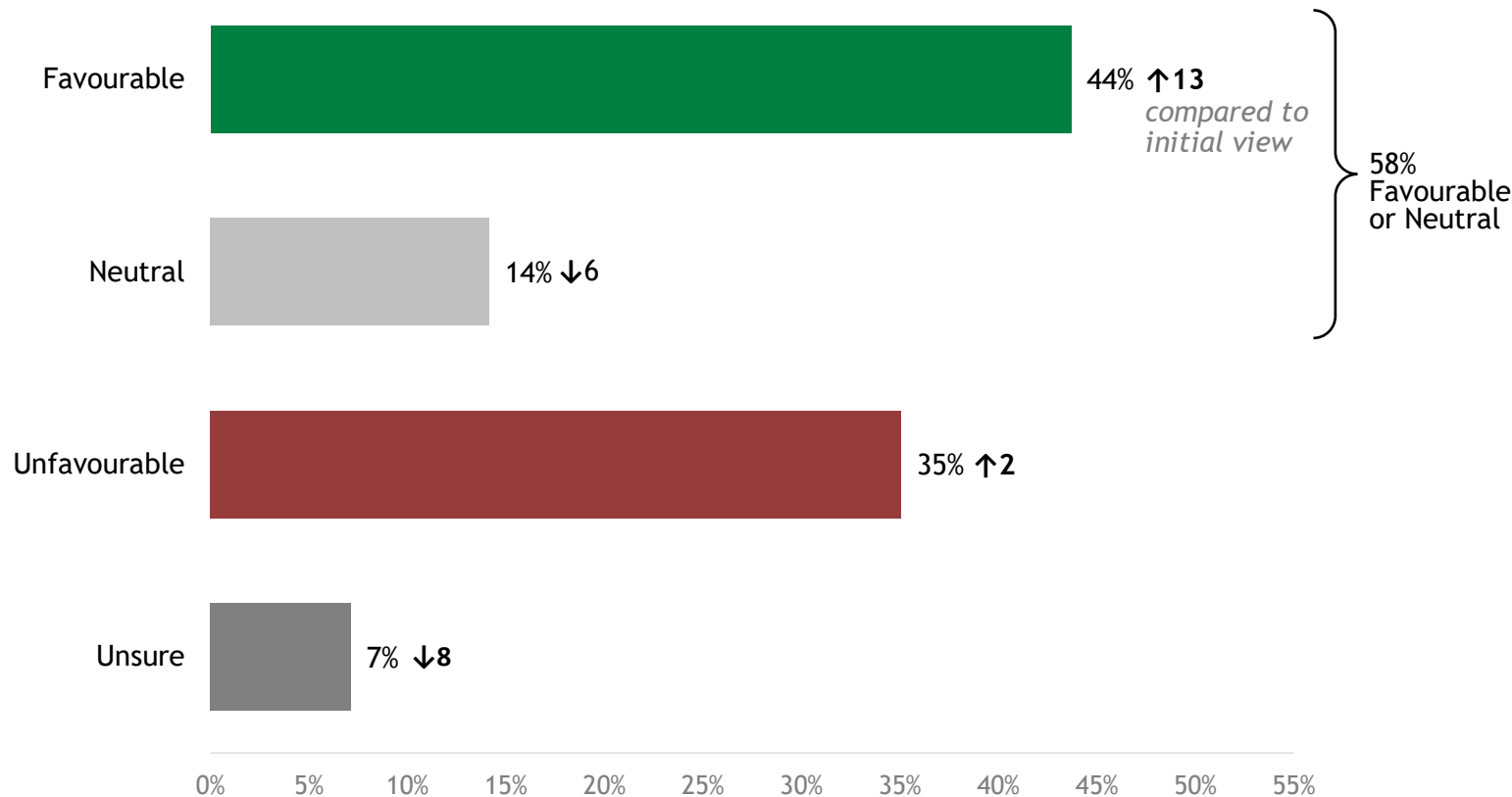
Q. I am now going to read out some statements relating to the proposed development. For each statement, could you tell me if you agree, disagree, or are neutral?



After considering the project's posited benefits, there is a substantial uplift in favourable attitudes towards the proposal.

POST-CONSIDERATION ATTITUDE TOWARDS THE PROPOSAL

Q. Thinking again about the proposal, what best describes your attitude towards it?



After considering individual aspects of the proposal, and a selection of presented benefits, favourable views of the proposal increase 13pts from 30% to 44%.

On a net basis, attitudes towards the proposal shift by around 12pts from -3 to +9.

N.B. Between the pre- and post-consideration questions, respondents were asked about their attitudes towards four individual aspects of the proposal, and four statements on its posited benefits.

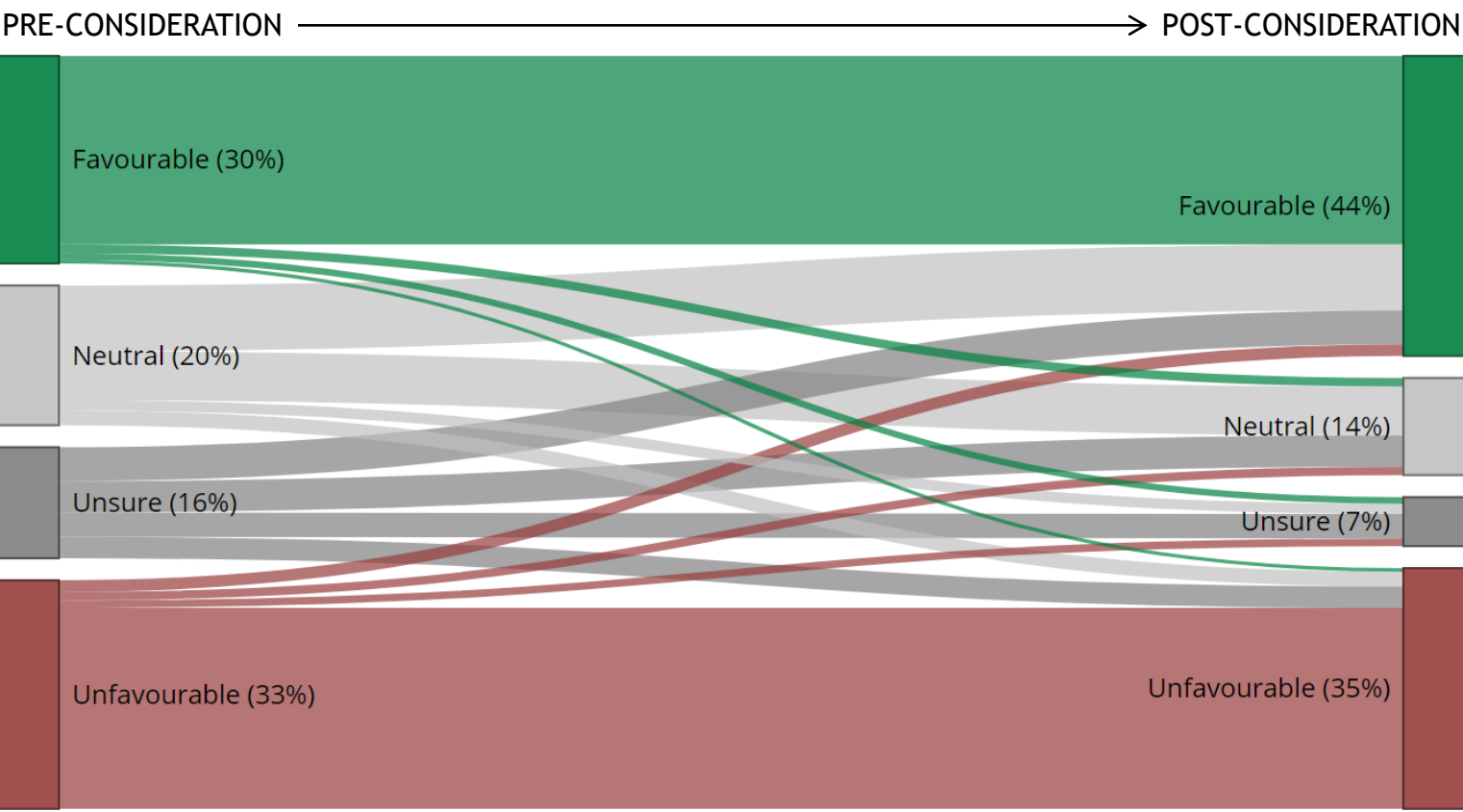
Figures rounded.



Views on the proposal are fluid, not fixed; after further consideration of the proposal, around one in three change their views.

PRE- VS POST-CONSIDERATION ATTITUDE TOWARDS THE PROPOSAL

Q. Thinking again about the proposal, what best describes your attitude towards it?



Attitudes towards the proposal are relatively fluid, not fixed.

After further consideration of the proposal, including statements on its posited benefits, one in three (33%) change their attitude towards the project.

Around one in six (16%) change their view to favourable.

N.B. Between the pre- and post-consideration questions, respondents were asked about their attitudes towards four individual aspects of the proposal, and four statements on its posited benefits.





Open-ended responses

170 of 261 respondents provided comments

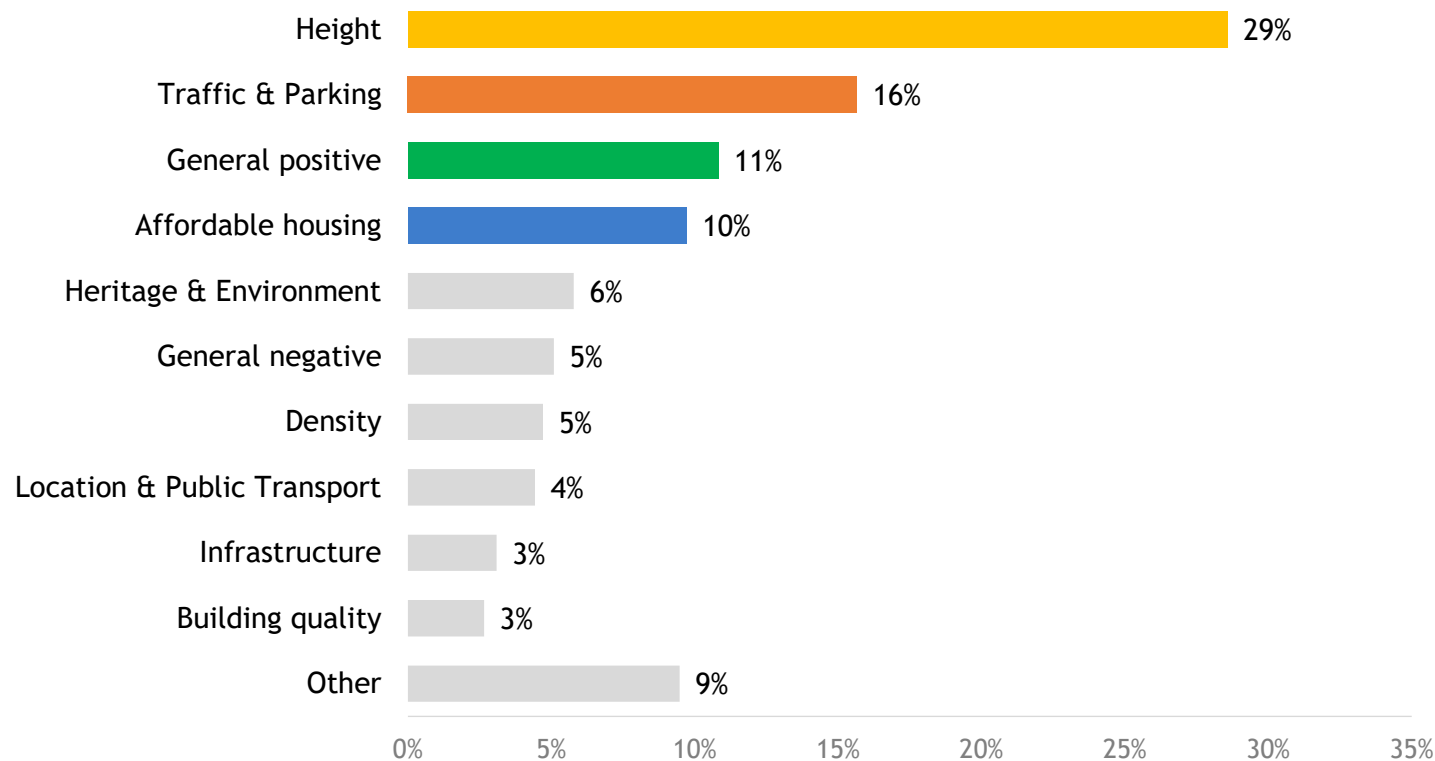


Building height, traffic, and affordable housing led the discussion.

MAIN SUBJECT MATTER OF OPEN-ENDED RESPONSES (CODED)

Q. And very briefly, do you have any additional comments on the proposal?

N.B. 65% of respondents took the opportunity to provide additional comments.
Coding based on leading subject of each comment.



65% of respondents took the opportunity to provide additional comments.

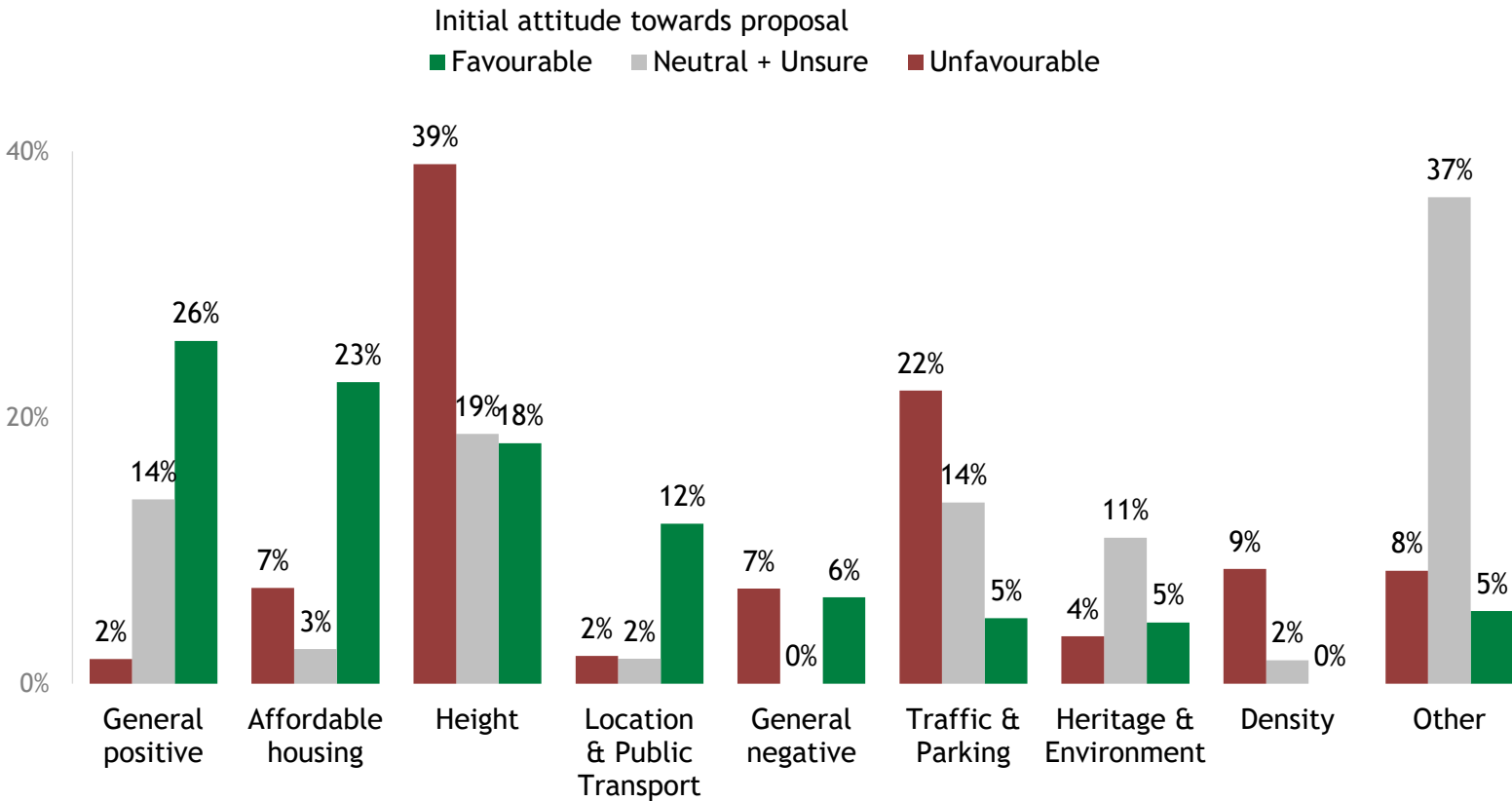
Of those who provided comments, the most common leading subjects were building height (29%), traffic & parking (16%), general positive sentiments (11%), and affordable housing (10%).



Favourable views are most often driven by affordability, unfavourable by building height.

MAIN SUBJECT MATTER OF OPEN-ENDED RESPONSES (CODED), BY INITIAL ATTITUDE

Q. And very briefly, do you have any additional comments on this proposal?



Those with favourable views were most likely to comment on affordability (26%) or express general pro-new housing or ‘YIMBY’ sentiments (23%).

Those with unfavourable views of the project were most likely to comment on the building’s height (39%) or traffic & parking (22%)

N.B. 65% of respondents took the opportunity to give additional comments.



Respondents were highly favourable towards the affordable housing component.

SELECTED VERBATIM QUOTES: AFFORDABILITY & GENERAL POSITIVE

Q. And very briefly, do you have any additional comments on this proposal?

- ▶ ***“It's great to know that the council has new development. This will help us get more affordable housing.”*** *Male 25-34, renting*
- ▶ ***“This development will help people who are wanting to downsize and will provide more options, especially the young people.”*** *Male 55-64, mortgage-holder*
- ▶ ***“This is really good for the area. I am hoping I can get the affordable housing.”*** *Male 25-34, renting*
- ▶ ***“I am neutral for now, I want to get more information about the project. The idea of affordable housing is good as long as it will not compromise the quality.”*** *Female 45-54, mortgage-holder*
- ▶ ***“Based on my personal situation, I'm unfavourable, but when I think about the greater good, I'm favourable.”*** *Male 75+, owner outright*
- ▶ ***“I am too old and don't want to have any new development in my council, but this will help the future generations.”*** *Female 75+, owner outright*
- ▶ ***“I hope to see more of these new developments in my council.”*** *Female 35-44, renting*



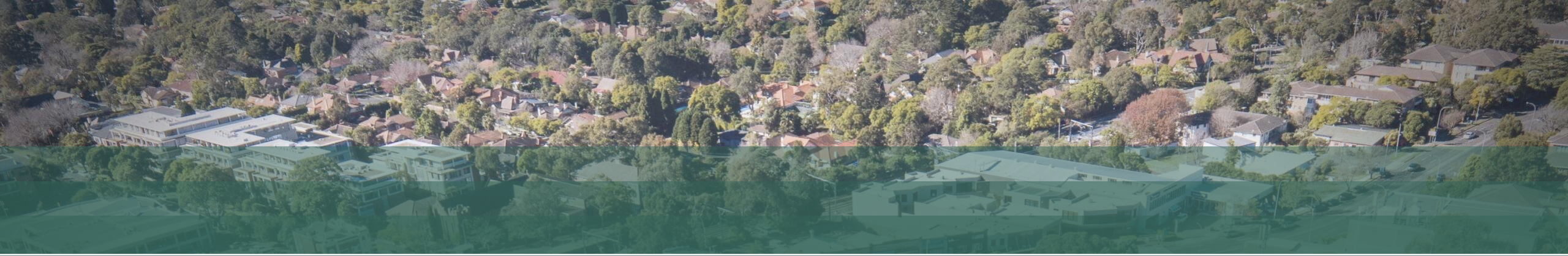
Many respondents were focused on public transport, height, and nearby infrastructure.

SELECTED VERBATIM QUOTES: OTHER SUBJECTS

Q. And very briefly, do you have any additional comments on this proposal?

- ▶ ***“As long as the architecture of the building has a high-quality design, I think it would be good for the area.”*** *Male 65-74, owner outright*
- ▶ ***“As long as it's within the 400 meters proximity from the train station, I'm generally supportive of it.”*** *Male 45-54, mortgage-holder*
- ▶ ***“Should have more bedrooms in each apartment because there's a lot of families who can't afford housing. Development needs to be able to accommodate large families.”*** *Female 45-54, mortgage-holder*
- ▶ ***“Too high, too much pressure on the parking and brings more cars into the area that will cause traffic.”*** *Female 65-74, mortgage-holder*
- ▶ ***“I am happy that there are new developments in the area, but I think what they are proposing is too high.”*** *Male 45-54, owner outright*
- ▶ ***“I'm in favour, as long as they ensure that traffic doesn't cause major congestion in the local area.”*** *Male 75+, owner outright*
- ▶ ***“The main concern is the public transport and road capacity. The suburb will be extremely busy.”*** *Female 25-34, owner outright*





Attitudes towards
Lindfield Village Hub

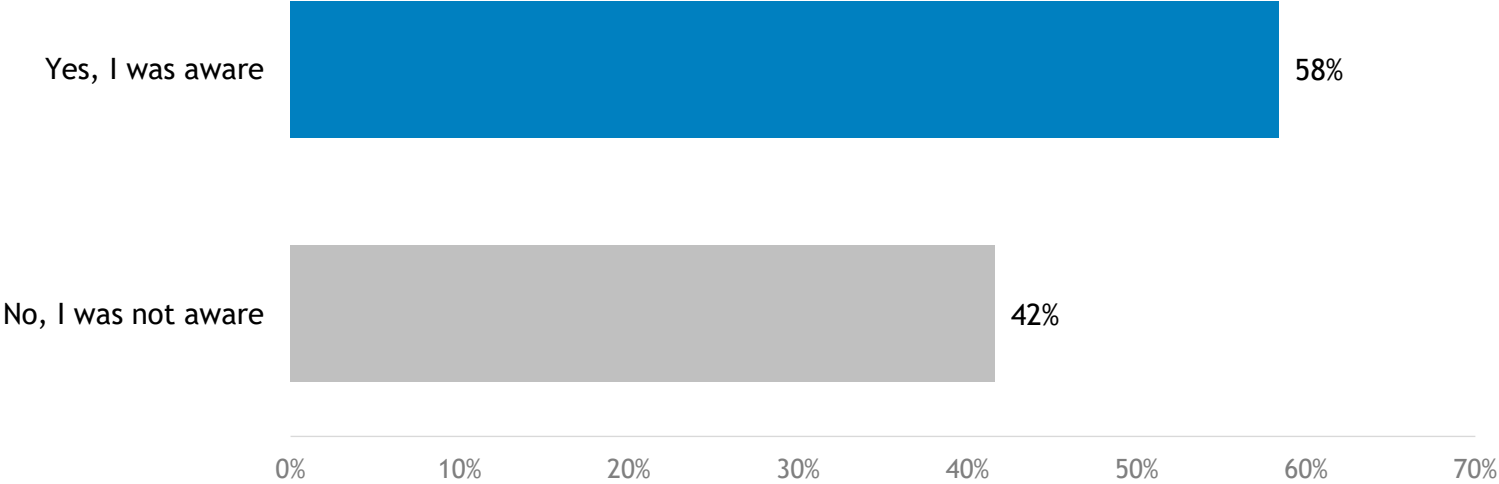


A majority of residents are aware of the Lindfield Village Hub redevelopment plan.

AWARENESS OF LINDFIELD VILLAGE HUB REDEVELOPMENT PLAN

- *Ku-rin-gai Council has published their draft redevelopment plan for the area around Lindfield Railway Station.*
- *The plan includes new residential housing of up to 18 storeys, with associated car parking.*
- *The plan also includes a new retail precinct, for supermarkets and other stores, and a new community precinct, which will include a new library, childcare centre, and playground.*

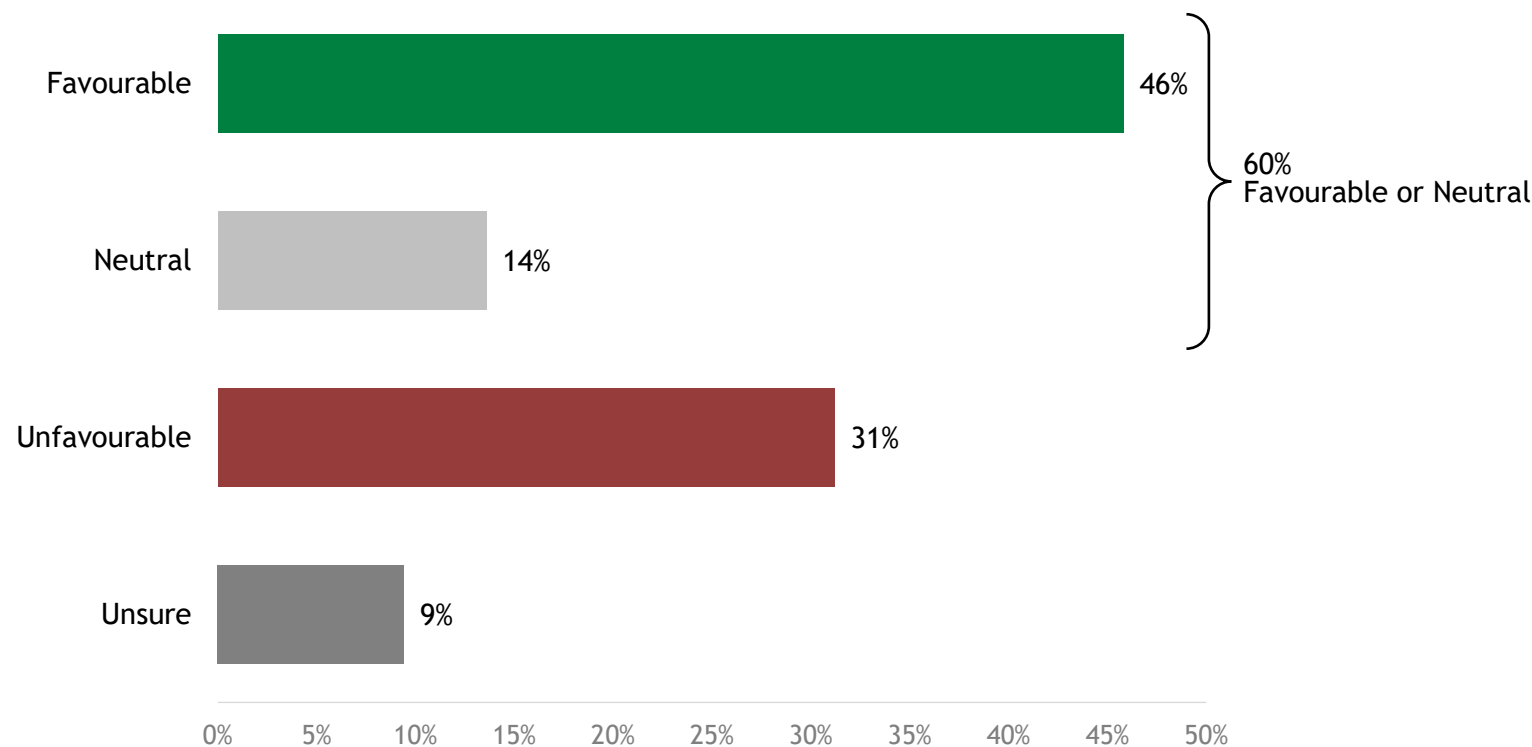
Q. Before today, were you aware of this proposal?



Residents have a range of views on the council’s plan; three in five have a favourable or neutral view, and three in ten an unfavourable view.

ATTITUDE TOWARDS LINDFIELD VILLAGE HUB REDEVELOPMENT PLAN

Q. Based on what you know about the Council’s plan, what best describes your attitude towards it?





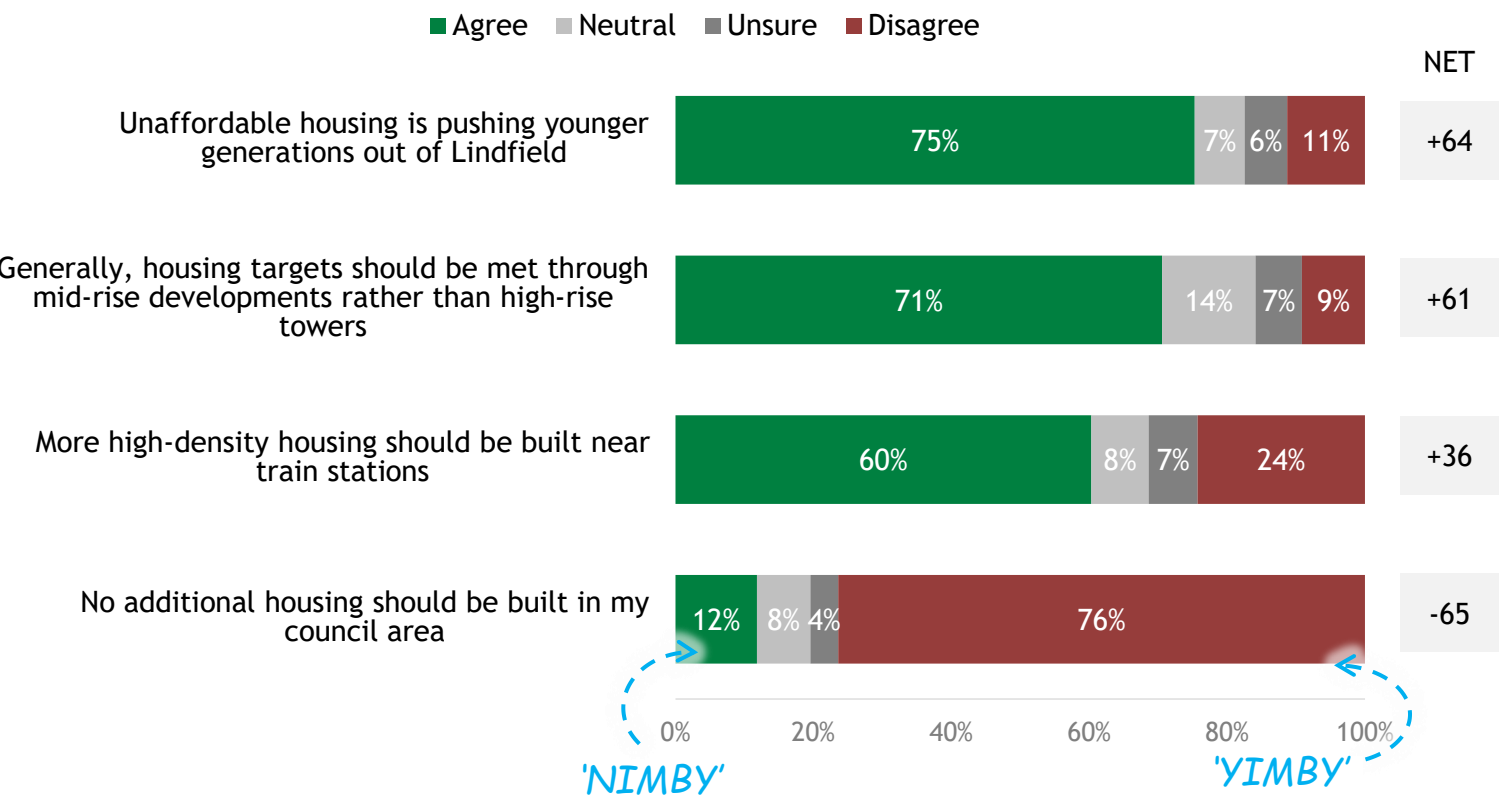
General views on Housing



Majorities agree new housing should be close to train stations, and that mid-rise is preferable to high-rise.

GENERAL VIEWS ON HOUSING

Q. I am now going to read out some statements on housing. For each statement, could you tell me if you agree, disagree, or are neutral?



Majorities agree that more high-density housing should be built near train stations (60%), and that housing targets should be met through mid-rise rather than high-rise (71%).

Three in four agree (75%) agree that unaffordable housing is pushing younger generations out of Lindfield.

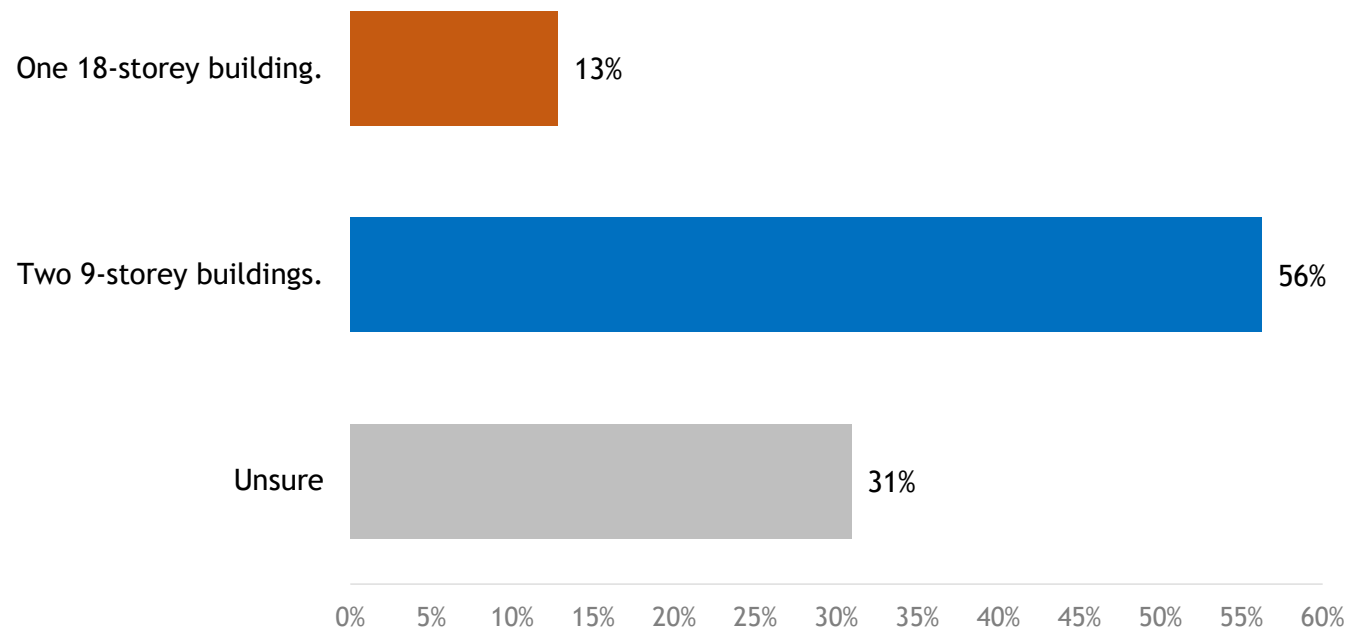
Only one in eight (12%) say that no additional housing should be built in the council area, while more than three in four (76%) disagree.



Given the choice, a majority would prefer two 9-storey buildings over one 18-storey building in Lindfield.

MID-RISE HOUSING VS HIGH-RISES

Q. When considering future development in Lindfield, which of the following would you prefer?



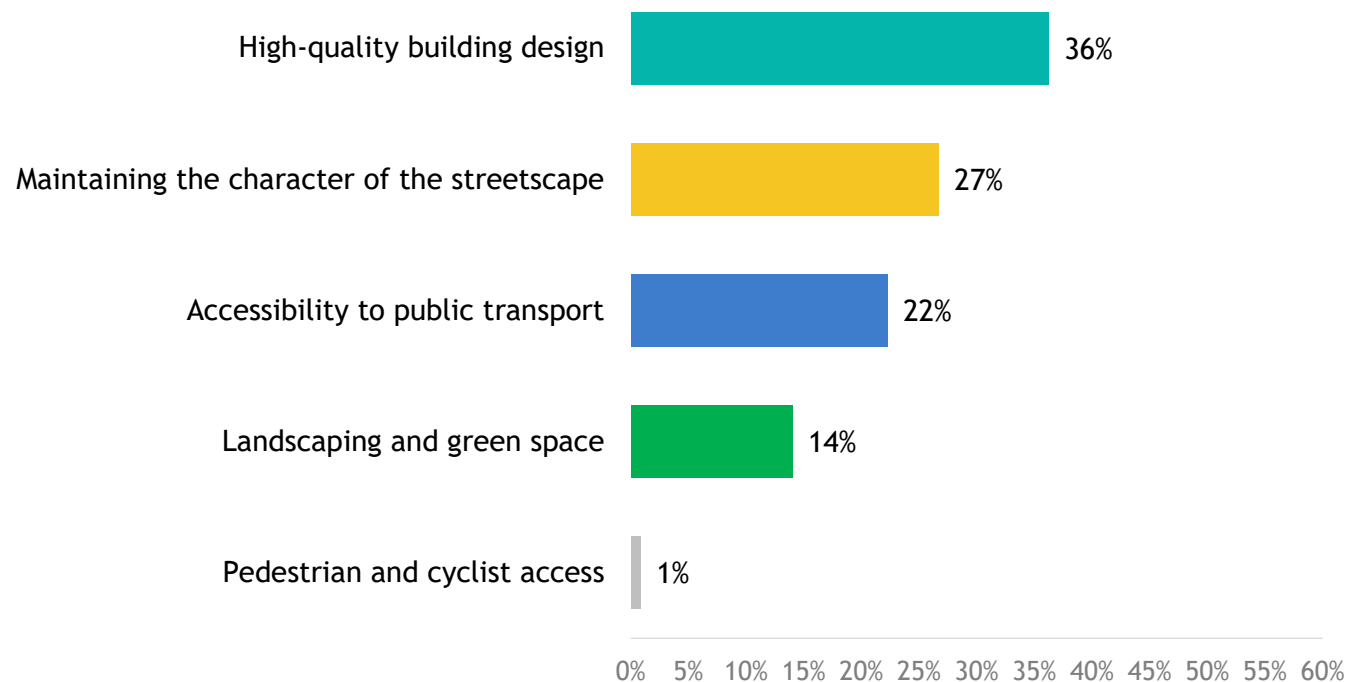
Given the choice, a majority (56%) would prefer two 9-storey buildings in Lindfield over one 18-storey building, while only around one in eight (13%) would prefer the latter. Around three in ten (31%) are unsure.



High-quality building design is residents' most important aspect of new developments, following by streetscape character, and accessibility to public transport.

MOST IMPORTANT FEATURES OF NEW DEVELOPMENTS

Q. Which of the following is most important to you when it comes to new developments in your local area? I am going to provide 5 options, you can only choose one.





APPENDIX: Crosstabs



PERCEPTIONS OF LOCAL NEIGHBOURHOOD

*Q. I'd like you to rate certain aspects of your local neighbourhood.
How would you rate your local neighbourhood for ... Is it Good, Acceptable or Poor? (NET)*

	Parks & green spaces	Public transport	Traffic and Parking	Housing affordability
Total	+66	+64	+10	-51
Female	+56	+57	-2	-45
Male	+77	+72	+24	-58
18-34	+61	+70	+33	-55
35-54	+71	+55	+6	-53
55+	+65	+69	+1	-47
Renting / Other	+74	+70	+12	-53
Mortgage	+70	+59	+9	-53
Owned outright	+57	+64	+10	-48



AWARENESS OF BEACONSFIELD PDE PROPOSAL

- A new residential development is being proposed by Sydney developer Deicorp at 9-21 Beaconsfield Parade, approximately 300m from Lindfield Railway Station.
- The development will be around 9 storeys high, providing approximately 400 new homes, with up to 17% of these apartments reserved as affordable housing for essential workers like teachers, nurses and first responders.
- The project will look to include green spaces and vegetation to keep with Lindfield’s green character particularly along Beaconsfield Parade.

Q. Before today, were you aware of this proposal?

	Yes, I was aware.	No, I was not aware.
Total	30%	70%
Female	28%	72%
Male	32%	68%
18-34	22%	78%
35-54	28%	72%
55+	36%	64%
Renting / Other	27%	73%
Mortgage	23%	77%
Owned outright	37%	63%



ATTITUDE TOWARDS THE BEACONSFIELD PDE PROPOSAL

Q. Based on what you know of this proposal, what best describes your attitude towards it?

	Favourable	Neutral	Unsure	Unfavourable
Total	30%	20%	16%	33%
Female	21%	21%	18%	41%
Male	41%	20%	14%	25%
18-34	50%	18%	20%	12%
35-54	23%	22%	18%	37%
55+	25%	20%	12%	42%
Renting / Other	43%	23%	20%	15%
Mortgage	19%	21%	22%	37%
Owned outright	31%	18%	9%	42%



ATTITUDE TOWARDS ASPECTS OF THE BEACONSFIELD PDE PROPOSAL

Q. I am now going to read out some specific aspects of the proposed development. For each, could you tell me whether your attitude towards it is favourable, unfavourable, or neutral? (NET)

	Proximity to public transport	Green spaces and vegetation	Inclusion of affordable housing	Building height
Total	+74	+60	+48	-6
Female	+67	+54	+39	-23
Male	+83	+66	+59	+12
18-34	+71	+74	+66	+48
35-54	+72	+61	+38	-12
55+	+78	+50	+48	-33
Renting / Other	+85	+70	+67	+36
Mortgage	+71	+61	+38	-24
Owned outright	+70	+51	+44	-20



BEACONSFIELD PDE PROJECT BENEFITS

Q. I am now going to read out some statements relating to the proposed development. For each statement, could you tell me if you agree, disagree, or are neutral? (NET)

	The proximity to public transport makes this location suitable for new housing	This type of housing is suitable for people wanting to downsize but remain in the local area	By delivering additional affordable housing, the proposal aligns with Kuring-gai Council's 2024 Affordable Housing Policy which highlights 23% of renters in the area experience housing stress, 71% of essential workers live outside of the area, and nearly 4,000 young people have left the area between 2016 to 2021	Affordable housing for essential workers will help improve housing affordability in Lindfield
Total	+70	+51	+40	+38
Female	+63	+50	+32	+33
Male	+77	+53	+49	+44
18-34	+76	+83	+58	+78
35-54	+65	+41	+36	+21
55+	+71	+43	+35	+32
Renting / Other	+88	+65	+54	+61
Mortgage	+65	+48	+35	+21
Owned outright	+62	+45	+36	+37



POST-CONSIDERATION ATTITUDE TOWARDS THE BEACONSFIELD PDE PROPOSAL

Q. Thinking again about the proposal, what best describes your attitude towards it?

	Favourable	Neutral	Unsure	Unfavourable
Total	44%	14%	7%	35%
Female	38%	14%	9%	39%
Male	50%	14%	5%	31%
18-34	78%	5%	0%	17%
35-54	40%	16%	7%	38%
55+	28%	18%	12%	43%
Renting / Other	71%	7%	3%	19%
Mortgage	31%	18%	11%	40%
Owned outright	36%	15%	7%	41%



AWARENESS OF LINDFIELD VILLAGE HUB REDEVELOPMENT PLAN

- *Ku-rin-gai Council has published their draft redevelopment plan for the area around Lindfield Railway Station.*
- *The plan includes new residential housing of up to 18 storeys, with associated car parking.*
- *The plan also includes a new retail precinct, for supermarkets and other stores, and a new community precinct, which will include a new library, childcare centre, and playground.*

Q. Before today, were you aware of this proposal?

	Yes, I was aware	No, I was not aware
Total	58%	42%
Female	59%	41%
Male	57%	43%
18-34	37%	63%
35-54	69%	31%
55+	61%	39%
Renting / Other	37%	63%
Mortgage	58%	42%
Owned outright	73%	27%



ATTITUDE TOWARDS LINDFIELD VILLAGE HUB REDEVELOPMENT PLAN

Q. Based on what you know about the Council’s plan, what best describes your attitude towards it?

	Favourable	Neutral	Unsure	Unfavourable
Total	46%	14%	9%	31%
Female	40%	13%	10%	37%
Male	52%	14%	9%	25%
18-34	78%	8%	0%	14%
35-54	47%	13%	11%	29%
55+	26%	18%	13%	44%
Renting / Other	69%	6%	12%	14%
Mortgage	44%	20%	8%	27%
Owned outright	32%	14%	9%	46%



GENERAL VIEWS ON HOUSING

Q. I am now going to read out some statements on housing. For each statement, could you tell me if you agree, disagree, or are neutral? (NET)

	Unaffordable housing is pushing younger generations out of Lindfield	Generally, housing targets should be met through mid-rise developments rather than high-rise towers	More high-density housing should be built near train stations	No additional housing should be built in my council area
Total	+64	+61	+36	-65
Female	+62	+58	+15	-57
Male	+66	+65	+59	-73
18-34	+83	+80	+56	-88
35-54	+67	+65	+26	-62
55+	+50	+48	+34	-53
Renting / Other	+80	+68	+52	-86
Mortgage	+61	+53	+27	-62
Owned outright	+57	+64	+33	-52



MID-RISE HOUSING VS HIGH-RISES

Q. When considering future development in Lindfield, which of the following would you prefer?

	One 18-storey building	Unsure	Two 9-storey buildings
Total	13%	31%	56%
Female	9%	35%	56%
Male	17%	26%	57%
18-34	38%	17%	45%
35-54	6%	33%	61%
55+	5%	37%	58%
Renting / Other	31%	21%	48%
Mortgage	9%	32%	58%
Owned outright	4%	36%	60%



MOST IMPORTANT FEATURES OF NEW DEVELOPMENTS

Q. Which of the following is most important to you when it comes to new developments in your local area? I am going to provide 5 options, you can only choose one.

	High-quality building design	Maintaining the character of the streetscape	Accessibility to public transport	Landscaping and green space	Pedestrian and cyclist access
Total	36%	27%	22%	14%	1%
Female	29%	30%	24%	17%	0%
Male	45%	23%	20%	11%	2%
18-34	48%	5%	33%	12%	3%
35-54	36%	32%	20%	13%	0%
55+	30%	34%	19%	16%	1%
Renting / Other	47%	18%	30%	4%	0%
Mortgage	35%	33%	16%	13%	2%
Owned outright	30%	27%	22%	21%	1%





NOTTING HILL
ADVISORY



DEICORP
Design. Develop. Deliver.

Appendix 2

Appendix 2

Information Flyer



Beaconsfield Parade Lindfield

SEEKING COMMUNITY FEEDBACK



Have Your Say via The Online Portal

Deicorp is planning a new residential development at Beaconsfield Parade in Lindfield.

Visit our online community portal at **beaconsfieldpdeconsultation.com** to learn more about the project, share your feedback, and stay informed about the planning process.

Your feedback is important. Share your thoughts on the proposal:

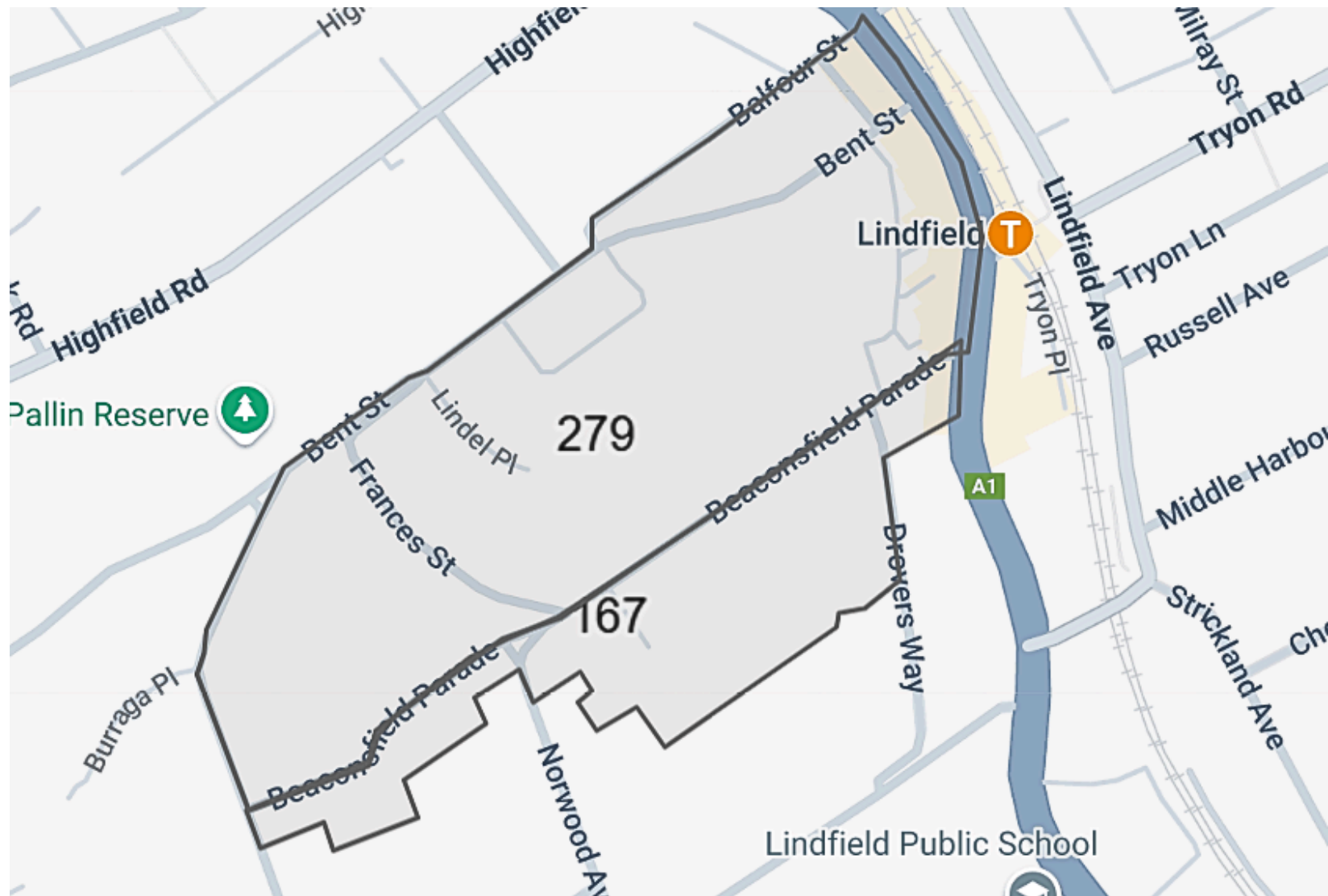


Visit our online portal at
beaconsfieldpdeconsultation.com

Appendix 2.1

Appendix 2.1 Map of Distribution Area for Information Flyer





Map of Distribution Area for Information Flyer

Appendix 3

Appendix 3

Online Portal and Frequently Asked Questions



BEACONSFIELD PARADE

LINDFIELD



WELCOME TO BEACONSFIELD PARADE, LINDFIELD

COMMUNITY INFORMATION PORTAL

We're pleased to introduce a new high quality, residential development in Lindfield by Deicorp — a Sydney-based developer with a strong track record of delivering well-located housing close to transport and amenities.

This proposal offers thoughtfully designed apartment living with a commitment to affordable housing, supporting the NSW Government's objective to increase supply in well-connected areas across Sydney.

On this Community Information Portal you will find:

- Key project information;
- Frequently asked questions regarding the project; and
- A feedback form to submit your comments or questions on the proposal directly to the project team.

SUBMIT FEEDBACK

KEY PROJECT INFORMATION

The proposed development is located at 9–21 Beaconsfield Parade, Lindfield, approximately 300 metres walking distance from Lindfield Train Station, placing it within a Tier 2 Transit-Oriented Development (TOD) precinct.

The site spans 13,386 square metres and currently comprises multiple residential lots with existing dwellings.



HOUSING SUPPLY & AFFORDABILITY

The development will include approximately 380 apartments, catering to a range of different household types, with a minimum 12% of floor area to be designated for affordable housing and managed by a registered Community Housing Provider (CHP) - a proportion of this affordable housing will be dedicated in perpetuity.



SUSTAINABILITY

The proposal will include landscaped communal areas, as well as tree retention and planting, to ensure integration with the surrounding local character.



HIGH QUALITY DESIGN

Delivered by Deicorp and designed by DKO Architecture, the proposal will respond sensitively to the local context while meeting high standards for sustainability and urban design.



CONNECTIVITY

The proposal is 300 metres from Lindfield train station, making public transport highly accessible for future residents. The project is also less than 100m from the future Lindfield Village Hub, which will deliver a variety of services and facilities in direct proximity to the site.

FREQUENTLY ASKED QUESTIONS

ABOUT THE PROJECT

1. What is being proposed at 9–21 Beaconsfield Parade, Lindfield?

Deicorp is proposing a residential development consisting of approximately 380 apartments, including a mix of market and affordable housing. The project includes basement car parking and landscaped communal open spaces.

[Read less](#)

2. Where is the site located?

The site spans 9–21 Beaconsfield Parade, Lindfield. It is approximately 300 metres from Lindfield Train Station and within walking distance of the Lindfield Town Centre.

[Read less](#)

3. Who is the developer?

The project is being delivered by Deicorp, an award winning and ICIRT rated, Sydney-based developer with experience in delivering residential and mixed-use developments close to public transport.

[Read less](#)

4. Will any of the dwellings be affordable housing?

Yes, a minimum 12% of floor area will be designated for affordable housing. Two percent of the floor area will be dedicated in perpetuity, and up to 15% will be made available at subsidised rent for a period of at least 15 years.

[Read less](#)

5. What will the buildings look like?

The architectural design is being prepared by multi award winning design firm DKO Architecture to respond sensitively to the local context and character. Further information on design will be provided during the Environmental Impact Statement (EIS) phase.

[Read less](#)

6. How will traffic and parking be managed?

Basement parking will be provided, with access via Beaconsfield Parade. A Construction Traffic Management Plan (CTMP) and traffic impact assessment will form part of the detailed EIS, addressing local traffic impacts.

[Read less](#)

PLANNING AND ASSESSMENT PROCESS

7. What stage is the project at now?

The project is currently in the early planning phase. An Environmental Impact Statement (EIS) is being prepared and will be submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for assessment. Community consultation is underway and there will be further opportunities for public feedback during formal exhibition of the EIS.

[Read less](#)

8. What is a State Significant Development (SSD)?

This proposal is being assessed as a State Significant Development (SSD) because it includes a mix of in-fill affordable housing, is within the Eastern Harbour City, and has an estimated capital investment of over \$75 million. SSDs are assessed directly by the NSW Department of Planning, Housing and Infrastructure (DPHI) and are subject to community consultation requirements.

[Read less](#)

ABOUT THE TOD PLANNING FRAMEWORK

9. What is a Transit-Oriented Development (TOD) area?

A TOD area is land located within 400 metres of a public transport hub, such as a train station. These areas are identified by the NSW Government as suitable for higher-density housing due to their proximity to transport, jobs, and services.

[Read less](#)

10. Is this site within a TOD area?

Yes. The site is located within 300 metres of Lindfield Train Station and is classified as a Tier 2 TOD under Chapter 5 of the NSW Housing SEPP.

[Read less](#)

11. What is the Housing SEPP?

The Housing SEPP (State Environmental Planning Policy) is a NSW Government policy that provides consistent planning rules for housing delivery across the State, including provisions for affordable housing and transit-oriented development.

[Read less](#)

12. Why are higher buildings and densities allowed in TOD areas?

To support housing supply near transport, the Housing SEPP allows for increased height and floor space in TOD areas when a development includes affordable housing. This encourages more diverse and accessible housing options in well-connected locations.

[Read less](#)

13. What affordable housing obligations apply in TOD areas?

In TOD areas, developments must dedicate at least 2% of total floor area to affordable housing in perpetuity, in addition to any affordable housing provided under other SEPP provisions.

[Read less](#)

14. Will this project comply with the TOD rules?

Yes. The proposal has been designed to comply with the TOD planning controls under the Housing SEPP, including height, floor space, and affordable housing requirements.

[Read less](#)

COMMUNITY BENEFITS

This project will contribute to housing supply in a location that is well-connected to public transport, high-quality jobs, education, and essential services — helping more people live closer to where they work and access daily amenities with ease.

Designed to integrate with the surrounding area, the development will offer:



SENSITIVE ARCHITECTURE

Thoughtfully designed buildings that respect the existing and planned character of Lindfield.



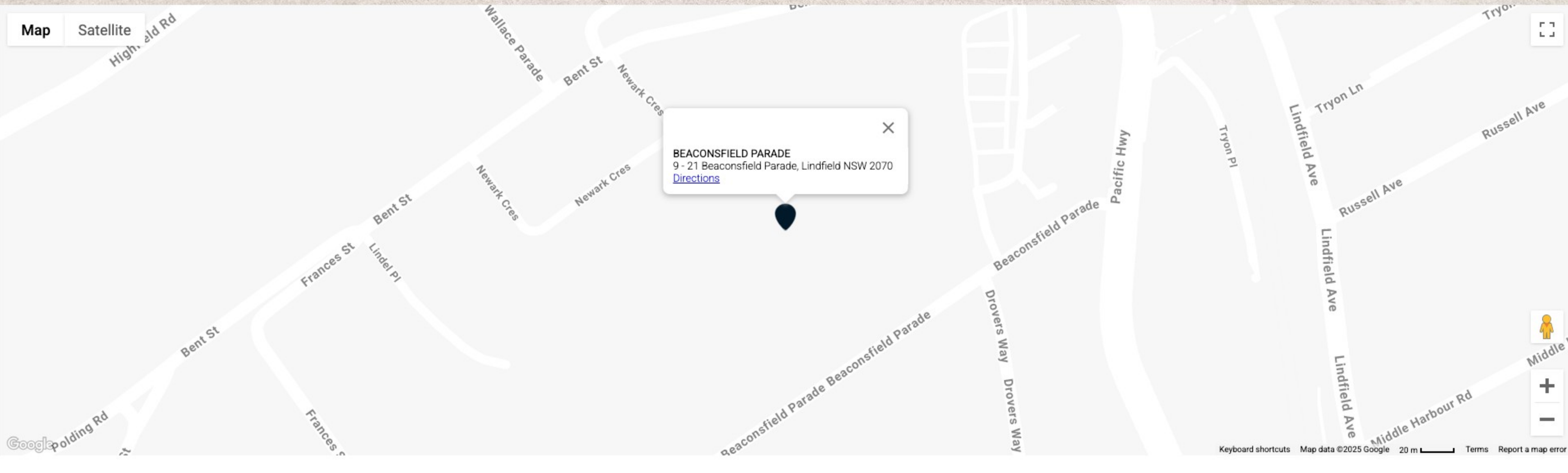
AFFORDABILITY

Affordable housing managed by a registered community housing provider.



SUSTAINABLE LIVING

Energy-efficient building features and landscaped communal areas that enhance liveability for future residents.



PROVIDE YOUR FEEDBACK

We invite you to share your feedback on the proposed development using the feedback form available on this website. Your input will help inform the planning and design process and ensure local views are considered as the proposal progresses.

FEEDBACK FORM

First Name *	Last Name *
<input type="text"/>	<input type="text"/>
Email *	
<input type="text"/>	
Write a message *	
<input type="text"/>	
<input type="button" value="SEND FEEDBACK"/>	

By submitting this form you agree to our collection, use and disclosure of your personal information in accordance with DEICORP'S PRIVACY POLICY. View DEICORP'S TERMS OF USE. By pressing submit, you confirm that you are happy for us to send you marketing (including electronic communications) or contact you in respect of the property you enquired about and other properties represented by Deicorp Properties.

Appendix 4

Appendix 4 NSWGA Meeting Minutes



GOVERNMENT ARCHITECT NEW SOUTH WALES

4th May 2023

Simon Manoski
Deicorp Projects
smanoski@deicorp.com.au

PROJECT: 9-21 Beaconsfield Parade, Lindfield
RE: State Design Review Panel – 16th April 2025 – Review 1

Dear Simon,

Thank you for the opportunity to review the above project at an early stage. Please find below a summary of advice and recommendations arising from the design review session held on 16th April 2025.

The current proposal is coherent as a blocking strategy and a starting point for testing compliance. However, to meet the needs of its residents and the broader community the design needs substantial further development. Critical issues include, the site's inclusion in the Frances Street Heritage Conservation Area, compliance with the Apartment Design Guide (ADG), a lack of public wayfinding such as laneway or street, safety and logistic issues with a single address, removal of heritage landscape and canopy, underdeveloped communal open spaces, and a lack of internal deep soil.

The following elements of the proposal are supported:

- Engagement with Country and associated walks on site with local Indigenous Knowledge Holders.
- Exploration of multiple built form options to accommodate increased scale and density on well-located site.
- Intention to prioritising pedestrian access and movement given the proximity to the Lindfield train station.
- Retaining the size and character of the verge.
- Retaining the existing trees to Beaconsfield Parade.

The following commentary provides advice and recommendations for the project:

Government Architect
New South Wales

4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

government.architect
@planning.nsw.gov.au
T +61(02)9860 1450

governmentarchitect.nsw.gov.au



Connecting with Country

1. Continue to engage with Indigenous Knowledge Holders to provide advice and direction to the development of the site strategy, landscape, architecture, and cultural impact.
2. Explore opportunities to retain and enhance the value and role of the existing landscape including flora and fauna.
3. Refer to the Connecting with Country Framework and case studies on the GANSW website for more information and guidance.

Heritage Conservation Area

Nearly half of the proposed development area is within the Frances Street Heritage Conservation Area (C30). The key objectives of conservation areas in the Ku-ring-gai LEP (clause 5.10) are to conserve:

- *the environmental heritage of Ku-ring-gai*
- *the significance of heritage items and heritage conservation areas including associated fabric, settings, and views.*

The consent authority must consider the effect of the proposed development on the heritage significance of the area concerned.

4. Address the status and designation of the heritage conservation area through:
 - a. further consideration of the heritage values of the area, including how the landscape and architectural character is protected and expressed in the new development
 - b. preserving and protecting the landscape character of existing canopy and trees (noting almost total removal of canopy and associated deep soil does not align with the principles of sustainable development, conservation, or environmental heritage).

Site strategy and massing

The current proposal involves the creation of five relatively large residential apartment buildings on a single site within an existing residential neighbourhood. A development of this scale and context needs robust site and contextual analysis and a masterplanning process that considers movement, public space, legibility, and other social and environmental impacts.

5. Revisit the site strategy to ensure it's founded on sound urban design and landscape principles including:
 - a. legibility of street address
 - b. impact and overshadowing of neighbours
 - c. relationship with existing landscape and canopy
 - d. provision of private open space for ground level apartments
 - e. support and protection of local character.

The proposed wayfinding and entrance strategy of a single delivery and arrival address for all apartments is considered inefficient and confusing for five buildings.

6. Introduce a public space such as a street, laneway, or mews to assist wayfinding and provide access and legibility to each building.
7. Plan the public space so it has the potential to link through to possible future development to the northwest of the site. This could be a pedestrian through site link, green connection, street, laneway or mews.
8. Develop each building so it has its own identity, clear address, and functional relationship with communal open space.

The current proposal does not sufficiently address the opportunities and challenges of the site's 10m fall from the north east to the north west corner.

9. Explore opportunities to navigate the crossfall, including removing the 7m step down from the arrival terrace into the central courtyard, which is incompatible with a typical domestic setting.

Landscape

The conservation heritage status relates to landscape as well as built form and needs further consideration.

10. Review the value of the existing trees on site and develop a masterplan that protects high value retention trees and promotes their presence in the neighbourhood.
11. Provide sufficient continuous deep soil to ensure a long, healthy life for retained trees.

The current proposal involves excavation of most of the site and the removal of all existing deep soil and canopy outside of the setbacks.

12. Retain deep soil within the site to improve amenity and ecological outcomes.
13. Reduce basement car parking as much as possible given the site is within walking distance of Lindfield train station.

The central courtyard is large and needs further definition.

14. Test solar access to the courtyard, then refine the massing and orientation of the surrounding buildings to improve its amenity.
15. Consider a stepped courtyard that follows the natural slope of the site and offers amenity to different apartments at different levels.
16. Provide precedents of communal open spaces of the same scale and proportion to demonstrate design and program intentions.

Architecture

The massing, form and orientation of the buildings impact the ability of the current proposal to meet ADG requirements.

17. Review the proposal in consideration of ADG requirements and recommendations, including:
 - a. meeting or exceeding solar access and cross ventilation controls
 - b. increasing the ceiling height of ground floor apartments
 - c. reducing the number of apartments per core to six.

The development is predominantly made up of 2- and 3-bedroom apartments.

18. Consider including provision for at least 10% family friendly apartments as detailed in the [Design Guide for Healthy Higher Density Living for Families with Children \(2024\)](#).
19. Consider the introduction of town houses / 2-storey ground floor apartments to diversify the offering.

Other contemporary projects of a similar scale are using multiple architecture teams (often with a lead architect to coordinate drawings) to ensure diversity of architectural form.

20. Consider introducing additional design teams for the detailed design of different apartment buildings.
21. Develop the architecture in consideration of the character and materiality of the context.

Sustainability and climate change

22. Ensure sustainability drives the architecture e.g. building facades responsive to passive design, and sun-shading relative to orientation.
23. Further develop the canopy, deep soil and landscape design to minimise the impacts of urban heat island effect and to adapt to future increased temperatures.
24. Illustrate how the project will contribute to NSW's Net Zero emissions goal by 2050. Refer to 'NSW, DPIE, Net Zero Plan, Stage 1: 2020-2030' for further information.

Additional information required for the next SDRP session.

In addition to addressing the advice and recommendations above, the following information is to be provided at the next SDRP session:

25. Sections through the building and landscape to ensure the relationship between apartments, ground planes and terraces can be understood.
26. Analysis of existing trees on site, and their contribution and value to the heritage conservation areas.

It is recommended that the project return to the SDRP following further development. The advice provided is to be addressed at the next session.

Please contact GANSW Design Advisor, Dr Barnaby Bennett, barnaby.bennett@dpie.nsw.gov.au, if you have any queries regarding this advice.

Sincerely,



Emma Kirkman
Principal Design Advisor
Chair, SDRP

GOVERNMENT ARCHITECT NEW SOUTH WALES

Distribution:

NSW SDRP Panel members

GANSW Design Advisor

DPHI

Deicorp Projects Pty Ltd

DKO

Land and Form

JMP Aboriginal Consultancy

Biosis

Gyde

Helen Lochhead, Shaun Carter, Emma
Kirkman (*Chair*)

Dr Barnaby Bennett

Adela Murimba

Simon Manoski, Greg Colbran, Ash
Farzam, Frankie Kalaitzis

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