

19-25 Balfour Street, Lindfield

Stakeholder Engagement Outcomes Report



Prepared for:
Balfour Group
June 2025

HiIPDA
CONSULTING

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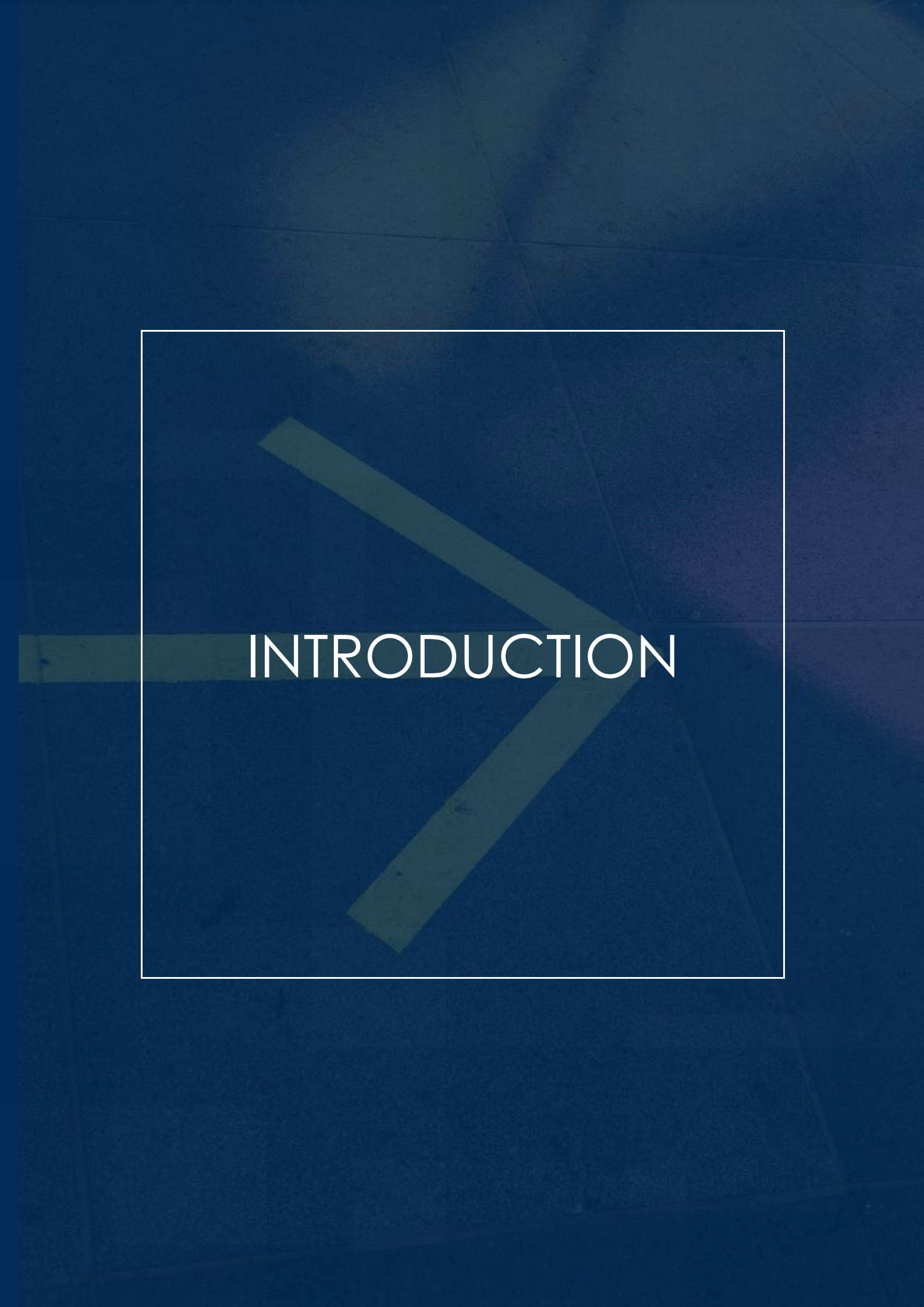
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INTRODUCTION

1.0 INTRODUCTION

This Engagement Report has been prepared by HillPDA on behalf of Balfour Group to outline the key issues raised by immediate neighbours, the local community and government agencies during the preparation of a State Significant Development Application (SSDA). The SSDA relates to a proposal for a residential flat building, including 17 per cent in-fill affordable housing, at 19-25 Balfour Street, Lindfield (the site). The proposal is registered with the Department of Planning, Housing and Infrastructure (DPHI) under SSD-82709458.

This engagement outcomes report has been prepared to satisfy the requirements of item 4 of the Industry Specific Secretary's Environmental Assessment Requirements (SEARs) for housing as issued for this project on 22 April 2025.

Stakeholder engagement has been undertaken by HillPDA and the proponent to inform the proposal. Stakeholder engagement has been designed to comply with the DPHI *Undertaking Engagement Guidelines for State Significant Projects*. It builds on previous engagement activities that relate to the site.

1.1 Compliance with SEARs

The relevant Secretary's Environmental Assessment Requirements (SEARs) and how they have been addressed are indicated in the Table below.

Table 1: Compliance with SEARs

Issue	Issue and assessment requirements	How it is addressed
4. Engagement	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.	- The engagement objectives, scope and method align with the DPHI Guideline. - Issues raised have been considered by the proponent. - The proposed development has been refined to reflect the views of stakeholders where appropriate.
	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.	All relevant authorities have been consulted throughout the preparation of the development application.

1.2 Project description

The proposal seeks approval for a 10-storey development with approximately 98 units. Specifically, it seeks development consent for:

- Demolition of existing buildings and structures on site
- Construction of a 10-storey residential flat building featuring:
 - Basement level car parking
 - Approximately 71 market residential units
 - Approximately 27 affordable housing units
- Landscaping works, including a communal open space
- Associated infrastructure and services.

Figure 1 shows a concept rendering of the proposed development.

Figure 1: Concept rendering



Source: Giles Tribe (2025)

A blue-tinted photograph of a group of people in a meeting. In the foreground, a woman with glasses and a white patterned shirt is smiling and writing on a notepad. To her left, another woman with blonde hair is also smiling. In the background, a man with long hair and a beard is standing and talking to others. The scene is set around a conference table with papers, pens, and water bottles.

ENGAGEMENT APPROACH

2.0 HOW STAKEHOLDERS WERE ENGAGED

HillPDA has developed a clear and transparent process for conducting early and relevant stakeholder engagement. This engagement approach is outlined below.

2.1 Engagement objectives

The objectives of the proposed stakeholder engagement were to:

- To circulate **information** about the project to the local community and key stakeholders
- To **facilitate** an open engagement process where stakeholders are given meaningful opportunities to have their say
- To provide accessible opportunities for stakeholder **participation** by considering and responding to issues raised and feedback provided by different stakeholders
- To present **outcomes** and feedback from the engagement in a format that demonstrates consistency with DPHI's *Undertaking Engagement Guidelines for State Significant Projects* to satisfy the SEARs and SSDA obligations.

2.2 Engagement commitments

HillPDA has developed a plan for engagement through consultation with the proponent that is in line with the NSW DPHI's *Undertaking Engagement Guidelines for State Significant Projects*. It committed to the delivery of a considered, open and evidence-based approach to the engagement. Key components of the engagement plan are summarised below.

Table 2: Engagement overview

Attribute	Detail
Purpose of engagement	● To inform stakeholders of the proposed development ● To provide an opportunity for stakeholders to have input to the development of the proposal at an early stage in the development process. ● To satisfy the requirements of the SEARs
Principles of engagement	● Relationships - we act in an honest and open way at all times to build strong relationships, partnerships and trust with our client and stakeholders within the confidentiality requirements of the project ● Clarity of purpose - we are clear about why and how we are engaging with the community and our stakeholders ● Timely - we will contact stakeholders early on and provide sufficient time for stakeholders to provide input ● Coordinated - we will work with the proponent to collaborate to ensure our engagement activities are coordinated and within the project scope.

2.3 Stakeholder identification

Stakeholders were identified through desktop research, based on consideration of the site and its surrounding context, and potential impacts of the proposed development. This is consistent with DPHI's engagement requirements for SIAs.

Stakeholders were identified and compiled into two tiers:

- Tier 1: The local community and potential sensitive receivers
- Tier 2: Relevant agencies and organisations.

Each stakeholder tier was analysed in detail to ensure that the engagement approach was proportionate to the scale, potential impact and appropriate communication needs of each group.

Identified stakeholders are shown in Table 3. The proposed engagement methods for each stakeholder group are outlined in Chapter 3.0.

Table 3: Stakeholder analysis

Stakeholder group and stakeholders	Rationale
Tier 1: The local community and potential sensitive receivers	
Includes: • Occupants of surrounding residential properties on neighbouring and nearby streets • Local organisations, including: – Highfields Preparatory & Kindergarten School – Lindfield Manor Retirement Village – Holy Family Catholic Church and Primary School	• Sensitive land uses in the immediate vicinity of the proposed development • Community in close proximity who could be impacted during construction by noise, dust, movement of construction vehicles, increased traffic volumes • Community in close proximity who could be impacted during operational phase by traffic, noise, changes in local character, views and vistas • Construction traffic movement could present a risk to pedestrian safety.
Tier 2: Relevant agencies and organisations	
Includes: • Government agencies involved in the development assessment process • Local Government	• Build relationships with Government agencies and utility providers to support the long term delivery objectives of the project • Enable Government agencies involved in the development approval process to have input to the formulation of the proposal prior to lodgement of the SSDA • Local Council has a thorough understanding of local matters and an interest in development outcomes on the Site.

2.3.1 Tier one stakeholders

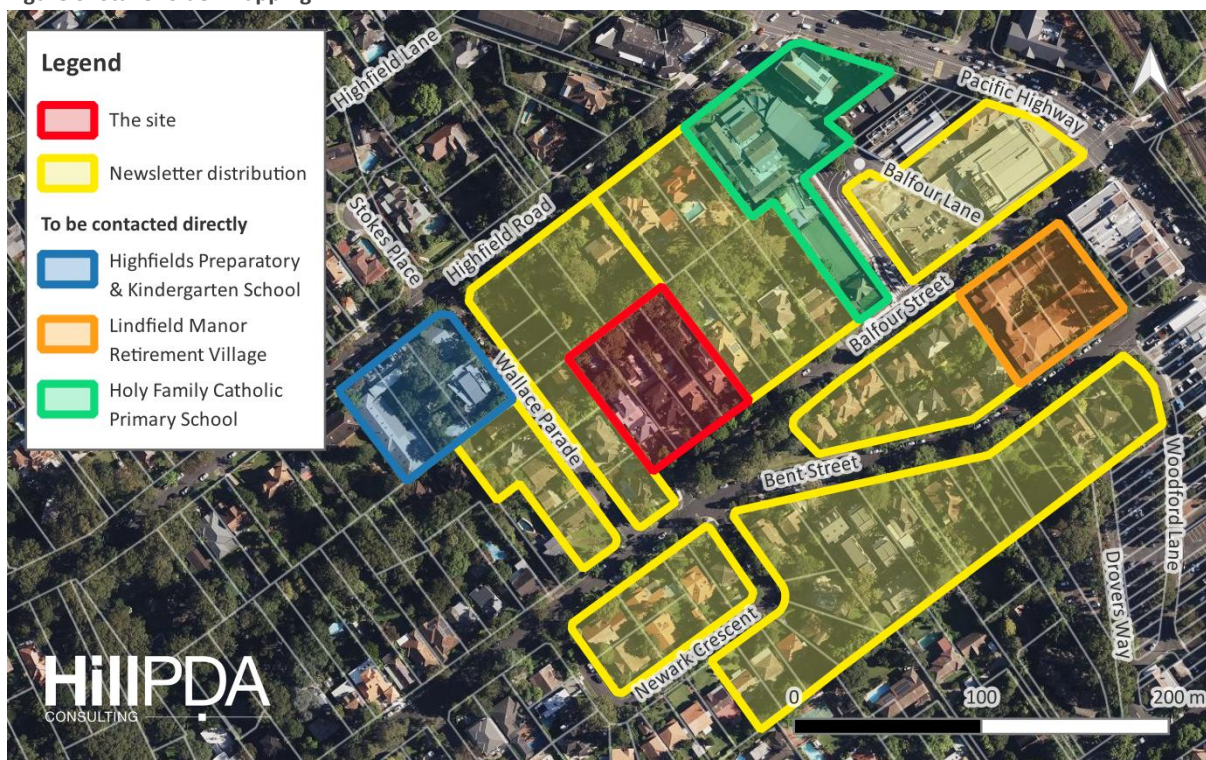
Tier 1 stakeholders refer to residences, businesses and community groups that are most likely to be directly affected by noise, visual disturbances, or traffic changes during construction and operation. For this project, Tier 1 stakeholders primarily consist of residents in the immediate vicinity of the site to be contacted directly via newsletter.

We also identified 4 local community stakeholders to be contacted directly, including:

- Highfields Preparatory & Kindergarten School
- Lindfield Manor Retirement Village
- Holy Family Catholic Church
- Holy Family Catholic Primary School, Lindfield.

Tier 1 stakeholders have been mapped in Figure 3.

Figure 3: Stakeholder mapping



Source: HillPDA (2025), Google Maps (2025)

Although the local Indigenous community is considered part of Tier 1 stakeholders, they were contacted separately by the proponent and the project team.

2.3.2 Tier two stakeholders

Tier 2 stakeholders are agencies, authorities, service providers and community organisations that may have an interest in the proposed development. Tier 2 stakeholders have been identified in Table 4 below.

Table 4: Tier 2 stakeholders

Stakeholder type	Organisation(s)
NSW Government agencies	Department of Planning, Housing and Infrastructure (DPHI) – Planning Transport for NSW
Local Government	Ku-ring-gai Council



ENGAGEMENT METHODS

3.0 ENGAGEMENT METHODS

Engagement methods were tailored to each stakeholder group, as not all stakeholders require the same level of engagement and different approaches are suited to each group.

Figure 4 displays the tiered approach to the engagement method, ensuring that those with the highest potential to be affected by the proposal are given ample information and opportunity to provide feedback. Selected engagement methods are outlined below.

Figure 4: Engagement methods by stakeholder tier

Tier 1: Surrounding occupants	■ Newsletter ■ Online survey ■ Pop up stalls ■ Website with project information, link to survey and FAQ ■ 1800 phone line and submissions inbox established ■ Letter and project newsletter
Tier 2: Relevant agencies and organisations	■ Ongoing engagement by other project team members (as relevant) ■ Letter and project newsletter distribution

3.1 Engagement method by stakeholder

3.1.1 Newsletter

On 15 May 2025, a **newsletter** was distributed to the 88 identified Tier 1 stakeholders via a letterbox drop. The newsletter contained:

- Information about the proposed development
- A link to the NSW Planning Portal page for the proposal
- A link to HillPDA's engagement portal and invitation to participate in an online survey (refer to section 3.1.2)
- An invitation to make a submission to HillPDA's engagement team via phone or email
- Contact details for Translating and Interpreting Service (TIS) National, an Australian Government service offering interpretation services for a wide range of languages (at no cost to the user).

A copy of the **newsletter and FAQs** sent to occupants of surrounding properties is provided in Appendix B.

3.1.2 Project website

On 15 May 2025, HillPDA launched a website for the engagement process to provide information about the proposal to a wide range of potential stakeholders. Recipients of the newsletter were invited to access the website via a QR code. The website displayed information about the proposal including an indicative layout figure, the site location, an overview of the proposal, and information about the planning process.

3.1.3 Community survey

The website contained an invitation to complete a survey or make a submission about the proposal via email or phone. The survey asked users to identify features of the area that they liked or elements that they wished to

change, and whether they had any comments or questions about the proposal. Users were able to complete the survey anonymously or through a registered account.

The survey and website were available from 15 May 2025 to 31 May 2025.

A copy of the online **survey** is provided in Appendix C.

3.1.4 Project email and phone line

HillPDA has established a consultation email address, submissions@hillpda.com and a 1800 telephone number, 1800 518 007, to receive feedback and comment on proposed developments. The email and phone number were communicated via printed collateral to provide residents and workers in the surrounding area with a platform to ask questions and provide feedback during the engagement period. Newsletters and printed materials also included reference to the Translating and Interpreting Service (TIS National), an interpreting service provided by the Department of Home Affairs for people who do not speak English.

3.1.5 Pop up stalls

Representatives from HillPDA and Balfour Group conducted two pop-up stalls, on 22 and 24 May 2025, at the Killara Hotel. The table set up is shown in Figure 5.

In terms of collateral, copies of the project newsletter/flyers were handed out to interested parties. Additionally, a QR code was provided, which included a link to the project webpage.

14 members of the community, including residents, business owners, and others attended across the two pop up stalls. Feedback raised in the sessions is included in section 4.1.

Figure 5: The pop-up stall and collateral material displayed (refer to appendix for newsletter)



3.1.6 Email letter to local organisations

On 20 May 2025, HillPDA contacted organisations with operations nearby the proposed development. The letter contained an overview of the proposed development including a copy of the project newsletter and a request for feedback. Organisations included:

- Highfields Preparatory & Kindergarten School
- Lindfield Manor Retirement Village
- Holy Family Catholic Primary School, Lindfield.

Prior to the email being sent, Holy Family Catholic Church contacted HillPDA via the project phone line on 19 May 2025 requesting shadowing diagrams.

A follow up was sent on 26 May 2025.

A response was received from Highfields Preparatory and Kindergarten School on 31 May 2025.

A copy of the letter sent to organisations can be found in Appendix D.

3.1.7 Engagement with agencies and organisations

On 20 May 2025, HillPDA contacted Ku-ring-gai Council via email. It contained an overview of the proposed development including a copy of the project newsletter and a request for feedback. A follow up was sent on 26 May 2025. As at the time of writing, no response has been received.

Detailed consultation with utility service providers is expected to take place during SSDA exhibition and post-approval as required.

Where the proponent or their technical specialists had engaged with a Tier 2 stakeholder, HillPDA relied on the outcomes from those undertaken by the proponent and other members of the project team. Outcomes from any such consultation have been incorporated into this report (where relevant) and identified as such.

3.1.8 Summary of engagement activities

Table 5 provides a summary of key engagement activities.

Table 5: Summary of stakeholder engagement activities

Stakeholder group	Aim and actions
Tier 1 – the local community and sensitive receivers	
Newsletter ● Likely sensitive receivers ● Possible sensitive receivers	Aim: ● Introduce the proposal to the local community early in the process. ● Provide an accessible and flexible contact methods to enable stakeholders to raise issues/concerns prior to SSDA submission. Actions: ● Distribute newsletter to roughly 88 Tier 1 stakeholders (completed May 15 2025). Collateral: ● Community newsletter (refer to Appendix A) containing: – information about the proposal – contact details for the HillPDA Engagement Team (including a phone number to contact HillPDA via a translation service) – a link to the HillPDA Engagement Portal – a link to DPHI’s Planning Portal page for the proposal.
Engagement portal & online survey ● Likely sensitive receivers	Aim: ● Introduce the proponent and the proposal to the local community early in the process ● Provide an opportunity to identify and address any issues or concerns raised (relating to the existing environment or the proposal) prior to SSDA submission

Stakeholder group	Aim and actions
Possible sensitive receivers	- Provide accessible and convenient option for the wider local community (Tier 1 stakeholders) to provide feedback. Actions: - Established a webpage for the proposal (along with a survey and submissions inbox) on the HillPDA Engagement Portal (posted 15 May 2025). Collateral: - Engagement portal (refer to Appendix B) containing: - Information about the proposal - Contact details for the HillPDA Engagement Team - A link to the HillPDA Engagement Portal - A link to DPHI's Planning Portal page for the proposal. - Online survey (refer to Appendix C) - Online message system.
Pop up stall - Likely sensitive receivers - Possible sensitive receivers	Aim: - Inform workers and community members, who may not have received the project newsletter, about the proposed development and offer them the opportunity to provide feedback, raise concerns, or ask questions. Actions: - Pop up stall held 22 and 24 May 2025 at Killara Hotel Collateral: - Project newsletters - QR code directing to the project website and survey - Architectural plans (printed).
Tier 2 – Relevant agencies and organisations	
Council DPHI	11 April 2025 – Request for meeting submitted to DPHI Affordable Housing Team 15 April – Advice received from DPHI that a scoping meeting would not be required 17 April – Request for SEARs submitted 22 April – SEARs (SSD-82709458) issued by DPHI 20 May – Request for feedback submitted to Ku-ring-gai Council 26 May – Follow up email sent to Ku-ring-gai Council
Utilities and service providers	Detailed consultation to take place during SSDA exhibition and post-approval as required.

3.2 Record keeping

The following methods of record keeping were utilised while the engagement activities were being undertaken:

- An Engagement Register was established for the project to record all contact with stakeholders and the feedback received
- Meeting minutes from any conference calls or meetings were recorded by the relevant parties undertaking engagement and records of conversation and outcomes were provided to HillPDA
- An address register was maintained for recipients of a newsletter with details of proposed project to catalogue survey responses and submissions received in response.



OUTCOMES

4.0 OUTCOMES

This section provides an overview of the outcomes from the various stakeholder engagement activities undertaken for the project.

A project newsletter was delivered to Tier 1 stakeholders in the local community, comprising occupants of around 88 addresses surrounding the site, generating **158** unique visitors to the engagement portal.

Some engagement with agencies and organisations was undertaken by the proponent in preparation of the Environmental Impact Statement as part of the SSDA. Where relevant agencies had not been contacted, HillPDA representatives reached out with a letter sent via email containing an overview of the proposal and a request for feedback.

Table 6 provides a summary of all stakeholder engagement activities and feedback received through the engagement process.

Table 6: Overview of engagement responses

Method	Response overview
Website and survey	- As of 4 June 2025, our website had received: 329 total project page views; and 158 unique visitors. - As of 31 May 2025, 5 people had completed the survey.
Pop up stall	Two pop-up stalls were held on: 22 May 2025 between 4pm-6pm 24 May 2025 between 10am-12pm
Phone / email submissions	As of 4 June 2025, 1 stakeholder had contacted HillPDA's engagement team via phone or email.
Email letter to agencies and organisations	Several agencies and community groups were engaged via email

	A response was received from 2 community groups.
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4.1 Community views

Community engagement activities, including newsletter distribution, a project webpage, an online survey and the pop-up stall, resulted in relatively limited community participation.

Additionally, 88 letters were sent to nearby residents, which resulted in 329 page views (158 of those being unique visitors) to the project website.

Key themes arising from community feedback has been summarised below in Table 7.

Table 7: Key themes from community engagement

Issue type	Detail	Response
Timeframe for demolition and construction	Communities work from home and so wish to understand the timeframe for the project, and how long it will occur.	Detailed timeframes will be prepared and made known to surrounding residents prior to construction.
Provision of car parking	- Many residents stated that there is a concern that parking would occur in the street. However, in seeing the basement car park plan many were satisfied that parking could be accommodated on site, and that would not impact traffic - Would like to ensure the design of the basement car park is easily accessible to deter people opting for street parking instead.	A detailed Transport Impact Assessment has been prepared by Traffix to support the proposal, which addresses internal design aspects and has found the carpark to comply with relevant controls.
Design elements	- The ground level apartments should have access to the courtyard - Supportive of the open space provided on site - Downsizers want to have open space and courtyards - The bedroom over the driveway may be noisy as well as car lights could enter into the unit - The communal open space needed to be high quality in order to be well used - Need for more green space and deep soil area - Desire for a façade that matches the local area - Location of the driveway near the bend may be a safety risk.	- A Design Report has been prepared by Giles Tribe to accompany the submission - Landscape Plans have been prepared by Studio IZ to accompany the submission.
Provision of housing apartments	Support additional supply of housing which brings more people to support the business in the area and create job opportunities	No response required.
Pricing of apartments	- Support the diversity of one, two, three bedroom units as well as affordable housing for key workers - Enquiry about the price and size of apartments with interest in bigger apartments for potential purchase.	Details on apartment pricing will be prepared at a later date.
Building setback	- Major concern that the proposed design was not sufficiently set back from the existing houses, and queried whether the proposal was complying with the necessary controls - Concern regarding the setbacks from side and rear property boundary and impact on privacy	- The proposal considers visual impacts on adjacent properties and places - The proposal considers privacy impacts on adjacent properties through setbacks and window placement - A Design Report has been prepared by Giles Tribe to accompany the submission.

Issue type	Detail	Response
Tree preservation	Concerned about tree removal on the site, and the absolute need to retain trees.	- An Arboricultural Report has been prepared by Naturally Trees to support the proposal - Landscape Plans have been prepared by Studio IZ to accompany the submission.
Future development of the area	- Some residents did not support the development in the area and did not support what the state government are doing, or the change in character - Residents are concerned that some elements of the area such as tree canopies, local birdlife and peacefulness will be diminished by the proposal - Resident wanted to understand how the proposed development will integrate with the adjacent houses, especially in the longer term what the interface would look like.	- The proposed development complies with Height of buildings and GFA controls for the developments seeking uplift under the State Environmental Planning Policy (Housing) 2021 - A Clause 4.6 variation request will be submitted to accompany the proposal to acknowledge and outline the planning merits related to height non-compliance - An Arboricultural Report has been prepared by Naturally Trees to support the proposal - Ku-ring-gai Council's proposal to remove the Balfour Street/Highfield Road Conservation Area, as outlined in the 2025 Preferred Scenario Exhibition Document, reflects its view that redevelopment will have an acceptable heritage impact.
Surrounding street network	- Concern regarding the width of the street with on-street carparking and the capacity of future residents to be able to get in and out - Poor visibility due to on-street parking. On-street parking shouldn't be allowed outside the apartments - Balfour Street needs realignment. Adjacent block isn't a park, it is a road easement and this should be used to realign the street - The traffic environment during school pick up and drop off is terrible, so it is unlikely that the development would worsen the current state - Would like to ensure that all day, on-street parking is retained. Desire for on-street parking opposite the development to be removed to ensure safe entry - Desire for traffic calming measures and the conversion of Wallace Parade into a one-way street.	- A Transport Impact Assessment and Preliminary Construction Traffic Management Plan have been prepared by Traffix to support the proposal - The site's proximity to key transport hub (Lindfield station) will encourage greater public transport usage and reduce the need for private vehicle usage, in line with proposed car parking provisions.
Overshadowing impacts	Concern the proposal will impact solar access to surrounding buildings and gardens	Shadow diagrams have been prepared as part of the proposal.
Bulk and scale	- Concerned that the scale of development seems to be in excess to what TOD allows - Concern regarding the scale and height of building.	- The project responds to the changes of the State Environmental Planning Policy (Housing) 2021 that allows for additional floor space ratio and height to be achieved for developments including affordable housing - While the scale of the proposed building will affect the setting of surrounding properties, such impacts

Issue type	Detail	Response
		are considered inevitable under the State Government's TOD legislation and approved floor space ratios.
Construction fatigue	- There has been a lot of development in the surrounding area and the community is anxious about more construction impacts and how long they will continue for - Concerns that during the construction period heavy vehicles will use and park on the street and there will be increased noise, dust and litter - Concern that construction will result in traffic congestion and interrupt access to surrounding properties	- A Preliminary Construction Traffic Management Plan has been prepared by Traffix to support the proposal - A Noise and Vibration Impact Assessment has been prepared by Pulse White Noise Acoustics to support the proposal
Impact to property values for surrounding development	Potential for development to negatively impact upon value of surrounding properties and increase insurance rates	- We acknowledge these concerns and understand nearby residents are likely to be frustrated. However, it is also recognised that the State government has provided that Ku-ring-gai LGA with a housing target of 7,600 by 2029, which will require the delivery of more homes in well located areas - The proposed development therefore aims to align with the area's changing nature by providing new housing, increasing local choice and diversity.
Tenant behaviours	Concern that introduction of new residents could negatively affect safety	A CPTED Report and Crime Risk Assessment have been prepared by Connley Walker to accompany the proposal.

4.2 Agency views

The agencies identified in section 2.3.2 were contacted at various stages through the development of the proposal. Table 8 provides an overview of engagement outcomes from this consultation.

Table 8: Engagement outcomes from consultation with tier two stakeholders

Theme/agency	Detail	Project response
Government/state agencies		
- Council - DPHI	No feedback provided from Council.	No response required at this stage
Utilities and service providers		
Sydney Water	Detailed consultation to take place during SSDA exhibition and post-approval as required.	No response required at this stage
Ausgrid	Detailed consultation to take place during SSDA exhibition and post-approval as required.	No response required at this stage

It is anticipated that further input will be provided from agencies and organisations during the SSDA exhibition phase. The proponent has indicated that they will continue to engage with relevant stakeholders (such as utility providers) as their input becomes necessary, should the proposed development be approved.

A dark blue background featuring a close-up of an olive branch with silvery-green leaves and small, round olives. The branch enters from the bottom left and extends towards the top right. A white rectangular border is centered on the page, enclosing the text.

NEXT STEPS

5.0 NEXT STEPS

Consultation and engagement will continue through future stages of the project.

This Engagement Report will be submitted to DPHI as part of the SSDA package. The SSDA will then be placed on public exhibition. Formal notification of the proposal will be undertaken by DPHI during the assessment period. Any issues or queries raised during this process will be addressed by the proponent through DPHI's formal 'response to submissions' process.

Subsequent to any approvals, the construction phase would include a range of further engagement with the community. Construction works at the site would include notification of the commencement of works and notification of works with the potential to impact nearby receivers. The proponent and their contractors will continue to engage and work with all relevant agencies and authorities to ensure all regulatory requirements are met and that conditions of consent are complied with.

The background of the slide is a dark blue, semi-transparent image showing the lower bodies and legs of several people in a group hug, suggesting a celebratory or successful outcome.

CONCLUSION

6.0 CONCLUSION

This consultation outcomes report presents the communications and stakeholder engagement activities undertaken by the proponent, HillPDA and other project team technical specialists prior to lodgement of the SSDA for the proposed development at 19-25 Balfour Street, Lindfield within Ku-ring-gai LGA (SSD-82709458).

In accordance with the SEARs, engagement was undertaken with occupants and users of neighbouring properties, relevant government agencies and utilities and services providers. The purpose of these engagement activities was to inform stakeholders about the parameters of the proposal, and to provide an early opportunity for them provide input or comment for consideration by the proponent and approval authorities, prior to lodgement of the SSDA.

A letter with information about the proposal and methods of contacting HillPDA's engagement team was distributed to identified stakeholders near the site, including residential and commercial properties. Recipients were invited to make email or phone submissions and were also provided access to a website with information about the proposal and an online survey. The website, survey, and phone/email submissions were available for a period of 2 weeks. During this period, the website was accessed 329 times (158 of these being unique visitors), and 5 survey responses were received. 1 call was made to the 1800 phone number, and 1 follow up email was received. Two pop-up stalls were also held to provide another opportunity to inform the community of the proposed development and allow or any queries to be answered.

Key themes emerged from community feedback, including:

- Traffic and parking concerns
- Overshadowing impacts for surrounding apartments
- Building height and scale of development
- Support for increased and more diversity of housing

Local community groups and large business operators were also included in consultation activities. Letters were sent via email containing an overview of the project and requests for feedback. Follow up requests were sent to invite participation in engagement activities. One phone call and one email response were received.

Community members and agencies and organisations will be provided further opportunity to comment on the proposal during the exhibition period. Should the SSDA be approved, the proponent will continue to engage with nearby neighbours, businesses and the community as the project progresses.



APPENDICES

APPENDIX A : ENGAGEMENT PORTAL

[LOGIN](#)
[REGISTER TO HAVE YOUR SAY](#)

[Back](#)
[View All Projects](#)

19-25 Balfour Street, Lindfield

Project overview



HillPDA has been engaged on behalf of Balfour Group to undertake community engagement for a proposed residential flat building, including 17 per cent in-fill affordable housing, at 19-25 Balfour Street, Lindfield.

This proposal will be lodged as a State Significant Development Application (SSDA), to be assessed by the NSW Department of Planning, Housing and Infrastructure. Specifically, the SSDA (SSD-82709438) seeks development consent for:

- Demolition of existing structures at the site

Construction of a 10-storey residential flat building featuring:

- Basement level car parking
- Approximately 71 market residential units
- Approximately 27 affordable housing units

Landscaping works, including a communal open space

Associated infrastructure and services.

Please note, a separate local Development Application for this site has been lodged with Council (eDA0234/25) and will be exhibited separately. If the State Significant proposal (the subject of this letter) is approved, it will supersede the local application currently with Council. We anticipate lodgement of the SSDA in late May, with public exhibition and the opportunity for community feedback to follow shortly thereafter.

Language

Select a language below:

Select Language

Project timeline

- Project planning
- Detailed design
- WE ARE HERE**
- Submit development application
- Public exhibition
- Development assessment

What's On



Community Information session

From : Thu, 22 May 2025 04:00 PM

To : Thu, 22 May 2025 06:00 PM

At : Killara



Community Information session

From : Sat, 24 May 2025 10:00 AM

To : Sat, 24 May 2025 12:00 PM

At : Killara

Survey

Community survey

Complete our survey here

[Complete community survey](#)

Gallery




[View all](#)

Links

[NSW Planning Portal - 19 - 25 Balfour Street, Lindfield](#)

Contact us

APPENDIX B : COMMUNITY NEWSLETTER



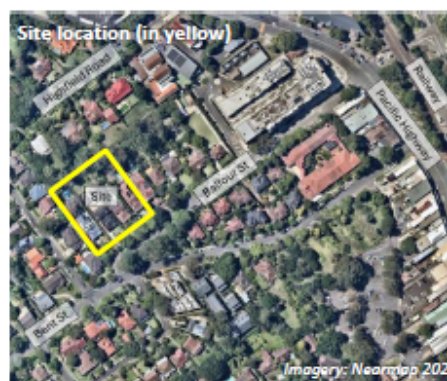
14 May 2025

Proposed development at 19-25 Balfour Street, Lindfield

HillPDA has been engaged on behalf of Balfour Group to undertake community engagement for a proposed residential flat building, including 17 per cent in-fill affordable housing, at 19-25 Balfour Street, Lindfield.

This proposal will be lodged as a State Significant Development Application (SSDA), to be assessed by the NSW Department of Planning, Housing and Infrastructure. Specifically, the SSDA (SSD-82709458) seeks development consent for:

- Demolition of existing buildings and structures on site
- Construction of a 10-storey residential flat building featuring:
 - Basement level car parking
 - Approximately 71 market residential units
 - Approximately 27 affordable housing units
- Landscaping works, including a communal open space
- Associated infrastructure and services.



A map identifying the site (yellow) is shown right. A concept rendering and indicative layout are included page over.

Please note, a separate local Development Application for this site has been lodged with Council (eDA0234/25) and will be exhibited separately. If the State Significant proposal (the subject of this letter) is approved, it will supersede the local application currently with Council.

We anticipate lodgement of the SSDA in late May, with public exhibition and the opportunity for community feedback to follow shortly thereafter.

Find out more and have your say online:



engage.hillpda.com.au/balfour-street-lindfield

Join us at a community drop-in session:

We welcome you to attend one of our sessions to learn more about the project, ask questions and share your feedback.

Time:

- Thursday 22 May: From 4pm until 6pm
- Saturday 24 May: From 10am until 12pm

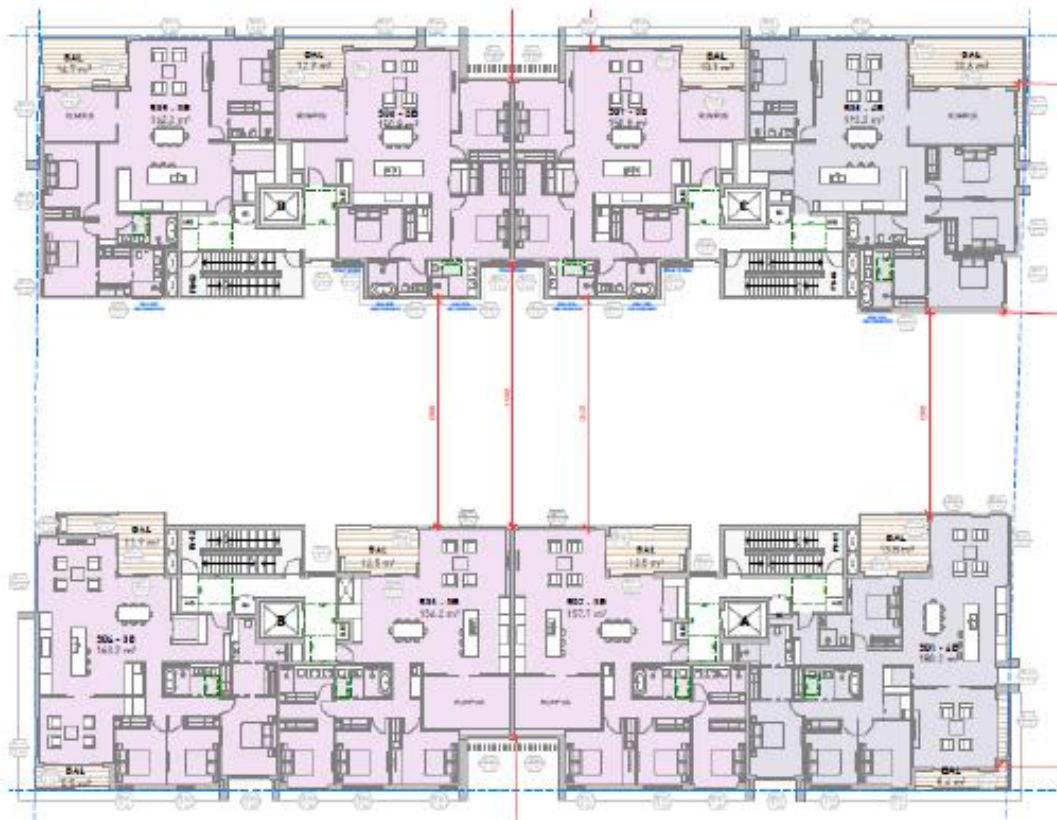
Venue:

- Killara Hotel & Suites
480 Pacific Highway, Killara



Above: Concept renderings of the proposal (DA version)

Below: Indicative floorplan



Contact us

HillPDA Engagement Team

✉ submissions@hillpda.com

☎ 1800 518 007 (9am-5pm weekdays)

APPENDIX C : COMMUNITY SURVEY

 **Community survey**

Q.1 Would you describe yourself as: *

☐ Local resident
☐ Local business owner
☐ Other (please specify)

Q.2 Where is your property or business located? *

Character Limit : 50

Q.3 How long have you been at your current address? *

☐ Less than a year
☐ 1-2 years
☐ 3-5 years
☐ More than 5 years

Q.4 Do you think the proposed residential flat building at 19-25 Balfour Street will impact on your property/business? *

☐ Yes
☐ No

Q.5 Do you think proposed residential flat building at 19-25 Balfour Street will impact on your day to day activities? *

☐ Yes
☐ No

Q.6 If the proposed development is approved, do you think the construction activity will impact on your property/business? *

☐ Yes
☐ No

Q.7 What are the things that you like about this area?

Character Limit : 200

Q.8 What things would like to see considered as part of the proposed residential flat building at 19-25 Balfour Street?

Character Limit : 200

Q.9 Do you have any other comments about the proposed development?

Character Limit : 200

Submit Now

APPENDIX D : LETTER TO COMMUNITY GROUPS AND BUSINESSES

Good afternoon

I am writing to you with regard to a forthcoming State Significant Development Application (SSDA) for a residential flat building, including 17 per cent in-fill affordable housing, at 19-25 Balfour Street, Lindfield, within the Ku-ring-gai LGA.

HillPDA has been engaged by Balfour Group to undertake stakeholder engagement activities for this proposal. As part of this process, we are reaching out to relevant agencies with further information and to invite submissions via reply to this email.

Location

The location of the proposal (shown below) fronts Balfour Street and is currently occupied by four detached dwellings, swimming pools, landscaping and ancillary structures.



It is 4,771 square metres in area and is legally described as:

- Lot 12 DP654363
- Lot 1 DP121527
- Lot 13 DP657173
- Lot 13 DP663524

It is located within the Lindfield Transport Oriented Development (TOD) area.

Current stage

[SSD-82709458](#) is currently at the Prepare EIS stage.

Proposal description

Specifically, under this SSDA development consent is sought for:

- Demolition of existing buildings and structures on site
- Construction of a 10-storey residential flat building featuring:
 - Basement level car parking
 - Approximately 71 market residential units
 - Approximately 27 affordable housing units.
- Associated landscaping works, including a communal open space
- Associated infrastructure and services.

The proposal incorporates 17% affordable housing pursuant to Chapter 2, Section 15C and Chapter 5, Section 156 of the Housing SEPP. The proposal seeks to utilise the incentive controls under Chapter 2, Part 2, Division 1, Section 16 of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) to achieve 30% additional building height and floor space ratio (FSR).

Further information is available on [the DPHI Major Projects Portal \(SSD-82709458\)](#) and our [dedicated Engagement Portal](#).

Next steps

The team is currently aiming to lodge the proposal with DPHI by the end of May 2025. There will be further opportunity to comment on the final proposal during the public exhibition phase.

I look forward to hearing from you.

Disclaimer

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4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
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This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.
8. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

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