



Project Name: Residential flat building with in-fill affordable housing - 19 - 25 Balfour Street, Lindfield
Case ID: SSD-82709458

Applicant Details

Project Owner Info

Title	Mr
First Name	Aries
Last name	Xu
Role/Position	BALFOUR GROUP PTY LTD
Phone	0403695563
Email	aries@jkinteriors.com.au
Address	5 Averill Street
	Rhodes , New South Wales, 2138 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	BALFOUR GROUP PTY LTD
ABN	99685941075

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Miss	Lauren	Donohoe
Phone	Email	Role/Position
0284174081	lauren@keylan.com.au	Planner

Address

43A The Corso
Manly, New South Wales 2095
AUS

Political Donations

Do you need to disclose a political donation?

No

Development Details

Project Info

Project Name	Residential flat building with in-fill affordable housing - 19 - 25 Balfour Street, Lindfield
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD86,080,509.00
Indicative Operation Jobs	5
Indicative Construction Jobs	410
Number of Occupants	300
Number of Dwellings	98
Gross Floor Area (GFA) sqm	15,499
% of In-fill Affordable Housing	17
Number of In-fill Affordable Dwellings	27

Description of the Development/Infrastructure

The proposal consists of:

- demolition of existing buildings and structures on site
- construction of a ten-storey residential flat building featuring:
 - o basement level car parking
 - o 71 market residential units
 - o 27 affordable housing units
- associated landscaping works, including a communal open space.
- associated infrastructure and services

Description of Changes

Briefly describe the proposed changes to the application

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	19 - 25 Balfour Street, Lindfield
Site Address (Street number and name)	19 - 25 Balfour Street, Lindfield
Site Co-ordinates - Latitude	-33.775329
Site Co-ordinates - Longitude	151.165

Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	☒

Lot and DP

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

Site Area

What is the total site area for your development?
Site Area sqm
4,830

Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

Attachments

File Name	Appendix 26 - Owners Consents
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Does the development application relate to land owned by a Local Aboriginal Land Council?

No

Statutory Context

Justification and Permissibility

Reason why the proposal is State significant

The proposed affordable housing component of the development is classified as 'in-fill affordable housing' pursuant to Section 15C of the State Environmental Planning Policy (Housing) 2021 (Housing SEPP) as the proposal:

- is permitted with consent
- provides a minimum of 10% affordable housing
- is carried out within an accessible area, as it is within approximately 550m walking distance from Linfield Train Station

The proposal is classified SSD pursuant to Schedule 1 Clause 26A of
Which State Environmental Planning Policy (SEPP) does your application relate to?
Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General
Section under selected Schedule
Section 26A - In-fill Affordable Housing

Permissibility of Proposal
Permissible with consent

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R2 Low Density Residential

Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?*

Yes

Does the application include:

- an explanation of how—
 - the design quality principles are addressed in the development
 - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context

- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?*

No

Other Requirements - Part2

Does the development involve the erection of a temporary structure?*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?*

No

Is the development [BASIX optional development](#)?*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?*

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?

No

A licence under the [Pipelines Act 1967](#)?

No

REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

REAP Number	Accredited Organisation	REAP Name
63780	PIA	Jayne Klein

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

Attachments

Attachments

File Name	NO GIS DATA PROVIDED
File Name	Appendix 22 - BASIX Cert, Plans, Thermal, & Section JPart 1
File Name	Appendix 22 - BASIX Cert, Plans, Thermal, & Section JPart 3
File Name	Appendix 22 - BASIX Cert, Plans, Thermal, & Section JPart 2
File Name	Appendix 22 - BASIX Cert, Plans, Thermal, & Section J Part
File Name	Appendix 20 - Preliminary Site Investigation Report_Part1
File Name	Appendix 20 - Preliminary Site Investigation Report_Part2
File Name	Appendix 8 - Architectural Plans
File Name	Appendix 9 - Architectural Design Report
File Name	Appendix 33 - Aboriginal Heritage Due Diligence
File Name	Appendix 32 - Statement of Heritage Impact
File Name	Appendix 30 - Landscape Plans
File Name	Appendix 17 - Geotechnical Report
File Name	Appendix 24 - Biodiversity Development Assessment Report
File Name	Appendix 34 - Affordable Housing Letter of Support
File Name	Appendix 31 - Vegetation Managment Plan
File Name	Appendix 19 - Preliminary CTMP
File Name	Appendix 35 - Waste Management Report
File Name	Appendix 27 - Social Impact Assessment
File Name	Appendix 23 - Arboricultural Assessment
File Name	Appendix 25 - Flood Letter
File Name	Appendix 28 - CPTED Assessment
File Name	Appendix 14 - Concept Stormwater Drawings
File Name	Appendix 29 - Title Deeds 19-25 Balfour Street
File Name	Appendix 13 - Traffic Impact Assessment
File Name	Appendix 15 - Noise and Vibration Assessment
File Name	Appendix 12 - Visual Impact Statement
File Name	Appendix 21 - Environmentally Sustainable Design Report
File Name	Appendix 16 - Water Management Report
File Name	Appendix 11 - Accessibility Plan
File Name	Appendix 18 - BCA Report
File Name	Appendix 10 - Survey Plan
File Name	250716 KEYLAN Balfour St Lindfield EIS
File Name	Appendix 7 - Stakeholder Engagement Outcomes Report
File Name	Appendix 5 - Clause 4.6 Request
File Name	Appendix 6 - EDC