

Objection Submission

To: NSW Department of Planning, Housing and Infrastructure – Major Projects Assessment Team

Re: State Significant Development SSD-85974227 – 9–17 Balfour Street, Lindfield NSW 2070

Submitted by: Jian Jin, Owner of 1 Wallace Parade, Lindfield NSW 2070

Submission Date: 15/02/2026

1. Introduction

I, Jian Jin, as the owner of 1 Wallace Parade, Lindfield NSW 2070, hereby lodge a formal objection to State Significant Development SSD-85974227.

The proposal seeks approval for a 9–10 storey residential flat building comprising approximately 121 dwellings, including 28 affordable housing units, together with basement parking.

This submission is made pursuant to Section 4.15 of the Environmental Planning and Assessment Act 1979 (NSW). While housing supply objectives are acknowledged, the proposal presents unacceptable impacts in relation to environmental amenity, traffic safety, built form compatibility, infrastructure capacity, procedural integrity and public interest.

2. Grounds of Objection

(a) Environmental Impacts

Solar Access and Overshadowing

- The proposed 9–10 storey building introduces excessive height and bulk within a predominantly low-rise residential environment.
- The scale of development is likely to generate significant overshadowing impacts to surrounding dwellings, including my property at 1 Wallace Parade.
- There is a real risk that affected residences will not achieve the minimum three hours of direct sunlight between 9:00 am and 3:00 pm during winter solstice, contrary to ADG Objective 3B-2.
- Long-term reduction of sunlight diminishes residential amenity, increases energy demand, affects vegetation and reduces liveability.

Excessive overshadowing has consistently been recognised by the Land and Environment Court as a legitimate planning concern.

Privacy and Overlooking

- Upper-level balconies and windows will directly overlook neighbouring rear yards and habitable rooms.
- The height and density create unavoidable and continuous overlooking impacts.
- Screening measures cannot adequately mitigate privacy impacts generated by multiple elevated storeys.
- The proposal fails to sufficiently satisfy ADG privacy objectives, including Objective 3F-1.

Traffic and Safety

- 121 dwellings will substantially increase vehicle movements.
- Balfour Street and Wallace Parade are local residential roads not designed for high-density traffic volumes.
- Increased congestion, parking overflow and pedestrian safety risks are likely.
- The proximity to schools heightens safety concerns.
- Basement entry and exit movements may create localised bottlenecks and sightline hazards.

Construction Impacts

- Deep excavation and basement works;
- Heavy vehicle movements;
- Noise and dust generation;
- Vibration risks to neighbouring properties;
- Prolonged disruption to residents.

(b) Suitability of the Site

Incompatibility with Surrounding Built Form

- The locality is characterised by detached dwellings and low-density residential form.
- A 9–10 storey structure introduces disproportionate height and bulk.
- The proposal fails to demonstrate appropriate transition in scale and massing.
- The wall-like built form will visually dominate the streetscape.

Infrastructure Constraints

- No demonstrated upgrade of local road capacity.
- Increased demand on drainage, electricity and community facilities.
- Risk of cumulative infrastructure strain from surrounding developments.
- Insufficient evidence that infrastructure readiness supports the proposed density.

(c) Policy Transition and Procedural Integrity

This application was lodged during a period of policy inconsistency between State planning reforms and local council planning controls.

Planning decisions must be grounded in stable and coordinated policy foundations. It is understood that State and Council planning frameworks have since been aligned. In the

public interest, this proposal should be assessed under the consolidated and clarified planning framework.

Accordingly, the current application should be refused, and any future proposal should be resubmitted under the updated and unified policy settings to ensure consistency with infrastructure capacity, strategic planning objectives and community interests.

(d) Public Interest

- Approval would undermine proportional planning principles;
- Set precedent for further over-scaled intrusion;
- Increase cumulative infrastructure burden;
- Reduce public confidence in the planning system.

3. Conclusion

The proposed development does not adequately satisfy the statutory assessment criteria under Section 4.15 of the EP&A Act and would result in unacceptable impacts on solar access, privacy, traffic safety, infrastructure capacity, planning integrity and public interest.

I respectfully request that the Department refuse SSD-85974227 in its current form.

Sincerely,

Jian Jin



Owner – 1 Wallace Parade

Lindfield NSW 2070