

Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150

Attention: Joe Somerville

18 February 2026

RE: OBJECTION – SSD 85974227

9–17 Balfour Street, Lindfield – Residential development with infill affordable housing

Dear Mr Somerville,

I write to object to the proposed development at 9–17 Balfour Street, Lindfield.

Lindfield is valued for its calm, leafy character. Walking through streets such as Balfour Street, one notices the mature trees, established gardens and modest, well-scaled homes. The sense of space and continuity created by this pattern of development is part of what makes the suburb distinctive and liveable.

The proposal would replace four existing dwellings with a nine to ten storey building containing 121 units. This represents a significant escalation in both height and density.

While additional housing near transport is reasonable, a building of this scale exceeds what is typical in the surrounding area. Apartment buildings in Lindfield, including those closer to the station, are generally lower in height. A structure of nine or ten storeys would stand well above neighbouring development and change the visual balance of the street.

The existing houses on the site contribute to the rhythm and landscaped quality of Balfour Street. Even without formal heritage listing, they form part of a coherent residential setting. Replacing them with a substantially taller building would alter the established scale and character in a marked way.

Tree canopy is also central to Lindfield's identity. A mature tree on the site is currently showing extensive dieback. Its condition should be carefully and independently assessed. Regardless of the cause, the loss of established canopy reduces both environmental and visual amenity. Where basement construction occupies most of a site, opportunities for genuine deep soil and large future canopy are inevitably limited.

Growth can be accommodated without abandoning the qualities that make the suburb attractive. A lower building height and reduced bulk would allow more people to live close to transport while maintaining the established character of Balfour Street.

For these reasons, I respectfully request that the proposal be reconsidered and substantially reduced in height and scale.



Treeline on the site, with dying tree (May 2025)