

Mrs Jennifer Goldring
LINDFIELD NSW 2070

26 May 2025

To whom it may concern,

Re: Residential Development with In-Fill Affordable Housing at 2-8 Highgate Road, Lindfield - SSD-78493518

I am a long-standing resident of Lindfield, having lived in this wonderful suburb for over 70 years, as did both my parents and grandparents before me. My father was born in the Lindfield house I grew up in. My husband and I have raised our three children in his former family Lindfield home.

As a long term resident of Lindfield, with my family history in this community, I am deeply concerned about the proposed development at 2-8 Highgate Road.

The increasing trend of large-scale developments in our area is threatening the very character that makes Lindfield special. Our leafy tree canopy, the sense of community, and the overall environment that we have worked to build are at risk of being permanently altered. These changes will not only disrupt the lives of current residents but will also result in the irreversible loss of green space that has taken generations to cultivate.

While I understand the need for more housing, the developments proposed for Lindfield seem to lack genuine consideration for the community and the surrounding environment. It appears that the primary motivation behind these projects is not to deliver thoughtful, affordable housing but to maximise profit for developers, regardless of the long-term consequences for the neighbourhood.

The development at 2-8 Highgate Road does not comply with the guidelines set by Premier Minns. The application explicitly acknowledges that it exceeds the permitted height limit, reaching 30.3 metres—1.7 metres (5.94%) above the maximum allowed under Sections 155(2) and 18(2) of the State Environmental Planning Policy (SEPP). This is a significant breach of the regulations, and it directly contradicts the Strategic Environmental Assessment Requirements (SEAR 8), which aim to protect visual amenity for surrounding properties. This development will significantly disrupt the outlook of our home and disregard the clear intent of SEAR 8.

To justify this non-compliance, the developer relies on a Clause 4.6 variation request under Section 15A of the Housing SEPP, aimed at delivering in-fill affordable housing. However, the developer fails to explain why this affordable housing cannot be achieved within the existing height limits. Allowing developers to exceed well-established planning regulations without adequate justification undermines the integrity of the planning process and erodes public trust. I urge you to enforce adherence to SEPP guidelines.

The Transport-Oriented Development (TOD) program assumes that new residents will rely primarily on public transport, thus minimising traffic impacts. However, this

assumption is fundamentally flawed, particularly for the North Shore Line, where trains are already overcrowded during peak hours. According to Transport for NSW's 2024 data, North Shore trains are carrying an average of 156,900 passengers each weekday—indicating the network is already beyond capacity.

Even if I set aside train capacity, this development will lead to increased road congestion and greater pedestrian safety risks, particularly in areas already strained by traffic. The surrounding streets are already heavily congested, and with school-aged children expected to attend Lindfield Public School and Lindfield Learning Village, additional pressure on local roads—including Lindfield Avenue, Havilah Road, and the Pacific Highway—is inevitable. The traffic assumptions used by the developer are based on state-wide data and fail to take local factors into account, including overcrowded trains, car-dependent residents, and the increased school zone traffic.

Additionally, the proposed nine-storey development exceeds the six-storey limit set by Premier Minns in December 2023. To protect the safety, liveability, and character of our community, I believe the development must be scaled back. The traffic impact must be reassessed with more realistic assumptions, and school zoning should be revisited to ensure the safety of children and residents alike.

I strongly urge you to reconsider this development in its current form. It is essential that community needs, public safety, and the long-term impact on our neighbourhood are carefully considered before any approval is granted. The future of Lindfield and the wellbeing of its residents depend on the decisions made now.

Sincerely

Jenny Goldring