

## **Submission: Objection to 2–8 Highgate Road, Lindfield (SSD-78493518)**

To whom it may concern,

I have lived in Lindfield for over 15 years and reside within 500m of the proposed development at 2–8 Highgate Road, Lindfield. I am writing to object to the development application SSD-78493518 as my family and I will be impacted by this proposal. My concerns are as follows:

**5. Design Quality** The building is visually inconsistent with the surrounding area, and lacks architectural merit in comparison to the surrounding houses and other nearby developments. It is an unappealing, towering block located directly opposite 1-2 storey homes that will destroy the cohesive streetscape of the area and suburb.

**6. Built Form and Urban Design** The building mass is too large and out of step with the surrounding residential properties. The transition across a narrow street to 1-2 stories homes from a 9 storey building with almost no setback is totally inappropriate.

**7. Environmental Amenity** The development adds disproportionate density and would negatively impact nearby homes on Reid Street, Kenilworth and Highgate Roads through loss of sunlight, overshadowing of homes and gardens and given the scale and height at 9 storeys it will directly face into private homes.

**8. Visual Impact** This Highgate site represents a significant increase in scale that is completely out of step with the surrounding built environment. It will be an overbearing structure that will be an eyesore for its height and bulk even in the context of a suburb that is evolving toward more four to six storey developments.

**9. Transport and Parking** The site is close to the train station, but increased traffic and reduced parking will impact local streets such as Reid, Kenilworth, Woodside and Highgate. Even with proximity to the train station, the proposed number of units will inevitably increase car ownership, exacerbating existing parking shortages.

**10. Noise and Vibration** Noise from construction and post-construction traffic will affect nearby residents, including families and children. This will disrupt daily life for at least 2 years given the depth of development required to build a 9 storey apartment. There are dozens of homes and hundreds of people who will be impacted by heavy noise during the day which will impact work from home capability.

**11. Water Management** There is concern the proposal doesn't sufficiently address stormwater drainage impacts on nearby properties, particularly in areas like Woodside Avenue and Lindfield Avenue. This property is at the bottom of two steep streets and already is prone to flooding and poor water run off.

**14. Trees and Landscaping** Tree removal is again a concern, with too little emphasis on retaining or replacing local canopy. This will negatively impact the green character of the suburb and shade for the local community.

**19. Flood Risk** Paving over green areas increases runoff and the possibility of localised flooding, especially near the roundabout at Woodside and Lindfield Avenue

**22. Environmental Heritage** This site is located near heritage conservation areas and homes. The scale of the development would be visually jarring against significant heritage streetscapes and will overshadow and dominate heritage structures.

**23. Public Space and Amenity** There is very little open and public space within 400m of this development apart from a very small park near Lindfield station.

## **Conclusion**

As a resident of Lindfield for over 15 years, I request that the Highgate development not be approved in its current form. I am supportive of increasing housing, but this needs to be achieved in a coherent, planned manner that respects the overall character of the area and not by permitting the construction of isolated developments in arbitrary locations, whose scale, height and bulk are completely inconsistent with the character and streetscape of the suburb.

Ku Ring Gai Council is at an advanced stage of finalizing amendments to the NSW Government's TOD scheme. These amendments have been developed with community consultation and will deliver on the NSW Government's housing targets while also aiming to preserve the character, amenity and livability of Lindfield for current and future residents.

I urge the Department to reduce the scale, height and bulk of the Highgate development to at least comply with KRG Council's TOD amendments. This would ensure the development meets good planning principles of being properly integrated into a coherent planning framework for the entire council area, rather than stand out as a towering behemoth.

### **Recommendation**

The Highgate development should be 4-6 storeys at most and have appropriate transition to properties that are only 1-2 stories across Highgate road. The lower height and density would also help alleviate many of the above mentioned issues being:

- Traffic congestion and flow
- Parking on nearby narrow streets.
- Flood risk
- Tree loss or damage
- Environmental heritage impact given this is so close to a heritage conservation area

The Department should reduce the scale, height and bulk of the Highgate development to at least comply with KRG Council's TOD amendments to ensure the development meets good planning principles of being properly integrated into a coherent planning framework for the entire council area.

Thank you for considering my submission.

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