

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

Dear State Planning NSW

We are residents of Lindfield having lived in the area for over 50 years. Lindfield has a unique history in the development of Sydney and the North Shore. It has a character and way of life that is now being threatened by developments that will significantly and recklessly ruin the functionality and amenity of the suburb.

As residents that care for our local community, we would like to express our disappointment and opposition to the developments planned under the SSDs for this area. The proposed high rise and high-density developments are at odds and detrimental to existing surrounding developments and the locality. Residents have made their home in Lindfield base on a criteria that has seen increased development and population growth, but at a pace sympathetic with the character and ability to provide infrastructure and services etc. The drastic changes proposed under the SSDs will see major changes to the physical, environmental, and social issues. These issues are readily highlighted, and some are outlined below.

Changing the demographic and landscape to such a degree in such a short period goes beyond the material aspects, extending to many families and resident in the area experiencing anxiety, as to the future of where they live, and mental health issues.

We firmly believe that these developments will not only disrupt the lives of residents but will also lead to the irreversible loss of the green spaces and a tree canopy that harbours so much bird life and other environmental sensitive species. This environment has taken generations to cultivate and is a risk of being destroyed by unsuitable and ill thought through developments. The sense of community, and the overall nature of the neighbourhood are all at risk of being permanently destroyed.

While the need for additional housing is acknowledged the developments proposed will see a population growth that will be detrimental to how the suburb functions and, in many ways, defeat the purpose. Over development in a micro time frame will create many problems to the environment, traffic, infrastructure, services, transport, and socioeconomic issues etc, plus destruction and or encroachment on premises of historical significance. These are just some of the problems posed by over development. SSD Highgate/Woodside plans appear to have been put forward without genuine care or consideration for their fit within the existing community, town planning principles or the environment.

The aim of providing affordable housing in this area of Sydney is unrealistic in practice particularly in comparison the other localities. All the proposals do is provide greater profits for developers at the expense of the suburb's amenity and is a band aid solution resulting in long term problems.

The SSD at 2-8 Highgate Road and the Woodside are the first of many and good examples of developments that will be detrimental to Lindfield for reasons outline. Notwithstanding the visual impact on the suburb they do not appear to comply with the State Government guidelines. The developers' applications exceed height limits in Sections 155(2) and 18(2) of the State Environmental Planning Policy (SEPP). This goes against Strategic Environmental Assessment Report (SEAR 8), which emphasises the importance of protecting visual amenity for surrounding properties. There are low rise residential and

surrounding apartment buildings at 5-6 stories that will be adversely affected and not in keeping with SEAR 8. The developer relies on a variation under Section 15A of Division 1, Part 2 of the Housing SEPP, for affordable housing. If affordable housing is a desired outcome, which is arguable in Lindfield, why can't it be done in consideration of height, bulk, and setbacks in keeping with the visual impact and height limits of the TOD and SEPP. It is clear that the proposed TOD planning and those proposed under SSD are flawed when the amenity of the suburbs, such as Lindfield, are assessed.

- **Visual Impact on the landscape:** Highrise development in the Highgate/Woodside proposal severely impacts surrounding developments that have previously been built with height and bulk in sympathy with the each other. The town planning aspects of the Highgate/Woodside and SSDs result in an unattractive higgledy-piggledy landscape.
- **Physical Impact:** Having highrise 6 stories and above adjacent to properties of 3-5 stories and single storey premises will impact privacy, shadowing, and noise etc.
- **Traffic:** Existing traffic congestion has not properly been considered with on the ground/local experience. The developer is basically using just a macro assessment using statewide information. The huge influx of cars from the development will only increase the problem exponentially. The Highgate/Woodside proposals entry is close to the intersection of Woodside, Waroona, Havilah Rd, and Lindfield Ave. This location is already the subject of continuous congestion and with the number of additional cars coming out of the proposed development the congestion will be unacceptable. In addition, the ability to cross the Pacific Highway is limited to only the Balfour/Pacific Highway traffic lights.
- **Street Parking:** Resident demographics shows a higher-than-average vehicle ownership and with limited provision per resident in the proposed developments street parking that will be substantially increased. The original and existing street layout in Lindfield was not designed with widths that cater for high levels of street parking. The volume of cars that will come into the area because of SSD's over development will undoubtedly create additional traffic hazards and congestion.
- **Trains:** Already at capacity and the North Shore Line is notably and well publicised has already maxed out. Media reports have T1 as one of the worst of the Sydney metro services lines. Even the Government's own data highlights the existing issues. Obviously, the population growth proposed will exasperate the problem.
- **Enironment:** The Highgate/Woodside development encroaches Moors Creek. At very least an Environmental Impact Statement should be completed on the effects of large-scale development on the creek. Particularly the increase storm water created by a development of this number of units and bulk changing the existing ground absorption.
- **Trees & Tree Canopy:** No consideration for Lindfield's significant tree and eucalypt stanzas. This issue is not only trees directly affected by removal, but the effects of ground changes and shading etc.
- **Pedestrian risk:** High volumes of traffic will increase this risk.
- **Green Space:** No catering for parks, children's playgrounds and recreation area within walking distance.
- **Public Infrastructure:** The increased requirements of the local area for hospitals, schools, ambulance, general medical & fire services etc has not been considered. The government is putting the 'cart(development) before the horse(infrastructure)'. This will have severe consequences to local health, & safety.

Highgate/Woodside as nine-storey development and is substantially larger than the six-storey limit originally outlined by State planning in 2023. Lindfield as a local village suburb should be preserved and protected for the sake of public safety and liveability. Many aspects of the development must be reassessed and scaled back before approval, including those mentioned above, as well the height and bulk.

Regards

John & Cecile Foulsham

