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## Introduction

### General

John Stewart and Liya Wang are owners of the property directly opposite the above proposed development.

The proposal is for a **9 Level, 26.8 Metres High, 157 Apartments, 196 Car spaces Apartment Block**

We are vigorously opposed to the Development, points outlined below:

South of the Lindfield Station there is currently only a couple apartment blocks above 3 levels.

The proposal location is for **300 Metres** south of the Linfield station then **280 metres** down Middle Harbour Road to build a **28.6 Metres high complex**

- A 9 Level, 28.6 Metres complex sitting up in the middle of a max 2 level residential area....
- This alone should be objection enough and submission filed away as ridiculous.

For at least 5 years has been a large vacant large block (ex Doctors premises) 150 Metres south of Lindfield Station without any indication of being developed.

- This property has not been maintained, and an eye saw to this beautiful tree lined suburb.
- Common sense would suggest a **staged approach** to development locations be most appropriate

Commencing with close to the Lindfield Station and railway line be

- completed and
- impact assessed

**BEFORE** proposing 9 levels **STICKING UP** way down Middle Harbour Road .

**Specific Impact on our family home**

Our home is directly opposite the proposed development.

The detrimental impact on our home environment cannot be understated.

Apart from all points identified throughout this Objection:

- The above proposed development is on the high side of street at a height of **28.6 Metres**
- Our property descends sharply down from Street level.
- Notwithstanding obvious traffic issues, the detrimental impact for us will include the significantly reduced:
  - Sunlight
  - Privacy

The scenic outlook we have always enjoyed would be totally obliterated..

**We will vigorously further oppose this development getting any further consideration through all avenues.**



[Reports and Documentation](#)

Several Reports and Documents for the proposal have been commissioned by developer.

The NSW Government Department of Planning website includes over 40 Attachments.

The Developer produced publications seem to be **churned out** on a much-used template for such applications.

[Published Reports Section: below](#)

Our comments and observations are included in this section.

[Overall Objection Section: below](#)

We have spoken to many people within the Lindfield community about the development plan

100% response being disbelief NSW Planning could be considering this monstrosity of a Development in this position.

It would be a disastrous legacy for years and generations.

Overall points reflecting community sentiment are included in Overall Objection Section below.

## Published Reports

This Section identifies highlights some of the concerns identified within the Website published Reports and documents

### [App 4 Arboricultural Report](#)

39 beautiful mature trees (up to 24 Metres in height) will be cut down for this development

- Up to the proposal being provided, there has been an exhaustive and expensive process for homeowners to remove or significantly trim a single nuisance tree.  
This proposal simply cuts away all these established trees with token new plantings offered...
- There no priority and of preserving the **mature** vegetation in a suburb proudly referred to as leafy.

This photo goes back 120 years **but** the Middle Harbour Road traditional reputation as a classic leafy suburb with the **beautiful heritage architecture** has been retained though all this time.

- This value of this should not be lost to mass apartment construction in such a unique suburb.



Figure 12. Photograph from 1908 entitled Middle Harbour Rd, Lindfield (Source: Ku-ring-gai Library Council Library, Record Number: 299967, accessed 23 April 2025).

App 7 Noise Impact Report Ref 250228

Section 9.2 Extract

*it is noted that vehicle numbers on surrounding roads would need to increase by around 60% from existing traffic flows, for a 2 dB increase in road traffic noise to occur*

- Common sense expects such an increase likely despite Developer reporting

App 8 Geotechnical investigation Ref 234319

Section 9.2.5 Extract

*The use of excavation equipment will generate vibration and could possibly cause damage to nearby structures and inground services and effect the comfort of building inhabitants:*

Section 9.3 Extract

*Excavations and excavation retention systems, especially along boundaries where excessive deformation or failure can cause damage to nearby buildings*

App 13 Traffic Impact Assessment Ref SSD-82548708

Section 5 Summary Extract

*Traffic modelling indicates that the proposal would have negligible impacts on the surrounding road network*

- Additional 196 Car space Apartment block will have minimal effect ...???

App 28 Ku-ring-gai Development Control Plan

Section 7A.3

*The Building Setback requirement is 10 M but the proposal is for 8 m only setback.*

- This is unacceptable and a significant impact on Middle Harbour Road

Section 7A.5

*The proposal exceeds the KDCP maximum site coverage requirement of 30%, with an actual coverage of 44%.*

- This is unacceptable and a significant impact on Middle Harbour Road

Section 7A.6

*The proposed development will have deep soil landscaping area of 1,350m<sup>2</sup> (27.8%), below Council's 50% requirement*

- This is unacceptable and a significant impact on Middle Harbour Road

Section 7C.8

*The proposed development top storey of a building is NOT be set back a minimum of 2.4m from the outer face of the floors below on all sides*

- This contributes to the proposal being unacceptable

Section 19F.2

*This section highlights the fact that the proposal does NOT meet several requirements related to heritage Items*

- Not Acceptable

App 29 Variation Requests

Section 1.3

*The proposal requests an increased building height to Housing SEPP Development Standard.*

- We are against the proposal and definitely oppose any such application

App B Statutory Compliance Table

Page 12 Extract

*... An uplift of 30% has been included in the “regulatory” maximum floor space ratio..*

- Unacceptable. Non Compliant

Page 34 Extracts

*...An uplift of 30% has been included in the “regulatory” maximum building height...*

*... Over 4 Metres higher than regulatory height additional, equating to additional 12.0%*

- Unacceptable. Non Compliant

Page 12, 30, 32 Extracts

*... The Site is not a heritage item but is partially within a heritage conservation area.*

- This proposal pushes ALL boundaries despite being within a heritage conservation area.



### **Overall Objection Points**

Overall points that reflect overall community sentiment are included in Overall Objection Section below.

#### **Overdevelopment and Density**

The proposal will clearly increase population density in a suburb.

There will be inevitable infrastructure strain, including:

- traffic congestion, parking shortages, and pressure on schools, parks, and public transport.

#### **Loss of Suburban Character**

The Proposal will erode the established identity of our community.

#### **Privacy and Overshadowing**

The proposal will directly overlook adjoining properties, compromising the privacy of nearby residents.

The height of the development will cause overshadowing and reduced natural light of surrounding homes.

#### **Environmental Concerns**

Removing well established rare trees and vegetation is particularly concerning

#### **Traffic and Safety**

An influx of residents and vehicles could pose a safety risk, particularly in this with Middle Harbour Road being narrow and accommodating an established bus route.

- **Impact on access to and from Pacific has clearly not been addressed in the Developer Commissioned Reports.**
  - o **Lindfield residents have raised concerns about access for years, particularly the Balfour Street Railway underpass to Pacific Highway.**

### **SUMMATION**

**I strongly urge the council to reject this proposal or request a significant redesign that better respects the existing character, scale, and infrastructure of the area.**

**The proposal is clearly not in harmony with the surrounding neighbourhood**

#### **Points identified above:**

- **are not just views of our family, they are the views of ALL Lindfield residents we have spoken with.**
- **contribute to demonstrating how ridiculous the proposal is.**

**Common sense on NSW Planning should deem the proposal totally unacceptable**

**Again, We will vigorously further oppose this development getting any further consideration through all avenues.**