

Objection to development proposal for 1-5 Nelson Rd Lindfield SSD 82899468

We are writing this submission as long-term residents of the Nelson Rd neighbourhood. We have resided at 6 Lightcliff Avenue Lindfield for 11 years, drawn to the area by the natural surrounds, with an abundance of mature trees to support local wildlife and sympathetic mix of traditional and modern low-rise homes.

We would like to make the following points of consideration in regard to the development proposal for 1-5 Nelson Rd Lindfield SSD 82899468.

- 1) Although a very small part of 1 Nelson Road sits within the 400m distance from Lindfield station, this does not include numbers 3 and 5 Nelson Rd in TOD planning. Although by direct proximity it may be that number 3 could be also included with number 1 Nelson Road zoning, it is not clear that number 5 can also be. This development would also be significantly out of step with the Ku-Ring-Gai council alternate TOD proposal, currently being considered.
- 2) 1-5 Nelson Rd sit within a Heritage Conservation area and are zoned for R2. The proposed development provides minimal details about sympathetic transitions of building height and would be significantly out of proportion with the surrounding dwellings with the proposed height of 9 storeys. The architectural diagrams provided with this development proposal have a number of diagrams with high density buildings surrounding the proposed 1-5 Nelson Rd development site that do not seem to reflect the potential future development potential of the surrounding blocks being R2 zoning and a heritage conservation area. (Architectural plans pages 26-30 including the shadow diagram, eye of the sun diagram and height limit along with the architectural design report reference envelope).
- 3) The impact of this development on Heritage items in close proximity does not appear to be explored in detail from the available documentation. Number 6 Lightcliff Avenue sits right behind numbers 3 and 5 Nelson Rd and is a Heritage item with noted individual value, as a unique Spanish Mission style dwelling by renowned architect Oscar Beattie, and as a group with numbers 8, 12, 14 and 19 Lightcliff Avenue with shared unique architectural style. The Heritage reports available with this proposal do not appear to explore the impact on these properties. There are also 2 Heritage items on Nelson Road in close proximity to this proposed development (numbers 9 and 15 Nelson Rd) which also seem to be at high risk of being directly impacted by this development.

- 4) The riparian zoning and direct proximity of number 5 Nelson Rd to an active creek does not appear to be adequately represented in the development proposal, with potential inadequate set-back of the building proposal in this part of the block and limited flood/water management consideration in available reports. There also does not appear to be consideration of cumulative water management implications for additional developments upstream, including other SSDs in more advanced stages of application for approval. This creek is always flowing and is influenced by rainwater and upstream stormwater. If run-off in this creek was to increase, there is potential for significant impact for downstream ecosystems and properties, including heritage dwellings.
- 5) The creek that runs along the north aspect of number 5 Nelson Road also runs between 6 and 8 Lightcliff Avenue initially before diverting to between 8 and 10 Lightcliff Avenue. We have had direct experience with this local creek habitat and observed frequent sightings of a local water monitor family that freely moves between ours and neighbouring properties, usually found around the edges of the creek. We have also had frogs and native water rats on our property and are frequented by native birds. With disruption to the creek and mature trees in the surrounding area, we have concerns about the detrimental impact on these animals and the involved ecosystem. We also could not see reference to these species in the ecology report provided for the development proposal.

Photos of the animals found in our back garden near the creek:



- 6) Traffic management. Although the development proposal includes the transport impact statement, there does not appear to be consideration of the complex nature of the intersection between Tryon Rd and Nelson Rd. Instead of a crossroad intersection used to represent the Nelson Rd and Tryon Rd intersection in this report, this intersection is a misaligned intersection which can be associated with increased safety hazards due to difficulties determining who has right of way within the intersection. This reflects our local experience with this intersection where we have experienced a number of near-misses due

to other drivers rushing through this intersection and confusion about who has right of way. We have also personally observed a pedestrian to be hit by a car on the one zebra crossing for this intersection between Cromehurst school and the Sydney Korean Community Church in recent years, which may not have been formally reported due to lack of significant injury. Noting also that there is only one zebra crossing for the 4 street crossings, pedestrians often have to run across other sections due to the complexity of the intersection. Increasing local traffic with an already tricky intersection could significantly increase risk of accidents. There would also need to be consideration of how increased number of pedestrians would cross Nelson Rd safely without a crossing to the railway side.

- 7) There also does not appear to be consideration for the unique needs of the students of Cromehurst school. The students of this school often have special needs, which we are personally aware of given family members have attended this school, including physical needs that require assistance for safe entering and exiting of vehicles in close proximity to the intersection of Tyron and Nelson Rd. For this reason, managing traffic would appear to require additional consideration. The impact of a large development so close to this school (which has low rise buildings) may also need further consideration from a privacy and shade perspective.

Thank you for your consideration of these points when reviewing the development application for 1-5 Nelson Rd Lindfield, SSD 82899468. Although we support the need for increased housing density around transport hubs such as Lindfield, we feel there are unique considerations for the proposed site of 1-5 Nelson Rd, and surrounds, that require further consideration.