

Dear Sir,

RE: 1-5 Nelson Road, Lindfield (SSD-82899468)

I want to state my strong disagreement to the proposed development at 1-5 Nelson Road, Lindfield. The following points highlight why this development should not be approved.

1. The development has a significant heritage impact as it is located within a Heritage Conservation Zone. HCA areas in Lindfield have been compromised under the revised TOD. Approving this development would make a mockery of the concept or heritage.
2. In terms of zoning, the area is designated R2 – low density, under Councils revised TOD. Two of the three properties involved are outside the original TOD. Its approval will see a precedent established that will undermine all the surrounding area in the future. If approved, the entire block will eventually be developed.
3. The proposed development is greater than 32m in height, exceeding the maximum permitted height. Also, the scale of the development is out of character with surrounding houses. Neighbouring houses will be significantly impacted by multiple storeys blocking sunlight and reducing privacy.
4. Surrounding houses will have a 32m building on their boundary fence. This creates a severe financial impact on property prices of those effected houses.
5. There has been no traffic or environmental impact study undertaken to support this proposal. Not only does this contravene proper planning principles, but I also see this as short sighted and negligent.
6. With the increase in dwellings and density, there is no plan for increased infrastructure to meet this development. This will have a negative impact on the area, is again short sighted, and indicates insufficient time constraints allocated to the planning process.

In summary, this development is out of character with surrounding houses, zoned low density and it compromises the concept of heritage. Approval for this development should be denied.

David Barty

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