

14 August 2025

Dear Sir / Madam

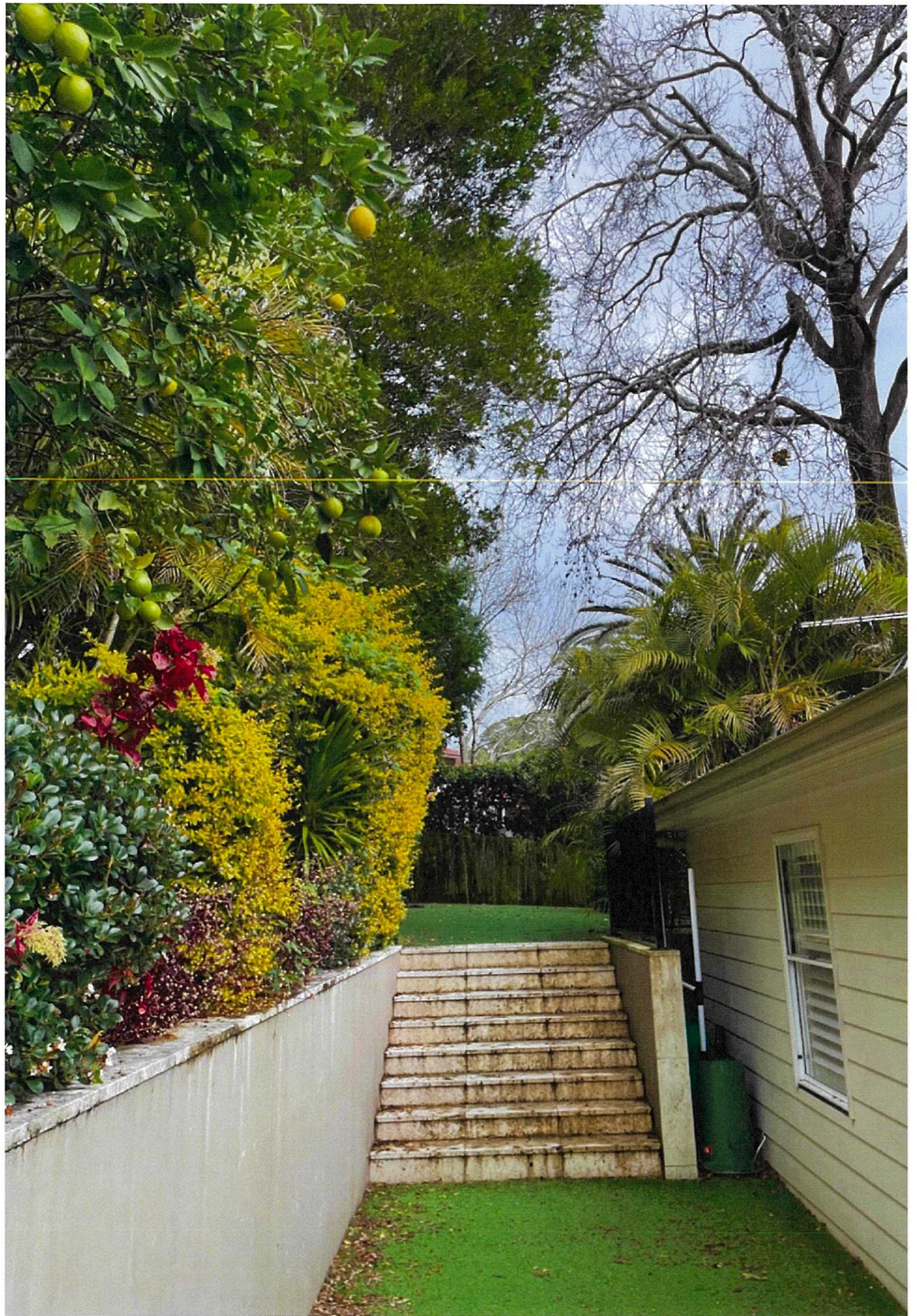
We refer to the State Significant Development currently on Exhibition (Concept Proposal for a residential flat building with infill affordable housing - Nelson Road, Lindfield - SSD-82899468) (**Proposal**).

The purpose of this letter is to formally object to the Proposal. We are deeply concerned about the bulk and scale and privacy impacts of the Proposal on our property and the character of our neighbourhood.

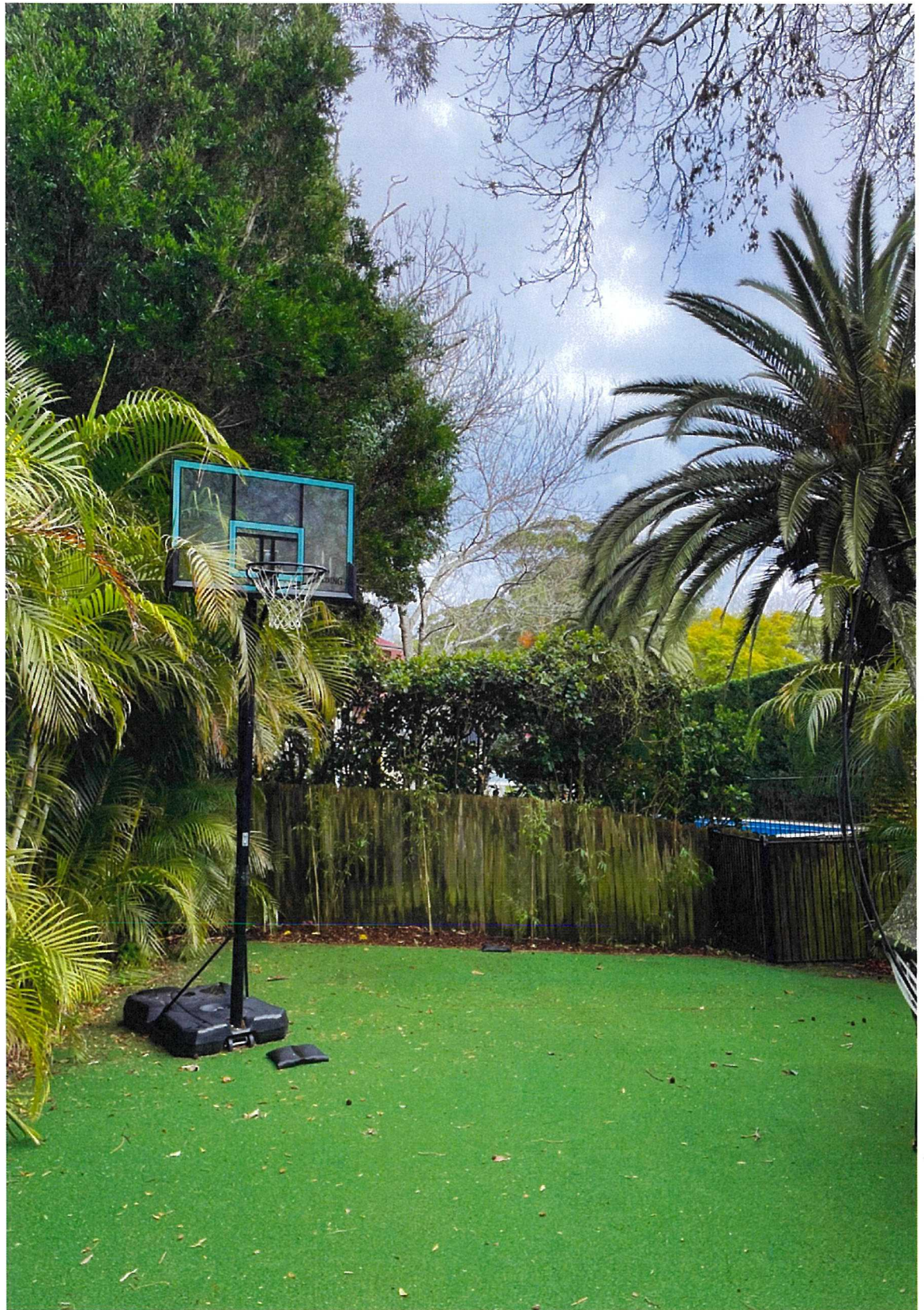
We are the owners of **4 Lightcliff Avenue Lindfield**, being a property located directly behind 5 Nelson Road, Lindfield (being one of the subject properties in the Proposal). We first moved into our property in October 2010, just prior to the birth of our first child. We were attracted to the property for various reasons but most notably the private aspect of our house relative to the neighbouring properties and the beautiful green foliage and large trees when looking out onto the backyard.

In 2015, we commenced significant renovations which included the extension of our main downstairs living area, a pool, a cabana off the pool and extensive landscaping resulting in a second level garden toward the back of the property. All this was done to maximise the use and enjoyment of our land, particularly the back exterior of the property. We attach the following 2 pictures showing the **current** view of our property looking toward 5 Nelson Road, Lindfield.

Picture 1: View from main level of our backyard onto proposed development



Picture 2: View from upper level of our backyard onto proposed development



In our view, the Proposal would result in a significant detriment to the use, enjoyment and value of our property and must not be approved.

Our two main concerns with the Proposal are the sheer bulk and scale of the proposed buildings along with privacy concerns.

Firstly, the proposed building height significantly exceeds the prevailing one / two-storey scale of the street, resulting in a dominating presence. The continuous, unbroken roofline and sheer wall planes create an imposing “wall” effect, rather than the smaller and more distant dwelling that is currently there. Finally, the lack of articulation or stepping in the façade amplifies perceived bulk, making the buildings appear monolithic and overbearing. These buildings are clearly not in line with the neighbourhood’s character. We note a number of trees are also planned to be cleared to enable the development and this will significantly change our currently beautiful, leafy outlook.

Secondly, the proposed building height and orientation will result in direct overlooking into neighbouring homes, gardens, and private open spaces. The extent of such overlooking will significantly reduce the privacy my family currently enjoys in our back yard, including our pool, back deck and living area. In particular:

- our rear gardens, currently secluded and used by our children for ball sports and trampolining, will be overlooked by multiple balconies positioned just metres away;
- our outdoor entertaining areas (primarily our back deck) will be in full view, undermining family gatherings and privacy during social activities; and
- our pool is currently very private but will be overlooked by multiple balconies and windows.

Further, whilst representatives of the Developer behind the Proposal visited our property late last year with the intention of acquiring our property, they did not take any photographs and this is clear from the documents on Exhibition which fail to include the requisite positioning of windows and balconies to any of the proposed buildings.

In our view, the Proposal creates a harsh interface between high-density apartments and existing low-rise homes, with little consideration for transitional design. Without appropriate setbacks or tiered building heights, the abrupt change in scale intensifies privacy loss for adjacent properties.

We also object to the proposed development on the following grounds:

- The proposal incorporates properties that are located outside the 400m Transit-Oriented Development (TOD) radius.
- As you would be aware, Ku-ring-gai Council has presented an alternative proposal to the TOD proposal, designed to protect Heritage Conservation Areas and surrounding heritage properties. The Proposal is inconsistent with

Council's alternative proposal in that Nelson Road is not included in the alternative proposal.

- The intersection of Tryon Rd and Nelson Rd is notoriously difficult for cars and pedestrians to navigate with the current density of housing. If the proposed development were to proceed, there will be a significant increase in traffic and pedestrians.
- The development will add further pressure to the limited parking available in the area which is used by many train commuters.
- The development will adversely impact existing heritage properties, two of which are direct neighbouring properties to our own.
- The development is likely to give rise to significant adverse environmental impacts for the area.

In conclusion, although we understand the need for development and affordable housing in Sydney (and particularly on the Upper North Shore), we believe the current Proposal needs to be far more sensitive to the privacy of neighbouring properties and be more in line with the well regarded character of the Ku-ring-gai area.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Nguyen and Claire Shelvey', with a long horizontal flourish extending to the right.

Paul Nguyen and Claire Shelvey

4 Lightcliff Avenue, Lindfield NSW 2070