



1-5 Nelson Rd Lindfield

Emma Ziegenfusz <Emma.z@planningingenuity.com.au>

15 May 2025 at 23:17

To: David Walker

Cc:

Hi David,

Apologies for any confusion from the dates provided. The intention for the submission is for you to raise any questions and concerns you may have now and we will hopefully be able to address these during the webinar, in addition to any other questions or concerns you may raise during the webinar following our presentation of the proposal.

This proposal is for a concept DA and so the plans themselves are still being put together which is why we did not issue any with our notification letter and instead asked for your attendance at our webinar which will be partly a presentation from our team of what we have to show at that time followed by a Q&A where we can answer any questions.

Hopefully, our presentation can address most of the initial concerns or questions you or others may have with the proposal.

Ultimately, this process forms part of the initial engagement phase ahead of SSD lodgement. Following lodgement you will have the opportunity to review all final plans and consultant reports and be able to prepare a submission in response to all available documents. It is these formal submissions, which will be submitted to the department, which will be reviewed by both the applicants team and the department and dealt with by way of plan amendments or additional information.

Regards,

Emma Ziegenfusz
Senior Town Planner

PO Box 715, Miranda NSW 1490
Suite 210, 531–533 Kingsway, Miranda NSW 2228
P 02 9531 2555 M 0429 232 996
www.planningingenuity.com.au

-----Original Message-----

From: David Walker

Sent: Thursday, 15 May 2025 10:33 PM

To: Emma Ziegenfusz <Emma.z@planningingenuity.com.au>

Cc:

Subject: Re: 1-5 Nelson Rd Lindfield

Hi Emma,

You say the submissions are to inform the webinar, but can also be submitted after the webinar. So when is the submission deadline please?

Regards,
Dave.

Sent from my iPhone

> On 15 May 2025, at 10:28 pm, Emma Ziegenfusz <Emma.z@planningingenuity.com.au> wrote:

>

> Hi David,

>

> Thank you for your email.

>

> The purpose of the submissions at this early stage is for you to flag any questions or items you would like us to

address at the webinar so that we can ensure we cover everything you may want to know or are concerned about.

>
> You will then have the opportunity after the webinar for submissions.

>
> Regards,

>
> Emma Ziegenfusz
> Senior Town Planner

>
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> Suite 210, 531–533 Kingsway, Miranda NSW 2228 P 02 9531 2555 M 0429
> 232 996 www.planningingenuity.com.au

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> -----Original Message-----

> From: David Walker
> Sent: Thursday, 15 May 2025 9:27 PM
> To: Emma Ziegenfusz <Emma.z@planningingenuity.com.au>
> Cc:
> Subject: Re: 1-5 Nelson Rd Lindfield

>
> Thanks Emma...

>
> ...But that's after the submission deadline! Like 30minutes after the deadline. How is that reasonable? Has the submission deadline also been moved?

>
> Thanks,
> Dave.

>
> Sent from my iPhone

>
>> On 15 May 2025, at 7:49 pm, Emma Ziegenfusz <Emma.z@planningingenuity.com.au> wrote:

>>
>> Hi David and Jen,
>>
>> I hope you both are well.

>>
>> Thank you both again for your email and interest in this application.

>>
>> We have had to move the meeting to 5.30pm on Tuesday 20th May. I apologise for any inconvenience that change may have.

>>
>> Below is a link to the webinar meeting.
>> https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2ZIZDA0YjUtYWQ0Ni00ZTIiLTlmN2QtZjc2OGMyYTQ4OWVi%40thread.v2/0?context=%7b%22Tid%22%3a%2233946b72-5bc4-461c-9c46-00a952387860%22%2c%22Oid%22%3a%22bb564bda-282b-4d2f-8044-2839e54cb71b%22%7d

>>
>> We hope to see you both there.

>>
>> Regards,

>>
>> Emma Ziegenfusz
>> Senior Town Planner

>>
>> PO Box 715, Miranda NSW 1490
>> Suite 210, 531–533 Kingsway, Miranda NSW 2228 P 02 9531 2555 M 0429
>> 232 996 www.planningingenuity.com.au

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>> -----Original Message-----

>> From: Emma Ziegenfusz
>> Sent: Monday, 12 May 2025 4:08 PM
>> To: 'David Walker'
>> Cc:

>> Subject: RE: 1-5 Nelson Rd Lindfield

>>

>> Hi David and Jen,

>>

>> I hope you both are well.

>>

>> Please see a link for the webinar below. We look forward to seeing both of you in attendance.

>> https://teams.microsoft.com/l/meetup-join/19%3ameeting_N2ZIZDA0YjUtYWQ0Ni00ZTIiLTlmN2QtZjc2OGMyYTQ4OWVi%40thread.v2/0?context=%7b%22Tid%22%3a%2233946b72-5bc4-461c-9c46-00a952387860%22%2c%22Oid%22%3a%22bb564bda-282b-4d2f-8044-2839e54cb71b%22%7d

>>

>> You are exactly right that this project is in its initial stages and has not yet been formally lodged to the planning portal, which is why you can't provide a formal submission to the department just yet.

>>

>> In terms of what you can submit right now we appreciate that you have not received any plans yet to respond to. This is because this is only a concept DA and so there is little we can provide you at this point as the concept itself is still being developed. If you have any initial thoughts or questions in terms of the proposed residential flat building with basement parking at this site then you are welcome to send them over and then we will discuss the proposal and answer any questions you might have at the webinar.

>>

>> The webinar will allow for our architects to talk through the proposal which they are currently developing and give you the opportunity to ask the developers, architects and planners any questions directly. We find that issuing plans which are not fully developed can lead to confusion and so this open forum we have proposed will allow for a presentation and discussion so that everyone can understand and appreciate what is being proposed on this site.

>>

>> Importantly, with regard to formal submissions, once the DA is lodged you will have access to all plans, consultant reports and details of the project and will have the chance to prepare a submission that will be reviewed and addressed by both the applicants team and the NSW department of planning.

>>

>> We would just like to advise that **the timing for this initial engagement phase is impacted by the forthcoming changes to the applicable planning policies which the NSW Department are making in the coming weeks. We are very much so under pressure to prepare and lodge our application as soon as possible to ensure that it can be considered by the Department under the current controls.**

>>

>> We appreciate that this appears to be a quick process but assure you that we are eager to listen to and respond to community feedback, and that you will have the opportunity to make your submissions once the DA is formally lodged.

>>

>> Regards,

>>

>> Emma Ziegenfusz

>> Senior Town Planner

>>

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>> -----Original Message-----

>> From: David Walker

>> Sent: Sunday, 11 May 2025 11:02 PM

>> To: Emma Ziegenfusz <Emma.z@planningingenuity.com.au>

>> Cc:

>> Subject: 1-5 Nelson Rd Lindfield

>>

>> Hi Emma,

>>

>> I am a local resident and received a letter last week asking for responses to the planned development at 1-5 Nelson Rd., Lindfield. A few neighbours have chatted (I've copied my neighbour, Jen) and would like to have their say. We'll also attend your webinar - thanks for organising that and please let us know the login details.

>>

>> At this stage, I see this is not an approved SSD and there is no means of submitting comments via NSW Planning, so I'm a bit confused. Is Planning Ingenuity acting on behalf of the developers and seeking initial community feedback prior to submitting the NSW Planning? I don't know the process so apologies for being naive. Can you let me know why you're asking for feedback and how it will be used?

>>

>> Many Thanks,

>> Dave Walker.