

9th September 2025

3 Wallace Pde
Lindfield NSW 2070

Ms Adela Murimba
NSW Major Project
adela.murimba@dpie.nsw.gov.au

Dear Adela,

I have received notification from NSW Major Project that SUB-93425719 for 19 to 25 Balfour Street Lindfield has been received and the notification period for submissions is 15/08/2025 to 12/09/2025.

Prior to this the documents has been submitted to Kuringgai Council as per the details below.

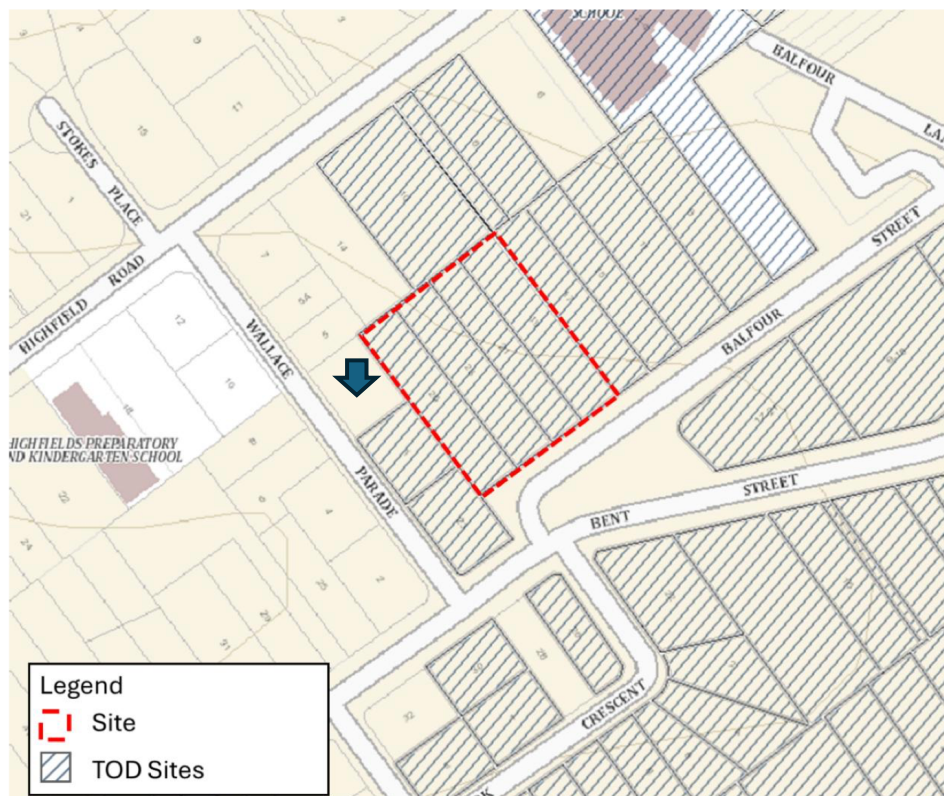
<https://www.krg.nsw.gov.au/Planning-and-development/DA-tracking>

1. Select 'Search DA Tracking'
2. Enter Application ID "eDA0250/25" and click on Search
3. Scroll down and click on "View Documents Related to this Application"

I have read the documents attached with the link and need the following addressed.

This is a link to the SEARS application from Keylan to the NSW Government for a ten-story unit development. <https://www.planningportal.nsw.gov.au/major-projects/projects/19-25-balfourstreet-lindfield>

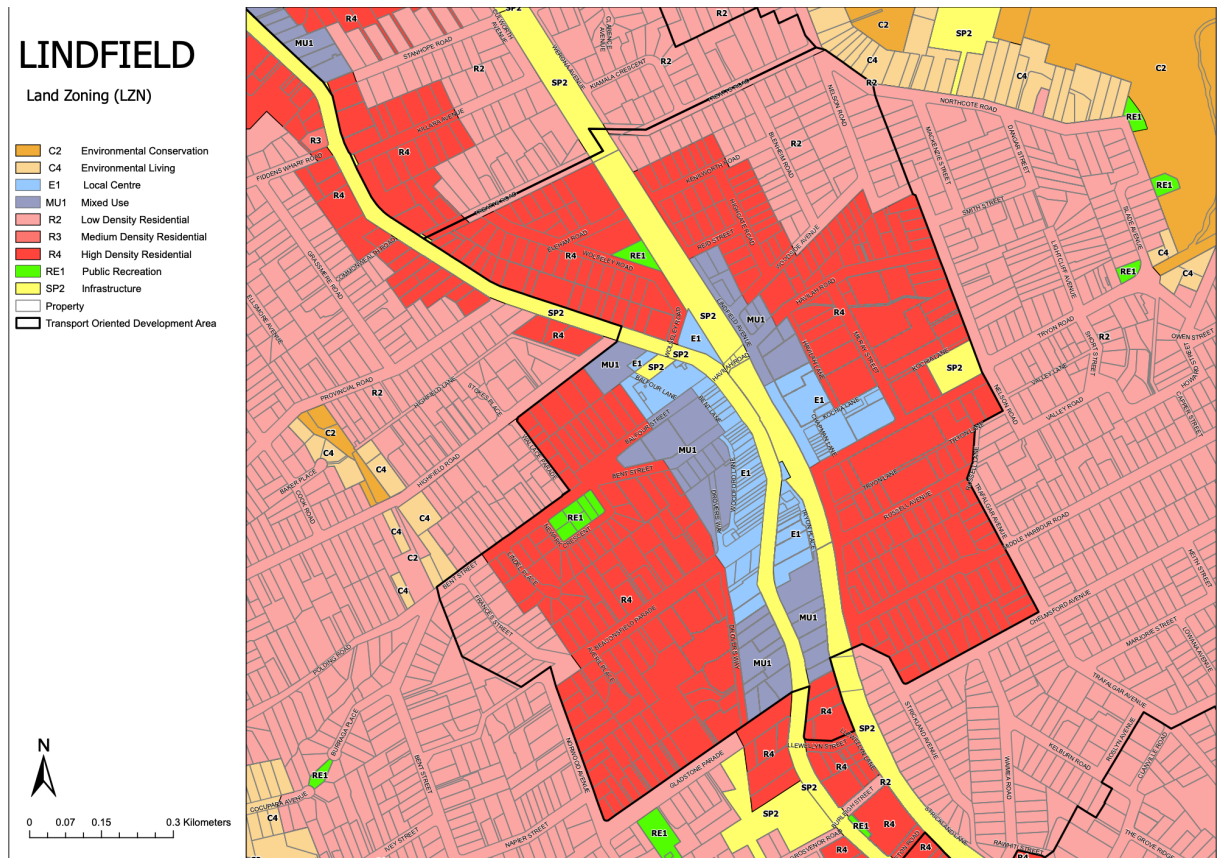
An extract from that application is below. Our home is marked with the blue arrow and is directly adjacent to the four properties on Balfour Street the proposed development that is subject to the DA.



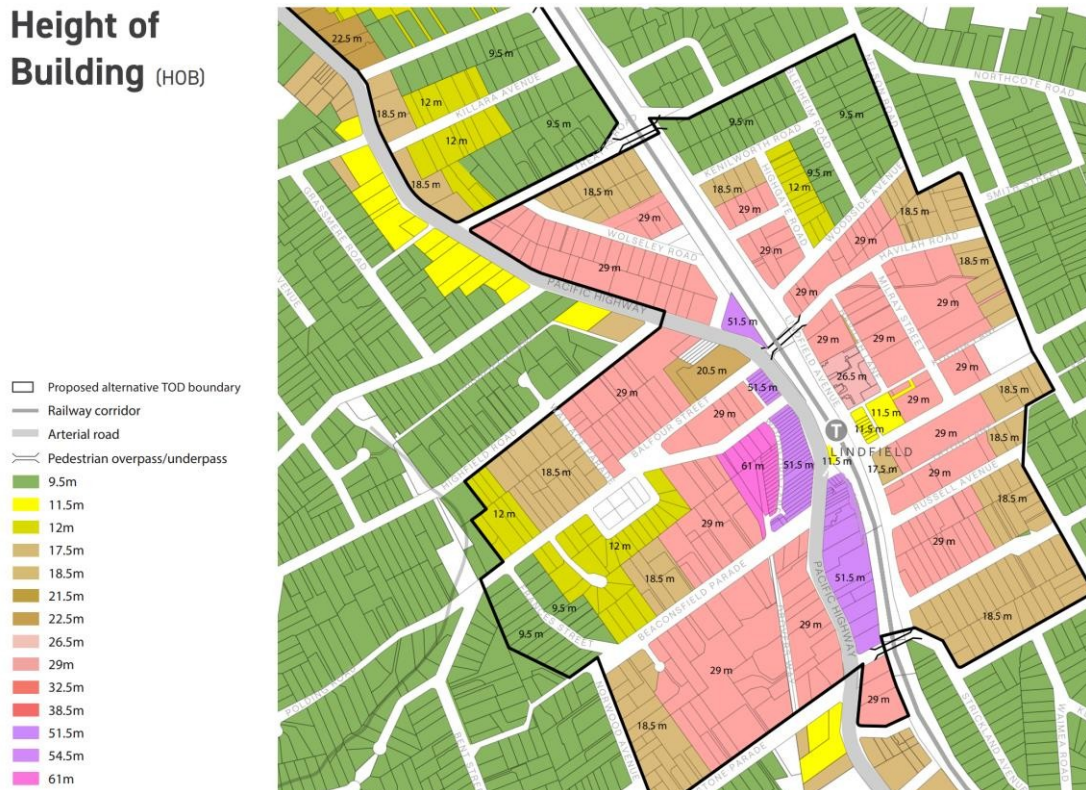
According to the council website on 5th June 2025, Ku-ring-gai Council lodged an alternative plan to the NSW State Government greatly increasing the R4 zoning in Lindfield as an alternative to the TOD plan. This is shown below.

The developers have lodged both a Council DA and a State Significant DA, presumably awaiting a decision on the Government’s response to the proposed TOD alternative plan.

Proposed changes to zoning and building heights are shown below.



Height of Building (HOB)



Based on the documentation developed by the council, our major concerns with the proposed development are set out below.

Isolation

There are three properties adjacent to 19 Balfour Street with Wallace Parade frontage. These (Including My) properties are likely to become “isolated” by the proposed development and be left undeveloped, or seriously underdeveloped.

<https://www.millsoakley.com.au/insights/the-mills-oakley-guide-to-site-isolation-under-nswplanning-laws/>

This is not in line with both the council’s view of utilizing the land to it’s maximum potential to provide benefits to all NSW residents along with the government’s view of increasing housing due to a housing crisis currently.

“The NSW Government is addressing the current housing shortage by prioritising the building of more diverse homes in **well-located areas near transport, open spaces, schools**, hospitals and community facilities. These areas have the infrastructure needed to support a growing population.”

<https://www.planning.nsw.gov.au/policy-and-legislation/housing#:~:text=The%20NSW%20Government%20is%20addressing,to%20support%20a%20growing%20population.>

The approval of the current DA would mean that the surrounding land would become isolated. That is a detriment to all the adjacent properties due to having a substantial high risk of being isolated. The land therefore is not being utilised to its full potential with its key proximity to the train station of less than 500m.

Overshadowing

In document *eDA0250/25 Elevation and Sections Diagram - 19-25 Balfour Street Lindfield* the height or the proposed development adjacent to 3 Wallace Parade is effectively 11 stories when looking at the South Elevation diagram.

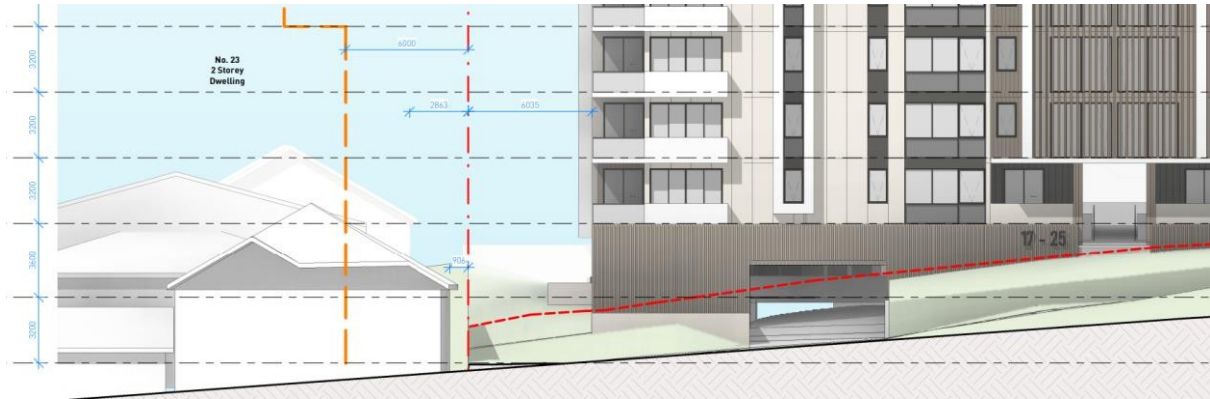
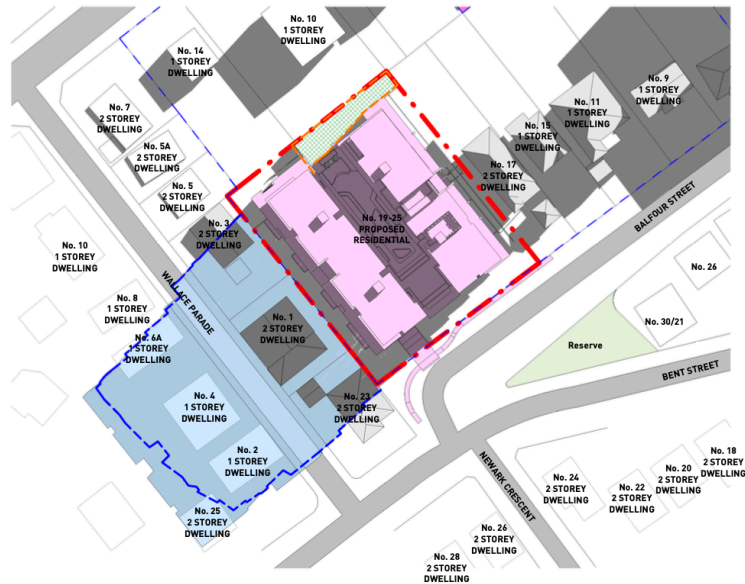


Diagram Shadow Diagrams - 19 - 25 Balfour Street Lindfield show extensive loss of sunlight for the adjacent properties at 23 Bent Street and 1-3 Wallace Parade including loss of 100% of morning sun.



2 OVERSHADOWING - 09AM JUNE 21 (PROPOSED)
DA530 1 : 1000

SOLAR ACCESS OF COMMUNAL OPEN SPACE AT 9AM: 263.355 SQM (26.6%)
TOTAL COMMUNAL SPACE AREA 987.799 SQM

Design guidance is provided in the following document.

<https://www.planning.nsw.gov.au/sites/default/files/2023-03/apartment-design-guide-part-3-sitingthe-development.pdf>

- *If the proposal will significantly reduce the solar access of neighbours, building separation should be increased beyond minimums contained in section 3F Visual privacy (i.e. 12 meters)*
- *Overshadowing should be minimised to the south or downhill by increased upper level setbacks*

Privacy Concerns



1 WEST ELEVATION
1:150

According to the Elevation and Sections Diagram - 19-25 Balfour Street Lindfield presented in the DA, it is highlighted that west facing homes will have access in viewing not only my entire backyard but also the interior of my house.

Wallace Parade Traffic Problem

Wallace Parade has a serious traffic problem. Two cars cannot pass in opposite directions while there are cars parked on the western side. This problem is exacerbated by two nearby schools.

A solution would be to slightly widen Wallace Parade and remove the over gutter ramps. Isolation of the Wallace Parade properties could restrict that option.

Incorporating the Wallace Parade properties in any R4 development can provide alternative traffic flow options.

Statement of Environmental Effects

1. Document *Statement of Environmental Final - 17 May 2025 for DA lodgement - 19 - 25 Balfour Street Lindfield* states:

“None of the existing buildings have any material heritage value and are not of architectural significance.”

This statement is a direct contradiction of Council’s Balfour Street/ Highfield Road Conservation Area - C29 (KLEP (LC) 2012)

https://www.krg.nsw.gov.au/files/assets/public/v/1/hptrim/information-managementpublications-public-website-ku-ring-gai-council-website-planning-anddevelopment/c29_balfour_street_conservation_area.pdf

2. This document also mentions a new 6.4m two-way driveway provided off Balfour Street, in the vicinity of the existing shared side boundary between No. 23 and 25 Balfour Street. Design documents show that to be incorrect and the driveway appears to be between 19 and 21 Balfour St. This is very close to a dangerous corner between Bent and Balfour Streets that the Council has previously identified as needing realignment.

3. The documents states “There is some increase in morning shadows to the private open space of the adjoining dwellings to the west at 23 Bent Street and No. 1-3 Wallace Parade.” Shadow diagrams show almost 100% of morning sun is blocked by the development.

Other Concerns

1. Diagram *Environmental Site Management Plan - 19 - 25 Balfour Street Lindfield* shows site sheds, presumably including toilets, adjacent to the fence line of 1-3 Wallace Parade.
2. In diagram *Site photographs - 19 - 25 Balfour Street Lindfield* the photographs of 19 and 25 Balfour are incorrect and should be swapped. This occurs in several of the other documents.

Yours Sincerely

John Shun-hua ZHANG