

12 September 2025

Dear Sir/Madam,

**RE: STATE SIGNIFICANT DEVELOPMENT - SSD-83431958
16-20 MIDDLE HARBOUR ROAD, LINDFIELD NSW 2070
SUBMISSION**

I am the proprietor of 5 Russell Avenue LINDFIELD NSW. I refer to the subject State Significant Development (SSD) application **SSD-83431958** at the abovementioned address and wish to provide submission herewith.

As a long-term resident of the area, I am deeply concerned about the negative impact this development will have on the character, amenity, and liveability of our neighbourhood. My submission is as follows:

Excessive Building Height

The proposed **nine (9) storey** development significantly exceeds the building height limit permitted by the Ku-Ring-Gai Council Local Environmental Plan ('LEP') for this area. The excessive height is inconsistent with the surrounding area including recently completed developments along the Pacific Highway and Lindfield Avenue. The bulk and scale of the proposed development is visually intrusive and will dominate neighbouring properties, creating an imposing presence that is entirely out of character with the local area.

The bulk and height would create a precedent for future overdevelopment, eroding the intended medium-density transition zone.

It is questionable as to whether this proposed development should be considered and meets the criteria under the SSD planning approval pathway. The proposed development application should be amended to comply with the LEP.

Parking and Traffic Congestion

The proposed development will significantly increase the number of residents and visitors, placing undue pressure on already limited on-street parking that is occupied by commuters. The proposed development's basement car spaces is unlikely to offset demand given the proposed development density. This will not only inconvenience residents but also pose a safety risk, especially for children and the elderly.

Overshadowing and Loss of Privacy

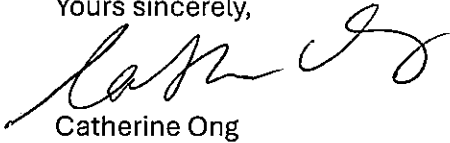
Given the height and scale of the proposed building, it will result in significant overshadowing of nearby properties. This will reduce natural sunlight and warmth into homes and gardens, particularly during the winter months. The proposed balconies and windows also raise serious concerns regarding overlooking and loss of privacy.

Conclusion

For the reasons outlined above, I strongly object to the proposed development application at 16-20 MIDDLE HARBOUR ROAD, LINDFIELD. The height and bulk are inappropriate, non-compliant and detrimental to the local character, amenity and the intent of the planning framework.

I respectfully request that the Department of Planning refuse the application in its current form.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Catherine Ong', with a stylized flourish at the end.

Catherine Ong

5 RUSSELL Ave, Lindfield