

Major Projects Assessment
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Minister

Re: Objection to MP08-0244 MOD 1 Modification Request for Mixed Used Development at 23-37 Lindfield Avenue and 11 Havilah Lane, Lindfield.

I reside at 3 Havilah Road, Lindfield, which is a short distance from this proposed development. I wish to lodge an objection to the proposed modification of the subject development based on the following grounds:

The increase of an additional storeys to both buildings: 8 storeys on Lindfield Avenue and 7 storeys on Havilah Lane. I believe this creates excessive height and bulk and is out of character with the surrounding buildings, including the heritage listed adjacent building on Lindfield Avenue.

The height is excessive relative to the Ku-ring gai Local Environment Plan 2012, which proposes surrounding development of lower height and bulk, being much more reflective of the surrounding residential area. This development would dwarf any buildings surrounding it, this would destroy the Lindfield community feeling.

The additional storeys create new adverse shadowing: a) for residents of Havilah Lane apartments particularly after 3pm. B) for the shops surrounding the car park. c) shadowing will also occur for 75% of the year on the rail platform.

The biggest problem I have with this development is the inadequate car parking. The developers have increased the number of units being built without increasing the amount of car parking allowed. They are relying on the council car parking to service the shortfall in parking spaces for the retail area. Parking is already a significant issue at the Lindfield shops. Particularly parking for disabled and elderly. Given the already inadequate parking for shoppers at Coles – Lindfield will there be another retail development which will have shoppers with their shopping trolleys negotiating a myriad of obstacles to access their cars. The result will be shopping trolleys littering the street.

It seems that profit is driving the modifications without thought being given to the amenity of residents, shoppers and commuters. This project also sets a precedent of built space ratio to land ratio that is excessive to council restrictions that could see similar projects popping up throughout Ku-ring-gai.

Yours sincerely

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