

**Re: Objection to MP08\_0244 MOD 1 Modification Request for Mixed Used Development at 23-37 Lindfield Avenue and 11 Havilah Lane, Lindfield**

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

The Hon. Brad Hazzard  
NSW Planning Minister  
Governor Macquarie Tower  
Level 31  
1 Farrer Place  
SYDNEY NSW 200

**Ku-ring-gai Council - Mayor and Roseville Ward**

Mayor Elaine Malicki emailicki@kmc.nsw.gov.au  
Councillor David Armstrong darmstrong@kmc.nsw.gov.au  
Councillor Jennifer Anderson janderson@kmc.nsw.gov.au

As a resident of Lindfield, I/we wish to lodge an objection against the proposed Modification of the subject development based on the following grounds:

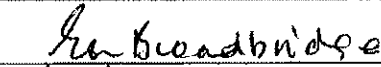
- The increase of an additional storey to both buildings: 8 storeys on Lindfield Avenue and 7 storeys on Havilah Lane creates excessive height and bulk and is out of character with the surrounding buildings, including the heritage listed adjacent building on Lindfield Avenue
- The additional storey (combined with less set back than the approved design) on Havilah Lane now creates privacy concerns for over 40 apartments in the adjacent 8 Havilah Lane, 8 Kochia Lane and 2-8 Milray Street residences
- 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 resident desire
- The additional storeys create additional shadowing: particularly after 3pm for residents in the Havilah Lane apartments, and for all commuters on the city bound Lindfield rail platform, instead of 50% of the year, it will now be 75% of the year in the mornings.

In summary, the broader community stands to only lose through this Modification:

- more shadowing in major public and private areas,
- considerably less privacy for adjacent residences,
- less retail, and
- further visual sensibilities affected, being out of character relative to the current, and future proposed immediate environment

It appears the developer is the only party benefitting from this Modification.

Yours sincerely,

Name (print)*	ETHEL BROADBRIDGE	
Signature		Date: 24/2/2013
Full Address*	8/8 Kochia Lane, Lindfield	
Contact tel	98307474	
Email	hormerethel@hotmail.com	

\* Required fields. Email will default to [note8storeys@gmail.com](mailto:note8storeys@gmail.com) if not provided.