



Your ref: SSD-79276958
Our ref: DOC26/187747

Joe Somerville
Senior Planning Officer
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

14 April 2026

Subject: Response to Submission Advice - Residential Development with Infill Affordable Housing (SSD-79276958) (Ku-ring-gai)

Dear Joe,

Thank you for your email dated 31 March 2026 seeking advice from the Conservation Programs, Heritage and Regulation (CPHR) group of the NSW Department of Climate Change, Energy, the Environment and Water (DCCEEW) on the State significant development application (SSD- 79276958) at 59-63 Trafalgar Avenue 1A and 1B Valley Road Lindfield.

CPHR has reviewed the documentation and provides comments below and at Attachment A.

Biodiversity

CPHR has reviewed the RTS and the responses submitted adequately address the matters previously raised. However, it is recommended that consent conditions specify the inclusion of BDAR mitigation measures and AIA tree protection issues outlined in Attachment A.

If you have any questions about this advice, please do not hesitate to contact Khatera Tokhi Senior Conservation Planning Officer, via khatera.tokhi@dcceew.nsw.gov.au.

Yours sincerely,

Susan Harrison
**Senior Team Leader, Central Metropolitan
Conservation Planning and Assessment
Conservation Programs, Heritage and Regulation Group**

CPHR RTS Advice - Residential Development with Infill Affordable Housing (SSD-79276958) (Ku-ring-gai)

CPHR has reviewed the updated proposal and now has access to the case in BOAMS. However, no digital files associated with the BDAR have been uploaded. Given the low biodiversity values present on site and that the vegetation integrity (VI) score is insufficient to generate biodiversity credits, it is not considered to be necessary to request the digital data again, as it is unlikely to alter the outcome of the assessment.

The documents reviewed, recommended biodiversity conditions and the RTS table are outlined below.

- *Arboricultural Impact Assessment Report*, prepared by (Urban Arbor, dated 30 January 2025) and
- *Submission Report*, prepared by (Planning & Co, dated 31 March 2026).

Biodiversity

Key Assessment Issues:

1.	<i>BDAR mitigation measures</i>	The BDAR identifies a number of mitigation measures which should be reinforced through a consent condition requiring their implementation. Recommended action: Include a condition that requires implementation of the BDAR mitigation measures.
	<i>Extent and timing</i>	Determination
2.	<i>AIA tree protection</i>	An updated AIA has been submitted, incorporating tree protection recommendations. Recommended action: Include a condition that requires the viable retention of all identified trees in accordance with AS 4970–2025 and the implementation of all tree protection measures outlined in the AIA.
	<i>Extent and timing</i>	Determination

End of Submission