



## State Significant Development

Date Submitted  
: 24/04/2025

**Project Name:** Residential development with infill affordable housing, 59-63 Trafalgar Avenue 1A&1B Valley Road Lindfield  
**Case ID:** SSD-79276958

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Nicholas
Last name	Rieck
Role/Position	Development manager
Phone	0292318679
Email	Developernsw@landmarkgr.com
Address	Level 40 2 Chifley Plaza Sydney , New South Wales, 2000 , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	LANDMARK GROUP AUSTRALIA PTY LIMITED
ABN	92144079792

#### Primary Contact Info

Are you the primary contact?

Yes

<b>Title</b>	<b>First Name</b>	<b>Last Name</b>
Mr	DEVELOPER	LANDMARK GROUP
<b>Phone</b>	<b>Email</b>	<b>Role/Position</b>
0292318679	Developernsw@landmarkgr.com	Development manager

#### Address

L29 2  
CHIFLEY SQUARE  
SYDNEY,  
New South Wales  
2000  
AUS

### Political Donations

Do you need to disclose a political donation?

No

### Development Details

#### Project Info

Project Name	Residential development with infill affordable housing, 59-63 Trafalgar Avenue 1A&1B Valley Road Lindfield
Industry	Residential & Commercial
Development Type	In-fill Affordable Housing
Estimated Development Cost (excl GST)	AUD81,080,000.00
Indicative Operation Jobs	1,015
Indicative Construction Jobs	350
Number of Occupants	400
Number of Dwellings	220
Gross Floor Area (GFA) sqm	21,684
% of In-fill Affordable Housing	17
Number of In-fill Affordable Dwellings	46

#### Description of the Development/Infrastructure

The SSDA is intended to seek approval for demolition of all existing structures and site clearing, and the construction of a 9 storey residential flat building development comprising approximately 237 apartments including approximately 48 affordable rental housing units.

## Description of Changes

Briefly describe the proposed changes to the application

## Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	Trafalgar Ave, Lindfield
Site Address (Street number and name)	59-63 Trafalgar Avenue & 1A-1B Valley Road Lindfield
Site Co-ordinates - Latitude	-33.775930
Site Co-ordinates - Longitude	151.173

### Local Government Area

Local Government	District Name	Region Name	Primary Region
Ku-ring-gai	North District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP

Lot 71 / DP 4665

Lot 30 / DP 4215

Lot 1 / DP 127411

Lot B / DP 344051

Lot 7 / DP 17373

### Site Area

What is the total site area for your development?

Site Area sqm

6,672

### Landowners Consent

Is Landowner's consent required?

Yes

Do you have the written consent of all landowners?

Yes

### Attachments

File Name	61 Trafalgar Ave Owners Consent
File Name	59 Trafalgar Ave Owners Consent
File Name	1B Valley Rd Owners Consent
File Name	63 Trafalgar Ave Owners Consent
File Name	1A Valley Road Owners Consent
File Name	Castle Hill No.8 Pty Ltd Owners Consent Letter

Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

The part of the development that is residential development has an estimated development cost of more than \$75 million in the Eastern Harbour City in the Six Cities Region, and thus is SSD under Schedule 1, Section 26A of the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP). The development does not involve development prohibited under any environmental planning instrument applying to the land.

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Schedule 1: SSD - General

#### Section under selected Schedule

Section 26A - In-fill Affordable Housing

#### Permissibility of Proposal

Permissible with consent

## Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

R2 Low Density Residential

## Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

Yes

## Sustainable Buildings SEPP

### Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

## Sustainability Requirements A

### General Sustainability provisions

Has the proposed development been designed to enable any of the following:

The minimisation of waste from associated demolition and construction, including by the choice and reuse of building materials?

No

A reduction in peak demand for electricity, including through the use of energy-efficient technology?

Yes

A reduction in the reliance on artificial lighting and mechanical heating and cooling through passive design?

Yes

The generation and storage of renewable energy?

Yes

The metering and monitoring of energy consumption?

Yes

The minimisation of the consumption of potable water?

Yes

Other?

No

List the supporting document(s) that consider these provisions.

Is the development seeking certification from a sustainability rating system?

No

## Embodied Emission Reporting

Is the application accompanied by a NABERS Embodied Emissions Materials Form?

Yes

Provide details of the qualified person certifying the amounts disclosed in the form

First Name	Nicholas
Last Name	Laws
Professional Qualification	Quantity surveyor
Registration details	62164134383
Business Name	NEWTON FISHER GROUP
Australian Business Number (ABN)	62164134383

Is there a NABERS Agreement to Rate for embodied emissions in this development?

No

### Low Emissions Construction Technologies

Describe any low emissions construction technologies incorporated in the development

Please refer to ESD Report

Is the development designed to retain or reuse an existing building on site?

No

Is the development designed to use recycled materials from the site or elsewhere?

No

Has a whole of Life Cycle Analysis (LCA) been prepared for this development?

No

### Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

Yes

Are different biodiversity credits proposed to be used as offsets in accordance with the variation rules under the Biodiversity Conservation Act 2016?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates

:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

Yes

Yes

Does the application include

:

- an explanation of how—
  - the design quality principles are addressed in the development
  - in terms of the Apartment Design Guide, the objectives of that guide have been achieved in the development
- drawings of the proposed development in the context of surrounding development, including the streetscape
- the development compliance with building heights, building height planes, setbacks and building envelope controls (if applicable) marked on plans, sections and elevations
- drawings of the proposed landscape area, including species selected and materials to be used, presented in the context of the proposed building or buildings, and the surrounding development and its context
- photomontages of the proposed development in the context of surrounding development
- a sample board of the proposed materials and colours of the facade
- detailed sections of proposed facades
- if appropriate, a model that includes the context
- if the proposed development is within an area in which the built form is changing, statements of the existing and likely future contexts?

Yes

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

### Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

## Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

No

A licence under the [Pipelines Act 1967](#)?\*

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

**REAP Number**

4190

**Accredited Organisation**

PIA

**REAP Name**

Tom Goode

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name SSD 79276958 - Embodied Emissions Report

File Name Trafalgar Ave Lindfield - GIS Data

File Name Title Documents

File Name Appendix Y - NVIA

File Name Appendix W - VIA Appendix

File Name	Appendix W - VIA
File Name	Appendix V - Geotech Report
File Name	Appendix U - Basix
File Name	Appendix T - Design Verification Statement
File Name	Appendix S - IWMP
File Name	Appendix R - CPTED
File Name	Appendix Q - TIA
File Name	Appendix P_Clause 4.6_Building Height
File Name	Appendix O - Preliminary Site Investigation
File Name	Appendix N - AIA
File Name	Appendix M - ESD
File Name	Appendix L - Landscaping Plan
File Name	Appendix K - PHAA
File Name	Appendix J - HIS
File Name	Appendix I - AHIA
File Name	Appendix H - CwC
File Name	Appendix G - BDAR
File Name	Appendix FF - Hydro Report
File Name	Appendix F - Survey Plan
File Name	Appendix EE - DMP
File Name	Appendix E - Engagement
File Name	Appendix D - Design Report
File Name	Appendix CC_Statutory Compliance Table_Trafalgar Avenue
File Name	Appendix C - CHP Cert & Letter
File Name	Appendix BB - SIA
File Name	Appendix B - Architecture Plans
File Name	Appendix B - Notifications
File Name	Appendix AA - OWMP
File Name	Trafalgar Street, Lindfield_EIS
File Name	Appendix DD - EDC Report
File Name	Appendix A_SEARs Compliance Table_Trafalgar Avenue