

SSD-79276958 - Residential development with infill affordable housing, 59-63 Trafalgar Avenue 1A&1B Valley Road Lindfield

I strongly object to the proposed State Significant Development (SSD-79276958) as it is not in the public interest, inappropriate for the Lindfield location and conflicts with the [Council and Community Preferred Alternative to the Transport Oriented Development \(TOD\)](#).

I urge the rejection of this proposal in favour of Ku-ring-gai Council's Preferred Alternative Scenario, which was developed after extensive community consultation and meets affordable housing requirements while minimizing adverse impacts on the local community.

The basis for my objection is set out below.

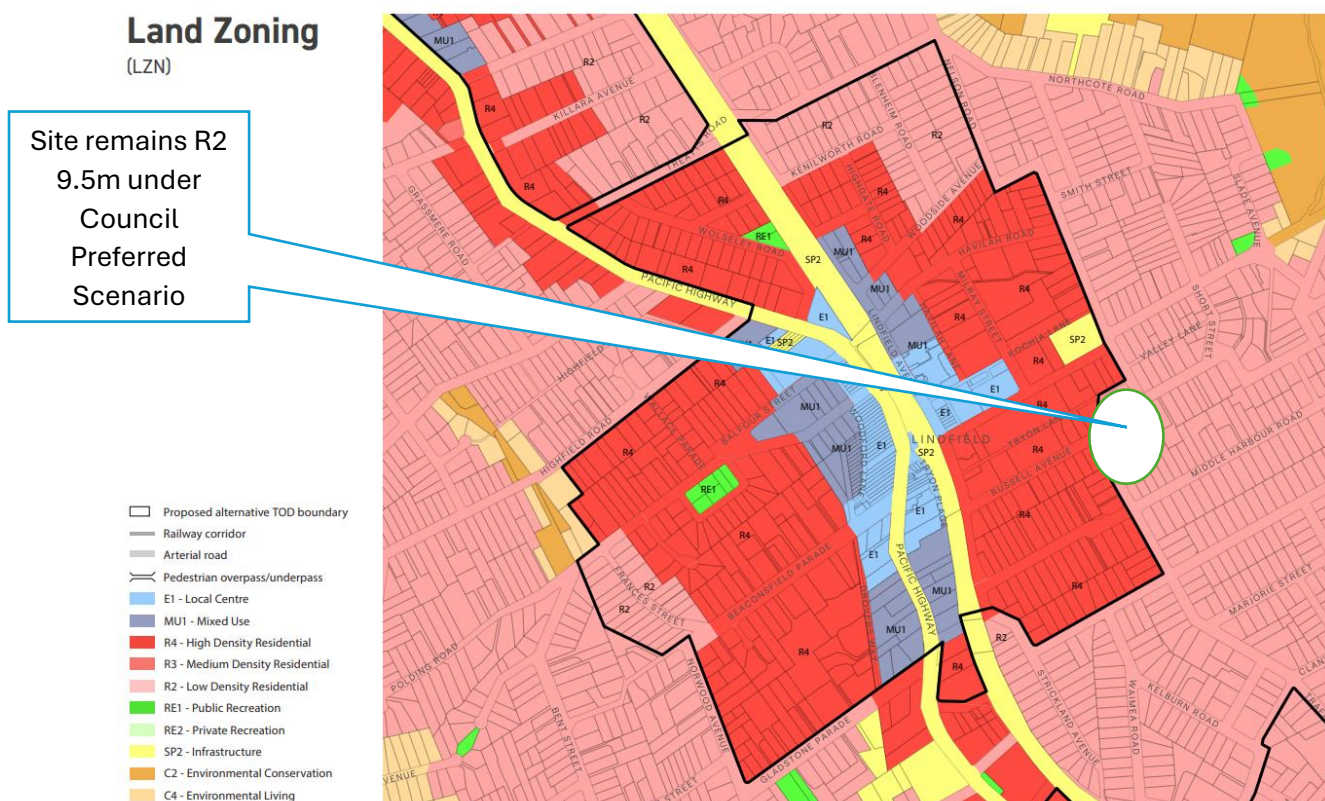
The SSD "Purports to be Affordable Housing."

Only forty-six units, the absolute minimum required for to qualify as a SSD, are affordable housing dwellings under the provisions of the Housing SEPP. Under clause 156 under Chapter 5 of the Housing SEPP, development for the purposes of residential flat buildings (with a GFA of at least 2,000 sqm) in a TOD area.

In the longer term however (i.e. after 15 years) **ONLY 2% of the GFA of this project will be retained as affordable housing in perpetuity** so this project is NOT a true "Affordable Housing Project".

Proposed SSD does not fall within the Bounds of the [Council Preferred Alternative for Lindfield](#)

The designated project site remains R2 under the Councils preferred alternative – see page 31 below:



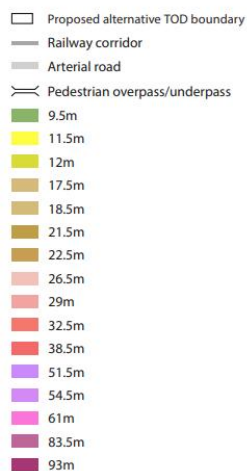
Building Location, Height & Bulk Inappropriate and Tree Loss

The height of the proposed building at around thirty-three meters together with its bulk adversely impacts items such as loss of tree canopy, privacy, overshadowing, solar access for surrounding homes in what is currently a Heritage Conservation Area. The building on Lindfield Avenue opposite the station, in a far busier area, housing IGA and Harris Farm does not rise to thirty-three meters.

The [Council Preferred Alternative for Lindfield](#) offers a more sympathetic approach to height (see page 32 extract below) with the site remaining zoned at 9.5m and bounded by 18.5m to the north & west thereby offering a better transition to higher density.

Height of Building (HOB)

Site has better transition to higher density @ 18.5m to North & West



Exhibition Document

32

Inadequate Community Consultation

The [State Significant Development Guidelines](#) emphasize that “Community participation is integral to assessing the merits of SSD projects” (p. 14). Similarly, the [Revised Community Consultative Committee Guidelines for State Significant Projects](#) highlight the importance of open discussions between companies, communities, and local councils.

We live less than one kilometre from the proposed development and were not aware of the plan to build a 9-storey construction offering 220 units with 176 marketable upon completion.

The proposal is a thinly veiled ill-conceived land grab by developers designed to maximise profit by constructing a poor-quality structure masquerading as affordable housing that is not sympathetic to surrounding architecture or environment to exploit government desperation to achieve better housing construction goals without adequate infrastructure.