
MAYORAL MINUTE

STATE SIGNIFICANT DEVELOPMENTS (SSD) AND TRANSPORT ORIENTED DEVELOPMENT (TOD) APPLICATIONS

The purpose of this Mayoral Minute is to update Council and the community on State Significant Developments (SSD) and Transport Oriented Development (TOD) applications that have been lodged for Ku-ring-gai.

Background

In December 2023, the NSW Government announced a range of major planning reforms to deliver additional housing.

These included:

- The establishment of [Transport Oriented Development](#) precincts between Roseville and Gordon.
- The [Low and Mid-Rise reform](#) to allow additional terraces, townhouses, multi-unit dwellings and apartment buildings near stations and town centres.

Ku-ring-gai Council has consistently expressed concern that the proposed one-size-fits-all reforms will have a range of unnecessary and unwanted impacts on the local area, particularly in relation to Ku-ring-gai's environment and heritage and the strain on existing infrastructure and facilities.

These impacts are now being accelerated by an influx of state significant development applications.

The impacts of SSD

SSD applications are for large scale or complex projects deemed important to the state for economic, environmental or social reasons. Developments for in-fill affordable housing with a capital investment value of more than \$75 million qualify for an SSD application.

In May 2024, the Government implemented the Transport Oriented Development (TOD) planning policy for areas within 400m of Roseville, Lindfield, Killara and Gordon stations.

In response - and in cooperation with the NSW Government - Council prepared an alternate preferred scenario to the TOD for submission to the state government, based on planning principles that respect Council's heritage, environment and community engagement.

Item**S14846**

Notwithstanding, the current TOD planning controls have already allowed many SSD applications to be lodged with the Department of Planning, Heritage and Infrastructure.

SSD applications are assessed by the Department and determined by the Minister for Planning or the Independent Planning Commission. Council is notified of and invited to comment on SSD applications at the exhibition stage, but otherwise plays no part in the assessment process.

The SSD assessment process

SSD projects are assessed under the EP&A Act and require development consent from the Independent Planning Commission (IPC) or the Minister for Planning (or delegate) before proceeding.

Integral to the assessment process is a mandatory environmental impact statement (EIS) that must be prepared before any development application is lodged.

Generally, all SSD applications must be exhibited for a minimum 28 days.

Submissions received during each public exhibition period are published online on the NSW Department of Planning, Housing and Infrastructure website, including those from statutory authorities such as Council. The applicant must then prepare a submissions report.

After publishing the submissions report, the Department of Planning will complete its assessment report which is also published online. The relevant consent authority will then determine the project.

In some cases, there may be additional steps in the assessment process, including amendments to the application and public hearings.

“Total number of SSD applications and status below as at 1pm 4 June 2025:

- 13 applications are lodged
- 3 applications are lodged and being checked by the Department.
- 5 with valid SEARs.
- 2 with SEARs requested.
- 2 likely to request SEARs soon.
- 6 enquiries awaiting further information from potential applicants.”

See Attachment 1 for more detail on the lodged SSD applications

Where to from here?

It is important for our community to be aware that many of these SSD applications are inconsistent with the Council’s preferred scenario for increased housing in the four TOD precincts of Gordon, Roseville, Killara and Lindfield.

On that basis we are urging community members to submit feedback on each SSD and TOD development application during the public exhibition period. Council will also prepare a submission on each application lodged.

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It is expected that the Department will take several months to assess Council's preferred scenario, if the Council decides to proceed at its meeting on June 5, 2025.

The Department has advised that 'upon Ku-ring-gai Council formally submitting to the Department an alternate scheme that seeks to replace the existing TOD planning controls, steps will be taken to disapply those existing controls after Friday 13 June 2025'.

This is critically important, as it means that SSD applications will still be able to be lodged but the TOD planning controls will no longer apply.

RECOMMENDATION:

- A. That this Mayoral Minute be placed on the Council website.
- B. The community is encouraged to provide submissions to the NSW Department of Planning, Housing and Infrastructure planning portal at <https://www.planningportal.nsw.gov.au/major-projects>

Councillor Christine Kay
Mayor

Attachments: A1 Attachment 1 - SSD and TOD applications 2025/178343

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
SSD-78775458	RFB with affordable housing - Park Ave, Gordon	3-9 Park Avenue Gordon	Gordon	19-Dec-24	20-Dec-24	Respond to submissions	Yes
SSD-82395459	Demolition of the existing structures on the site and construction of two (2) residential flat buildings with communal open space, associated landscaping and shared car parking in basement levels.	3A, 3B, 5A and 7 Burgoyne Street; 4 Burgoyne Lane; 1 & 3 Pearson Avenue Gordon	Gordon	1-Apr-25	11-Apr-25	Exhibition 16/5/25- 13/6/25	Yes

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
SSD-83478456	Residential Development with In-fill Affordable Housing - McIntosh Street and Werona Avenue	21-25 McIntosh and 55 Werona Gordon	Gordon	2-May-25	6-May-25	Prepare EIS	No
SSD-81890707	Demolition of existing residential dwellings on the site and the construction of part 3 storey to part 10 storey residential flat buildings with infill affordable housing	10, 14 and 14A Stanhope Road Killara	Killara	2-Apr-25	4-Apr-25	Exhibition 7/5/25- 3/6/25	Yes

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
	and associated works.						
SSD-78156462	Residential Flat Building with infill affordable housing, Bent Street Linfield	12-16 Bent Street Lindfield	Lindfield	11-Nov-24	29-Nov-24	Respond to submissions	Yes
SSD-78493518	2-8 Highgate Road, Lindfield - Residential Flat Building with Infill Affordable Housing	2-8 Highgate Road Lindfield	Lindfield	None listed	20-Dec-24	Collate submissions	Yes

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
SSD-78669234	27-29 Tryon Road, Lindfield	27-29 Tryon Road Lindfield	Lindfield	None listed	20-Dec-24	Respond to submissions	Yes
SSD-79276958	59-63 Trafalgar Avenue 1A&1B Valley Road Lindfield	59-63 Trafalgar Avenue 1A &1B Valley Road	Lindfield	14-Jan-25	16-Jan-25	Exhibition 7/5/25- 3/6/25	Yes
SSD-79261463	Residential flat building with infill affordable housing - Reid Street and Woodside Avenue, Lindfield	2-4 Woodside Avenue and 1-3 Reid Street Lindfield	Lindfield	19-Dec- 24	22-Jan-25	Collate submissions	Yes

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
SSD-82548708	Residential flat building with infill affordable housing at 24, 26 and 28 Middle Harbour Road, Lindfield	24, 26 and 28 Middle Harbour Road Lindfield	Lindfield	3-Apr-25	15-Apr-25	Prepare EIS	No
SSD-82709458	Construction of a nine storey residential flat building with in-fill affordable housing, containing basement level parking, around 71 market residential units, and around	19-25 Balfour Street Lindfield	Lindfield	16-Apr-25	22-Apr-25	Prepare EIS	No

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
	27 affordable housing units.						
SSD-81623209	Demolition and site preparation. Construction of three connected residential flat buildings (comprising 322 market apartments and 84 affordable housing apartments) with shared basement levels.	9-21 Beaconsfield Parade Lindfield	Lindfield	25-Mar-25	27-Mar-25	Exhibition 27/5/25 - 23/6/25	Yes

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
SSD-82899468	Stage 1 Concept DA for the construction of a residential flat building with basement parking	1-5 Nelson Road Lindfield	Lindfield	17-Apr-25	8-May-25	Prepare EIS	No
SSD-83431958	Demolition of existing structures and Construction of a 9-storey residential flat building including: c.78 market units, c.22 AH units	16 & 18-20 Middle Harbour Road Lindfield	Lindfield	16-Apr-25	5-May-25	Prepare EIS	No

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
SSD-82900461	Stage 1 Concept DA for the construction of a 9 storey residential flat building with basement parking.	11-19 Middle Harbour Road Lindfield (No #13)	Lindfield	17-Apr-25	8-May-25	Prepare EIS	No
SSD-84875208	Demolition, construction and RFB with 119 apartments including 24 affordable housing apartments, landscaping and communal open space.	2-4 Drovers Way & 9A Gladstone Parade Lindfield	Lindfield	21-May-25	26-May-25	Prepare EIS	No

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
SSD-77829461	In-fill affordable housing, Larkin Street & Pockley Avenue, Roseville	2-4 Larkin Street, 1-5 Pockley Avenue, Roseville	Roseville	8-Nov-24	15-Nov-24	On exhibition	Yes
SSD-77825469	In-fill affordable housing, Pockley Avenue, Roseville	2-16 Pockley Avenue Roseville	Roseville	8-Nov-24	15-Nov-24	On exhibition	Yes
SSD-78996460	16-24 Lord Street & 21-27 Roseville Avenue	16-24 Lord Street & 21-27 Roseville Avenue Roseville	Roseville	11-Dec-24	14-Jan-25	Respond to submissions	Yes
SSD-81943462	Demolition of existing structures	17-21 Shirley Road Roseville	Roseville	3-Apr-25	8-Apr-25	Prepare EIS	No

SSD #	Detail	Address/location	Suburb / TOD	Process progress			
				Request for SEARS	SEARS date	Stage as at 30 May 2025	Lodgement status
	and construction of a 10-storey residential flat building with three (3) levels of basement parking providing a total of 80 dwellings including approximately 23 affordable dwellings.						