

Housing Delivery Authority – Record of Briefing

Date and Time: 7 March 2025 – 10.00AM-12.00PM

Location: Level 11, Room 3, 135 King Street, Sydney or MS Teams

Chaired by: Simon Draper – Secretary, Premier’s Department

HDA Members

Simon Draper – Secretary, Premier’s Department (Chair)

Kiersten Fishburn – Secretary, Department of Planning, Housing and Infrastructure (DPHI)

Tom Gellibrand – Chief Executive, Infrastructure NSW

Member Alternates

n/a

DPHI Staff

Alok Ralhan – Centium (Independent Probity Advisor)

David Gainsford – Deputy Secretary, Development Assessment and Sustainability, DPHI

Monica Gibson – Deputy Secretary, Planning, Land Use Strategy, Housing, and Infrastructure, DPHI (Item 2)

Aoife Wynter – A/Executive Director, Panels and Housing Delivery, DPHI

Chrissy Peters – Executive Planning Officer, Panels and Housing Delivery, DPHI

Summary of decision

The HDA considered 32 applications received by DPHI. The HDA considered each application against the “Housing Delivery Authority State Significant Development Criteria” published in December 2024.

Of the 32 applications, the HDA recommended to the Minister Planning and Public Spaces that:

- 19 EOI applications be declared under the HDA SSD pathway.
- 9 EOI applications are not recommended to be called in as SSD.
- 4 EOI applications were deferred for further information and future consideration.

Agenda items

No.	Description	Record of Briefing
1.	<p>Introduction</p> <ul style="list-style-type: none"> • Note the briefing is being recorded • Acknowledgement of Country • Conflict of Interests 	<ul style="list-style-type: none"> • Noted briefing is being recorded and transcribed for future reference.
2.	<p>HDA Operational Briefing</p>	<ul style="list-style-type: none"> • Noted the verbal update on HDA procedures and operational matters.
3.	<p>229495 - 67 Mary Street St Peters – Coronation</p> <p>Applicant’s summary of proposal: Mixed-use development comprising of approximately 200 residential apartments (Build to Rent including affordable housing) with ground floor non-residential uses</p> <p>No of dwellings (indicative): 200</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ◦ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Recommended as a general principle, not having applications in parallel pathways. • Recommended that the applicant be advised that the overall height of the development will need to manage OLS and PANS OP restrictions which will require further consultation with Sydney Airport. • Noted there are no member conflict of interests. • Noted Aoife Wynter did not brief the HDA on this matter due to a declared conflict of interest.

No.	Description	Record of Briefing
4.	<p>231007 - 7-19 Coulson Street, 5 Goddard Street, and 23 Eve Street Erskineville - Brightwell Real Estate Pty Ltd</p> <p>Applicant’s summary of proposal: Four residential flat buildings (RFBs) and two terrace houses totalling approximately 160 dwellings. The proposal also includes the adaptive reuse of a heritage building for commercial purposes</p> <p>No of dwellings (indicative): 160</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Recommended as a general principle, not having applications in parallel pathways. • Noted there is currently a parallel local development application being assessed by the City of Sydney D/2024/652 for a similar proposal at concept stage. • Noted there are no member conflict of interests. • Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
5.	<p>231974 - 285 Sloane Street, Goulburn - Hamptons Property Services Pty Ltd / ANAT Investments Pty Ltd</p> <p>Applicant’s summary of proposal: Adaptive reuse of existing heritage-listed building (1518, Former swimming baths (1892) and Connolly’s Mill (1908)) for a boutique hotel (41 rooms); ground floor</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing

No.	Description	Record of Briefing
	<p>retail/commercial space across two buildings, 130 residential dwellings (apartments) across two buildings, basement parking and site amenities</p> <p>No of dwellings (indicative): 130</p> <p>Concurrent rezoning: No</p>	<ul style="list-style-type: none"> ○ Criteria 2.1 Largely consistent with development standards ○ Criteria 2.3 Positive commitment to commence - commence development quickly ○ Criteria 3.2 Well-located - free of specific environmental hazards ○ Criteria 3.4 Positive commitment to affordable housing <ul style="list-style-type: none"> • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including continuing to investigate the adaptive reuse of this site with Council. • Noted there are no member conflict of interests.
<p>6.</p>	<p>232888 - 11 Barrack Lane, 81 George Street, Lot 1 in 83 George Street, Lot 250 89 George Street, Lot 251 91 George Street and Lot 261 in DP 1287233, Parramatta - Michael Romano / Freecity</p> <p>Applicant’s summary of proposal: The proposed is for two 40 storey mixed-use towers delivering 1,050 apartments, and 237 co-living units</p> <p>No of dwellings (indicative): 1287</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing ○ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised there remains alternative approval pathways in the NSW planning system for development on this site, including pursuit of the build to rent pathway via the Housing SEPP. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
7.	<p>232931 - 474-478 Woodville Road and 170-180 Guildford Road, Guildford – Peter Christou / OCR Corp Pty Ltd</p> <p>Applicant’s summary of proposal: A 12-storey mixed-use development, including full-line supermarket, other retail, commercial and community spaces, shop-top housing (185 dwellings) and three levels of basement parking.</p> <p>The proposal includes concurrent rezoning from R2 Low Density Residential to E1 Local Centre, increase in height of building limit from 9m to 44m and the introduction of an FSR control of 3.4:1</p> <p>No of dwellings (indicative): 185</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site, including pursuit of a development scheme which aligns with the progressed PP-2024-873. • Recommended that the applicant can consider lodging a subsequent EOI to the HDA following the finalisation of PP-2024-873. • Noted there are no member conflict of interests
8.	<p>232941 - 72-88 Water Street, Strathfield South–Allan Caladine / Caladines Town Planning Pty Ltd</p> <p>Applicant’s summary of proposal: Construction of shop top housing comprising part 3 – part 8</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister:

No.	Description	Record of Briefing
	<p>storeys and 130 residential apartments of which approximately 15-20 apartments will be allocated towards infill affordable housing. The proposal includes 2,500m² of retail floor space for use as a supermarket (2000m²) and 2 local service shops 500m² (approx). Provision of three (3) levels of basement car parking for 328 car parking spaces (residential and visitor) and 93 retail spaces and public domain works (including in part laneway upgrade)</p> <p>No of dwellings (indicative): 130</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document 'HDA consideration of state significance under s4.36 of the EP&A Act'. • Noted there are no member conflict of interests.
<p>9.</p>	<p>233012 - 255, 259 & 271 Parramatta Road Five Dock & 2,4,6,8,10,12,14,16 &18 Taylor Street Five Dock & 131, 133 & 135 Queen Street Five Dock & 1,3,5,7,9 & 11 Walker Street Five Dock - Frank Elsworth / Muir Group</p> <p>Applicant's summary of proposal: The proposed development is 4 mixed use buildings ranging in height from 42m - 62m</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document 'HDA consideration of state significance under s4.36 of the EP&A Act'.

No.	Description	Record of Briefing
	including approximately 550 residential units and approximately 600sqm of non-residential gross floor area No of dwellings (indicative): 550 Concurrent rezoning: Yes	<ul style="list-style-type: none"> • Noted that this site may need to be excised from Council’s planning proposal (PP-2024-1595) and that a merit assessment may result in development standards lower than proposed in the EOI application. • Noted there are no member conflict of interests.
10.	233138 - 70 Christopher Road, Lochinvar - Christopher Lowry / Lochinvar Ridge Estate Pty Limited Applicant’s summary of proposal: A concept plan for an extension to the existing Lochinvar Ridge master planned community being a 50ha land subdivision. No of dwellings (indicative): 650 Concurrent rezoning: Yes	The HDA: <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Criteria 1.1: Development is a type to deliver high yield housing ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing ○ Criteria 3.2: Well-located - free of specific environmental hazards • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system including local development application following a planning proposal to overcome land use prohibition. • Noted there are no member conflict of interests.
11.	233184 - 110 and 118 Middle Arm Road, Goulburn – Phillip Purnell /	The HDA: <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act

No.	Description	Record of Briefing
	<p>Australian Country Living Pty Ltd</p> <p>Applicant’s summary of proposal: Seniors housing development including 297 independent living units</p> <p>No of dwellings (indicative): 297</p> <p>Concurrent rezoning: SSD Only</p>	<ul style="list-style-type: none"> • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing ○ Criteria 3.1: Well-located - good access to transport and services ○ Criteria 3.2: Well-located - free of specific environmental hazards • Recommended: The applicant be advised that there remain alternative approval pathways in the NSW planning system including a local development application. • Noted there are no member conflict of interests.
12.	<p>233296 - 203-233 New South Head Road, Edgecliff – Dimitri Roussakis / Longhurst Investments No.1 Pty Ltd</p> <p>Applicant’s summary of proposal: Redevelopment of the Edgecliff Centre, for 320 new residential units, with a minimum 5% allocation for affordable housing, and retail and commercial floorspace. The proposal will provide new public and open spaces, a new community facility and improved</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI and is recommended be declared as SSD. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Recommended that the applicant be advised that any development application will not be determined until PP-2024-540 is finalised. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
	<p>connections through the site to transport services</p> <p>No of dwellings (indicative): 320</p> <p>Concurrent rezoning: No (existing PP to facilitate this development)</p>	
<p>13.</p>	<p>233303 - 19 Hope Street, Melrose Park and 69 Hughes Avenue, 71 Hughes Avenue, 73 Hughes Avenue, 75 Hughes Avenue, 77 Hughes Avenue, Ermington - Padraig Scollard / Keyland Consulting c/o PAYCE</p> <p>Applicant’s summary of proposal: Mixed-use development including affordable housing and a rezoning that is already progressing and close to finalisation under a separate planning proposal</p> <p>No of dwellings (indicative): 342</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act following the finalisation of PP-2023-1736. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ◦ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Recommended: The applicant be advised once PP-2023-1736 is finalised the HDA should be advised via the HDA mailbox hda@dphi.nsw.gov.au. • Noted there are no member conflict of interests.
<p>14.</p>	<p>233397 - 17 Tincombe St, 19 Tincombe St, 21 Tincombe St, 23 Tincombe St, 25 Tincombe St, 27 Tincombe St, 29 Tincombe</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation:

No.	Description	Record of Briefing
	<p>St, 98 Minter St, 100 Minter St, 102 Minter St, 186-192 Canterbury Rd, 194-196 Canterbury Rd, 198-200 Canterbury Rd, 202-204 Canterbury Rd, 206 Canterbury Rd, Canterbury - Alae Kheir / Arada</p> <p>Applicant’s summary of proposal: The proposed development is for a 30 storey mixed use development including 403 residential apartments, with 8,900 m² of retail and commercial space, 1,300 m² of open space and community facilities.</p> <p>No of dwellings (indicative): 403</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 4: Optional Concurrent Spot Rezoning ● Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. Once the amendment to the LEP giving effect to the master plan is published, then an EOI for a proposal that aligns more closely to the LEP standards could be submitted. ● Noted there are no member conflict of interests.
15.	<p>233460 - Anson Street St Georges Basin - Stephen Richardson / Allen Proce Pty Ltd</p> <p>Applicant’s summary of proposal: Concept plan sought for twelve residential flat buildings and one shop-top housing building, comprising a total of 315 dwelling units above</p>	<p>The HDA:</p> <ul style="list-style-type: none"> ● Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act ● Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 2: Identify projects that can be assessed quickly ○ Criteria 2.1: Largely consistent with development standards

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	<p>a two-level basement car park.</p> <p>No of dwellings (indicative): 315</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ Criteria 2.6: Has addressed any previously refused proposal ○ Objective 3: Drive quality and affordable housing ○ Criteria 3.2: Well-located - free of specific environmental hazards <ul style="list-style-type: none"> • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system including regionally significant development following a planning proposal to overcome land use prohibition and to set appropriate development standards. • Noted there are no member conflict of interests
<p>16.</p>	<p>233488 - 17-24 Loftus Crescent, Homebush – Charbel Kazzi / Level 33 Property Group</p> <p>Applicant’s summary of proposal: Proposed mixed-use to provide greater than 300 residential dwellings in two buildings with approximately 500m² of ground floor commercial premises. The proposal could also dedicate land to widen Loftus Lane. The proposal would deliver 3% affordable housing</p> <p>No of dwellings (indicative): 300</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the applicant would need to demonstrate the benefits of this proposal as it differs to the Transport Oriented Development provisions under State Environmental Planning Policy (Housing) 2021. A merit assessment is likely to result in a reduction in yield from that proposed in the EOI, to more closely align to the standards within the Housing SEPP and alignment with envisaged public benefit dedication • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted there are no member conflict of interests.
<p>17.</p>	<p>233529 - 145 Old Pittwater Road, and 123 Old</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p>Pittwater Road, Brookvale – Adam Achterstraat / Scentre Management Limited</p> <p>Applicant’s summary of proposal: Proposed concept approval for redevelopment of the existing Westfield shopping centre for mixed use development including commercial, residential towers and transport interchange. No of dwellings (indicative): 1500</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted that the applicant would need to bring forward any necessary technical studies or other work required to support the proposal that would have otherwise been undertaken as part of the precinct rezoning process being undertaken by Northern Beaches Council. • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted there are no member conflict of interests.
18.	<p>233547 - 100 Byron Rd, 118 Byron Rd and 130 Byron Rd Leppington – Phillip Scott / Ingleburn Road 149 Pty Ltd</p> <p>Applicant’s summary of proposal: Demolition, site remediation and construction of roads and infrastructure to facilitate the subdivision of 183 lots and construction of a combination of detached and semi-detached dwellings over 6 stages</p> <p>No of dwellings (indicative): 183</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Criteria 1.1: Development is a type to deliver high yield housing ○ Objective 2: Identify projects that can be assessed quickly • Recommended: that the applicant be advised that there remain alternative approval pathways in the NSW planning system including regionally significant development application.

No.	Description	Record of Briefing
	<p>Concurrent rezoning: SSD only</p>	<ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>19.</p>	<p>233741 – 5 Blue Street, North Sydney - Zurich Australian Insurance Properties Pty Ltd</p> <p>Applicant’s summary of proposal: Concurrent rezoning and redevelopment for shop top housing including 335 dwellings, 170 of which would be affordable housing</p> <p>No of dwellings (indicative): 335</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal to seek further information on strategic alignment and wider policy context from the Department of Planning, Housing and Infrastructure. • Noted there are no member conflict of interests.
<p>20.</p>	<p>233796 - 15 Blue Street, North Sydney - Ian Devereux / Aqualand Group</p> <p>Applicant’s summary of proposal: A proposed mixed use commercial and residential development comprising up to 200 apartments with 10% affordable housing, 1200m² retail floor space, a new public plaza and at grade connection into North Sydney train station and upgrades to the concourse</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal to seek further information on strategic alignment and wider policy context from the Department of Planning, Housing and Infrastructure. • Noted there are no member conflict of interests. • Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.

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	<p>No of dwellings (indicative): 200</p> <p>Concurrent rezoning: Yes</p>	
<p>21.</p>	<p>233812 - 146 Arthur Street North Sydney - Aqualand Group/ Ian Devereux</p> <p>Applicant’s summary of proposal: Proposed shop top housing comprising ground floor retail and approximately 300 apartments with 10% affordable housing for 15 years</p> <p>No of dwellings (indicative): 300</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal to seek further information on strategic alignment and wider policy context from the Department of Planning, Housing and Infrastructure. • Noted there are no member conflict of interests. • Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
<p>22.</p>	<p>233825 - 3A Burgoyne Street, 3B Burgoyne Street, 5A Burgoyne Street, 7 Burgoyne Street, 1 Pearson Avenue, 3 Pearson Avenue, and 4 Burgoyne Lane, Gordon - Andrew Pigott / Willow Tree Planning</p> <p>Applicant’s summary of proposal: Demolition of the existing structures and construction of a 7-9 storey residential flat building, including 106 dwellings, basement</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
	parking and associated landscaping No of dwellings (indicative): 106 Concurrent rezoning: No	
23.	233905 - 132 Arthur Street North Sydney - Aqualand / Ian Devereux Applicant’s summary of proposal: The proposed development is for a shop top housing development comprising, approximately 150 dwellings, 3% being affordable housing in addition to a hotel. No of dwellings (indicative): 150 Concurrent rezoning: Yes	The HDA: <ul style="list-style-type: none"> • Deferred consideration of this proposal to seek further information on strategic alignment and wider policy context from the Department of Planning, Housing and Infrastructure. • Noted there are no member conflict of interests. • Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
24.	233967 - 301 & 301B Samantha Riley Drive, Kellyville - Charbel Kazzi / Centro Holdings Pty Ltd Applicant’s summary of proposal: The proposal includes six mixed-use buildings up to 27 storeys with an indicative 1186 dwellings including 19 (10%) affordable, childcare, retail, and cafe uses.	The HDA: <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the applicant should undertake site amalgamation to ensure orderly development and that any future merit assessment may require a development yield that more closely aligns to the TOD standards within the LEP. • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the

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	<p>No of dwellings (indicative): 1186</p> <p>Concurrent rezoning: Yes</p>	<p>document ‘HDA consideration of state significance under s4.36 of the EP&A Act’.</p> <ul style="list-style-type: none"> • Recommended as a general principle, not having applications in parallel pathways. • Noted there is currently a parallel regionally significant development application for this site 699/2025/JP. • Noted there are no member conflict of interests.
<p>25.</p>	<p>233972 - 23 - 35 Albert Warner Drive, Warnervale - Bill Yassine / Atlas Property Holdings Pty Ltd</p> <p>Applicant’s summary of proposal: The proposal includes the construction of a total of 103 dwellings, including dwelling houses and dual occupancies.</p> <p>No of dwellings (indicative): 103</p> <p>Concurrent rezoning: SSD only</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing ○ Criteria 3.2: Well-located - free of specific environmental hazards • Noted the applicant is advised that there remain alternative approval pathways in the NSW planning system including continued pursuit of the already commenced local development application. • Noted there are no member conflict of interest.
<p>26.</p>	<p>233998 - 286-310 Gregory Street, South West Rocks - Chris West / South West Rocks Living Pty Ltd</p> <p>Applicant’s summary of proposal: The construction of 101 multi dwelling</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	<p>houses, community building, swimming pool, and associated amenities. The proposed development includes earthworks, installation of services and roadway construction.</p> <p>No of dwellings (indicative): 101</p> <p>Concurrent rezoning: SSD only</p>	<ul style="list-style-type: none"> • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted there are no member conflict of interests.
<p>27.</p>	<p>234000 - 173-183 Rickard Road, Leppington - ALAND / Leppington Main 88 Pty Ltd / Andrew Stacey</p> <p>Applicant’s summary of proposal: A mixed-use precinct across 3.24 ha of land and comprises the following:</p> <ul style="list-style-type: none"> -1,554 apartments, including 270 affordable homes (17.3% Affordable Housing) across 8 towers with heights of up to 100m (30 storeys) and a FSR of 5.7:1. -approximately 27,000 m² of retail/commercial GFA -approximately 7,000 m² of public open space. <p>No of dwellings (indicative): 1554</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted that the proposal should align or respond to the Leppington Town Centre Review Planning Proposal (PP-2023-284) and that a merit assessment may result in development standards lower than proposed in the EOI application. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
	<p>Concurrent rezoning: Yes</p>	
<p>28.</p>	<p>234524 - 124-128 Beamish Street, 132 Beamish Street, 134-138 Beamish Street, 140-142 Beamish Street, 16 Ninth Avenue, 18 Ninth Avenue, Campsie - ARADA / Alae Kheir / Campsie NBC Pty Ltd</p> <p>Applicant’s summary of proposal: Proposal for shop top housing for 314 residential units, 7,150m² of retail and commercial space, open areas, and community facilities.</p> <p>No of dwellings (indicative): 314</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Recommended the applicant be advised that as part of a merit assessment process the height and FSR increases proposed in the EOI may need to align more closely to the standards within PP-2024-2261 and will need to include the provision of affordable housing. Any development application cannot be determined ahead of the finalisation of PP-2024-2261. • Noted there are no member conflict of interests
<p>29.</p>	<p>234532 - 10 London St and 43 North Parade, Campsie - ARADA / Alae Kheir / London North Pty Ltd</p> <p>Applicant’s summary of proposal: Proposed shop top housing development comprising 100 residential units with 3,000m² of commercial space.</p> <p>No of dwellings (indicative): 100</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the




No.	Description	Record of Briefing
	<p>Concurrent rezoning: SSD only</p>	<p>document ‘HDA consideration of state significance under s4.36 of the EP&A Act’.</p> <ul style="list-style-type: none"> • Recommended the applicant be advised that any future development application is reliant on the finalisation of PP-2024-2261. Any future application should include the provision of affordable housing. • Noted there are no member conflict of interests
<p>30.</p>	<p>234767 - 122-142 Maitland Road, 2-2A May Street, Islington - LEFTA Corporation Pty Ltd / Steven Chandler / IDERY LEFTA NO. 1 Pty Ltd</p> <p>Applicant’s summary of proposal: The proposed mixed-use development includes over 50 apartments, ground floor commercial/retail spaces, and associated parking.</p> <p>No of dwellings (indicative): 50</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted there are no member conflict of interests.
<p>31.</p>	<p>234790 - 156-166 Rickard Road, Leppington - ALAND / Andrew Stacey /ALAND / Leppington Main 88 Pty Ltd</p> <p>Applicant’s summary of proposal: High-density residential precinct on 4.31ha of land comprising: - 10 Residential Buildings</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the

No.	Description	Record of Briefing
	<p>-1,500 apartments, including 230 affordable homes (15.3% Affordable Housing)</p> <p>- Approximately 3,600 sqm of retail/commercial GFA</p> <p>- Approximately 7,000 sqm of public open space</p> <p>No of dwellings (indicative): 1500</p> <p>Concurrent rezoning: Yes</p>	<p>document 'HDA consideration of state significance under s4.36 of the EP&A Act'.</p> <ul style="list-style-type: none"> • Noted that the proposal should align or respond to the Leppington Town Centre Review Planning Proposal (PP-2023-284) and that a merit assessment may result in development standards lower than proposed in the EOI application. • Noted there are no member conflict of interests.
<p>32.</p>	<p>234944 - 42 Donald Street, 5 Church Street, Nelson Bay, 7 Church Street, Nelson Bay - Ryan Planning and Development / Daryl Ryan / Fortezza Group</p> <p>Applicant's summary of proposal: The proposal involves the construction of a mixed-use development comprising:</p> <p>-56 residential flat buildings</p> <p>-1 office premises</p> <p>-strata subdivision.</p> <p>No of dwellings (indicative): 56</p> <p>Concurrent rezoning: SSD only</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document 'HDA consideration of state significance under s4.36 of the EP&A Act'. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
33.	<p>234970 - 33-43 Marion Street Parramatta - Think Planners Pty Ltd / Adam Byrnes / The Trustee for CN Marion Unit Trust</p> <p>Applicant’s summary of proposal: The proposal is for a Shop Top Housing development of 400 dwellings.</p> <p>No of dwellings (indicative): 400</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted that a merit assessment may result in development standards lower than proposed in the EOI application. • Recommended as a general principle, not having applications in parallel pathways. It is noted that SEARs have been issued for this site for an alternate proposal. • Noted there are no member conflict of interests.
34.	<p>234993 - 275 Alfred Street, North Sydney - Benmill Holdings Pty Ltd & JB Holdings Australia Pty / Lesli Berger</p> <p>Applicant’s summary of proposal: Mixed use development consisting of demolition of the existing building and development of a new building comprising:</p> <p>-3-storey podium comprising approximately 1,350m² commercial, retail and residential amenity</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&A Act’. • Noted that a merit assessment may result in development standards lower than proposed in the EOI application.

No.	Description	Record of Briefing
	<p>uses (Ground Level to Level 2);</p> <p>-residential tower above the podium up to RL 156, comprising of approximately 160 residential apartments;</p> <p>-basement car parking</p> <p>No of dwellings (indicative): 160</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Recommended as a general principle, not having applications in parallel pathways. It is noted that gateway has been issued for PP-2024-122 for an alternate proposal. • Noted there are no member conflict of interests

HDA Members endorse this as a true and accurate record of the briefing

 <p>Chair: Simon Draper Date: 11 March 2025</p>	 <p>Member: Kiersten Fishburn Date: 11 March 2025</p>	 <p>Member: Tom Gellibrand Date: 11 March 2025</p>
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TRANSCRIPT OF PROCEEDINGS

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DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HDA BRIEFING - 7 MARCH 2025

HDA MEMBERS: SIMON DRAPER
KIERSTEN FISHBURN
TOM GELLIBRAND

HDA MEMBER ALTERNATES: UNKNOWN

OTHER PERSONS PRESENT: AOIFE WYNTER
DAVID GAINSFORD
CHRISSY PETERS
ALOK RALHAN

SYDNEY
FRIDAY, 7 MARCH 2025

MR DRAPER: Okay. Well, we'll go through the proposals that the HDA is considering today. I'll run through the - we've had the operational briefing and done the conflicts of interest, but I'm going to run through the specific proposals now. The first one we've considered today is 67 Mary Street, St Peters, which is Coronation - proposed by Coronation. We are recommending that be declared
5 SSD to the Minister. The next one is 7 to 19 Coulson Street and 5 Goddard Street and 23 Eve Street, Erskineville. The proponent is Brightwell Real Estate, and we are recommending to the Minister it be declared state significant.

The next one is Sloane Street, Goulburn, and the proponent is Hamptons Property Service and Nat Investments. We are not recommending to the Minister that that be declared SSD. Then
10 we have - the next one is 11 Barrack Street, 81 George Street, 83 George Street to - and 89 George Street and 91 George Street in Parramatta, and the proponent is Michael Romano, Freecity, and we're not recommending that for state significant declaration but note that it has a pathway through state significant through build to rent, an existing pathway.

The next one is 47 to 48 Woodville Road and 170 to 180 Guildford Road, Guildford. We are not
15 recommending that one to be declared state significant at this stage. There is a council planning proposal coming through at the moment, and if that is successful, we - it's open to the proponents to come back and make another EOI to the HDA in that context. The next one is 72 to 88 Water Street, Strathfield South. We are - and that - sorry, that's Allan Caladine and Caladines Town Planning are the proponents, and we are recommending that to the Minister to be
20 declared state significant.

Then we have a proposal at 255, 259, 271 Parramatta Road, Five Dock and some adjacent properties. The proponent there is Frank Ellsworth and Muir Group. We are recommending that to the Minister to be declared state significant. Then we have a proposal at 70 Christopher Road, Lochinvar. The proponent is Christopher Lowry and Lochinvar Ridge State Proprietary
25 Limited. We are not recommending that to the Minister to be declared state significant. The next one is 110 to 118 Middle Arm Road, Goulburn. Our proponent is Philip Purnell, Australian Country Living Proprietary Limited. And we are not recommending that to the Minister to be declared state significant.

The next one is 203 to 233 New South Head Road, Edgecliff. The proponent is Dimitri Roussakis
30 and Longhurst Investments No1, and we are recommending that to the Minister to be declared state significant. The next one is 19 Hope Street, Melrose Park, 69 Hughes Street, 69 Hughes Street, 71 Hughes Street, 73 Hughes Street, 75 Hughes Street, 77 Hughes Street, Ermington, and the proponent is Pdraig Squallard and Keylan Consulting, and we are recommending that to the Minister to be declared state significant.

35 The next one is a number of properties in Canterbury, including 17 Tincombe Street, 19 Tincombe

Street, 21, 23, 25, 27, 29 Tincombe Street, 19 Minter Street, 100 Minter Street, 102 Minter Street and 86 to 82 Canterbury Road and 94 to 96, 198 to 200 Canterbury Road and 202 to 204 Canterbury Road and 206 Canterbury Road. We are not recommending that one to the Minister to be declared state significant, noting that there's a transport-orientated development available in that
5 area that the council is working up and that might provide a pathway for that development.

The next one is Anson Street and Georges Basin, and we are not recommending that one. So the proponent there is Stephen Richardson and Alan Proce. We're not recommending that to the Minister for state significant declaration. Next one is 17 to 24 Loftus Crescent, Homebush. The proponent is Charbel Kazzi and Level 33 Property Group. We are recommending that to the
10 Minister to be declared state significant. Next one is 145 Old Pittwater Road and 123 Old Pittwater Road, Brookvale. The proponent is Adam Achterstraat and Centre Management Proprietary Limited - sorry, Centre Management Limited. We are recommending that to the Minister to be declared state significant.

The next one is 100 Byron Road, 118 Byron Road and 130 Byron Road, Leppington. We are not
15 recommending that to the Minister to be declared state significant. The proponents there are Phillip Scott and Ingleburn Road, 149 Proprietary Limited. The next one is - actually, there's a group here that we'll be treating together. They are 5 Blue Street, North Sydney, proposed by Zurich Australian Insurance Properties; 15 Blue Street, North Sydney, Ian Devereux and Aqualand Group; 146 Arthur Street, North Sydney, that's the Aqualand Group and Ian
20 Devereux; and 132 Arthur Street, North Sydney, and that's Aqualand/Ian Devereux. Those four items we're deferring for the time being just so we can have a more detailed discussion on those items, and we'll do that in the very near future to keep that moving.

Then there is 3A Burgoyne Street, 3B Burgoyne Street, 5A Burgoyne Street, 7 Burgoyne Street, 1 Pearson Avenue, 3 Pearson Avenue and 4 Burgoyne Street, Gordon. We are recommending that
25 to the Minister for state significant declaration. The proponent is Anthony Piggott and Willow Street Planning. The next one is 301, 301B Samantha Riley Drive, Kellyville. The proponent is Charbel Kazzi and Centro Holdings Proprietary Limited. We are recommending that one to the Minister for - to be declared state significant.

Then we have 23 to 35 Albert Warner Drive, Warnervale, Bill Yassine and Atlas Property
30 Holdings. We are not recommending that to the Minister for declaration for state significant assessment. Then we have 286 to 310 Gregory Street, South West Rocks. The proponent is Chris West and South West Rocks Living Proprietary Limited. We are recommending that to the Minister for declaration for state significant. Then we have 173 to 183 Rickard Road, Leppington. The proponent is Aland Leppington Maine 88 Proprietary Limited
35 and Andrew Stacey. We are recommending that to the Minister for declaration of state significant.

We have the next one is 124 to 128 Beamish Street, 132 Beamish Street, 134 to 138 Beamish Street, 140 to 142 Beamish Street, 16 Ninth Avenue, 18 Ninth Avenue, Campsie. Proponent is Arada Alay Kier Campsie MBC Proprietary Limited, and we are recommending that to the Minister to be declared state significant. The next one is 10 London Street and 43 North Parade,

5 Campsie. Proponent is Arada Alay Kier and London North Proprietary Limited. We are recommending that to the Minister to be declared state significant.

Next one is 122 to 142 Maitland Road and 2 to 2A May Street, Islington. The proponent is Lefter Corporation Proprietary Limited and Stephen Chandler and Adiri Lefter Number 1 Proprietary Limited. We are recommending that to the Minister to be declared state significant. Next one is

10 156 to 166 Rickard Road, Leppington. The proponent is Aland, Andrew Stacey and Leppington Maine 88 Proprietary Limited. We are recommending that one to the Minister to be declared state significant.

Next one is 42 Donald Street, 5 Church Street, Nelson Bay and 7 Church Street, Nelson Bay. And the proponent is Ryan Planning and Development, Daryl Ryan, Fortezza Group. And we are

15 recommending that to the Minister to be declared state significant. Next one is 33 to 43 Marion Street, Parramatta. The proponent is Think Planners Proprietary Limited, Alan Burns - sorry, Adam Burns and the trustee for CN Marion Unit Trust. We are recommending that to be declared state significant, subject to the proponent withdrawing existing SEARs for another pathway that they had been pursuing.

20 Number 34. So the next one is 205 Alfred Street, North Sydney, proposed by Ben Mill Holdings Proprietary Limited and JB Holdings Australia Proprietary Limited and Lesley Berger, and we are recommending that to the Minister that it be declared state significant. Unless I've missed anything, that's all of the proposals we've considered today and where we've landed. Have I missed anything, colleagues? No?

25 AOIFE WYNTER: No (indistinct)

MR DRAPER: Okay. Well, with that, we can close the meeting. Thank you very much for your participation today, and we'll look forward to getting a record of the minutes. Thank you.

KIERSTEN FISHBURN: Thank you, Simon.

TOM GELLIBRAND: Yes (indistinct)

30 MR DRAPER: All right. Thanks very much, everyone. I might leave you to it, and we'll be coming back (indistinct)

ADJOURNED