

Housing Delivery Authority – Record of Briefing

Date and Time: 24 March 2025 – 12.00PM – 1:40PM

Location: Level 8, Broken Hill Room, 52 Martin Place, 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

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

Monica Gibson – Deputy Secretary, Planning, Land Use Strategy, Housing, and Infrastructure, DPHI (Items A and B)

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

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

Independent Probity Advisor

Alok Ralhan – Centium (Independent Probity Advisor)

Summary of decision

The HDA considered 38 EOI applications received by DPHI. The HDA considered each application against the “Housing Delivery Authority State Significant Development Criteria” published in December 2024.

Of the 38 applications, the HDA recommended to the Minister Planning and Public Spaces that:

- 19 EOI applications be declared under the HDA SSD pathway.

- 3 EOI applications already had state significance via alternative SSD pathways. The existing pathways were considered appropriate, and the Department will consider concurrent rezoning where the applicant is pursuing uplift in development standards.
- 15 EOI applications are not recommended to be called in as SSD.
- 1 EOI application was deferred for further information and future consideration.

Agenda items

No.	Description	Record of Briefing
A	<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.
B	HDA Operational Briefing	<ul style="list-style-type: none"> • Noted the verbal update on HDA procedures and operational matters. • Noted discussion on SEARs and Apartment Design Guide • Noted briefing on North Sydney strategic alignment • Noted EOI criteria

No.	Description	Record of Briefing
1.	<p>229629 - <u>3-15 Oxford Street, 17 Oxford Street, 2 Verona Street, Paddington</u> - WT Malouf</p> <p>Applicant’s summary of proposal: Amalgamation of 3 sites (17 Oxford Street, 13-15 Oxford Street, and 2 Verona Street, Paddington) and demolition, excavation, 17 Oxford Facade retention and redevelopment into shop top housing development comprising basement cinema and parking, ground floor retail, residential apartments, terraces and affordable housing component.</p> <p>Between 750 – 1000 sqm GFA to be designated for Affordable Housing, managed by a CHP.</p> <p>No of dwellings (indicative): 96</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 reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: ○ Objective 1: Deliver more homes within the Housing Accord period ○ Objective 2: Identify projects that can be assessed quickly, and ○ Criteria 2.1: Largely consistent with development standards ○ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including continuing discussion of this proposal with the City of Sydney. • 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.
2.	<p>235005 - <u>307-315 Parramatta Road, Leichardt</u> - Ceerose / Mitchell Favalaro / JY</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:

No.	Description	Record of Briefing
	<p>Crown Pty Ltd and Prase Corporations Pty Ltd</p> <p>Applicant’s summary of proposal: Construction of an 8-storey building with retail shops on the ground floor and 110 residential units above. The building will also include basement parking</p> <p>No of dwellings (indicative): 110</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. ● Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. ● 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>3.</p>	<p>235079 - <u>47 Darby Street, Cooks Hill</u> - Vivacity Property Pty Ltd / Thomas Copping / OTTAWA & CO PTY LTD</p> <p>Applicant’s summary of proposal: Proposed is for a 6 to 12-storey shop top housing development, including 114 dwellings. The proposal includes a concurrent rezoning to increase the Floor Space Ratio (FSR) from 2.5:1 to 3.48:1 (39.2% increase) and Height of Buildings (HOB) from 14m to 45m (221.43%)</p> <p>No of dwellings (indicative): 114</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. ● Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. ● 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. ● Noted Monica Gibson did not brief the HDA on this matter due to a declared conflict of interest.

No.	Description	Record of Briefing
4.	<p>235098 - <u>Macquarie Links Drive, Macquarie Links - Divot Unit Trust / Jaikishen Tolani</u></p> <p>Applicant’s summary of proposal: Mixed use including residential flat buildings, multi-unit housing, shop top housing, seniors housing, detached housing commercial GFA and open space</p> <p>No of dwellings (indicative): 1914</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 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 <ul style="list-style-type: none"> ○ Criteria 2.1: Largely consistent with development standards ○ Objective 3: Drive quality and affordable housing <ul style="list-style-type: none"> ○ Criteria 3.1: Well-located - good access to transport and services ○ 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 local development following a planning proposal to overcome land use prohibition. • Noted there are no member conflict of interests.
5.	<p>235172 - <u>12-14 Malvern Avenue and 5-7 Havilah St, Chatswood - Vicinity Centres / Jeheon Son</u></p> <p>Applicant’s summary of proposal: Construction of two building on separate sites up to 191m for a total of about 650 apartments, including unspecified allocation of affordable apartments, and</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 satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • 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>unspecified commercial GFA.</p> <p>No of dwellings (indicative): 650</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 this EOI covers two separate proposals on two separate lots that would need to be separately declared. • Recommended that the applicant be advised that the height and floor space ratio increase may need to be revised as part of a future merit assessment. • Recommended that the applicant be advised that Willoughby City Council is currently undertaking a capacity analysis of available infrastructure within Chatswood CBD and any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift. • Noted there are no member conflict of interests.
<p>6.</p>	<p>235177 - <u>319-333 Taren Point Road and 6-20 Hinkler Avenue, Caringbah</u> - Landmark Group Australia Pty Ltd / Joseph Scuderi / Hinkler Ave 1 Pty Ltd, Hinkler Ave 2 Pty Ltd and Hinkler Ave 3 Pty Ltd</p> <p>Applicant's summary of proposal: Construction of a 13-14 storey residential flat building containing 390 apartments, including approximately 70 affordable apartments, and basement parking.</p> <p>No of dwellings (indicative): 390</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Noted the proposal has state significance. <ul style="list-style-type: none"> ○ Confirmed the Infill affordable housing SSD pathway as the correct development pathway for this application. • Recommended the Department consider concurrent rezoning / variation of development standards as part of a proposed modification where the applicant is pursuing uplift. <ul style="list-style-type: none"> ○ Noted the HDA would monitor the progress of the infill affordable housing development application. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
7.	<p>235226 - <u>109 Main Road, Heddon Greta</u> - Daniel Adams / Kurri Autos Pty Ltd</p> <p>Applicant’s summary of proposal: Land subdivision to create 160-170 low density housing lots within the existing R2 Low Density Residential zone</p> <p>No of dwellings (indicative): 170</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 reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ○ Objective 1: Deliver more homes within the Housing Accord period, and ○ Objective 2 Identify projects that can be assessed quickly ○ Objective 3: Drive quality and affordable housing ○ Objective 4: Optional Concurrent Spot Rezoning ○ Criteria 2.1 Largely consistent with development standards ○ Criteria 3.2 Well-located - free of specific environmental hazards ○ Criteria 3.3 Well serviced - enabling infrastructure ○ Criteria 3.4 Positive commitment to affordable housing • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including the development applications currently being prepared for submission to council. • Noted there are no member conflict of interests.
8.	<p>235227 - <u>25 Dido Street, Kiama</u> - Fountaindale Dido Pty Ltd / Christopher Brown / Sailfind Pty. Ltd</p> <p>Applicant’s summary of proposal: Land subdivision to create 140 low density residential lots and construction of 50 multi-unit dwellings on some of those lots.</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not 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 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 • Objective 3: Drive quality and affordable housing

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 50</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> Criteria 3.1: Well-located - good access to transport and services Criteria 3.2: Well-located - free of specific environmental hazards. Recommended that the applicant be advised that there remain alternative approval pathways in the NSW planning system including local development following a planning proposal to overcome land use prohibition. Noted there are no member conflict of interests.
<p>9.</p>	<p>235229 - <u>815 Pacific Highway, Chatswood</u> - 815 Pacific Highway Pty Ltd / Lesli Berger</p> <p>Applicant’s summary of proposal: Construction of a 54-storey building with retail and commercial on the ground floor and 500 residential apartments above, including 100 affordable apartments, and basement parking</p> <p>No of dwellings (indicative): 500</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 satisfies the objectives and criteria of the HDA EOI. Formed the view that the development is of state significance as it satisfies the HDA SSD criteria. 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 Willoughby City Council is currently undertaking a capacity analysis of available infrastructure within Chatswood CBD and any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift. Noted there are no member conflict of interests.
<p>10.</p>	<p>235399 - <u>Corrimal Coke Works, 27 Railway Street, Corrimal</u> - Legpro 70 Pty</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p>Ltd ATF Legpro 70 Unit Trust (Legacy) / Adrian Kilburn / Illawarra Coke Company</p> <p>Applicant’s summary of proposal: Construction of Stage 2a of a 4-stage development proposal. Stage 2a is for 201 apartments with 53 affordable apartments. The overall development including stages not covered by this EOI involves a total of 962 dwellings and 2,000m² of retail GFA</p> <p>No of dwellings (indicative): 201</p> <p>Concurrent rezoning: SSD only</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 satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development is of state significance as it satisfies the HDA SSD criteria. • 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 that a parallel proposal is currently before the Land and Environment Court (DA-2023/823) • Noted there are no member conflict of interests.
11.	<p>235419 - 203-225 Victoria Street, Potts Point - Gavin Biles / Salter Brothers Asset Management Pty Ltd ATF Salter Brothers (Potts Point) Trust</p> <p>Applicant’s summary of proposal: Construction of up to 200 apartments in an over-station configuration above Kings Cross train station, including station entry upgrades and</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 satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • 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>unspecified key worker dwelling allocation.</p> <p>No of dwellings (indicative): 200</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 the proposal design should have regard to through site links and integration within the broader precinct. • Noted Kiersten Fishburn did not make a recommendation on this EOI due to a declared a conflict of interest. The recommendation was made by Simon Draper and Tom Gellibrand.
<p>12.</p>	<p>235428 – <u>264A South Street Marsden Park</u> (Lot 2/-/DP1214817)- Kanebridge Investments Marsden Park / Ronnie Rahme</p> <p>Applicant’s summary of proposal: Construction of a 7-storey building with 800 apartments including unspecified allocation of affordable apartments, and commercial and community uses</p> <p>No of dwellings (indicative): 800</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 satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • 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 subdivision and civil works for enabling infrastructure be incorporated within the proposed SSDA for efficiency and certainty of timely delivery. • Noted 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>13.</p>	<p>235453 - <u>14 & 16 Munday Street, Warwick Farm</u> - Ventus / Daniel McNamara / Scion</p> <p>Applicant’s summary of proposal: Construction of</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:

No.	Description	Record of Briefing
	<p>a 10-storey building with up to 150 apartments including commercial floor area and 3% GFA allocation of affordable dwellings</p> <p>No of dwellings (indicative): 150</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. ● Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. ● 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. ● Noted there are no member conflict of interests.
<p>14.</p>	<p>235468 – <u>264A South Street Marsden Park</u> (Lot 12/-/DP1271530) - Kanebridge Investments Marsden Park / Ronnie Rahme</p> <p>Applicant’s summary of proposal: Construction of 8 residential flat building comprising a total of 523 residential apartments, including unspecified allocation of affordable apartments</p> <p>No of dwellings (indicative): 523</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 satisfies the objectives and criteria of the HDA EOI. ● Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. ● 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’. ● Recommends that subdivision and civil works for enabling infrastructure are incorporated within the proposed SSDA for efficiency and certainty of timely delivery. ● Noted 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
15.	<p>235487 - <u>245 Marion Street, Leichhardt</u> - P&C Consulting Pty Ltd / Francesco Morsello</p> <p>Applicant’s summary of proposal: Construction of a split 6 and 8 storey building with 125 apartments, including 10% GFA of affordable apartments, 750m² of commercial GFA, and basement parking</p> <p>No of dwellings (indicative): 125</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 satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • 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.
16.	<p>235490 - <u>400 Shellharbour Road & 2 Ocean Beach Drive, Shellharbour</u> - Gyde Consulting / Carlo Di Giulio / David Balatti</p> <p>Applicant’s summary of proposal: 140 dwellings in multiple formats include a residential flat building up to 33m high, including 15% GFA allocation to affordable dwellings</p> <p>No of dwellings (indicative): 140</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 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. • Recommended that the applicant is advised that there remain alternative approval pathways in the NSW planning system including a development application following planning proposal to overcome land use prohibitions

No.	Description	Record of Briefing
17.	<p>235536 - <u>90-96 Eastern Valley Way and 2-4 Warners Ave Willoughby</u> - Norvista P4 Pty Ltd / Eric Zhang / Tasman Groups</p> <p>Applicant’s summary of proposal: Construction of a 6-9 storey residential flat building, comprising 100 apartments, including 4% GFA affordable apartments</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Noted there are no member conflict of interests. <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 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 accord period ○ Criteria 1.2: Development is State Significant ○ Objective 4: Optional Concurrent Spot Rezoning • Recommended that the applicant is advised that there remain alternative approval pathways in the NSW planning system including a development application that applies development standards provided under the Low and Mid Rise Housing Policy. • Noted there are no member conflict of interests.
18.	<p>235550 - <u>73-75 Gipps Street, 77 Gipps Street, 60-72 Flinders Street, 74 Flinders Street, Wollongong</u> - Level 33 / Charbel Kazzi</p> <p>Applicant’s summary of proposal: Construction of an 80m high building with 1,500 apartments, including 260 affordable apartments (15% of GFA), business premises and basement floor area</p> <p>No of dwellings (indicative): 1500</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Noted the proposal has state significance • Confirmed the infill affordable housing SSD pathway as the correct development pathway for this application. • Noted the HDA would monitor the progress of assessment of this proposal. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
	<p>Concurrent rezoning: Yes</p>	
<p>19.</p>	<p>235553 - <u>16 Ballina Road, Bangalow</u> - Intrapac Property Pty Ltd / Nax Shifman / Michael Charles Herrmann</p> <p>Applicant’s summary of proposal: Approximately 450 new homes, including 5% affordable housing.</p> <p>No of dwellings (indicative): 450</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 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: Development is a type to deliver high yield housing ○ Objective 2: Identify projects that can be assessed quickly ○ Criteria 2.1: Largely consistent with development standards. ○ Objective 3: Drive quality and affordable housing ○ Criteria 3.2: Well-located - free of specific environmental hazards ○ Criteria 3.3: Well serviced - enabling infrastructure. • Recommended that the applicant is advised that there remain alternative approval pathways in the NSW planning system including development application following a planning proposal to overcome land use prohibition. • Noted there are no member conflict of interests.
<p>20.</p>	<p>235555 - <u>806 Windsor Road and 812 Windsor Road, Rouse Hill</u> - MDS Commercial Developments Pty Ltd / Joshua Pindea / Rouse Hill Corporate Enterprises Pty Ltd; Rouse Hill Corporate Enterprises Pty 2 Ltd</p> <p>Applicant’s summary of proposal: Construction of</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. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister:

No.	Description	Record of Briefing
	<p>three, 8-storey buildings for approximately 700 apartments with 15% of GFA allocated to affordable apartments (approximately 105 apartments)</p> <p>No of dwellings (indicative): 700</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>21.</p>	<p>235559 - <u>16 Carrington Road</u>; <u>18 Carrington Road</u>; <u>20 Carrington Road</u>; <u>2 Middleton Avenue</u>; <u>4 Middleton Avenue</u>; <u>6 Middleton Avenue</u>; <u>8 Middleton Avenue</u>; <u>10 Middleton Avenue</u>; <u>12 Middleton Avenue</u>; <u>4 Fishburn Crescent</u>; <u>6 Fishburn Crescent</u>; <u>31 Sexton Avenue</u>; <u>29 Sexton Avenue</u>; <u>27 Sexton Avenue</u>; <u>25 Sexton Avenue</u> Castle Hill - CFMS Dev Pty Ltd / Jeremy Kwok / Awada</p> <p>Applicant’s summary of proposal: Construction of three residential apartment buildings with a total of 442 apartments including an allocation of 22 affordable apartments for 15 years</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. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • 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. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 442</p> <p>Concurrent rezoning: Yes</p>	
<p>22.</p>	<p>235561 - <u>49-77 Parramatta Road, 2-10 Harris Road, 35-57 Queens Road and 5-29 Courland Street Five Dock</u> - Toga Development & Construction / Paul Shaw / Toga Five Dock No. 2 Pty Ltd</p> <p>Applicant’s summary of proposal: Concept approval for 70,164m² of residential apartments, 17,700m² build to rent apartments, for a total of 1,118 apartments with 7.5% of total GFA allocated to affordable apartments, and 5,755m² of commercial GFA</p> <p>No of dwellings (indicative): 1118</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 from the applicant including a clear project description and commitment to delivery of dwellings (not just a concept plan), confirmation of land tenure and/or alternative lot configuration and clarity on sought development standards. • Noted there are no member conflict of interests.
<p>23.</p>	<p>235921 - <u>19A-21 Gordon Street, Coffs Harbour</u> - Uniting Church in Australia Property Trust (NSW) c/- Ethos Urban / Jim Katehos (Uniting Church) / Ethos Urban (Stephen Gouge)</p> <p>Applicant’s summary of proposal: Construction of</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. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.

No.	Description	Record of Briefing
	<p>a 67m high building with 108 apartments, including 20 affordable apartments, and commercial and community GFA</p> <p>No of dwellings (indicative): 108</p> <p>Concurrent rezoning: Yes</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 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>24.</p>	<p>235971 - <u>30-34 Sir Joseph Banks Street, Bankstown</u> - City West Housing Pty Ltd / Natalie Lane-Rose</p> <p>Applicant’s summary of proposal: 126 apartments. All affordable</p> <p>No of dwellings (indicative): 126</p> <p>Concurrent rezoning: SSD only</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommends to the Minister 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. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • 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 they should investigate the Infill Affordable Housing SSD pathway. • Noted there are no member conflict of interests.
<p>25.</p>	<p>235976 - <u>1 Paul Street, 366 Lane Cove Road, 368 Lane Cove Road, 370 Lane Cove Road, 372 Lane Cove Road, 124a Epping Road, 126 Epping Road, North Ryde</u> - Franpina</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>Developments Pty Ltd / George Arena</p> <p>Applicant’s summary of proposal: Construction of shop top housing development with 140 apartments, including 21 allocated to affordable apartments, commercial GFA and basement parking</p> <p>No of dwellings (indicative): 140</p> <p>Concurrent rezoning: SSD only</p>	<ul style="list-style-type: none"> • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • 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. • Noted there are no member conflict of interests.
<p>26.</p>	<p>236000 - <u>409 & 477 Calderwood Rd, Calderwood</u> - Fountaindale Project Management Pty. Ltd. / Lawson Fredericks / Greig, Hamilton & Sanpolo Matese Pty Ltd</p> <p>Applicant’s summary of proposal: Development of land for 1,370 dwellings including 822 multi-unit dwellings (10% allocated to affordable multi-unit dwellings)</p> <p>No of dwellings (indicative): 822</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 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 ○ Criteria 3.3: Well serviced - enabling infrastructure. • Recommended that the applicant is advised that there remain alternative approval pathways in the NSW planning system including development application following a planning proposal to overcome land use prohibition.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>27.</p>	<p>236093 - <u>100 Schofields Lane Berry</u> - EG Property Group Pty Limited / Simon Babbage / Andrew Ipkendanz</p> <p>Applicant’s summary of proposal: Subdivision for the creation of R5 lifestyle lots for 50 houses</p> <p>No of dwellings (indicative): 50</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 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 accord period ○ Criteria 1.1 Development is a type to deliver high yield housing • Recommended that the applicant is advised that there remain alternative approval pathways in the NSW planning system including development application following a planning proposal to overcome land use prohibition • Noted there are no member conflict of interests.
<p>28.</p>	<p>236224 - <u>216-222, 226-238 Keira Street, 86 Burelli Street, Lot B Burelli Street, Lot 1 and Lot 2 Burelli Street, 221-261, 269-291 Crown Street, Wollongong</u> - Level 33 Property Group / Wollongong Developments No.8 Pty Ltd / Charbel Kazzi</p> <p>Applicant’s summary of proposal: 700 residential apartments in four residential towers including 15% affordable apartments, a commercial</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Noted the proposal has state significance • Confirmed the infill affordable housing SSD pathway as the correct development pathway for this application in accordance with SEARs issued in October 2024. • Recommended the Department consider concurrent rezoning / variation of development standards where the applicant is pursuing uplift. • Noted the HDA would monitor the progress of assessment of this proposal • Noted 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
	building, hotel and ground floor retail No of dwellings (indicative): 700 Concurrent rezoning: Yes	
29.	236471 - <u>15 - 19 Burelli Street Wollongong</u> - Capital Corporation Pty Ltd / Sally Lewis / Greek Orthodox Church of the Holy Cross Constantinople Applicant’s summary of proposal: The proposal is for shop top housing including a commercial podium level and 110 residential apartments (including 15% affordable housing) No of dwellings (indicative): 110 Concurrent rezoning: Yes	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 reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • 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. • Noted there are no member conflict of interests.
30.	236525 - <u>90 Veterans Parade, Narrabeen</u> - RSL LifeCare Ltd / Steven Thomas Applicant’s summary of proposal: Masterplan and Stage 1 for seniors housing and supporting land uses including health and wellness facilities,	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 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

No.	Description	Record of Briefing
	<p>neighbourhood retail, and community amenities. The proposed gross floor area (GFA) is approximately 60,000m², with buildings ranging from 2 to 7 storeys and 350 dwellings.</p> <p>Note that stage 1 appears to include 44 seniors dwellings and 40 key worker dwellings</p> <p>No of dwellings (indicative): 350</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ 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. <ul style="list-style-type: none"> ● Recommended that the applicant is advised that there remain alternative approval pathways in the NSW planning system including a development application following a planning proposal to overcome land use prohibition ● Noted there are no member conflict of interests.
<p>31.</p>	<p>236563 - <u>3 Byfield Street Macquarie Park</u> - Sungard Property Group / Adrian Bogatez</p> <p>Applicant’s summary of proposal: Construction of a residential flat building with 200 apartments in a build to rent or student accommodation format</p> <p>No of dwellings (indicative): 200</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 reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all 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 3: Drive quality and affordable housing ○ Criteria 3.3 Positive commitment to affordable housing ● Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site which may include the Macquarie Park Accelerated TOD program or the Build to Rent SSD Pathway. ● Noted there are no member conflict of interests.

No.	Description	Record of Briefing
32.	<p>236645 - <u>17-25 Falcon Street, Crows Nest</u> - 21 Falcon Pty Ltd / Harry Vakili</p> <p>Applicant’s summary of proposal: Demolition of existing buildings and structures and construction of a 14-15-storey shop-top housing development, comprising approx. 4,904sq.m of residential floorspace (60 dwellings) and 891sq.m commercial GFA</p> <p>No of dwellings (indicative): 60</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 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 • Recommended the applicant be advised they should investigate the Transport Orientated Development (TOD) Accelerated Precinct SSD pathway. • Noted there are no member conflict of interests.
33.	<p>236787 – <u>38 Hill End and 4 Knott Place, Caerleon</u> - DJ Woods and Co / Adam Woods</p> <p>Applicant’s summary of proposal: Rezoning of site from RU1 and E4 to R1 General Residential zone with a minimum lot size of 600m2; subdivision of site delivering 257 residential lots</p> <p>No of dwellings (indicative): 257</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 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 accord period ◦ Criteria 1.1 Development is a type to deliver high yield housing • Recommended that the applicant is advised that there remain alternative approval pathways in the NSW planning system including development application following a planning proposal to overcome land use prohibition




No.	Description	Record of Briefing
	<p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>34.</p>	<p>229403 - 15a,15b Moseley Street and 25-31 Donald Street, Carlingford - Captag Investments Pty Ltd</p> <p>Applicant’s summary of proposal: Construction of residential apartments including affordable housing and a childcare centre. 106 dwellings.</p> <p>No of dwellings (indicative): 96</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 satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development is of state significance as it satisfies the HDA SSD criteria. • 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 that there are current proceeding before the Land and Environment Court relating to DA/222/2024 for this site • Noted there are no member conflict of interests.
<p>35.</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</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. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister:

No.	Description	Record of Briefing
	<p>would be affordable housing</p> <p>No of dwellings (indicative): 335</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 that a merit assessment may result in development standards lower than proposed in the EOI application. ● Noted that the proponent should work in collaboration with the proponent noted at EOI 233796 to ensure public benefit realisation including, through site links and integration with the broader precinct. ● Noted there are no member conflict of interests.
<p>36.</p>	<p>233796 - <u>15 Blue Street, North Sydney</u> - 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>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. ● Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. ● 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. ● Noted that the proponent should work in collaboration with the proponent noted at EOI 233741 to ensure public benefit realisation including, through site links and integration with the broader precinct. ● Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.

No.	Description	Record of Briefing
37.	<p>233812 - <u>146 Arthur Street North Sydney</u> - 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"> • 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 • Noted redevelopment of this site is complex, requiring a rezoning from E2 to MU1 Mixed Use. • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including the current build to rent application being assessed per SSD-61000021. • Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
38.	<p>233905 - <u>132 Arthur Street North Sydney</u> - Aqualand / Ian Devereux</p> <p>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.</p> <p>No of dwellings (indicative): 150</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

No.	Description	Record of Briefing
	<p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Noted redevelopment of this site is complex, requiring a rezoning from E2 to MU1 Mixed Use. • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including the current build to rent application where SEARs have been issued SSD-72980712. • Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.

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

 Chair: Simon Draper Date: 26/03/2025	 Member: Kiersten Fishburn Date: 26/03/2025	 Member: Tom Gellibrand Date: 26/03/025
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TRANSCRIPT OF PROCEEDINGS

PHONE: 1800 287 274
EMAIL: clientservices@viqsolutions.com
WEB: www.viqsolutions.com.au

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DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING - 24 MARCH 2025

HDA MEMBERS:

- SIMON DRAPER**
- KIERSTEN FISHBURN**
- TOM GELLIBRAND**

HDA MEMBER ALTERNATES: N/A

OTHER PERSONS PRESENT:

- AOIFE WYNTER**
- DAVID GAINSFORD**
- CHRISSEY PETERS**
- ALOK RALHAN**

**LOCATION: L8 BROKEN HILL ROOM, 52 MARTIN PLACE, SYDNEY; MS TEAMS
MONDAY, 24 MARCH 2025**

MR S DRAPER: Okay. We're just going to run through a couple of the decisions that we made today. First of all, just to note that we've had a briefing at the beginning of the meeting, the operational briefing, which included a run-down on North Sydney and the zonings in North Sydney. I guess, the primary thing for us to take out of that is that we concluded that the main
5 purpose of the E2 zone is for non-residential uses, but there are some spaces that are conducive to residential, which we've picked up as part of our decision-making today.

So just to start to run through the proposals we considered today and the decisions associated with them - and I'll get my colleagues to chime in as we go through, the first one is EOI number 229629, and we're not recommending that one proceed to be declared state significant. Any
10 comments about that?

MS K. FISHBURN: Yeah. The considerations were that the yield was at the very bottom or potentially even lower than the CIV threshold. It's also quite a significant site, on Oxford Street, that the City of Sydney had done some considerable thinking about, and it's probably best that it continues down the City of Sydney pathway, to make sure that that strategic site is dealt with at a
15 fine-grained and granular level.

MR DRAPER: Yeah, so it recreates the (indistinct) Street in (indistinct)

MS FISHBURN: Mm'hm.

MR DRAPER: Then, there's EOI number 235005, which is in Leichhardt. We are recommending that to the Minister to be declared state significant. Then, the next one is 235079, and that's in
20 Cooks Hill. We are recommending that to the Minister to be declared state significant. Next one is 235098, in Macquarie Links. We are not recommending that to the Minister to be declared state significant.

MS FISHBURN: And that's in light of environmental and infrastructure constraints to the site.

MR DRAPER: Yeah, hence it isn't. Next one is 235172, which is in Chatswood. We are
25 recommending that to the Minister to be declared state significant. And the next one is 235177, in Caringbah. This one's actually - I think, it already has the state significant pathway.

MS FISHBURN: Correct, with the infill, affordable housing bonus schemes. We did note the increased uplift that they were seeking here, as well as the commitment to further affordable housing, which is very commendable. We feel that the department can continue to manage that and
30 take into consideration the uplift down the pathway that's already available to them.

MR DRAPER: Yeah, and we would want to (indistinct)

MS FISHBURN: And the HDA will monitor the process of it, yeah.

MR DRAPER: Thank you. Next one's 235226, in Heddon Greta. We're not recommending that to the Minister for it to be declared state significant. 235227, in Kiama, we're not recommending that one to the Minister to be declared state significant.

MS FISHBURN: And in both cases of those last two, that was due to infrastructure and
5 environmental constraints again.

MR DRAPER: 235229, in Chatswood - that's what I'm up to, isn't it?

MS FISHBURN: Yes.

MR DRAPER: Yes, we are recommending that to the Minister to be declared state significant.

MS FISHBURN: We did get some strategic context about work that Willoughby Council is doing
10 around Chatswood and the opportunities for residential, as well as co-existing with commercial. So this is one of two proposals where - why they recommended that council context will have to be part of the assessment consideration.

MR DRAPER: And then, we've got 235399, which is in Corrimal. We are recommending that to the Minister that it be declared state significant.

15 MS FISHBURN: We do know that that is currently under Land and Environment Court proceedings, so that would need to be a consideration for the proponent to discontinue those proceedings, if the Minister makes the recommendation (indistinct)

MR DRAPER: Yes. Then 235419, which is in Potts Point. We are recommending that to the Minister that it be declared state significant.

20 MS FISHBURN: For the record, I declared a conflict of interest in this, because I had dealt with it as a planning matter in a previous role, and so the decision's been made by Simon and Tom.

MR DRAPER: Next one is 235428, in Marsden Park. We are recommending that to the Minister to be declared state significant. 235453, in Warwick Farm, we are recommending that to the Minister to be declared state significant. 235468, in Marsden Park, we are recommending that to
25 the Minister to be declared state significant. 235487, in Leichhardt, we are recommending that to the Minister to be declared state significant.

MS FISHBURN: I'm just noting on that one, that that is a change from industrial land, and we sought strategic planning advice as to whether making that change, which is not a decision that is ever made lightly, would be suitable, and on the site specific elements it is acceptable to
30 transfer it to residential.

MR DRAPER: 235490, in Shellharbour, we're not recommending that to the Minister to be declared state significant.

MS FISHBURN: That's an area where there are complex infrastructure issues, which would need to be resolved, and can't be managed in the time.

MR DRAPER: 235536, we're not recommending that to the Minister to be cleared state significant, but I think it has low and mid-rise available to it.

5 MS FISHBURN: That's correct. And it was below the threshold for this particular pathway, but obviously has merit and should be dealt with by council.

MR DRAPER: Yes. Then 235550, in Wollongong, this also has an alternate state significant pathway, and there may be scope to increase the yield under the existing pathway.

10 MS FISHBURN: This is the same as the 235177, and the HDA will monitor the progress of this application.

MR DRAPER: Yes, thanks. 235553, in Bangalow, we're not recommending that to the Minister to be declared state significant, but the department may make contact with the proponents to discuss how they progress.

MS FISHBURN: Yep.

15 MR DRAPER: Then 235555, in Rouse Hill, we are recommending that to the Minister to be declared state significant. 235559, in Castle Hill, we are recommending that to the Minister to be declared state significant. 235561, in Five Dock, we are deferring the decision on this one (indistinct) we're asking the proponent to confirm, in (indistinct) the alternative configurations of the boundaries, but they need to come back to us.

20 MS FISHBURN: Yep. Clearly, a very strategic site that we would be very interested in seeing development opportunities there, if tenure can be sorted.

MR DRAPER: Yeah. 235921, in Coffs Harbour, we are recommending that to the Minister to be declared state significant. 235971, in Bankstown, we are recommending that to be declared state significant. 235976, in North Ryde, we are recommending that to be declared state
25 significant. 236000, in Calderwood, we're not recommending that one to the Minister to be declared state significant.

MS FISHBURN: It requires quite a complex rezoning, and the infrastructure issues haven't been resolved.

MR DRAPER: Yes. 236093, in Berry, we're not recommending that to the Minister to be declared
30 state significant.

MS FISHBURN: Oh, this was looking at rezoning only, and we didn't have a commitment to actual delivery at this point.

MR DRAPER: Yeah. 236224 also has an alternative SSD pathway available, and we could consider increasing the yield under those listings (indistinct) can have a discussion with the department.

MS FISHBURN: That's correct, and the HDA will continue to monitor the outcome of that one.

5 MR DRAPER: 236471, in Wollongong, we are recommending that to the Minister to be declared state significant.

MS FISHBURN: Mm'hm.

MR DRAPER: 236525, in Narrabeen, not recommending that one to be declared state significant.

MS FISHBURN: The project, you know, potentially has merit, but the dwelling numbers are
10 below the threshold for state significant, and they should continue down the council pathway.

MR DRAPER: Yeah. 236563, in Macquarie Park, we're not recommending that one to be declared state significant.

MS FISHBURN: This was a little unclear as to whether they were committing to BTR or student
15 accommodation. Both of those actually have an SSD pathway that they could avail themselves of, and the department will make contact to provide the proponent with that information.

MR DRAPER: 236645, in Crows Nest, we're not recommending this one to be declared state significant. I think it's below the threshold.

MS FISHBURN: It's below the threshold and is really using the TOD controls, which can be assessed by council.

20 MR DRAPER: Yep. 236787, in Caerleon, we're not recommending that to be declared state significant.

MS FISHBURN: This was a subdivision, only didn't commit to delivery of houses. It has infrastructure constraints, which means it would be very unlikely to be delivered in the time.

25 MR DRAPER: Yep. 229403, in Carlingford, we are recommending that to the Minister to be declared state significant.

MS FISHBURN: This is one which currently we have deferred for consideration. It's in the Land and Environment Court. This is the number one of the recommendations to the Minister, and the Minister's decision will be down the pathway.

30 MR DRAPER: Yep. 233741, in North Sydney, we are recommending - - -

MS FISHBURN: We are recommending.

MR DRAPER: - - - yep, that to the Minister to be declared state significant. And 233796, in North Sydney, we are recommending that to the Minister to be declared state significant. Both of those last two are adjacent to the railway station, on the very edge of that E2 zoning.

5 MS FISHBURN: Correct. And we'd like to see those proponents work collaboratively to make sure we get the best public domain and public benefit outcomes, so the department will have those conversations.

MR DRAPER: Yeah. 233812, which is in North Sydney, is not recommended to be declared state significant and, similarly, 233905, which is also in North Sydney, is not recommended to be declared state significant. I think, in both those cases, the properties could be developed under
10 BTR.

MS FISHBURN: They have BTR as permissibility under their current zoning, and the other items that they wish considered, for example, hotels or retail, are permissible.

MR DRAPER: Yeah. And that's all that we (indistinct) at this time. That's all. Thank you.

MS FISHBURN: Bye. Thank you. Thanks, Simon, excellent chairing.

15 MR RALHAN: Thank you.

MS FISHBURN: Alok, any concerns? I think, Angela, you can end the recording.

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