

## Housing Delivery Authority – Record of Briefing

**Date and Time:** 15 April 2025 – 4:00M–5:21PM

**Location:** Level 8, Broken Hill Room, 52 Martin Place, Sydney or MS Teams

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

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### 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

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### Member Alternates

n/a

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### DPHI Staff

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

Monica Gibson – Deputy Secretary, Planning, Land Use Strategy, Housing, and Infrastructure, DPHI

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

Kate McKinnon – A/Director, Panels and Housing Delivery, DPHI

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### Independent Probity Advisor

Alok Ralhan – Centium (Independent Probity Advisor)

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### Summary of decision

The HDA considered 20 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 20 applications, the HDA recommended to the Minister Planning and Public Spaces that:

- 8 EOI applications be declared under the HDA SSD pathway.
- 11 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"> <li>Note the briefing is being recorded</li> <li>Acknowledgement of Country</li> <li>Conflict of Interests</li> </ul>	<ul style="list-style-type: none"> <li><b>Noted</b> briefing is being recorded and transcribed for future reference.</li> </ul>
B	<p>HDA Operational Briefing</p>	<ul style="list-style-type: none"> <li><b>Noted</b> the verbal update on HDA procedures and operational matters.</li> </ul>
1.	<p>239031 - 625 Hunter Street, Newcastle - Trinium Group / John Marris</p> <p><b>Applicant’s summary of proposal:</b> Construction of a mixed use development comprising 48 apartments including 15% affordable housing the retention of the current building facade and site preparation work.</p> <p><b>No of dwellings (indicative):</b> 48 (net 14)</p> <p><b>Concurrent rezoning:</b> No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li><b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li><b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>Objective 1: Deliver more homes within the Housing Accord period</li> <li>Criteria 1.2: Development is State significant</li> </ul> </li> </ul> </li> <li><b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application utilising incentive bonus provisions provided under the Housing SEPP.</li> <li><b>Noted</b> that the EOI would be for an amending development application therefore the net additional dwellings did not meet the dwelling yield of the EOI criteria</li> <li><b>Noted</b> there are no member conflict of interests.</li> <li><b>Noted</b> Monica Gibson did not brief the HDA on this matter due to a declared conflict of interest.</li> </ul>

No.	Description	Record of Briefing
2.	<p>239110 - Terminus Street and 5-13 Crane Road, Castle Hill - Castle Diamond / Romio Georges</p> <p><b>Applicant’s summary of proposal:</b> 158 apartments, including 15% GFA ~24 affordable apartments, in two buildings with ground floor mixed uses and basement parking.</p> <p><b>No of dwellings (indicative):</b> 158</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> <li>• <b>Noted</b> that a merit assessment may result in development standards and housing yield lower than proposed in the EOI.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
3.	<p>239152 - 744, 748 Victoria Road &amp; 2A Eagle Street Ryde - Cadence Property Developments Pty Ltd / Andrew Harb / CPD001 Pty Ltd Atf Eagle View Ryde Unit Trust</p> <p><b>Applicant’s summary of proposal:</b> 110 apartments over commercial GFA</p> <p><b>No of dwellings (indicative):</b> 110</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> </ul> </li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Noted</b> that a merit assessment may result in development standards and housing yield lower than proposed in the EOI.</li> <li>• <b>Recommends</b> the applicant continue to liaise with the neighbouring “Club Ryde” site developers in an effort to achieve consistent built form and urban design outcomes for the precinct.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>4.</p>	<p>239456 - 6, 8, 10, 12, 14, 16, 18, 20, 22 Burleigh Street, 5A, 5B, 7, 11A, 11B, 18B Elizabeth Street - Burwood Council</p> <p><b>Applicant’s summary of proposal:</b> Shop top housing with the provision of between 300 and 500 dwellings, including affordable housing, 5000sqm of commercial GFA and public plaza</p> <p><b>No of dwellings (indicative):</b> 500</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>◦ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>◦ 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&amp;A Act’.</li> </ul> </li> <li>• <b>Noted</b> that a merit assessment may result in development standards and housing yield lower than proposed in the EOI.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>5.</p>	<p>239887 - 32-34 Silverwater Road Silverwater, 40,42,44,46, 48 Silverwater Road and 1-17 Grey Street, Silverwater - Sonsari / Raymon Raad</p> <p><b>Applicant’s summary of proposal:</b> 215 apartments in a shop top housing</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:</li> </ul>

No.	Description	Record of Briefing
	<p>configuration with unspecified allocation of affordable apartments.</p> <p><b>No of dwellings (indicative):</b> 215</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI.</li> <li>• <b>Formed</b> the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> <li>• <b>Noted</b> that a merit assessment may result in development standards and housing yield lower than proposed in the EOI.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>6.</p>	<p>239896 - 1-5 Burton Street, 3B, 4, 5, 6, 7, 8, 9, 10, 11 Loftus Street and 10-12 Gipps Street, Concord - LFD Concord Pty Ltd / Think Planners/ Ben Crieghton</p> <p><b>Applicant’s summary of proposal:</b> Construction of 3 residential flat buildings for 387 apartments including unspecified allocation of affordable apartments.</p> <p><b>No of dwellings (indicative):</b> 387</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Noted</b> that a merit assessment may result in development standards and housing yield lower than proposed in the EOI.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
7.	<p>239947 - N13 UNSW 39 Barker Street, Kensington - UNSW / Heather Blackman</p> <p><b>Applicant’s summary of proposal:</b> Approximately 721 beds across 3 buildings, with 6 separate colleges and apartment style accommodation</p> <p><b>No of dwellings (indicative):</b> 721</p> <p><b>Concurrent rezoning:</b> No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> <li>▪ Criteria 1.1 Development is a type to deliver high yield housing</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application to the local consent authority.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> <li>• <b>Noted</b> Aoife Wynter did not brief the HDA on this matter due to a declared conflict of interest.</li> </ul>
8.	<p>240105 - 6579 Illawarra Highway, Moss Vale - Michael File / FPD Planning / Moss Vale One Pty Ltd</p> <p><b>Applicant’s summary of proposal:</b> Low density residential housing subdivision to create about 285 lots ranging from 550sqm to 5,000sqm</p> <p><b>No of dwellings (indicative):</b> 285</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord</li> </ul> </li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>▪ Criteria 1.1: Development is a type to deliver high yield housing</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>• <b>Recommended:</b> that the applicant be advised that there remains alternative approval pathways in the NSW planning system including a development application following a planning proposal to overcome prohibition.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>9.</p>	<p>240231 - 15 Lismore Street, Blacktown - Planning Co / Tom Goode / Blacktown Square</p> <p><b>Applicant’s summary of proposal:</b> About 600 dwellings including a 10% allocation of affordable dwellings and seniors living dwellings, as well as mixed land uses including medical and social</p> <p><b>No of dwellings (indicative):</b> 600</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Objective 4: Optional concurrent rezonings</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal to overcome prohibition</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>10.</p>	<p>240281 – 112 Bells Lane, Badagarang - Michael File / FPD Planning / Cambewarra Three Pty Ltd / Joe Scarf</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> </ul>

No.	Description	Record of Briefing
	<p><b>Applicant’s summary of proposal:</b> Subdivision to create approximately 200 housing lots, varying in lot size from 550sqm to 950sqm.</p> <p><b>No of dwellings (indicative):</b> 200</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Objective 4: Optional concurrent rezonings</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal to overcome prohibition.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
11.	<p>240326 - 42, 44, 46, 48, 50, 52, 54 Burton Street, Concord - Simon Liang</p> <p><b>Applicant’s summary of proposal:</b> Planning proposal for the site to apply undefined increased FSR development controls.</p> <p><b>No of dwellings (indicative):</b> 7</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Objective 4: Optional concurrent rezonings</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning</li> </ul>



No.	Description	Record of Briefing
		<p>system for development on this site including a development application utilising the development standards under the low and mid rise code.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>12.</p>	<p>240472 - 29-57 Christie Street, St Leonards - The Trust Company (Australia) as trustee for Christie Street Property Trust / Stephen Day / Arrow Capital Partners</p> <p><b>Applicant’s summary of proposal:</b> The proposal is a mixed-use development providing shop top housing and residential flat building 358 apartments, and 130-135 affordable apartments. The proposal also includes non-residential uses (hotel, serviced apartments, commercial premises, and community facilities), along with an active public space / domain to the ground plane</p> <p><b>No of dwellings (indicative):</b> 358</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Deferred</b> consideration of this proposal to enable the Department to provide a briefing and for the applicant to clarify the commercial component of this EOI.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>13.</p>	<p>240545 - 2984, 2954, 2956 and Kyogle Road Kunghur and 3222 Kyogle Road Mount Burrell - NCV Enterprises Pty Ltd / Mark McMurtie</p> <p><b>Applicant’s summary of proposal:</b> develop a rural/semi rural community. 867 dwellings (423 lots already approved).</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> </ul> </li> </ul> </li> </ul>

No.	Description	Record of Briefing
	<p><b>No of dwellings (indicative):</b> 867</p> <p><b>Concurrent rezoning:</b> No</p>	<ul style="list-style-type: none"> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.1: Well-located - good access to transport and services</li> <li>▪ Criteria 3.2: Well-located - free of specific environmental hazards</li> <li>▪ Criteria 3.3: Well serviced - enabling infrastructure.</li> </ul> <ul style="list-style-type: none"> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal to overcome prohibition.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>14.</p>	<p>240586 - 8 Gerrale Street, Cronulla - The Owners - Strata Plan No. 1998 / PERIFA / Fabrizio Perilli</p> <p><b>Applicant’s summary of proposal:</b> Residential flat building 2 x 12 storey buildings containing 85 dwellings, including 12 affordable homes and basement carparking.</p> <p><b>No of dwellings (indicative):</b> 85</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including utilising the development standards under low and mid rose housing policy.</li> </ul>




No.	Description	Record of Briefing
15.	<p>240587 - 19-25 Garthowen Cres, Castle Hill - Merc Capital C/- Inspire Urban Design and Planning Pty Ltd / Stephen McMahon / Merc Dior Pty Ltd / Merc Capital</p> <p><b>Applicant’s summary of proposal:</b> 146 apartments in a 12-storey building with basement parking</p> <p><b>No of dwellings (indicative):</b> 146</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul> <p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Objective 4: Optional concurrent rezonings</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application in line with the provisions of the low and mid rise housing policy.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
16.	<p>240612 - 325-329 Old Northern Road &amp; 2 Brisbane Road Castle Hill - MNR Investment Group / Richard Shalala</p> <p><b>Applicant’s summary of proposal:</b> 62 apartments including at least 5% allocation of affordable apartments, in a 25-storey building with mixed use podium levels.</p> <p><b>No of dwellings (indicative):</b> 162</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<p>criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&amp;A Act’.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
17.	<p>240654 - 8, 8A, 10 - 14 West Terrace, Bankstown - Kaymet Corporation Pty Ltd / Daniel McNamara</p> <p><b>Applicant’s summary of proposal:</b> Ground floor commercial premises, 210 apartments and the provision for 3% affordable housing.</p> <p><b>No of dwellings (indicative):</b> 210</p> <p><b>Concurrent rezoning:</b> No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the lands identified is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> <li>• <b>Recommended</b> the applicant should be advised they should investigate Transport Oriented Development Accelerated Precinct SSD pathway and to align more closely with the development standards set by the TOD</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
18.	<p>240695 - Fourth Avenue, Austral - Aaron Gray / 1200 CG Pty Ltd (ACN 683 880 113) ATF 1200 CG Unit Trust ABN 52 770 138 047</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:</li> </ul>

No.	Description	Record of Briefing
	<p><b>Applicant’s summary of proposal:</b> Site works and subdivision into approximately 550 residential Lots.</p> <p><b>No of dwellings (indicative):</b> 550</p> <p><b>Concurrent rezoning:</b> No</p>	<ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord</li> <li>▪ Criteria 1.1: Development is a type to deliver high yield housing</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> </ul> </li> <li>• <b>Recommended:</b> that the applicant be advised that there remain alternative approval pathways in the NSW planning system including development application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>19.</p>	<p>240708 - Lot adjacent to 120 Smith Street, Wollongong being Lot 200 DP 1313965 - Urban Property Group / Chris Ferreira</p> <p><b>Applicant’s summary of proposal:</b> Shop top housing development comprising two 30-storey towers and one 20-storey tower over a shared podium on 11,003m<sup>2</sup>. The development will contain 550 apartments (including approximately 80 affordable housing dwellings).</p> <p><b>No of dwellings (indicative):</b> 550</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the lands identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>20.</p>	<p>240772 - 1020 Melia Court, Castle Hill - Essex Investment Holding Pty Ltd / David Johnson / Castle Hill Glen Pty Ltd</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p><b>Applicant’s summary of proposal:</b> 85 dwellings, including 15% allocation of affordable dwellings in both multi-unit and residential flat configuration</p> <p><b>No of dwellings (indicative):</b> 185</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Objective 4: Optional concurrent rezonings</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal to overcome prohibition.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> <li>• <b>Noted</b> Kate McKinnon did not brief the HDA on this matter due to a declared conflict of interest.</li> </ul>

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

 Chair: Simon Draper Date: 17/04/2025	 Member: Kiersten Fishburn Date: 16/04/2025	 Member: Tom Gellibrand Date: 16/04/2025
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# TRANSCRIPT OF PROCEEDINGS

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**DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE**

**HOUSING DELIVERY AUTHORITY BRIEFING - 15 APRIL 2025**

**HDA MEMBERS:**

- SIMON DRAPER**
- KIERSTEN FISHBURN**
- TOM GELLIBRAND**
- AOIFE WYNTER**
- KATE MCKINNON**

**HDA MEMBER ALTERNATES:** N/A

**OTHER PERSONS PRESENT:** ALOK RALHAN

**TUESDAY, 15 APRIL 2025**



MR DRAPER: Okay. All right. We've been through 20 proposals today. I'm just going to step through whether we've got land on each of them. (1) Number 239031 is not recommended for SSD. (2) 239110 is recommended for SSD. (3) Number 239152 is recommended for SSD. (4) Number 239456 is recommended for SSD. (5) Number 239887 is recommended for  
5 SSD. (6) 239896 is recommended for SSD. (7) 239947 not recommended for SSD.

MS FISHBURN: This is a student housing request noting that student housing is not counted through the housing accord and the HDA has been established for the delivery of the houses under the housing accord.

MR DRAPER: Yeah.

10 MS FISHBURN: Yeah.

MR DRAPER: (8) Number 240105 is not recommended as a subdivision. (9) Number 240231 is not recommended.

MS FISHBURN: There's complications in relation to SP1 land and flooding where the proponent would be advised to work through those complexities with Council.

15 MR DRAPER: Thank you. (10) Number 240281 is not recommended.

MS FISHBURN: Subdivision only.

MR DRAPER: Yeah.

MS FISHBURN: Yeah.

MR DRAPER: The (11) number 240326 is not recommended. That's one where we're - the land  
20 tenure is not confirmed over that side, otherwise it may have been of more consideration. (12) Number 240472, we're deferring that one to get some more information from government and from the department and from the proponent. (13) Number 240545 is not recommended.

MS FISHBURN: Yeah.

25 MR DRAPER: (14) Number 240586 is not recommended. That's less than the (indistinct)

MS FISHBURN: Threshold yield (indistinct)

MR DRAPER: Yeah. (15) Number 240587 is not recommended (indistinct) with this, but there - it does - it is available for the low mid-rise pathway.

MS FISHBURN: Yep. The low and mid-rise will give at least 100 per cent increase on the  
30 existing controls, so recommended to go through that.

MR DRAPER: Yeah. (16) Number 240612 is recommended for SSD. (17) Number 240654 is recommended for SSD. (18) Number 240695 is not recommended for SSD.

MS FISHBURN: Subdivision.

MR DRAPER: Subdivision. Yeah. (19) Number 240708 is recommended for  
5 SSD. And (20) number 240772 is not recommended for SSD.

MS FISHBURN: There's some significant environmental constraints that would take more time than the time that the HDA is able to deliver in.

MR DRAPER: Yeah. Thank you very much.

**RECORDING CONCLUDED**

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