

## Housing Delivery Authority – Record of Briefing

**Date and Time:** 2 May 2025 – 10.00am-12.00PM

**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 McNamara – A/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, Planning Panels, DPHI

Mark Rutherford – Director Probity, DPHI

Angela Kenna – Senior Project Officer, Panels and Housing Delivery, DPHI

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### Apologies

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

Chrissy Peters – Manager Panels Delivery, Panels and Housing Delivery, DPHI

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### Summary of decision

The HDA considered 47 EOI applications received by DPHI, including 3 previously deferred applications. The HDA considered each application against the “Housing Delivery Authority State Significant Development Criteria” published in December 2024.

Of the 47 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 18 EOI applications be declared under the HDA SSD pathway.
- 29 EOI applications are not recommended to be called in as SSD.

## Agenda items

No.	Description	Record of Briefing
A	Introduction <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	HDA Operational Briefing	<ul style="list-style-type: none"> <li>• <b>Noted</b> the verbal update on HDA procedures and operational matters.</li> </ul>
1.	Briefing reports covering multiple EOIs: <ol style="list-style-type: none"> <li>241153 - 102 and 122-136 Lake Road, Elmore Vale</li> <li>242071 - 2514 Illawarra Highway</li> <li>242269 - 1435 Burragorang Road, Oakdale</li> <li>244346 - 340 Burragorang Road, Mount Hunter</li> <li>244852 - 16-18 Cusack Place, Yass</li> <li>245583 - 1901/1902/DP1112961</li> <li>245674 - 55 Wiry Dock Road, Trallee</li> <li>247096 - 391 Diamond Beach Road, Diamond Beach</li> <li>248848 - 136 MacArthur Road, Elderslie</li> </ol>	The HDA: <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> these 18 proposals 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 proposals do not sufficiently satisfy certain objectives or criteria of the HDA EOI being:</li> <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> <li>◦ Objective 3: Drive quality and affordable housing</li> </ul> </li> <li>• <b>Recommended</b> that the applicants be advised that there remain alternative approval pathways in the NSW planning system including a development application following a planning proposal to overcome any prohibition.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
	<p>j) 248945 - 2089-2093, 2095 and 2097-2113 The Northern Road, Glenmore Park</p> <p>k) 249453 - 33 Bell Street Portland</p> <p>l) 249818 - 610 Seaham Road Nelsons Plains</p> <p>m) 251601 - Miles Franklin Drive Talbingo</p> <p>n) 251788 - 47 Darrell Road, Calala</p> <p>o) 253012 - 340 Burragorang Road, Mount Hunter</p> <p>p) 256292 - 60 Aylmerton Road, Aylmerton and 490 Old South Road, Mittagong</p> <p>q) 256463 - 125 Grose Vale Road, 165 Grose Vale Road, 177 Grose Vale Road, North Richmond</p> <p>r) 243959 - 949 Old South Road, 121 Mary St, 105-119 Bong Bong Road Mittagong</p>	
2.	239947 - N13 UNSW, 39 Barker St, <u>Kensington</u> - UNSW	<p>Following the operational briefing, including a briefing related to the review of the HDA's EOI criteria, 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> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <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> Aoife Wynter did not brief the HDA on this matter due to a declared conflict of interest</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
3.	<p>240798 - 23 - 25 Ashton Avenue, The <u>Entrance</u> - Pacific Link Housing c/o Williams Planning and Property Pty Ltd / Anthony Williams / Pacific Link Housing</p> <p><b>Applicant's summary of proposal:</b> 48 apartments with 60% allocation of affordable apartments with commercial tenancy and parking</p> <p><b>No of dwellings (indicative):</b> 48</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> 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> there are no member conflict of interests.</li> </ul>
4.	<p>240836 - <u>60 Union St Pyrmont</u> - AFIAA Australia 1 Pty Ltd</p> <p><b>Applicant's summary of proposal:</b> 170 apartments, including 17.5% allocation of affordable apartments, in a 9-storey addition above existing 13,500m<sup>2</sup> commercial building</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> </ul>

No.	Description	Record of Briefing
	<p><b>No of dwellings (indicative):</b> 170</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <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> there are no member conflict of interests.</li> </ul>
5.	<p>240837 - <u>10 Dangar Street, Wickham</u> - Urban Property Group / Chris Ferreria</p> <p><b>Applicant's summary of proposal:</b> 300 apartments in a 40-storey mixed-use development including a 15% allocation of affordable apartments, ground floor retail, hotel podium and basement parking</p> <p><b>No of dwellings (indicative):</b> 300</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 dwelling yield that are lower than proposed in the EOI application.</li> <li>• <b>Recommended</b> that the applicant be advised that the SSD application should address to community infrastructure provisions for Newcastle City Centre under the Newcastle LEP 2012.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
6.	<p>240857 - <u>16-20 Old Castle Hill Road, Castle Hill</u> - Urban Property Group / Chris Ferreira</p> <p><b>Applicant's summary of proposal:</b> 300 apartments in a 40-storey building, including 15% allocation of affordable apartments.</p> <p><b>No of dwellings (indicative):</b> 300</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 adequately 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 dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Recommended</b> that the applicant be advised that the SSD application should address any road widening requirements following liaison with Council.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
7.	<p>241634 - <u>44-50 Waterloo Road Macquarie Park</u> - Grace McDonald / ESR Investment Management 1 (Australia) Pty Ltd atf 50 WR Property Trust / ESR Australia and New Zealand</p> <p><b>Applicant's summary of proposal:</b> 550 apartments, and an additional 3% allocation of affordable apartments, in a 132m high building with an integrated community facility.</p> <p><b>No of dwellings (indicative):</b> 550</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 does not adequately 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>▪ Criteria 2.1: Largely consistent with development standards</li> </ul> </li> </ul> </li> </ul>

No.	Description	Record of Briefing
	<p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.2: Well serviced</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 and a planning proposal to overcome prohibition.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
8.	<p>241732 - <u>250 – 318 Parramatta Road, Homebush West</u> - m projects c/o Sydney Markets Pty Ltd / Miled Akle</p> <p><b>Applicant's summary of proposal:</b> Mixed use development in two individual precincts comprising 1500 dwellings (45 affordable) and commercial floor space. A building height ranging from 8 – 24 storeys and a combined GFA pf 146,000m2</p> <p><b>No of dwellings (indicative):</b> 1500</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>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Criteria 2.2: Positive commitment to commence</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.1: Well located</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 development application following a planning proposal to overcome prohibition.</li> <li>• <b>Noted</b> that the HDA supports the Department giving consideration to a state led rezoning for this site</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
9.	<p>241815 - <u>1a Bowen Street</u>, 1B Bowen Street, 3 Bowen Street, 5 Bowen Street, 7 Bowen Street, 9 Bowen Street, 11 Bowen Street, 13 Bowen Street, 15 Bowen Street, 17 Bowen Street, 19 Bowen Street, 21 Bowen Street, 23-25 Bowen Street, 27 Bowen Street, 29 Bowen Street, 12 Moriarty Road, 14 Moriarty Road, 16 Moriarty Road, 18 Moriarty Road, Chatswood - Sun Property Group Australia Pty. Ltd. / Cemron Johnson / BM Chatswood Pty Ltd</p> <p><b>Applicant's summary of proposal:</b> Demolition of existing structures and construction of six storey residential flat building across two structures, comprising 124 apartments including between 5 - 9 affordable units</p> <p><b>No of dwellings (indicative):</b> 124</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 an amending development application utilising the Low and Mid-rise Housing provisions of the Housing SEPP.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
10.	<p>242082 - <u>34 and 36A Flood Street, Bondi</u> - Karimbla Properties (No.10) Pty Ltd</p> <p><b>Applicant's summary of proposal:</b> 60 apartments in a 20-storey building with a redeveloped synagogue</p> <p><b>No of dwellings (indicative):</b> 60</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 does not adequately 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> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> </ul> </li> </ul> </li> </ul>



No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Criteria 2.5: Has addressed any previously refused proposal</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.3: Positive commitment to affordable housing</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 include a development application following a planning proposal to change development standards.</li> <li>• <b>Noted:</b> David McNamara did not brief the HDA on this matter due to a declared conflict of interest</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
11.	<p>242117 - <u>700 Hunter Street, Newcastle West</u> - Iris Capital / Iris Wentworth Pty Limited ACN: 169 816 353 / Warwick Bowyer</p> <p><b>Applicant's summary of proposal:</b> Demolition of existing hotel and construction of shop top housing – commercial space, 85 hotel beds, 165 apartments and carparking</p> <p><b>No of dwellings (indicative):</b> 165</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 adequately 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 dwelling yield lower than</li> </ul>

No.	Description	Record of Briefing
		<p>proposed in the EOI. The application will need to address the significant variation to the height standards within the LEP and mitigate any adverse impacts.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the development will need to address Council's affordable housing scheme.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
12.	<p>242584 - <u>31 Brownleigh Vale Drive Inverell</u> - Coastal Alliance Pty Ltd / Brian Eddy</p> <p><b>Applicant's summary of proposal:</b> Applicant is looking to sell an approved project for a 76 lot land lease/manufactured home park.</p> <p><b>No of dwellings (indicative):</b> 686</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>◦ 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> <li>◦ Criteria 1.2: Development is State significant</li> </ul> </li> <li>• <b>Recommended</b> the applicant be thanked for the EOI and advised that the HDA EOI is not a project acquisition program but instead a program to accelerate approval of new State significant housing proposals.</li> </ul>
13.	<p>242650 - <u>No.s 4-6 &amp; 8-12 Hill Road, Lidcombe</u> - Orlani Property Group / David Desson</p> <p><b>Applicant's summary of proposal:</b> Concept approval for demolition of existing buildings and construction of 686 residential apartments, associated retail and improvements to creek, waterfront edge and public domain.</p> <p><b>No of dwellings (indicative):</b> 686</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 period</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> </ul> </li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.3: Positive commitment to affordable housing</li> <li>• <b>Recommended:</b> The applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including utilising the 2020 Carter Street masterplan rezoning.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
14.	<p>242722 - <u>142-150 Narrow Neck Road Katoomba</u> - George Karavanas</p> <p><b>Applicant's summary of proposal:</b> 8 x 4-storey buildings with 214 apartments including 15% allocation of affordable apartments, and an additional 52 serviced apartments</p> <p><b>No of dwellings (indicative):</b> 214</p> <p><b>Concurrent rezoning:</b> State Significant Development only (notes a concurrent rezoning is likely required)</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 adequately 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 the proposal will likely require a concurrent rezoning for height and floor space ratio uplift.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
15.	<p>242684 - <u>148 and 158 Jonson Street, Byron Bay</u> - Jason Dunn / Landowner - 156 Jonson Street Pty Ltd. Developer - JD Property Group.</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><b>Applicant's summary of proposal:</b> 140 apartments, including 20 affordable apartments in a 4-storey building with ground floor retail and supermarket.</p> <p><b>No of dwellings (indicative):</b> 140</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>○ The proposal adequately 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 dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
16.	<p>242754 - <u>99-101 Pyrmont Bridge Road, 190-196 Parramatta Road, Annandale</u> - Vasuveda Property Pty Ltd / Nigel Dickson / Dickson Rothchild</p> <p><b>Applicant's summary of proposal:</b> 99 residential apartments, including unspecified affordable apartments, 92 serviced apartments and commercial GFA in a part 6 storey and part 15 storey building(s).</p> <p><b>No of dwellings (indicative):</b> 99</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 adequately 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 dwelling yield lower than proposed in the EOI application, and a different ratio of dwellings to serviced apartments.</li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
17.	<p>242775 - <u>44 Carrington Road, Castle Hill</u> - North Coast Capital ATF North Coast Capital Unit Trust / Merc Capital / Stephen McMahon / Inspire Planning</p> <p><b>Applicant's summary of proposal:</b> Proposed residential flat building with a total gross floor area of 58,500 sqm and cost exceeding \$60 million, comprising three buildings with a maximum height of 25 stories (80 metres) accommodating 600 apartments with a range of 1, 2 and 3 bedrooms, including basement car parking and associated landscaping</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 does not adequately satisfy 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>▪ Criteria 2.1: Largely consistent with development standards</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 and a planning proposal to overcome any prohibition.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
18.	<p>242779 - <u>120 Kingsland Road North, Bexley North</u> - The Salvation Army / Abadeen / Adam Arias</p> <p><b>Applicant's summary of proposal:</b> 85 apartments and 60 townhouses (total 145 dwellings) including 5-10% affordable housing and adaptive reuse of local heritage items as a dwelling house and a cafe.</p> <p><b>No of dwellings (indicative):</b> 145</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 adequately 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</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<p>consideration of State significance under s4.36 of the EP&amp;A Act.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> an existing local development application on the site will need to be withdrawn DA-2024/93</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
19.	<p>242786 - <u>146-154 and 176 O'Riordan Street and 263 and 247 King Street, Mascot</u> - Guy Smith / Goodman Property Services (Aust) Pty Ltd</p> <p><b>Applicant's summary of proposal:</b> Concept plan including 1,400 apartments and stage 1 development for shop top housing including 424 residential apartments.</p> <p><b>No of dwellings (indicative):</b> 1,400</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 adequately 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 dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
20.	<p>242790 - <u>677 Canterbury Road, 35-39 Anderson Street and 44, 48 Drummond Street BELMORE</u> - Statewide Planning/Linx Constructions OBO Belmore Linx Pty Ltd and Belmore Linx 3 Pty Ltd / Rebecca Taylor / Planning Ingenuity</p> <p><b>Applicant's summary of proposal:</b> 300 apartments with 15% allocation of</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 adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> </ul>

No.	Description	Record of Briefing
	<p>affordable apartments and commercial GFA</p> <p><b>No of dwellings (indicative):</b> 300</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <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>Recommended</b> that the applicant be advised that the proposal should align more closely to the Belmore planning proposal</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
21.	<p>242800 - <u>60 Phillip Street Parramatta</u> - Statewide Planning/Linx Constructions OBO Belmore Linx Pty Ltd and Belmore Linx 3 Pty Ltd / Rebecca Taylor / Planning Ingenuity</p> <p><b>Applicant’s summary of proposal:</b> Demolition of existing structures and construction of a mixed-use development featuring retail, commercial spaces, carparking and residential units (300), with 15% affordable housing</p> <p><b>No of dwellings (indicative):</b> 300</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 dwelling yield that are lower than proposed in the EOI.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
22.	<p>242805 - <u>5 &amp; 9 Knight Street, 88, 90, 92 &amp; 92A Parramatta Road, 2 Subway Lane and 10, 11, 12, 13, 14, 15 &amp; 16 Loftus Cres HOMEBUSH</u> - Statewide Planning/Linx Constructions OBO Homebush Linx Pty Ltd / Rebecca Taylor / Planning Ingenuity</p> <p><b>Applicant's summary of proposal:</b> 450 apartments including 15% allocation of affordable apartments and commercial GFA.</p> <p><b>No of dwellings (indicative):</b> 450</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 does not adequately 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>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.1: Well located</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 include a development application under the Homebush Accelerated TOD provisions</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
23.	<p>242820 - <u>190 Princes Highway Maddens Plains</u> - Statewide Planning/Linx Constructions/ Demian Property Group OBO Maddens Plains Pty Ltd / Rebecca Taylor / Planning Ingenuity</p> <p><b>Applicant's summary of proposal:</b> Land lease proposal for 575 manufactured homes and caravans including a park, clubhouse, and swimming pool</p> <p><b>No of dwellings (indicative):</b> 575</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 does not adequately 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> </ul>



No.	Description	Record of Briefing
	<p><b>Concurrent rezoning:</b> No</p>	<ul style="list-style-type: none"> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.1: Well located</li> <li>▪ Criteria 3.2: Well serviced</li> <li>▪ Criteria 3.3: Positive commitment to affordable housing</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</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
24.	<p>243165 - <u>3 - 7 Maples Ave and 27 - 31 Werona Ave, Killara</u> - Planning &amp; Co / Tom Goode / Sihong Wang</p> <p><b>Applicant's summary of proposal:</b> About 200 apartments with 15% allocation of affordable apartments</p> <p><b>No of dwellings (indicative):</b> 200</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 does not adequately satisfy 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>▪ Criteria 2.2: Positive commitment to commence</li> <li>▪ Criteria 2.3: Land tenure is secure</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.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
25.	<p>243304 - <u>35-47 Hawkesbury Road, 1-5 Cotswold Street and 83-85 Amos Street, Hawkesbury</u> - Urbis Pty Ltd / David Brophy / Bolton Clarke</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> 6 storey development for Independent Living Units in association with an existing residential aged care facility (additional 35 units).</p> <p><b>No of dwellings (indicative):</b> 100</p> <p><b>Concurrent rezoning:</b> Yes</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 period</li> <li>▪ Criteria 1.1: Development is a type to deliver high yield housing</li> </ul> </li> <li>• <b>Recommended:</b> the applicant be advised that there remain alternative approval pathways in the NSW planning system including local development application</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
26.	<p>243395 - <u>54-68 Hampstead Road and 276 - 282 Parramatta Road Auburn</u> - Raad Property Acquisition No 65 Pty Ltd / Hallmark Construction Pty Ltd / Raymond Raad</p> <p><b>Applicant's summary of proposal:</b> 215 apartments, including unspecified allocation of affordable apartments, commercial GFA and open space</p> <p><b>No of dwellings (indicative):</b> 215</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 adequately 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 dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
27.	<p>243653 - <u>166, 168, 170, 174 Blaxland Road, Ryde</u> - Sasco Property Pty Ltd - James Sassine</p> <p><b>Applicant's summary of proposal:</b> Construction of a residential flat building (103 dwellings), 9 storeys at the front and 4 storeys at the rear. 5% affordable housing component</p> <p><b>No of dwellings (indicative):</b> 103</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>Recommended</b> the applicant be advised to withdraw current planning proposal after HDA SSD declaration.</li> <li>• <b>Noted</b> that a merit assessment may result in development standards and dwelling yield that are lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
28.	<p>243894 - <u>71-85 Constitution Road West, West Ryde</u> - Stephen White / Urbis /Blue Aurora Partner Pty Ltd</p> <p><b>Applicant's summary of proposal:</b> 183 apartments including 5% of GFA allocated to affordable apartments in a 4 to 8 storey building with a 15-storey corner element, and commercial GFA</p> <p><b>No of dwellings (indicative):</b> 183</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 adequately 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</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>
29.	<p>240231 - <u>15 Lismore Street, Blacktown</u> - 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>Following the operational briefing, including a briefing related to the applicability of the Seniors Housing state significant development pathway, 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 adequately 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 dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
30.	<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,</p>	<p>Following the operational briefing including a briefing on the status of HDA projects within alternate state significant development pathways the HDA:</p>

No.	Description	Record of Briefing
	<p>Hinkler Ave 2 Pty Ltd and Hinkler Ave 3 Pty Ltd</p> <p><b>Applicant's summary of proposal:</b> Construction of a 13-14 storey residential flat building containing 390 apartments, including approximately 70 affordable apartments, and basement parking.</p> <p><b>No of dwellings (indicative):</b> 390</p> <p><b>Concurrent rezoning:</b> Yes</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 adequately 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 dwelling yield lower than proposed in the EOI application.</li> </ul>

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

 <p>Chair: Simon Draper Date: 06/05/2025</p>	 <p>Member: Kiersten Fishburn Date: 06/05/2025</p>	 <p>Member: Tom Gellibrand Date: 06/05/2025</p>
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# TRANSCRIPT OF PROCEEDINGS

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## DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

### HOUSING DELIVERY AUTHORITY BRIEFING - 2 MAY 2025

**HDA MEMBERS:**                      **SIMON DRAPER**  
   **KIERSTEN FISHBURN**  
   **TOM GELLIBRAND**

**HDA MEMBER ALTERNATES:**    -

**OTHER PERSONS PRESENT:**    **AOIFE WYNTER**  
   **KATE MCKINNON**  
   **DAVID MCNAMARA**  
   **MONICA GIBSON**  
   **MARK RUTHERFORD**  
   **ANGELA KENNA**

-  
**5/2/2025 4:40:58 AM**

MR DRAPER: Thank you. All right. Thanks, everybody. I just wanted to note we did have an operational briefing this morning before we addressed each of the EOIs. I just wanted to note that in the operational briefing, the panel was briefed by the department on three matters that were previously considered by the HDA. They are number 239947, which is at the University of New  
5 South Wales in Barker Street, Kensington. Number 240231 at 15 Lismore Street, Blacktown. Number 235177, which is in Taren Point Road (indistinct) Hinkler Avenue in Caringbah. And the HDA has now recommended each of these proposals be declared state significant, and it will be outlined in the record of briefing.

And there are a number of matters that we considered together this morning, mostly comprising  
10 proposals for subdivisions. And we're not recommending those to go ahead for HDA to be declared state significant at this stage. Not to suggest those items are not meritorious, but rather they're just not likely to meet the HDA criteria in terms of the timeframes for getting new homes built. And I'll just read out the numbers of those applications now. Number 241153, number 242071, number 242269, number 244346, number 244852, number 245583, number 245674, number 247096,  
15 number 248848, number 248945, number 249453, number 249818, number 251601, number 251788, number 253012, number 256292, number 256463, and number 243959.

I'm just going through the other ones we considered today. Number 240798, that is recommended to be declared as state significant. Number 240836, that is also recommended to be declared state significant. Number 240837 is recommended to be declared state significant. Number 248897 is  
20 recommended to be declared state significant. Number 241634 is not recommended to be declared state significant.

MS FISHBURN: Noting that this has recently been rezoned as part of the accelerated process.

MR DRAPER: Yeah. Number 241732 is not recommended to be declared state significant, but the HDA does support the department in giving consideration to this being safely rezoned. Number  
25 241815 is not recommended to be declared state significant.

MS FISHBURN: This was a threshold number of development, and they're able to use the LMR provisions.

MR DRAPER: Yeah. Number 242082 is not recommended to be declared state significant.

MS FISHBURN: Again, this was a threshold number in terms of the development yield.

30 MR DRAPER: Yeah. Number 242117 is recommended to be declared state significant. Number 242584 is not recommended to be declared state significant. Number 242650 is not recommended to be declared state significant. Number 242722 is recommended to be declared state significant. Number 242684 is recommended to be declared state significant. Number 242754 is recommended to be declared state significant. Number 242775 is not recommended to be

declared state significant. Number 242779 is recommended to be declared state significant. Number 242786 is recommended to be declared state significant. Number 242790 is recommended to be declared state significant. Number 242800 is recommended to be declared state significant. Number 242805 is not recommended to be declared state significant. Number 242820 is not recommended to be declared state significant. Number 243165 is not recommended to be declared state significant. Just noting that Ku-ring-gai Council is in the final stage of considering total controls and - - -

MS FISHBURN: Submitting them to the department, yeah.

10 MR DRAPER: Yep. Number 243304 is not recommended to be declared state significant. Number 243395 is recommended to be declared state significant. Number 243653 is recommended to be declared state significant. And number 243894 is recommended to be declared state significant. That's the ones we considered today. Thank you.

MS FISHBURN: Thank you, Simon.

15 MR DRAPER: Thank you. That's all the matters for today, then?

UNIDENTIFIED FEMALE: Yes.

MR DRAPER: Thank you.

**RECORDING CONCLUDED**