

Housing Delivery Authority – Record of Briefing

Date and Time: 16 May 2025 – 10.00AM – 12.00PM

Location: L21 Muruwai 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

Ken Morrison – Chief Executive Officer, Bradfield Development Authority (Item 1)

DPHI Staff

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

Alison Burton – A/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

Mark Rutherford – Director Probity, DPHI

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

Chris Ritchie – Executive Director, Energy and Resource Assessments, DPHI

Doris Yau – Specialist Hazards, Energy and Resource Assessments, DPHI

Apologies

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

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

Summary of decision

The HDA considered 30 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 30 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 15 EOI applications be declared under the HDA SSD pathway.
- 14 EOI applications are not recommended to be called in as SSD.
- 1 EOI application be deferred to obtain further information for future consideration.

Agenda items

No.	Description	Record of Briefing
A	Introduction <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	Briefing on Hazards	<ul style="list-style-type: none">• Noted briefing on Hazards from Chris Ritchie and Doris Yau
C	HDA Criteria	<ul style="list-style-type: none">• Requested update on changes to the HDA referral criteria be deferred to be provided at the next HDA briefing
D	HDA Operational Briefing	<ul style="list-style-type: none">• Noted the verbal update on HDA procedures and operational matters.• Noted HDA monitoring report update.

No.	Description	Record of Briefing
1.	<p>245834 - 614-632 High Street Penrith - Urban Property Group</p> <p>Applicant's summary of proposal: 446 apartments including 15% affordable apartments (~66 apartments) and ground floor commercial GFA in a 45-storey building</p> <p>No of dwellings (indicative): 446</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy 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 ▪ Criteria 3.1: Well located • Recommended that 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 • Noted Kiersten Fishburn was conflicted and Ken Morrison was alternate member.
2.	<p>235561 - 49-77 Parramatta Road, 2-10 Harris Road, 35-57 Queens Road and 5-29 Courland Street Five Dock - Toga Development & Construction</p> <p>Applicant's summary of proposal: Residential development comprising 3 shop top housing buildings of between 8 and 26 storeys with ground-floor community and retail uses, an 8 storey co-living/BTR building facing Parramatta Road with ground-floor co-working. This results in an overall development with a FSR of 3.02:1 and 750 dwellings</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 750</p> <p>Concurrent rezoning: Yes</p>	<p>consideration of State significance under s4.36 of the EP&A Act”.</p> <ul style="list-style-type: none"> • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application • Recommended that the applicant engage with the City of Canada Bay as part of the preparation of a State significant development application and concurrent rezoning for integration with the Stage 2 Planning Proposal for the Parramatta Road Corridor, including infrastructure provision. • Noted there are no member conflict of interests.
3.	<p>243930 - 10 James Street Carlingford - Captag James Project Pty Ltd / Mark Bainey</p> <p>Applicant’s summary of proposal: 88 apartments in a 25-storey building</p> <p>No of dwellings (indicative): 88</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 does not adequately 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 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards • Recommended that 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 • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
4.	<p>244002 - 51-55A Woollooware Road 55-157 Kingsway Woollooware - PCH 1 Pty Ltd (Land owner of 51 and 149 and contracted entity for remaining land holding) / James Matthew / Pacific Planning</p> <p>Applicant's summary of proposal: Demolition of existing residential single dwellings and construction of residential development in the form of residential flat buildings with market and affordable housing managed by a community housing provider. The scheme would seek to include convenience ground floor retail, community infrastructure in the form of a small community centre and landscaped open space</p> <p>No of dwellings (indicative): 225</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 adequately 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 • Recommended that the applicant be advised that remain alternative approval pathways in the NSW planning system for development on this site including development application relying on the Low and Mid Rise Housing policy. • Noted there are no member conflict of interests.
5.	<p>244035 - 89-91 Karalta Road Erina - Think Planners Pty Ltd / Adam Byrnes / Emicon Pty Ltd</p> <p>Applicant's summary of proposal: 468 apartments including 15% allocation of affordable apartments</p> <p>No of dwellings (indicative): 468</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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

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		<p>consideration of State significance under s4.36 of the EP&A Act.”</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
6.	<p>244238 - 1A Wanya Road, Tea Gardens - Tea Gardens Properties Pty Ltd / Bob Lander / Tattersall Lander Pty Ltd</p> <p>Applicant’s summary of proposal: 522 dwelling sites</p> <p>No of dwellings (indicative): 522</p> <p>Concurrent rezoning: No</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 does not adequately satisfy 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 ▪ Criteria 1.2: Development is State significant ▪ 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 3.1: Well located ▪ Criteria 3.3: Positive commitment to affordable housing • Recommended that the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • Noted there are no member conflict of interests.
7.	<p>244309 - 2-18 Station Street, Marrickville - Emag Apartments Pty Ltd / Joe Ghosn</p> <p>Applicant’s summary of proposal: 190 rooms in a 16-storey building</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation:

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 190</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.1: Development is a type to deliver high yield housing ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 2.5: Has addressed any previously refused proposal ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.3: Positive commitment to affordable housing • Recommended that 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. • Noted there are no member conflict of interests. • Noted Alison Burton did not brief the HDA on this matter due to a declared conflict of interest
8.	<p>244322 - 212-224 Canterbury Road & 4-8 Close Street. 212-218 Canterbury Road, 220 Canterbury Road, 222 Canterbury Road, 224 Canterbury Road, 4-8 Close Street - Emag Apartments Pty Ltd / Joe Ghosn</p> <p>Applicant's summary of proposal: 600 apartments including 10% allocation of affordable apartments and including co-living rooms in a 20-storey building with ground floor commercial GFA</p> <p>No of dwellings (indicative): 600</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 does not adequately satisfy 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

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	<ul style="list-style-type: none"> ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well located • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application in accordance with current development standards. • Noted there are no member conflict of interests.
9.	<p>244327 - 20 Mangrove Crescent & 60 Lacebark Drive, Forest Hill - Brunslea Park Estate / Samantha Brunskill / Douglas Brunskill</p> <p>Applicant's summary of proposal: 280 residential lots at 450m²</p> <p>No of dwellings (indicative): 280</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 does not adequately satisfy 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 ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criterion 2.1: Largely consistent with development standards ▪ Criteria 2.5: Has addressed any previously refused proposal ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well located ▪ Criteria 3.2: Well serviced ▪ Criteria 3.3: Positive commitment to affordable housing • Recommended that the applicant be advised there remain alternative approval pathways in the NSW

No.	Description	Record of Briefing
		<p>planning system for development on this site including a development application following a planning proposal.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
10.	<p>244331 - 43- 53 Cudgegong Road, Tallawong - Westmill Corporate Partners and Rouseland Pty Ltd / John Saba</p> <p>Applicant's summary of proposal: Amendments to existing DAs shop top housing development consents at Tallawong Town Centre to provide approximately 547 additional dwellings, including 5% affordable housing, in addition to the 753 dwellings already approved (resulting in a total of 1300 dwellings)</p> <p>No of dwellings (indicative): 1300</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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 the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application • Noted there are no member conflict of interests.
11.	<p>244349 - 64 & 66 Lavender Street and 1-7 3, 5 & 7 Middlemiss Street, Lavender Bay - Central Element Pty Ltd (Central Element) / Tom Goode</p> <p>Applicant's summary of proposal: 140 apartments including 3% allocation of affordable apartments in a 20-storey building.</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 140</p> <p>Concurrent rezoning: Yes</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 and dwelling yield lower than proposed in the EOI application • Noted there are no member conflict of interests.
12.	<p>244373 - 12 Walker Street Werrington - Rebecca Taylor / Statewide Planning/Linx Constructions/ Demian Property Group OBO Settlers Estate Pty Ltd</p> <p>Applicant’s summary of proposal: 800 apartments across 7 buildings of 6 and 8-storeys, with 15% affordable housing and a park. Stage 1 to include 450 apartments</p> <p>No of dwellings (indicative): 800</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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 the provision of affordable housing should be proportionate to the extent of uplift sought. • Noted there are no member conflict of interests.
13.	<p>244377 - 81-95 Boronia Road Greenacre - GPV Investment Pty</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p>limited Godfrey Vella / Monterey Property Services</p> <p>Applicant's summary of proposal: 295 apartments within 3 buildings, including a medical centre, chemist, coffee shop and domestic violence refuge. 150 Units will be affordable housing (90 units AH, 45 units NDIS/adaptable, 15 units displaced women accommodation) and 30 units BTR</p> <p>No of dwellings (indicative): 295</p> <p>Concurrent rezoning: Yes</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 does not adequately satisfy 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 4: Optional Concurrent Spot Rezoning • Recommended that 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. • Noted there are no member conflict of interests.
14.	<p>244679 - 63- 77 Pyrmont Bridge Road, Pyrmont - 63-65 Pyrmont Bridge Road - Wilga Street Properties Pty Ltd 67 Pyrmont Bridge Road (Lot 6, DP 211235) - John Ernest Griffiths & Epifania Pingul Griffiths 69 Pyrmont Bridge Road (Lot 5, DP 211235) - Samuel Nguyen & Ashleigh Jo 71-75 Pyrmont Bridge Road, Annandale (Lot 4, DP 211235) - Henry Jo and Eduard Jo 77 Pyrmont Bridge Road (Lot 1, DP 211235)- CICINVEST Pty Ltd</p> <p>Applicant's summary of proposal: 180 apartments (15% affordable housing – negotiated) in 2 to 3, 18-storey buildings with ground floor commercial GFA and basement parking</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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”.

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 180</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Noted that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application • Noted there are no member conflict of interests.
15.	<p>244687 - 209 Railway Terrace Schofields - Statewide Planning/Linx Constructions/ Demian Property Group OBO Schofields Linx Pty Ltd ATF Terrace Trust</p> <p>Applicant's summary of proposal: 400 apartments including 15% affordable apartments, and commercial GFA</p> <p>No of dwellings (indicative): 400</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal adequately 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 the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application and that the provision of affordable housing should be proportionate to the amount of uplift sought. • Noted there are no member conflict of interests.
16.	<p>244703 - 35 Denis Winston Drive Doonside - Statewide Planning/Linx Constructions/ Demian Property Group OBO Doonside Linx Pty Ltd</p> <p>Applicant's summary of proposal: Subdivision and the construction of 100</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 does not adequately satisfy objectives or criteria of the HDA EOI, being:

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	<p>terrace houses including 15% allocated for affordable housing.</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<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 ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 2.5: Has addressed any previously refused proposal ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well located <ul style="list-style-type: none"> • Recommended that 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. • Noted there are no member conflict of interests.
17.	<p>244715 - 1 Columbia Court, Norwest - Merc Capital</p> <p>Applicant's summary of proposal: 350 apartments with 10% affordable apartments, in an 18-20 storey building with retained hotel/retail GFA</p> <p>No of dwellings (indicative): 350</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 does not adequately satisfy 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 • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning

No.	Description	Record of Briefing
		<p>system for development on this site including a development application following a planning proposal.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
18.	<p>244722 - 34-46 Brookhollow Avenue, Norwest - Merc Capital</p> <p>Applicant's summary of proposal: 800 apartments with 10% affordable housing in a building to RL 222m (~37-storeys), and 38,300m² commercial GFA</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 the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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 the applicant engage with The Hills Shire Council on suitable public benefit offering to support the delivery of additional housing within this precinct. • Noted there are no member conflict of interests.
19.	<p>244746 - 97 & 99 Willarong Road Caringbah - Statewide Planning/Linx Constructions/ Demian Property Group OBO Nonabel Pty Ltd, Silverdale Linx2 Pty Ltd</p> <p>Applicant's summary of proposal: 110 apartments with 15% allocation of affordable apartments</p> <p>No of dwellings (indicative): 110</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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.

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	<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 there are no member conflict of interests.
20.	<p>244783 - 244 - 248 Old Northern Rd, Castle Hill - Promina Projects Pty Ltd / Merc Capital</p> <p>Applicant’s summary of proposal: Up to 200 apartments with a negotiated allocation of affordable housing or monetary contribution in a 20-25 storey building</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 the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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 and dwelling yield lower than proposed in the EOI application • Noted there are no member conflict of interests.
21.	<p>244944 - 189 Union Street, 195-197 Union Street, 11 Kendrick Street, 15 Kendrick Street, The Junction - The Junction Development Company P/L</p> <p>Applicant’s summary of proposal: 40 apartments with 2% affordable apartments in a 26m high building (~7-</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	<p>storeys) with 2 levels of commercial GFA</p> <p>No of dwellings (indicative): 40</p> <p>Concurrent rezoning: Yes</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 there are no member conflict of interests.
22.	<p>245397 - The northern road, 705 The Northern Road, 657 The Northern Road, 689 The Northern Road, 421D The Northern Road, 621 The Northern Road, Cobbitty - Robert Jones Cobbitty 500 Pty Ltd, Robert Jones Cobbitty621 Pty Ltd, Robert Jones Cobbitty 705 Pty Ltd 657 Cobbitty Pty Ltd ATF 657 Cobbitty Holding Trust, JJ Cobbitty development Pty Ltd (JJCD)</p> <p>Applicant’s summary of proposal: 650 lots for 682 dwellings (in a mix of houses and apartments)</p> <p>No of dwellings (indicative): 682</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 does not adequately satisfy 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 ▪ Criteria 1.2: Development is State significant ▪ 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 3.1: Well located ▪ Criteria 3.2: Well serviced ▪ Criteria 3.3: Positive commitment to affordable housing • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning

No.	Description	Record of Briefing
		<p>system for development on this site including a development application following a planning proposal.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
23.	<p>245501 - 15-37 Innesdale Road, Wolli Creek - TQM</p> <p>Applicant's summary of proposal: 250 apartments with 10% allocation of affordable apartments</p> <p>No of dwellings (indicative): 250</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal to enable the applicant to clarify the status of the development application proposed to be amended via the EOI proposal. • Noted there are no member conflict of interests
24.	<p>245777 – 453 Culburra Road and 9 Strathstone Street, Culburra Beach - Sealark Pty Ltd</p> <p>Applicant's summary of proposal: Stage 1 DA to subdivide the residential and industrial precincts of West Culburra concept proposal (SSD-3846 approved by the Land and Environment Court).</p> <p>No of dwellings (indicative): 244</p> <p>Concurrent rezoning: No</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 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. ▪ Criteria 3.3: Well-serviced – enabling infrastructure • Noted: The applicant is advised that there remain alternative approval pathways in the NSW planning system. • Noted there are no member conflict of interests.




No.	Description	Record of Briefing
25.	<p>245844 - 251 Princes Highway, 253 Princes Highway, 6-10 Hattersley Street, Arncliffe - Hattersley Developments Pty Ltd</p> <p>Applicant's summary of proposal: 130 apartments including 15% affordable (~19 apartments) in two buildings of 9 and 13-storeys, with commercial GFA</p> <p>No of dwellings (indicative): 130</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: • Notes the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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.
26.	<p>246341 - 300 Burns Bay Road, Lane Cove - Lane Cove Developments No.1 Pty Ltd</p> <p>Applicant's summary of proposal: 215 apartments including 15% affordable apartments in a 12-13 storey building</p> <p>No of dwellings (indicative): 215</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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."

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application Noted there are no member conflict of interests.
27.	<p>246279 - 55A Well Street Ryde - Holdmark Pty Ltd</p> <p>Applicant's summary of proposal: 128 apartments with 3%-5% affordable apartments in a 13-storey building, with commercial GFA.</p> <p>No of dwellings (indicative): 128</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 does not adequately satisfy 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 1.2: Development is State significant Objective 2: Identify projects that can be assessed quickly Criteria 2.1: Largely consistent with development standards Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a modification through the existing Part 3A SSD team. Noted there are no member conflict of interests.
28.	<p>246592 - 4-4a Flinders Street, North Wollongong - Urban Property Group</p> <p>Applicant's summary of proposal: 270 apartments including 15% of GFA for affordable apartments, 150 hotel rooms and commercial GFA in a 38-storey building</p> <p>No of dwellings (indicative): 270</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> The proposal adequately 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.

No.	Description	Record of Briefing
		<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.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.
29.	<p>247302 - 5-9 Cowan Road, St Ives - Growthbuilt (c/o of Keylan Consulting)</p> <p>Applicant’s summary of proposal: 85 apartments including 5% affordable apartments in an 8-storey building</p> <p>No of dwellings (indicative): 85</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 does not adequately satisfy 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 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards • Recommended 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 • Noted there are no member conflict of interests.
30.	<p>244925 - 73-109 Belmore Road Randwick - Dexus Royal Randwick Pty Ltd</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p>Applicant's summary of proposal: 237 apartments with 3% affordable housing in a 13-storey building with 3 levels of commercial and community GFA</p> <p>No of dwellings (indicative): 237</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately 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 the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI. • Noted there are no member conflict of interests.

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

 Chair: Simon Draper Date: 20/05/2025	 Member: Kiersten Fishburn Date: 20/05/2025	 Member: Tom Gellibrand Date: 20/05/2025
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