

Housing Delivery Authority – Record of Briefing

Date and Time: 2 June 2025 – 3.00PM – 4.45PM

Location: L9 Arrawarra Room, 52 Martin Place, Sydney or MSTeams

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

Brett Whitworth - Deputy Secretary, Office of Local Government (Item 1)

DPHI Staff

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

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

Ben Lusher - Executive Director, Housing and Key Sites, DPHI (Item B)

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

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

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

Mark Rutherford – Director Probity, DPHI

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

Apologies

N/A

Summary of decision

The HDA considered 41 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 41 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 16 EOI applications be declared under the HDA SSD pathway (noting one application will need to be declared via three separate declarations to reflect development staging).
- 19 EOI applications are not recommended to be called in as SSD.
- 6 EOI applications were deferred for further information and future consideration.

Agenda items

No.	Description	Record of Briefing
A	Introduction <ul style="list-style-type: none">• Acknowledgement of Country• Conflict of Interests	<ul style="list-style-type: none">• Noted the following declared conflicts:<ul style="list-style-type: none">◦ Kiersten Fishburn – EOI 246574◦ David Gainsford – EOI 249515, EOI 247542 and EOI 249062◦ Aoife Wynter – EOI 248763
B	Briefing on alternate housing SSD assessment	<ul style="list-style-type: none">• Noted the briefing on alternate housing SSD assessment from Ben Lusher
C	HDA Criteria	<ul style="list-style-type: none">• Noted update from Aoife on proposed changes to the HDA referral criteria with a view to endorsement
D	HDA Operational Briefing	<ul style="list-style-type: none">• Noted the verbal update on HDA procedures and operational matters.• Endorsed proposal for ‘quick nos’ capacity for the Department to return ineligible proposals

No.	Description	Record of Briefing
1.	<p>246574 - <u>4-5 Buchan Avenue, Edmondson Park</u> - Urban Property Group Summary of proposal: 600 apartments across four buildings 10 to 14 storeys with 15% affordable housing (approx. 90 dwellings) for 15 years. NDIS units will also be provided in addition to the affordable housing component.</p> <p>No of dwellings (indicative): 600</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 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 Kiersten Fishburn had a declared conflict and Brett Whitworth was alternate member.
	Items 2.a) – 2.i) were considered as part of a bulk report	
2.	<p>a) 256493 - <u>159–167 Darley Street West, Mona Vale</u> - IPM + Dexu</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 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 Recommended the applicant be advised that, subject to meeting requirements, there remain

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		<p>alternative approval pathways in the NSW planning system for development on this site including a development application in line with the low and mid rise housing policy.</p> <ul style="list-style-type: none"> Noted there are no member conflict of interests.
2	<p>b) <u>256979 - 35-35B Frederick Street and 1 Glendon Crescent, Glendale and 144 Boundary Road, Wallsend - Eden Estates (Newcastle) Pty Ltd</u></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 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 that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning

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		<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.
2	<p>c) 249515 - <u>268-274 Devonshire Street, Surry Hills</u> - 276 Devonshire Street Pty Ltd</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 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 Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal to increase development standards. Noted there are no member conflict of interests. Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest
2	<p>d) 248590 - <u>258 Komirra Dr Eden - Justice Fox Property Group</u></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:

No.	Description	Record of Briefing
		<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 that, subject to meeting requirements, 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.
2	e) 256882 - <u>1-9 Wilson Avenue, and 212 to 222 Powderworks Road, 7-14 Wilga Street, Ingleside</u> - Mirvac Homes (NSW) Pty Ltd	<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 1: Deliver more homes within the Housing Accord period

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ 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 that, subject to meeting requirements, 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.
2	f) 261372 – <u>1029 Seaham Road, Seaham</u> - Mildhill Pty Ltd	<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 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.1: Development is a type to deliver high yield housing

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ 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 that, subject to meeting requirements, 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.
2	g) <u>246474 – 259 Riverstone Road, Rouse Hill</u> - Colliers International Engineering & Design NSW Pty Ltd	<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 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

No.	Description	Record of Briefing
		<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 ▪ Criteria 3.2: Well serviced ▪ Criteria 3.3: Positive commitment to affordable housing • Recommended the applicant be advised that, subject to meeting requirements, 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.
2	h) 259050 - <u>178-186 Willarong Road, 41-47 President Avenue and 51 President Avenue, Caringbah</u> - PRINCIPLE planning + urban design	<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 all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Criteria 1.2: Development is State significant • Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site including an amending development application lodged through the infill affordable housing pathway.

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		<ul style="list-style-type: none"> Noted there are no member conflict of interests.
2	i) 261914 - <u>16-18 Belmore Road, 20 Belmore Road and 22-24 Belmore Road, Randwick</u> - Planning Lab	The HDA: <ul style="list-style-type: none"> Deferred consideration of this proposal to obtain further information from the applicant. Noted there are no member conflict of interests.
3.	234658 – <u>Lots 1 & 6 DP1082382 Anson Street, St Georges Basin</u> – Allen and Price Pty Ltd Summary of proposal: Three 4-storey residential flat buildings providing a total of 81 dwellings. No of dwellings (indicative): 81 Concurrent rezoning: Yes	The HDA: <ul style="list-style-type: none"> Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act Noted 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.” 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.
4.	240472 – <u>29-57 Christie Street, St Leonards</u> – Arrow Capital Partners Summary of proposal: The proposal is a mixed-use development providing shop top housing and residential flat building 358 apartments, and 130-135	The HDA: <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:

No.	Description	Record of Briefing
	<p>affordable apartments. The proposal also includes non-residential uses (hotel, serviced apartments, commercial premises, and community facilities), along with an active public space / domain to the ground plane</p> <p>No of dwellings (indicative): 358</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised that, subject to meeting requirements, there remain alternative pathways in the NSW planning system for development on this site including Transport Orientated Development (TOD) Accelerated Precinct SSD pathways. • Noted there are no member conflict of interests.
5.	<p><u>243947 - 2 Grassland Street, Hasluck Street and 5 Torrelli Street, Rouse Hill</u> - Arris Group / Greg Taylor</p> <p>Summary of proposal: A total of 761 apartments with a 15% GFA allocation of affordable apartments in three separate buildings, each 4 to 15 storeys on three separate sites.</p> <p>Stage 3 (5 Torrelli Street) – 4 to 15 storey residential flat development (indicative dwellings - 334 dwellings)</p> <p>Stage 4 (Hasluck Street) – 6 to 15 storey residential flat development (indicative dwellings - 236 dwellings)</p> <p>Stage 5 (2 Grassland Street) – 8 to 15 storey residential flat development (indicative dwellings - 191 dwellings)</p> <p>No of dwellings (indicative): 761</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 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.” • Recommended that a separate declaration be made in respect of each stage for each of the three lots. • Recommended that the applicant be advised that a merit assessment may result in lower development

No.	Description	Record of Briefing
		<p>standards and dwelling yield than proposed in the EOI application.</p> <ul style="list-style-type: none"> Noted there are no member conflict of interests.
6.	<p>244110 - <u>51-55 Archer Street Chatswood</u> - Aqualand Prestige / Wayne Ziong / AB Chatswood Pty Ltd</p> <p>Summary of proposal: 100 apartments including 15% affordable (15-year timeframe) and 10% affordable (in perpetuity).</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Deferred consideration of this proposal to seek further information from the Department of Planning, Housing and Infrastructure. Noted there are no member conflict of interests.
7.	<p>244975 - <u>26-30 Mann Street, Gosford</u> - Urban Property Group</p> <p>Summary of proposal: Additional 273 apartments for a total of 505 apartments in two, 39 storey towers including a 20% GFA allocation of affordable apartments and commercial GFA at podium level.</p> <p>No of dwellings (indicative): 273</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 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." Recommended that the applicant be advised that a merit assessment may result in lower development standards and dwelling yield than proposed in the EOI application.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Noted there are no member conflict of interests.
8.	<p>246061 - <u>134A-134C Burwood Road & 29A-33A George St, Burwood</u> - Uniting Church in Australia Property Trust (NSW) C/- Willowtree Planning</p> <p>Summary of proposal: 500 apartments in a build to rent format with a 15% allocation of affordable apartments and place of public worship, commercial, child care and community GFA</p> <p>No of dwellings (indicative): 500</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Deferred consideration of this proposal to seek further information from the Department of Planning, Housing and Infrastructure. Noted there are no member conflict of interests.
9.	<p>246524 - <u>14-16 Brookhollow Avenue, Norwest</u> - ICH Corp Pty Ltd</p> <p>Summary of proposal: 125 apartments including 10% - 15% affordable housing, and commercial, food and drink, gym and childcare GFA.</p> <p>No of dwellings (indicative): 125</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act Noted 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." 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.

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		<ul style="list-style-type: none"> Noted there are no member conflict of interests.
10.	<p>247102 - <u>85 Waterloo Road, 97 Waterloo Road, Macquarie Park</u> - Goodman Property Services (Aust) Pty Ltd</p> <p>Summary of proposal: 736 apartments, including an unspecified portion of build to rent and affordable housing and retail GFA at ground level in seven buildings of 11 to 20 storeys.</p> <p>No of dwellings (indicative): 736</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 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 Objective 3: Drive quality and affordable housing Criteria 3.2: Well serviced Recommended the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site acting on issued SEARs for SSD-52604208. Noted there are no member conflict of interests.
11.	<p>247238 - <u>14 Giffnock Avenue and 95-99 Epping Road, Macquarie Park</u> - Sonic Healthcare Ltd</p> <p>Summary of proposal: 510 apartments including a 5% allocation of affordable housing with commercial GFA.</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.

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 510</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." Recommended that the applicant be advised that contributions for open space as outlined during the TOD process will be required. Noted there are no member conflict of interests.
12.	<p>247363 – <u>171, 175, 177-179 Great North Road and 1A and 1B Henry Street, Five Dock</u> - Traders In Purple</p> <p>Summary of proposal: 210 apartments including up to 15% allocation of affordable apartments with commercial and religious GFA in two, 20-storey buildings.</p> <p>No of dwellings (indicative): 210</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 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." Recommended that the applicant be advised that a merit assessment may result in development standards lower than proposed in the EOI application.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Recommended as a general principle, not having applications in parallel pathways. Noted that a parallel proposal is currently lodged RR-2024-18 (PP2023-2889). Noted there are no member conflict of interests.
13.	<p>247372 - <u>36 & 38 Gladstone Street and 59 - 69 Princes Highway Kogarah</u> - GC Property Investments Pty Ltd</p> <p>Summary of proposal: 180 apartments including an unspecified allocation of affordable apartments, and 150 serviced apartments with commercial GFA in a 16-storey building.</p> <p>No of dwellings (indicative): 350</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Deferred consideration of this proposal to seek further information from the Department of Planning, Housing and Infrastructure. Noted there are no member conflict of interests.
14.	<p>247417 - <u>246 Woodville Road, 248 Woodville Road, 256 Woodville Road, 258-264 Woodville Road, 2 Lansdowne Street, 4 Lansdowne Street, 8 Lansdowne Street, 8A Lansdowne Street, 10 Lansdowne Street, 12 Lansdowne Street, 14 Lansdowne Street, 16 Lansdowne Street and 19 Highland Street, Merrylands</u> - Green Dior Holdings Pty Ltd</p> <p>Summary of proposal: 1000 apartments including affordable housing, in 5 buildings 13-16 storeys high, with commercial and child-care GFA.</p> <p>No of dwellings (indicative): 1000</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 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."

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Recommended that the applicant be advised that the proposal should address the development standards within the exhibited Woodville Rd Corridor planning proposal. Noted there are no member conflict of interests.
15.	<p>247494 - <u>8 & 12 Harp Street, Campsie</u> - Gemstash P/L atf The Anthony Property Unit Trust</p> <p>Summary of proposal: 125 apartments including an unspecified allocation of affordable apartments in two, 6-7-storey buildings.</p> <p>No of dwellings (indicative): 125</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 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 Objective 3: Drive quality and affordable housing Criteria 3.1: Well located Noted: The applicant is advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system including development application following a planning proposal. Noted there are no member conflict of interests.
16.	<p>247542 - <u>13A-29 Union Street, Ultimo</u> - Fortune House (c/- Terraform Capital)</p> <p>Summary of proposal: 200 apartments including a 10%-15% allocation of affordable apartments, with commercial GFA.</p> <p>No of dwellings (indicative): 200</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.

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	Concurrent rezoning: Yes	<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. Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
17.	<p>247705 - <u>170 Rocky Point Road, Kogarah</u> - SJB Planning on behalf of 152-206 Rocky Point Road Pty Ltd</p> <p>Summary of proposal: 223 apartments including a 17% allocation of affordable apartments (48) with commercial and medical GFA.</p> <p>No of dwellings (indicative): 223</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 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'. Recommended that the applicant be asked to provide justification for loss of employment land as part of any future development application Noted there are no member conflict of interests.
18.	247824 - <u>57 Henry Street, Penrith</u> - Trio Property Group	The HDA:

No.	Description	Record of Briefing
	<p>Summary of proposal: 396 apartments over part 6 storey and part 35 storeys with commercial GFA and 3% affordable housing for 15 years.</p> <p>No of dwellings (indicative): 396</p> <p>Concurrent rezoning: Yes</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 the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site include a development application following a planning proposal. Noted there are no member conflict of interests.
19.	<p>248061 - <u>14 Childs - 24 Childs St, Lidcombe</u> - PRINCIPLE planning + urban design</p> <p>Summary of proposal: 360 apartments including a 10% allocation of affordable apartments with commercial GFA in a 28-storey building.</p> <p>No of dwellings (indicative): 360</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 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."

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Recommended that the applicant be advised that the application will need to be accompanied by a concurrent rezoning due to extent of uplift. Additionally, that a merit assessment may result in development standards lower than proposed in the EOI application, more closely aligned to the second development option outlined in the EOI submission. The applicant is also encouraged to continue to speak with Council on any public benefit offering. Noted there are no member conflict of interests.
20.	<p>248110 - <u>10 Valentine Avenue, Parramatta</u> - Holdmark (landowner and developer)</p> <p>Summary of proposal: 600 apartments including an allocation of 3%-5% affordable apartments in perpetuity and commercial GFA.</p> <p>No of dwellings (indicative): 600</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 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." Recommended as a general principle, not having applications in parallel pathways. Noted that a parallel proposal is currently lodged (SSD-70099458) Noted there are no member conflict of interests.
21.	<p>248174 - <u>35 Waterloo Road and 35-41 Waterloo Road, Macquarie Park</u> -</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p>Goodman Property Services (Aust) Pty Ltd</p> <p>Summary of proposal: 825 apartments including an unspecified allocation of build to rent apartments with commercial GFA.</p> <p>No of dwellings (indicative): 825</p> <p>Concurrent rezoning: Yes</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 all 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 3.2: Well serviced Criteria 3.3: Positive commitment to affordable housing Recommended the applicant be advised that, subject to meeting requirements, there remain alternative pathways in the NSW planning system for development on this site including Transport Orientated Development (TOD) Accelerated Precinct SSD pathways. Noted there are no member conflict of interests.
22.	<p>248203 - <u>7-11 Talavera Road, Macquarie Park</u> - Goodman Property Services (Aust) Pty Ltd</p> <p>Summary of proposal: 1020 apartments including allocation of build-to-rent, affordable and commercial GFA.</p> <p>No of dwellings (indicative): 1020</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 all 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
		<ul style="list-style-type: none"> ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2: Well serviced • Recommended the applicant be advised that, subject to meeting requirements, there remain alternative pathways in the NSW planning system for development on this site including Transport Orientated Development (TOD) Accelerated Precinct SSD pathways. • Noted there are no member conflict of interests.
23.	<p>248699 – <u>1A Racecourse Road, West Gosford</u> - Conexions development Pty Ltd</p> <p>Summary of proposal: Shop top housing (420 apartments) with heights between 8 and 12 storeys, with an affordable housing component and ground floor retail</p> <p>No of dwellings (indicative): 420</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal to seek further information from the Department of Planning, Housing and Infrastructure. • Noted there are no member conflict of interests.
24.	<p>248717 - <u>1 Joynton Avenue Zetland</u> - Ethos Urban</p> <p>Summary of proposal: 247 co-living rooms and 36 affordable housing dwellings with commercial GFA.</p> <p>No of dwellings (indicative): 283</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 did not adequately satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ▪ Criteria 1.1 Development is a type to deliver high yield housing ▪ Objective 2: Identify projects that can be assessed quickly

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Criteria 2.1: Largely consistent with development standards Recommended: The applicant be advised that 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.
25.	<p>248763 - <u>494-500 & 516 Military Road, Mosman</u> - Blue Aurora Partner Pty Ltd T/A Aurora Property Partnership</p> <p>Summary of proposal: 107 apartments including up to a 3% allocation of affordable housing in a 4 – 8 storey building with commercial GFA</p> <p>No of dwellings (indicative): 107</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 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. Noted Aoife Wynter did not brief the HDA on this matter due to a declared conflict of interest
26.	<p>248885 – <u>56, 62 and 66 Clapham Road, Sefton</u> - Blairgrove Group Pty Ltd</p> <p>Summary of proposal: 373 apartments including an allocation of 15%-20% affordable apartments with</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:

No.	Description	Record of Briefing
	<p>commercial GFA in a building up to 10 storeys</p> <p>No of dwellings (indicative): 373</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 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 the applicant be advised that, subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site include a development application and planning proposal. • Noted there are no member conflict of interests.
27.	<p>249015 - <u>297 Bringelly Road, Leppington</u> - Amourched & Mourched</p> <p>Summary of proposal: 1020 apartments including an allocation of 5% affordable apartments with commercial, child care and health services GFA in 3 buildings.</p> <p>No of dwellings (indicative): 1020</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 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.”

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Recommended that the applicant be advised that the proposal should address the finalisation of Leppington Town Centre <u>State-led Rezoning</u>. Recommended that the applicant be advised that a merit assessment may result in lower development standards and dwelling yield than proposed in the EOI application. Noted there are no member conflict of interests.
28.	<p>249062 - <u>1-3 Rosebery Avenue, Rosebery</u> - Ford Land Company Pty Ltd</p> <p>Summary of proposal: 266 apartments including a 5% allocation of affordable housing for 15 years, with commercial GFA and adaptive re-use of a local heritage item</p> <p>No of dwellings (indicative): 266</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Recommends to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. 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." Recommended that the applicant be advised that the affordable housing proposed is not commensurate with the uplift sought and should be closer to 10%. Additionally, a future merit assessment may result in reduced yield from that sought as part of the EOI and will need to address the LEP provisions related to retail premises. Noted there are no member conflict of interests. Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.

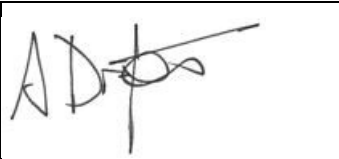
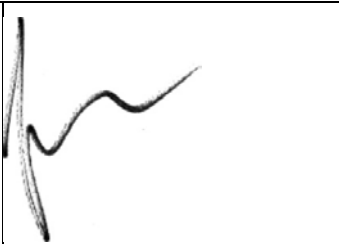


No.	Description	Record of Briefing
29.	<p>249119 – <u>1/3, 2/3, 3/3, 4/3 Eastbourne Road, Darling Point</u> - Skyland Group International</p> <p>Summary of proposal: 68 apartments in a 20-storey building with a monetary VPA contribution to affordable housing.</p> <p>No of dwellings (indicative): 68</p> <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 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 Objective 3: Drive quality and affordable housing Criteria 3.3: Positive commitment to affordable housing Recommended the applicant be advised that, subject to meeting requirements, 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>249403 - <u>10 Young Street, 1 Racecourse Road, 61 Central Coast Highway, West Gosford</u> - Japrico Development Pty Ltd</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Deferred consideration of this proposal to seek further information from the Department of Planning, Housing and Infrastructure. Noted there are no member conflict of interests.

No.	Description	Record of Briefing
	<p>Summary of proposal: 58 apartments with 60 hotel rooms and commercial GFA in a six and a 14-storey building.</p> <p>No of dwellings (indicative): 58</p> <p>Concurrent rezoning: No</p>	
31.	<p>249471 - <u>18 Factory Street & 526 Church Street, North Parramatta</u> - Principle Planning & Urban Design</p> <p>Summary of proposal: 100 apartments including an allocation of 10% affordable apartments for 10 years and a ground floor childcare centre.</p> <p>No of dwellings (indicative): 100</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 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, subject to meeting requirements, 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.
32.	<p>264173 - <u>152-190 Rowe Street and 3-5 Rutledge Street, Eastwood</u> - Eastwood Centre Pty Ltd</p> <p>Summary of proposal: Mixed use development providing 690 apartments</p> <p>No of dwellings (indicative): 690</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 the 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
		<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.
33.	<p>259507 - <u>945 Old Pacific Highway and 66 Myoora Road, Somersby</u> - World Cultural Tourism Village (WCTV) / World Cultural Tourism Village</p> <p>Summary of proposal: Construction of 540 detached, semi-detached and attached dwellings, to a maximum height of 9.5m and concurrent rezoning to rezone land to R2 with matching development standard for low density residential dwelling houses</p> <p>No of dwellings (indicative): 540</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 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 Objective 2: Identify projects that can be assessed quickly Criteria 2.1: Largely consistent with development standards Criteria 2.3 Positive commitment to commence - commence development quickly 3.1 Well-located - good access to transport and services 3.3 Well serviced - enabling infrastructure 3.4 Positive commitment to affordable housing

No.	Description	Record of Briefing
		<div><div>▪ Objective 4: Optional concurrent spot rezonings</div><div><div>• Recommended the applicant be advised, that subject to meeting requirements, there remain alternative approval pathways in the NSW planning system for development on this site include a development application following a planning proposal.</div><div>• Noted there are no member conflict of interests.</div></div></div>

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

 <div>Chair: Simon Draper Date: 4 June 2025</div>	 <div>Member: Kiersten Fishburn Date: 4 June 2025</div>	 <div>Member: Tom Gellibrand Date: 5/6/2025</div>	 <div>Member (alternate): Brett Whitworth Date: 4 June 2025 (Item 1 only)</div>
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TRANSCRIPT OF PROCEEDINGS

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DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING - 2 JUNE 2025

HDA MEMBERS:

SIMON DRAPER
KIERSTEN FISHBURN
TOM GELLIBRAND

HDA MEMBER ALTERNATES:

BRETT WHITWORTH

OTHER PERSONS PRESENT:

AOIFE WYNTER
CHRISSY PETERS
DAVID GAINFORD
MONICA GIBSON
MARK RUTHERFORD
ANGELA KENNA

MONDAY, 2 JUNE 2025

MR DRAPER: Okay. We'll just go through the EOIs we considered today. EOI number 246574 is recommended to be declared state significant.

MS FISHBURN: I'm just noting that I declared a conflict on that particular one. This is Kiersten and Brett Whitworth sat in on my place.

5 MR DRAPER: Yep, thanks Kiersten. 256493, not recommended. 256979, not recommended. 249515, not recommended. 248590, not recommended. 256882, not recommended. 261372, not recommended. 246474, not recommended. 259050, not recommended. 261914 is deferred.

MS FISHBURN: And we'll allow the department to have some further discussions with the
10 proponent.

MR DRAPER: Yeah. 234658 is recommended to be declared. 240472 is not recommended. 243947 is recommended to be declared. 244110 is deferred.

MS FISHBURN: And this is deferred to allow the department to have some further internal discussions.

15 MR DRAPER: 244975 is recommended to be declared. 246061 is deferred.

MS FISHBURN: This is deferred so the department can have some further internal discussions.

MR DRAPER: 246524 is recommended to be declared. 247102 is not recommended. 247238 is recommended to be declared. 247363 is recommended to be declared. 247372 is deferred.

MS FISHBURN: This is to allow the department to have some internal discussions further about
20 the area.

MR DRAPER: 247417 is recommended to be declared. 2479 - sorry, 247494 is not recommended to be declared. 247542 is recommended. 247705 is recommended. 247824 is not recommended to be declared. 248061 is recommended to be declared. 248110 is recommended to be declared. 248174 is not recommended. 248203 is not recommended. 248699 is deferred.

25 MS FISHBURN: And there are internal discussions occurring in relation to this hence it's being deferred.

MR DRAPER: Yep. 248717 is not recommended. 248 - sorry, 248763 is recommended to be declared. 248885 is not recommended. 249015 is recommended to be declared. 249062 is recommended to be declared. 249119 is not recommended to be declared. 249403 is
30 deferred. 249471 is not recommended to be declared. 264173 is recommended to be declared. And then 259507 is not recommended to be declared. Considered today. Thank you.

MS FISHBURN: Thank you.

RECORDING CONCLUDED