

## Housing Delivery Authority – Record of Briefing

**Date and Time:** 15 July 2025 – 10.00AM – 12.00PM

**Location:** L8 Broken Hill Room, 52 Martin Place, Sydney or MS Teams

**Chaired by:** Kiersten Fishburn, Department of Planning, Housing and Infrastructure (DPHI)

---

### HDA Members

Kiersten Fishburn – Secretary, DPHI

Tom Gellibrand – Chief Executive, Infrastructure NSW

---

### Member Alternates

Rebecca McPhee – Deputy Secretary, Investment NSW

Ken Morrison – CEO, Bradfield Development Authority – 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

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

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

Chrissy Peters – Manager, Panels Delivery, DPHI

Mark Rutherford – Director, Probity, DPHI

Dipti Parkhi – Business Improvement Officer, Panels Delivery, DPHI

---

### Apologies

Simon Draper - Secretary, Premier's Department

## Summary of decision

The HDA considered 50 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 50 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 28 EOI applications be declared under the HDA SSD pathway.
- 12 EOI applications are not recommended to be called in as SSD.
- 7 EOI applications already had state significance via alternative SSD pathways. The existing pathways were considered appropriate.
- 3 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"> <li>• Acknowledgement of Country</li> <li>• Conflict of Interests</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Members agreed</b> to Chair for the briefing.</li> <li>• <b>Noted</b> the following declared conflicts:                             <ul style="list-style-type: none"> <li>○ <b>Kiersten Fishburn</b> – EOI 269946</li> <li>○ <b>David Gainsford</b> – EOIs 256326 and 257676</li> </ul> </li> </ul>
B	Briefing on Ku-ring-gai EOIs	<ul style="list-style-type: none"> <li>• <b>Noted</b> briefing on EOIs in Ku-ring-gai TOD by Monica Gibson</li> </ul>
C	HDA Operational Briefing	<ul style="list-style-type: none"> <li>• <b>Noted</b> the verbal update on HDA procedures and operational matters.</li> </ul>
1.	<u>269946 - 410-414, 416-418, 420, 422, 424, 426, 428-432, 147, 149, 153, 155, 157, 167, 169, 171, 175, 183 Oxford Street, Bondi Junction - Apt.Residential Pty Limited</u> <b>Summary of proposal:</b> 900 build to rent apartments, over three, 36 storey	The HDA: <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> </ul>

No.	Description	Record of Briefing
	<p>towers, with podium level commercial and retail and 10% affordable housing</p> <p><b>No of dwellings (indicative):</b> 900</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that the proposal will need to maintain amenity and solar access to the Oxford Street Mall.</li> <li>• <b>Recommends</b> that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> that rail infrastructure will need to be considered as part of the assessment of the proposal.</li> <li>• <b>Noted</b> Kiersten Fishburn declared a conflict and Ken Morrison sat as alternate member.</li> </ul>
<p>2.</p>	<p><u>235550 - 73-75 Gipps Street, 77 Gipps Street, 60-72 Flinders Street, 74 Flinders Street, Wollongong - Level 33</u></p> <p><b>Summary of proposal:</b> Construction of an 80m high building with 1,500 apartments, including 260 affordable apartments (15% of GFA), business premises and basement floor area</p> <p><b>No of dwellings (indicative):</b> 1500</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>• The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:</li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act”.</li> <li><b>Recommended</b> that the applicant be advised that permissibility be addressed by an Additional Permitted Use.</li> <li><b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>3.</p>	<p><u>238409 - 4 Drovers Way, 2 Drovers Way, 9A Gladstone Parade, Lindfield - Staldone Corporation Pty Ltd</u></p> <p><b>Summary of proposal:</b> 120 apartments including 17% allocated affordable apartments</p> <p><b>No of dwellings (indicative):</b> 120</p> <p><b>Concurrent rezoning:</b> No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li><b>Noted</b> the proposal has state significance</li> <li><b>Confirmed</b> the in-fill affordable housing SSD pathway as the correct development pathway for this application</li> <li><b>Recommended</b> the applicant be advised to continue to pursue the alternative approval pathway offered through DA for SSD-84875208.</li> <li><b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> <li><b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>4.</p>	<p><u>244110 - 51-55 Archer Street, Chatswood - Aqualand Prestige</u></p> <p><b>Summary of proposal:</b> 100 apartments including 15% affordable (15-year timeframe) and 10% affordable (in perpetuity)</p> <p><b>No of dwellings (indicative):</b> 100</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li><b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li><b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li><b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li><b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>The proposal has State significance as it is a major residential project as it satisfies</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<p>the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> that the applicant be advised that Willoughby City Council is currently undertaking a capacity analysis of available infrastructure to support residential uplift within Chatswood CBD and any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift.</li> <li>• <b>Recommended</b> the applicant be advised that the SEARs SSD 75116211, August 2024 will need to be surrendered.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
5.	<p><u>245493 - 14A Stanhope Road, 10 Stanhope Road, 14 Stanhope Road, Killara - Stanhope Road Residence Holdings Pty Limited</u></p> <p><b>Summary of proposal:</b> 135 apartments including a 2% allocation of affordable apartments in three buildings part 3 to part 10 storeys</p> <p><b>No of dwellings (indicative):</b> 135</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance</li> <li>• <b>Confirmed</b> the in-fill affordable housing SSD pathway as the correct development pathway for this application.</li> <li>• <b>Recommended</b> the applicant be advised to continue to pursue the alternative approval pathway offered through DA for SSD-81890707.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
6.	<p><u>247139 - 21 Roseville Avenue, 23 Roseville Avenue, 25 Roseville Avenue, 27 Roseville Avenue, 16 Lord Street, 18 Lord Street, 20 Lord Street, 22 Lord</u></p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance</li> </ul>

No.	Description	Record of Briefing
	<p><u>Street, 24 Lord Street, Roseville - Urbis Ltd</u></p> <p><b>Summary of proposal:</b> 259 apartments, including an allocation of 17% affordable housing (2% in perpetuity and 15% for 15 years) in a 9-storey building</p> <p><b>No of dwellings (indicative):</b> 259</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Confirmed</b> the in-fill affordable housing SSD pathway as the correct development pathway for this application</li> <li>• <b>Recommended</b> the applicant be advised to continue to pursue the alternative approval pathway offered through DA for SSD-78996460.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
7.	<p><u>247372 - 36 &amp; 38 Gladstone Street and 59 - 69 Princes Highway, Kogarah - GC Property Investments Pty Ltd</u></p> <p><b>Summary of proposal:</b> 260 apartments with 15% affordable housing and 133 serviced apartments and commercial GFA in buildings up to 22 storeys</p> <p><b>No of dwellings (indicative):</b> 260</p> <p><b>Concurrent rezoning:</b> No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>• The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>• The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
8.	<p><u>249171 - 20A Shirley Rd, 22 Shirley Rd, 24 Shirley Rd, 17 Pockley Ave, 19 Pockley Ave, Roseville - Ethos Urban (Town Planner for landowners)</u></p> <p><b>Summary of proposal:</b> 190 apartments, including an allocation of 17%</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:</li> </ul>

No.	Description	Record of Briefing
	<p>affordable apartment (2% in perpetuity and 15% for 15 years)</p> <p><b>No of dwellings (indicative):</b> 190</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being:                             <ul style="list-style-type: none"> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Criteria 2.3: Land tenure is secure</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.1: Well-located- free of specific environmental hazards</li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>9.</p>	<p><u>249484 - 24 Middle Harbour Road, 26 Middle Harbour Road, 28 Middle Harbour Road, Lindfield - MHR Lindfield Investments Pty Ltd ATF MHR Lindfield Trust C/- Willowtree Planning</u></p> <p><b>Summary of proposal:</b> 157 apartments including a 17% allocation of affordable apartments and 65 build-to-rent apartments</p> <p><b>No of dwellings (indicative):</b> 157</p> <p><b>Concurrent rezoning:</b> No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance</li> <li>• <b>Confirmed</b> the in-fill affordable housing SSD pathway as the correct development pathway for this application</li> <li>• <b>Recommended</b> the applicant be advised to continue to pursue the alternative approval pathway for development on the site offered through SSD-82548708.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>10.</p>	<p><u>250192 - 8 Highgate Road, 6 Highgate Road, 4 Highgate Road, 2 Highgate</u></p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance</li> </ul>

No.	Description	Record of Briefing
	<p>Road, 1 Reid Street, 3 Reid Street, 2 Woodside Avenue, 4 Woodside Avenue, Lindfield - CPDM Pty Ltd</p> <p><b>Summary of proposal:</b> 173 apartments including 17% affordable housing (2% in perpetuity and 15% for 15 years) over two buildings, 9-storeys high</p> <p><b>No of dwellings (indicative):</b> 173</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Confirmed</b> the in-fill affordable housing SSD pathway as the correct development pathway for this application</li> <li>• <b>Recommended</b> the applicant be advised to continue to pursue the alternative approval pathways offered through SSD-78493518 and SSD-79261463.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
11.	<p>253646 - Lot 4 DP 1244925, Farmland Drive, Schofields - Catalina Developments</p> <p><b>Summary of proposal:</b> Construction of approximately 550 dwellings in 8 residential flat buildings up to 18m</p> <p><b>No of dwellings (indicative):</b> 550</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that the provision of affordable housing will be required.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
12.	<p><u>255048 - 26 Josephine Street, Riverwood</u> - Riverwood Hotel Operations Pty Ltd atf Riverwood Hotel Operations Trust</p> <p><b>Summary of proposal:</b> 180 apartments including 5% affordable housing</p> <p><b>No of dwellings (indicative):</b> 180</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> <li>○ <b>Recommended</b> that the applicant be advised that a concurrent rezoning may be required.</li> </ul> </li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
13.	<p><u>255247 - 19A Evans Ave, Eastlakes</u> - Conquest</p> <p><b>Summary of proposal:</b> 1000 apartments including 10% affordable housing and build-to-rent in four towers over a commercial podium</p> <p><b>No of dwellings (indicative):</b> 1000</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<p>document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Recommended</b> that the applicant be advised that any proposed rezoning and SSD will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>14.</p>	<p><u>255283 - 27 - 33 Everton Road, Strathfield</u> - Iris Strathfield Operations Pty Ltd atf Iris Strathfield Operations Trust</p> <p><b>Summary of proposal:</b> 190 apartments including 5% affordable housing, commercial GFA and retention of heritage listed pub</p> <p><b>No of dwellings (indicative):</b> 190</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>• The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>• The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act”.</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that a merit assessment may result in development</li> </ul>

No.	Description	Record of Briefing
		<p>standards and dwelling yield lower than proposed in the EOI application.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>15.</p>	<p><u>255354 - 440-458 Church Street, Parramatta</u> - Think Planners Pty Ltd</p> <p><b>Summary of proposal:</b> 505 apartments in two towers up to 110m, including an unspecified percentage of affordable housing, commercial GFA and restoration of local heritage items</p> <p><b>No of dwellings (indicative):</b> 505</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that the height and FSR increases need to address impacts that were managed via the development standards set through the Church Street North LEP amendment. The proposal will need to adequately manage impacts on heritage items and include a percentage of affordable housing.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>16.</p>	<p><u>255387 - 40 Stewart Street, Ermington</u> - Wesley Community Services Limited</p> <p><b>Summary of proposal:</b> 211 independent living units, adaptive reuse of heritage listed buildings on the site</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:</li> </ul>

No.	Description	Record of Briefing
	<p><b>No of dwellings (indicative):</b> 211</p> <p><b>Concurrent rezoning:</b> No</p>	<ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> <li>● <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>● <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>● <b>Recommended</b> that the applicant be advised that the provision of affordable housing will be required.</li> <li>● <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>17.</p>	<p><u>255405 - 16-20 Fisher Road and 5 Redman Road, Dee Why - Planning &amp; Co</u></p> <p><b>Summary of proposal:</b> 102 apartments with 15% affordable housing</p> <p><b>No of dwellings (indicative):</b> 102</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>● <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>● <b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>● <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>● <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>● <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
18.	<p><u>255529 - 469-483 Balmain Road, Lilyfield - Roche Group Pty Ltd</u></p> <p><b>Summary of proposal:</b> 166 apartments (uplift of 76 on the existing approval) including 5% affordable housing and employment GFA</p> <p><b>No of dwellings (indicative):</b> 166</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> <li>▪ Criteria 1.2: Development is State significant</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.2: Well located- free of specific environmental hazards</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
19.	<p><u>255642 - 24 Park Avenue, 26 Park Avenue, 14 Rosedale Road, 16 Rosedale Road, 18 Rosedale Road, 20 Rosedale Road, 2 Garden Square, and 2A Garden Square, Gordon – Willottree Planning</u></p> <p><b>Summary of proposal:</b> 118 apartments including 15% affordable housing with retention of heritage items</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Deferred</b> consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure.</li> <li>• <b>Noted</b> that the Department of Planning, Housing and Infrastructure has received the alternative TOD scheme from Ku-ring-gai Council and that</li> </ul>

No.	Description	Record of Briefing
	<p><b>No of dwellings (indicative):</b> 118</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>the EOI will be deferred until the TOD scheme is finalised.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>20.</p>	<p><u>256250 - 89 George Street and 91 George Street, Parramatta - Freecity Parramatta Development No 1 Pty Ltd</u></p> <p><b>Summary of proposal:</b> 708 build to rent apartments and 123 co-living units, including retail and commercial space and 5% affordable housing</p> <p><b>No of dwellings (indicative):</b> 708</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>21.</p>	<p><u>256278 - 70 Pemberton Street, 260 Victoria Road, 260A Victoria Road, 178 James Ruse Drive, 180 James Ruse Drive, 182 James Ruse Drive, 184 James Ruse Drive, 186 James Ruse Drive, 186A James Ruse Drive, 188 James Ruse Drive, 190 James Ruse Drive, 192 James Ruse Drive, 194 James Ruse Drive, 196 James Ruse</u></p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> </ul>

No.	Description	Record of Briefing
	<p><u>Drive, 198 James Ruse Drive, 200 James Ruse Drive, 19 Collett Parade, 17 Collett Parade, 15 Collett Parade, 137 Pennant Street, Parramatta</u> - Walker Parramatta North Developments Pty Limited</p> <p><b>Summary of proposal:</b> Stage 1 for 500 apartments including 10% affordable housing. Concept for a total of 1800-2000 dwellings in 11 buildings 6 to 40 storeys as well ancillary commercial and community uses</p> <p><b>No of dwellings (indicative):</b> 500</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that any proposed rezoning and SSD will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>22.</p>	<p><u>256326 - 444-450 Gardeners Road, Alexandria</u> - GURNER 444 GARDENERS ROAD PTY LTD</p> <p><b>Summary of proposal:</b> 120 apartments and ground floor commercial GFA. Monetary contribution to affordable housing under City of Sydney affordable housing policy</p> <p><b>No of dwellings (indicative):</b> 120</p> <p><b>Concurrent rezoning:</b> No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<p>significance under s4.36 of the EP&amp;A Act.”</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> that the applicant be advised to continue discussions with council relating to an amended public benefit offering taking into account the uplift beyond the existing approval.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> <li>• <b>Noted</b> David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.</li> </ul>
<p>23.</p>	<p><u>256336 - 68 Alfred Street South, Milsons Point</u> - A+ design group</p> <p><b>Summary of proposal:</b> 114 apartments with 40% affordable housing and commercial floor space</p> <p><b>No of dwellings (indicative):</b> 114</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that consideration of impacts on surrounding heritage items, views and solar access will be required as part of a future merit assessment.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
24.	<p><u>256634 - 113 Willarong Road, Caringbah</u> - Keylan Consulting</p> <p><b>Summary of proposal:</b> Concept (988 dwellings) and stage 1 (420 dwellings) with 15% affordable housing, across 10 buildings ranging from 8 to 12 storeys with ground floor uses including childcare, retail and health services</p> <p><b>No of dwellings (indicative):</b> 420</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that a concurrent rezoning is required and that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
25.	<p><u>256872 - 123 Alison Road, 125 Alison Road, 127-129 Alison Road, 131 Alison Road, 135-139 Alison Road, 11 Elizabeth Lane, Randwick</u> - The Randwick Labor Club Ltd C/o Keylan Consulting</p> <p><b>Summary of proposal:</b> 115 apartments with 15% affordable housing, mixed use development over 11 storeys, ground floor commercial uses and registered club</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> </ul>

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 115</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document ‘HDA consideration of state significance under s4.36 of the EP&amp;A Act’.</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that the height and FSR increases proposed will need to address the proposed Randwick Junction Town centre planning proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>26.</p>	<p><u>256886 - 57 Macquarie Street, Parramatta</u> - Better Buildings Pty Limited</p> <p><b>Summary of proposal:</b> 550 apartments over 60 storeys, with 15% affordable housing for 15 years and commercial GFA</p> <p><b>No of dwellings (indicative):</b> 550</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
27.	<p><u>256907 - 10 London St and 43 North Parade, Campsie - Arada</u></p> <p><b>Summary of proposal:</b> 149 apartments with 5% affordable housing and commercial floorspace in a 29-storey building</p> <p><b>No of dwellings (indicative):</b> 149</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant is advised that as part of a merit assessment process the height and FSR increases proposed in the EOI may need to align more closely to the standards within PP-2024-2261. Any development application cannot be determined ahead of the finalisation of PP-2024-2261.</li> <li>• <b>Recommended</b> that the applicant be advised that the affordable housing proposed is not commensurate with the uplift sought and should be closer to 10%.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
28.	<p><u>256918 - 100 Edinburgh Road, Castlecrag - Conquest</u></p> <p><b>Summary of proposal:</b> 150 apartments including 10 affordable apartments, with</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:</li> </ul>

No.	Description	Record of Briefing
	<p>commercial GFA in a building to ~11 storeys</p> <p><b>No of dwellings (indicative):</b> 150</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> <li>● <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>● <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>○ <b>Recommended</b> that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>● <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p><b>29.</b></p>	<p><u>256963 - 235 Parramatta Road, Five Dock</u> - Mantino Pty Ltd c/o KWC Capital Pty Ltd</p> <p><b>Summary of proposal:</b> 160 apartments including 4% affordable housing with commercial GFA in a 11-storey building</p> <p><b>No of dwellings (indicative):</b> 160</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>● <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>● <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>● <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>● <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Recommended</b> that the applicant be advised that a future rezoning and SSD should include urban design analysis to ensure appropriate transition to the adjoining school and address changes to road and access network envisioned within the PRCUTS.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>30.</p>	<p><u>256972 - 6-18 Church Road, 1 Breasley Pl, Yagoona - Uniting</u></p> <p><b>Summary of proposal:</b> 330 dwellings (independent living units and residential care facilities), including 5% affordable housing, with ancillary uses including café, health, wellness and community amenities in 6 to 12 storey buildings</p> <p><b>No of dwellings (indicative):</b> 330</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that any proposed rezoning and SSD will need to involve a discussion with Council on potential road network upgrades required due to significant uplift.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>31.</p>	<p><u>257512 - 71 - 73 George Street, Parramatta - Think Planners Pty Ltd</u></p> <p><b>Summary of proposal:</b> 205 apartments including unspecified affordable</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> </ul>

No.	Description	Record of Briefing
	<p>housing with commercial GFA in a 46-storey building</p> <p><b>No of dwellings (indicative):</b> 205</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:                                     <ul style="list-style-type: none"> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.2: Well located - free of specific environmental hazards</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for non-residential development on this site including a development application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p><b>32.</b></p>	<p><u>257527 - 8-12 Manson Street, Telopea</u> - Think Planners Pty Ltd</p> <p><b>Summary of proposal:</b> 100 apartments including 15% affordable housing, in a 10-storey building</p> <p><b>No of dwellings (indicative):</b> 100</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>• The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>• The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<p>document “HDA consideration of State significance under s4.36 of the EP&amp;A Act”.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p><b>33.</b></p>	<p><u>257548 - 38 Anderson Street, 40 Anderson Street, 42 Anderson Street, 2 Day Street, 3 McIntosh Street, Chatswood</u> - 3 McIntosh Pty Ltd</p> <p><b>Summary of proposal:</b> 308 apartments including 15% affordable housing, with commercial GFA</p> <p><b>No of dwellings (indicative):</b> 308</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> <li>▪ Criteria 1.2: Development is State significant</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Criteria 2.3: Land tenure is secure</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including pursuing the SSD in fill housing development (SSD-74670720) currently under assessment.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p><b>34.</b></p>	<p><u>257676 - 529 Kent Street, Sydney</u> - A+ design group</p> <p><b>Summary of proposal:</b> 195 apartments including 15% affordable housing for 15 years, with commercial GFA and adaptive re-use of State heritage item</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:</li> </ul>

No.	Description	Record of Briefing
	<p><b>No of dwellings (indicative):</b> 195</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:                             <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes within the Housing Accord period</li> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including the build to rent pathway.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> <li>• <b>Noted</b> David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.</li> </ul>
<p><b>35.</b></p>	<p><u>257860 - 7 Werona Ave, 9 Werona Ave, 24 Stanhope Rd, 26 Stanhope Rd, 28 Stanhope Rd, 32 Stanhope Rd, 34 Stanhope Rd, 4 Springdale Rd, Killara - HAPDAY HOLDINGS P/L on behalf of Macquarie Health Corp</u></p> <p><b>Summary of proposal:</b> 350 apartments including 17% affordable housing in multiple buildings 4 to 9 storeys</p> <p><b>No of dwellings (indicative):</b> 350</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance</li> <li>• <b>Confirmed</b> the in-fill affordable housing SSD pathway as the correct development pathway for this application</li> <li>• <b>Recommended</b> the applicant be advised to continue to pursue the alternative approval pathway offered through SSD- 85845958.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p><b>36.</b></p>	<p><u>257875 - 23 Karranga Avenue, Killara - HAPDAY HOLDINGS P/L on behalf of Macquarie Health Corp</u></p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Deferred</b> consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure.</li> </ul>

No.	Description	Record of Briefing
	<p><b>Summary of proposal:</b> 150 apartments including 17% affordable housing in over multiple buildings, 3 to 6 storeys</p> <p><b>No of dwellings (indicative):</b> 150</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Noted</b> that the Department of Planning, Housing and Infrastructure has received the alternative TOD scheme from Ku-ring-gai Council and that the EOI will be deferred until the TOD scheme is finalised.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p><b>37.</b></p>	<p><u>257885 - 13,15,17-19 Station Road, Auburn</u> - Station 1 Pty Ltd</p> <p><b>Summary of proposal:</b> 156 apartments including 15% affordable housing for 15 years, with commercial GFA in a building up to 78m</p> <p><b>No of dwellings (indicative):</b> 156</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Recommended</b> as a general principle, not having applications in parallel pathways.</li> <li>• <b>Noted</b> that a parallel application DA2025/0057 is currently under assessment.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

No.	Description	Record of Briefing
38.	<p><u>258101 - 188 South Street, 208 South Street, 216 South Street, 218 South Street, 234 South Street, 990 Richmond Road, 998 Richmond Road, 1004 Richmond Road, 1010 Richmond Road, 1016 Richmond Road, 237 Bere Street, 251 Bere Street, Marsden Park - Crownland Developments and Others.</u></p> <p><b>Summary of proposal:</b> Concept plan for a total of 3,000 dwellings with 200 apartments (Stage 1) including 10% affordable housing for 15 years, with commercial GFA</p> <p><b>No of dwellings (indicative):</b> 200</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> <li>▪ Objective 2 Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Objective 3 Drive quality and affordable housing</li> <li>▪ Criteria 3.2: Well-located - free of specific environmental hazards</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
39.	<p><u>258223 - 657-673, 675, &amp; 683-687 Parramatta Road, 2 George Street and 7 Tebbutt Street, Leichhardt - Leichhardt Commercial Pty Ltd</u></p> <p><b>Summary of proposal:</b> 375 apartments including 15% affordable housing with commercial GFA in 20-storey buildings</p> <p><b>No of dwellings (indicative):</b> 375</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> <li>○ Objective 2 Identify projects that can be assessed quickly</li> <li>○ Criteria 2.1: Largely consistent with development standards</li> </ul> </li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>○ Criteria 3.2: Well-located - free of specific environmental hazards</li> <li>○ Objective 4: Optional Concurrent Spot Rezoning</li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site, including a development application following the release of the Department’s Industrial Lands Policy.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>40.</p>	<p><u>258937 - 99 Byron Road, Leppington</u> - Mosca Pserras Architects</p> <p><b>Summary of proposal:</b> 80 apartments, with unspecified affordable housing, and 15 attached dwellings.</p> <p><b>No of dwellings (indicative):</b> 95</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> <li>▪ Objective 1: Deliver more homes in the accord period</li> <li>▪ Criteria 1.2: Development is State significant</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site, including a development application following finalisation of Leppington Town Centre planning proposal.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>41.</p>	<p><u>259201 - 76-90 Evaline Street &amp; 21-23 Claremont St, Campsie</u> - CS1 Evaline Development Pty Ltd (HYG)</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> </ul>

No.	Description	Record of Briefing
	<p><b>Summary of proposal:</b> 396 apartments, including 10% affordable housing for 15 years, with commercial GFA, in 3 buildings to 14 storeys, 15 storeys and 24 storeys</p> <p><b>No of dwellings (indicative):</b> 396</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Recommended</b> that the applicant is advised that as part of a merit assessment process the height and FSR increases proposed in the EOI may need to align more closely to the standards within PP-2024-2261. Any development application cannot be determined ahead of the finalisation of PP-2024-2261.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>42.</p>	<p><u>259242 - 166-204 Parramatta Road and 1-1A Cheltenham Road, Croydon</u> - LSH Property (Alexandria) Pty Ltd c/- Ethos Urban</p> <p><b>Summary of proposal:</b> 314 apartments including 5% affordable housing with commercial and community GFA in two towers to 17 and 22 storeys</p> <p><b>No of dwellings (indicative):</b> 314</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:</li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> <li>• <b>Recommended</b> that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application.</li> <li>• <b>Recommended</b> as a general principle, not having applications in parallel pathways.</li> <li>• <b>Noted</b> that a parallel proposal PP-2023-1046 is currently under assessment.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p><b>43.</b></p>	<p><u>259397 - 4-10 Bridge Street, Pymble - Fife Capital c/- Urbis</u></p> <p><b>Summary of proposal:</b> 100 apartments including 5% affordable housing with commercial GFA</p> <p><b>No of dwellings (indicative):</b> 100</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:                                     <ul style="list-style-type: none"> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for non-residential development on this site including a development application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>





No.	Description	Record of Briefing
44.	<p><u>259407 - 104 – 108 Victoria Road, Rozelle - Traders In Purple</u></p> <p><b>Summary of proposal:</b> 130 apartments including 25%-30% affordable housing, with commercial GFA</p> <p><b>No of dwellings (indicative):</b> 130</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
45.	<p><u>261438 - 21 McIntosh Street, 23 McIntosh Street, 25 McIntosh Street, 55 Werona Avenue, Gordon - CPDM Pty Limited</u></p> <p><b>Summary of proposal:</b> 165 apartments including 2% affordable housing in perpetuity in 3 buildings up to 9 storeys</p> <p><b>No of dwellings (indicative):</b> 165</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance</li> <li>• <b>Confirmed</b> the in-fill affordable housing SSD pathway as the correct development pathway for this application</li> <li>• <b>Recommended</b> the applicant be advised to continue to pursue existing SSD-83478456 for this site.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
46.	<p><u>261914 - 16-18 Belmore Road, 20 Belmore Road and 22-24 Belmore Road, Randwick - Planning Lab</u></p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:</li> </ul>

No.	Description	Record of Briefing
	<p><b>Summary of proposal:</b> 104 apartments with 15% affordable housing in a 15 storey building with commercial GFA</p> <p><b>No of dwellings (indicative):</b> 104</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>The proposal adequately satisfies the objectives and criteria of the HDA EOI.</li> <li><b>Formed</b> the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.</li> <li><b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&amp;A Act.”</li> </ul> </li> <li><b>Recommended</b> that the applicant be advised that the height and FSR increases proposed will need to address the proposed Randwick Junction Town centre planning proposal and impacts on the road network as a result of uplift.</li> <li><b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>47.</p>	<p><u>263200 - 10-12 Munday Street and 1 Stroud Avenue, Warwick Farm - Planning &amp; Co</u></p> <p><b>Summary of proposal:</b> 289 apartments including 15% affordable housing, with commercial GFA in a 10-storey building</p> <p><b>No of dwellings (indicative):</b> 289</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li><b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li><b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> <li>Objective 2: Identify projects that can be assessed quickly</li> <li>Criteria 2.1: Largely consistent with development standards</li> <li>Objective 3: Drive quality and affordable housing</li> </ul> </li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>▪ Criteria 3.2: Well located (environmental hazards and constraints)</li> <li>▪ <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>48.</p>	<p><u>263214 - 2 Shore Street, Warwick Farm - Planning &amp; Co</u></p> <p><b>Summary of proposal:</b> 130 apartments including 15% affordable housing in a part 5, part 7 storey building</p> <p><b>No of dwellings (indicative):</b> 130</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li>• <b>Noted</b> the reasons for the HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being:                                     <ul style="list-style-type: none"> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.2: Well located (environmental hazards and constraints)</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
<p>49.</p>	<p><u>263223 - 18 Munday Street, Warwick Farm - PCPL HOLDINGS PTY LIMITED</u> A.C.N 618 421 588 ATF CITY</p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p>FORMWORK PTY LTD SUPERANNUATION FUND ABN 39 893 381 803</p> <p><b>Summary of proposal:</b> 104 apartments including 3% affordable housing with commercial GFA in a 15-storey building</p> <p><b>No of dwellings (indicative):</b> 104</p> <p><b>Concurrent rezoning:</b> Yes</p>	<ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under the HDA pathway</li> <li>• <b>Noted</b> the reasons for the HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> <li>▪ Objective 2: Identify projects that can be assessed quickly</li> <li>▪ Criteria 2.1: Largely consistent with development standards</li> <li>▪ Objective 3: Drive quality and affordable housing</li> <li>▪ Criteria 3.2: Well located (environmental hazards and constraints)</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>
50.	<p><u>266942 - 3 Maples Avenue, 5 Maples Avenue, 7 Maples Avenue, 31 Werona Avenue, 29 Werona Avenue, 27 Werona Avenue Killara - Urbis Ltd</u></p> <p><b>Summary of proposal:</b> About 200 apartments with 2% allocation of affordable apartments</p> <p><b>No of dwellings (indicative):</b> 200</p> <p><b>Concurrent rezoning:</b> Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Deferred</b> consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure.</li> <li>• <b>Noted</b> that the Department of Planning, Housing and Infrastructure has received the alternative TOD scheme from Ku-ring-gai Council and that the EOI will be deferred until the TOD scheme is finalised.</li> <li>• <b>Noted</b> there are no member conflict of interests.</li> </ul>

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

 Chair: Kiersten Fishburn Date: 17/07/2025	 Member: Tom Gellibrand Date: 16/7/2025	 Member (Alternate): Rebecca McPhee Date: 16/07/2025	 Member (Alternate): Ken Morrison Date: 16/07/2025 Item 1 only
---	--	--	--



# TRANSCRIPT OF PROCEEDINGS

PHONE: 1800 287 274  
EMAIL: [clientservices@viqsolutions.com](mailto:clientservices@viqsolutions.com)  
WEB: [www.viqsolutions.com.au](http://www.viqsolutions.com.au)

BRISBANE | MELBOURNE | PERTH | SYDNEY

---

## DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

### HDA BRIEFING - 15 JULY 2025

**HDA MEMBERS:** KIERSTEN FISHBURN  
TOM GELLIBRAND  
REBECCA MCPHEE

**HDA MEMBER ALTERNATES:** KEN MORRISON

**OTHER PERSONS PRESENT:** DAVID GAINSFORD  
MONICA GIBSON  
AOIFE WYNTER  
KATE MCKINNON  
CHRISSY PETERS  
MARK RUTHERFORD  
DIPTI PARKHI

-  
**TUESDAY, 15 JULY 2025**

MS FISHBURN: Thank you. I'm now going to read through the minutes of the Housing Delivery Authority meeting of the 15th of July 2025. I'm Kiersten Fishburn. I'm the Chair today in the absence of Simon Draper, and joining me as the HDA representatives have been Tom Gellibrand, Chief Executive of Infrastructure New South Wales, and Rebecca McPhee, Deputy Secretary

5 Investment of New South Wales. Also joining for the deliberations was Ken Morrison, the CEO of the Bradfield Development Authority who dealt with an item on which I had declared a conflict. In the meeting today, we received a briefing on the expressions of interest that have been received in the Ku-ring-gai Local Government Area and an operational briefing, which we do at each meeting.

10 I'm now going to work through the agenda items. The first item, which is 269946 is the item for which I declared a conflict of interest. I was not in the room or present for the discussions there, however, for the purpose of the minutes I'll read out the recommendation of Tom, Rebecca and Ken, which is to support this EOI to be recommended to the Minister, noting that rail infrastructure will need to be addressed as part of the assessment process. The next is 235550, which was

15 recommended to be recommended to the Minister. The next is 238409. This is one of the matters which is in the Ku-ring-gai Local Government Area, which we were briefed. The recommendation is that the proponent should proceed with their existing SEARs issued proposal, however, the HDA will have a monitoring role for these applications and others that are similar.

20 244110 has been recommended for it to be recommended to the Minister. 245493 is another in the Ku-ring-gai Local Government Area, and the recommendation is to proceed with the existing SEARs issued proposal and the HDA to take a monitoring role. 247139 is another in the Ku-ring-gai Local Government Area. The recommendation is to proceed with the existing SEARs issued proposal and the HDA to take a monitoring role. The next is 247372, which is recommended

25 to be recommended to the Minister. The next is 249171. This one has not been recommended. The reasons for the non-recommendation are some quite significant site constraints, biodiversity and the site layout. It's likely to be a complex assessment process and is not consistent with the HDA timeframes.

249484, this is recommended to proceed with the existing SEARs issued proposal and the HDA to

30 take a monitoring role. 250192, this is recommended to proceed with the existing SEARs issued proposal and the HDA to take a monitoring role. 253646 is recommended for recommendation to the Minister, noting that there's absent (indistinct) an affordable housing component at present, and that will form part of the department's discussions. 255048 is recommended to be recommended to the Minister. 255247 is recommended to be recommended to

35 the Minister. 255283 is recommended to be recommended to the Minister. 255354 is

recommended to be recommended to the Minister.

255387 is recommended to be recommended to the Minister. 255405 is recommended to be recommended to the Minister. 255529 is not recommended; the additionality that is sought from this EOI is under the yield threshold for the HDA. 255642 is recommended for deferral; the  
5 department is currently considering the submission of the alternative TOD scheme put forward by Ku-ring-gai Council, and the HDA wishes to defer this matter until the outcome of that consideration is known. 256250 is recommended to be recommended to the Minister. 256278 is recommended to be recommended to the Minister. 256326 is recommended to be recommended to the Minister. 256336 is recommended to be recommended to the Minister.

10 256634 is recommended to be recommended to the Minister. 256872 is recommended to be recommended to the Minister. 256886 is recommended to be recommended to the Minister. 256907 is recommended to be recommended to the Minister. 256918 is recommended to be recommended to the Minister. 256963 is recommended to be recommended to the Minister. 256972 is recommended to be recommended to the Minister. 257512 is not  
15 recommended; the HDA has noted that this is in the E2 Commercial Core in Parramatta and, therefore, is not appropriate for residential. 257527 is recommended to be recommended to the Minister. 257548 is not recommended, noting that the additionality requested through the EOI is under the HDA yield.

257676 is not recommended; this site has significant complexity, and the City of Sydney is best  
20 suited to undertake the assessment due to their deep understanding of site constraints and the workings of the Sydney CBD. 257860 is recommended to proceed with the existing SEARs issued proposal and the HDA to take a monitoring role. 257875, this is recommended for deferral, noting that the department is currently considering the alternative TOD scheme that has been put forward by the Ku-ring-gai Council. 257885 is recommended to be recommended to the  
25 Minister. 258101 is not recommended, noting that this is inconsistent with the commercial and retail core intention for the Marsden Park (indistinct) 258223 is not recommended, noting that this is on E4 industrial lands, and the department is currently undertaking strategic work around industrial land usage.

258937 is not recommended for approval, noting that this is under yield. 259201 is recommended  
30 for recommendation to the Minister. 259242 is recommended for recommendation to the Minister. 259397 is not recommended, noting that this currently sits on employment land in an area with significant employment land around it. 259407 is recommended for recommendation to the Minister. 261438 is recommended to proceed with its existing SEARs issued proposal and the HDA to take a monitoring role. 261914 is recommended for recommendation to the  
35 Minister. 263200 is not recommended to proceed at this point in time, noting significant flood

constraints within Warwick Farm and the need to undertake some strategic planning work to manage those flood constraints.

263214, which is also in Warwick Farm, is the same, not recommended for the previous reasons. 263223, also in Warwick Farm, is not recommended for the same flood constraints issues and the fact that the strategic context work has not yet been done. 266942, which is in the Ku-ring-gai Local Government Area, is recommended for deferral, noting that the department is currently considering the submission of an alternate TOD scheme for the Ku-ring-gai area presented by council. And that is 50, which is a record number of considerations done by the HDA. So on that note, I would like to thank the department for the quality of work that they brought to the table and thank my fellow HDA members, Tom and Rebecca, for a terrific meeting. Thanks, everyone.