

Housing Delivery Authority – Record of Briefing

Date and Time: 8 August 2025 – 10.00AM – 11.45AM

Location: L12 Nambucca Room, 52 Martin Place, Sydney or MS Teams

Chaired by: Simon Draper - Secretary, Premier's Department

HDA Members

Simon Draper - Secretary, Premier's Department

Kiersten Fishburn – Secretary, Department of Planning, Housing and Infrastructure (DPHI)

Tom Gellibrand – Chief Executive, Infrastructure NSW

Member Alternates

N/A

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

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

Apologies

N/A

Summary of decision

The HDA considered 46 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 46 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 29 EOI applications be declared SSD.
- 16 EOI applications are not recommended to be called in as SSD.
- 1 EOI application was deferred for further information and future consideration.

Agenda items

No.	Description	Record of Briefing
A	Introduction <ul style="list-style-type: none"> • Acknowledgement of Country • Conflict of Interests 	<ul style="list-style-type: none"> • Noted COIs: <ul style="list-style-type: none"> ○ David Gainsford – EOIs 261027 and 266558 ○ Monica Gibson – EOI 259658
B	Briefing on Cherrybrook Precinct	<ul style="list-style-type: none"> • Noted briefing on Cherrybrook Precinct by Monica Gibson
C	HDA Operational Briefing	<ul style="list-style-type: none"> • Noted the verbal update on HDA procedures and operational matters. • Discussed proposed approach to managing deferrals. • Endorsed proposed updates to Governance documents.

No.	Description	Record of Briefing
1.	<p>256947 - <u>396 Kingsway, 398 Kingsway, 400 Kingsway, 402 Kingsway, 27 Flide St, Caringbah</u> - PRINCIPLE planning + urban design</p> <p>Summary of proposal: Residential flat building with 10% affordable housing.</p> <p>No of dwellings (indicative): 115</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 concurrent rezoning application will be required for variations to development standards greater than 20%. • Noted there are no member conflict of interests.
2.	<p>258969 - <u>Part Lot 4392, DP1294801, Boundary Road, Dubbo</u> - Maas Group Properties Southlakes Pty Limited</p> <p>Summary of proposal: 108 dwellings with community facilities.</p> <p>No of dwellings (indicative): 108</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for 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:

No.	Description	Record of Briefing
		<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 infrastructure availability will need to be resolved as part of a merit assessment. • Noted there are no member conflict of interests.
<p>3.</p>	<p>259028 - <u>2 Old Kurrajong Road and 1 Kurrajong Road, Casula</u> - Ingham Property Group</p> <p>Summary of proposal: 188 dwellings (Stage 1) including unspecified affordable housing, with commercial GFA. Concept plan for 660 dwellings including unspecified affordable housing with commercial GFA.</p> <p>No of dwellings (indicative): 188</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 any future SSD will need to include the provision of affordable housing. • 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.

No.	Description	Record of Briefing
4.	<p>259638 - <u>845 Pacific Highway, Chatswood</u> - Pacific Oasis 845 Pacific Highway Chatswood Development Pty Ltd (HYG)</p> <p>Summary of proposal: 500 apartments including 15% affordable housing, with commercial premises.</p> <p>No of dwellings (indicative): 500</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 reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal sufficiently 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 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. • Noted an existing SEARs (SSD 61559214) on the site will need to be surrendered. • Noted there are no member conflict of interests.
5.	<p>259658 - <u>136 Parry Street, Newcastle West</u> - Region Group (Region RE Limited ABN 47 158 809 851)</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:

No.	Description	Record of Briefing
	<p>Summary of proposal: Stage 1 for 300 apartments in two towers over a commercial premises. Concept plan for 1250 apartments in seven towers over a commercial podium.</p> <p>No of dwellings (indicative): 300</p> <p>Concurrent rezoning: Yes</p>	<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 any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions, including public domain upgrades, local traffic and cycleway improvements, and intersection works coming out of significant uplift. • 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. • Noted Monica Gibson did not brief the HDA on this matter due to a declared conflict of interest.
<p>6.</p>	<p>259669 - <u>203-215 Cox’s Road, North Ryde</u> - Coxs Road Mall North Ryde Pty Ltd</p> <p>Summary of proposal: 110 apartments including 10% affordable housing, with commercial premises in a 7-storey building.</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for 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): 110</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 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.
<p>7.</p>	<p>259730 - <u>9-11 Mawson Avenue, Bella Vista</u> - Urban Property Group</p> <p>Summary of proposal: 900 apartments including 15% affordable housing for 10 years, with commercial premises in four, 15-40 storey buildings.</p> <p>No of dwellings (indicative): 900</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.”

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Recommended that the applicant be advised that any future assessment must address the departure from the Transport Orientated Development (TOD) Accelerated Precinct controls. • 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.
<p>8.</p>	<p>259911 - <u>334 & 336 Victoria Road and 390 Victoria Road, Gladesville</u> - RCM Constructions Pty Ltd</p> <p>Summary of proposal: 600 apartments including 10% affordable housing with commercial premises on the lower three levels.</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 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 uplift. • Recommended that the applicant be advised that a merit assessment may result in development

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		<p>standards and dwelling yield lower than proposed in the EOI application.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>9.</p>	<p>260139 - <u>135-153 and 155 New South Head Road, 529, 531, 533, 535, 537, 539 Glenmore Road, Edgecliff</u> - Ingham Planning Pty Ltd</p> <p>Summary of proposal: 109 apartments including 15% affordable housing with commercial premises in 12-27 storey buildings.</p> <p>No of dwellings (indicative): 109</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.
<p>10.</p>	<p>260867 - <u>7 City View Road Pennant Hills</u> - Gyde Consulting (on behalf of EG Funds Management Pty Ltd)</p> <p>Summary of proposal: 160 apartments with lower floor commercial premises and 5% key worker dwellings in perpetuity</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): 160</p> <p>Concurrent rezoning: No</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 any SSD will need to involve a discussion with Council on development contributions/public benefit coming out of uplift. • Noted there are no member conflict of interests.
<p>11.</p>	<p>260974 - <u>45 Oxford Street, 47-49 Oxford Street, 53-57 Oxford Street, 7 Denison Street, 9 Denison Street, 2 Mill Hill Road Bondi Junction</u> - Blare Management Pty Limited</p> <p>Summary of proposal: 130 apartments, including 10% affordable housing (15 years), with commercial premises and adaptive re-use of heritage items</p> <p>No of dwellings (indicative): 130</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for 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

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		<p>in the EOI application and that urban design analysis will be required to determine an appropriate height and FSR and manage impacts on heritage items.</p> <ul style="list-style-type: none"> • Recommended that the applicant be advised that affordable housing should be provided in accordance with Council’s Affordable Housing Contribution Scheme. • Noted there are no member conflict of interests.
<p>12.</p>	<p>260985 - <u>110-122 Ebley Street, 17 Hollywood Avenue Bondi Junction</u> - Blare Management Pty Limited</p> <p>Summary of proposal: 180 apartments, including 10% affordable housing (15 years), with commercial GFA in a 20-storey building</p> <p>No of dwellings (indicative): 180</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Recommended that the applicant be advised that a scoping meeting with the Department will be required to resolve an appropriate amount of non-residential floor area.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Recommended that the applicant be advised that affordable housing should be provided in accordance with Council’s Affordable Housing Contribution Scheme. • Noted there are no member conflict of interests.
<p>13.</p>	<p>261027 - <u>205-213 Euston Road, 215-225 Euston Road, Alexandria</u> - MAXIDA INTERNATIONAL ALEXANDRIA PROPERTY AUSTRALIA PTY LTD</p> <p>Summary of proposal: 700 apartments, including unspecified affordable housing under Sydney LEP, with commercial GFA</p> <p>No of dwellings (indicative): 700</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests. • Noted David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
<p>14.</p>	<p>262826 - <u>212 South Terrace, Bankstown</u> - Inspire Planning</p> <p>Summary of proposal: 380 apartments including 10% affordable housing with</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway

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	<p>commercial GFA in two buildings 4 and 30 storeys.</p> <p>No of dwellings (indicative): 380</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • 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 ▪ Criteria 3.2: Well-located - free of specific environmental hazards • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application under the Accelerated TOD planning pathway. • Noted there are no member conflict of interests.
<p>15.</p>	<p>263360 - <u>17A Falcon Street, 19 Falcon Street, 21 Falcon Street, 25 Falcon Street Crows Nest</u> - 21 Falcon Pty Ltd</p> <p>Summary of proposal: 98 apartments including 15% affordable housing, with commercial floor area</p> <p>No of dwellings (indicative): 98</p> <p>Concurrent rezoning: No</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

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 the HDA again confirms that the Crows Nest Accelerated TOD SSD planning pathway is the appropriate pathway for the development of this land and that SSD-83202458 should be pursued. • Noted there are no member conflict of interests.
<p>16.</p>	<p>263411 - <u>340, 344-346 and 348R Kingsway, Caringbah</u> - Fivex Pty Ltd</p> <p>Summary of proposal: Up to 250 apartments, including 10% affordable housing (15 years), with commercial GFA in a 20-storey building.</p> <p>No of dwellings (indicative): 250</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 any proposed rezoning and SSD will need to involve a discussion with Council on potential road network upgrades required due to significant uplift. • Noted there are no member conflict of interests.

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17.	<p>263436 - <u>594-600 Princes Hwy, Rockdale</u> - Chandru Property Property Investments No5 Pty Ltd</p> <p>Summary of proposal: 148 apartments, including 10-15% affordable apartments, commercial GFA and open space</p> <p>No of dwellings (indicative): 148</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Noted there are no member conflict of interests.
18.	<p>263627 - <u>1 Stockton Street, Morisset</u> - Stockton One Pty Ltd</p> <p>Summary of proposal: 44 dwellings including 1 for affordable housing, with strata subdivision.</p> <p>No of dwellings (indicative): 44</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did 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 there remain alternative approval pathways in the NSW planning system for development on this site

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		<p>including a development application following the finalisation of Council's Housing Diversity planning proposal.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>19.</p>	<p>263727 - <u>7 Concord Avenue, 202 George Street, 69, 71, 73 Victoria Avenue, Concord West</u> - Urban Property Group</p> <p>Summary of proposal: 1,300 apartments including 10% affordable housing (15 years) in 7 buildings, 10 to 40 storeys, with flood mitigation works.</p> <p>No of dwellings (indicative): 1300</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for 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.
<p>20.</p>	<p>263860 - <u>18 Croudace Street, Edgeworth</u> - Edgeworth One Pty Ltd</p> <p>Summary of proposal: 20 manufactured dwellings including two affordable dwellings, with an additional 50 manufactured dwelling sites.</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation:

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	<p>No of dwellings (indicative): 70</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal did 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 1.1: 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 3.2: Well located (environmental hazards and constraints) • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • Noted there are no member conflict of interests.
<p>21.</p>	<p>263886 - <u>2089-2093, 2095 and 2097-2113 The Northern Road, Glenmore Park</u>- Solve Property Group Pty Ltd</p> <p>Summary of proposal: 600 apartments including 20% affordable housing, with commercial and tourist and visitor accommodation across 6 towers of 6-10 storeys</p> <p>No of dwellings (indicative): 600</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
22.	<p>263933 - <u>301 Catherine St and 35 Moore St, Leichhardt</u> - Macquarie Health on behalf of Sarzana P/L</p> <p>Summary of proposal: 130 units with an unspecified split of co-living and apartments, including 15% affordable housing (15 years)</p> <p>No of dwellings (indicative): 130</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 • Recommended 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 following the finalisation a planning proposal. • Noted there are no member conflict of interests.
23.	<p>263947 - <u>110 – 122 Walker Street, North Sydney</u> - Stockland Development Pty Ltd</p> <p>Summary of proposal: 500 apartments including 5% affordable housing (in perpetuity), with commercial floor area in a 61-storey building.</p> <p>No of dwellings (indicative): 500</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ Criteria 2.1: Largely consistent with development standards • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • Noted there are no member conflict of interests.
<p>24.</p>	<p>264158 - <u>1 Centenary Avenue, 2 Centenary Avenue, 3 Centenary Avenue, Northmead</u> - Australian Unity</p> <p>Summary of proposal: Redevelopment of part of an existing senior living precinct to deliver an additional 151 independent living apartments, replace 115 operational residential aged care beds with 171 beds, new community facility and subdivision to create 7 affordable housing</p> <p>No of dwellings (indicative): 158</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.
<p>25.</p>	<p>264169 - <u>379 - 383 Crown Street and 4-8 Parkinson Street, Wollongong</u> - Blaq Projects</p> <p>Summary of proposal: 260 apartments including 15% affordable housing (15-years), with commercial floor area and open space in two towers, 18 and 33 storeys.</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): 260</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 the proposal should address the finalisation of the Wollongong Health Precinct Strategy, including provision of identified through-site links. • Noted there are no member conflict of interests.
<p>26.</p>	<p>264934 - <u>Part of 58 Barclay Road, North Rocks</u> - Solve Property Group Pty Ltd</p> <p>Summary of proposal: 290 apartments including affordable housing (unspecified) in 7 buildings, 5 to 7 storeys, with new golf clubhouse and public swimming pool.</p> <p>No of dwellings (indicative): 290</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 a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Recommended that the applicant be advised that the provision of affordable housing will be required. • Noted there are no member conflict of interests.
27.	<p>265084 - <u>31 Boyce Avenue, Wyong</u> - Strathavon Resort Pty Ltd</p> <p>Summary of proposal: 600 apartments including 15% affordable housing (15 years) in four buildings up to 30 storeys with a function centre</p> <p>No of dwellings (indicative): 600</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did 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 located (environmental hazards and constraints) • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site, including a development application following a planning proposal. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
28.	<p>265094 - <u>16 Railway Parade, 18 Railway Parade, 18A Railway Parade, Burwood</u> - Nascon Pty Ltd</p> <p>Summary of proposal: 240 apartments including 15% affordable housing (10-years) as well as serviced apartments, with commercial GFA, in buildings to 40 storeys</p> <p>No of dwellings (indicative): 240</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 the applicant be advised that the mix of residential units and serviced apartments in the development should provide sufficient residential units to meet the HDA threshold of ~100 high-yield dwellings. • Noted there are no member conflict of interests.
29.	<p>265119 - <u>74 Church St, Parramatta</u> - Canterbury Hotel Pty Ltd</p> <p>Summary of proposal: 256 apartments including 5% affordable housing with 120 hotel rooms and commercial GFA.</p> <p>No of dwellings (indicative): 256</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 located - free of specific environmental hazards • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • Noted there are no member conflict of interests.
<p>30.</p>	<p>265290 - <u>19A Aurora Place, 27-33 Bellevue Road, 35 Bellevue Rd, Bateau Bay</u> - DP SMITH</p> <p>Summary of proposal: 18,000 apartments including 15% affordable housing (15 years) with commercial uses in multiple buildings to 40 storeys.</p> <p>No of dwellings (indicative): 18000</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did 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 3.1: Well located (transport and services) ▪ Criteria 3.2: Well located (environmental hazards and constraints) ▪ Criteria 3.3: Well serviced • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
31.	<p>265346 - <u>10-30 and 42-46 Menangle Road, Glen Alpine</u> - Proust and Gardner, and TN Consulting Pty Ltd</p> <p>Summary of proposal: 250 lot residential subdivision</p> <p>No of dwellings (indicative): 280</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this 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 Housing Accord Period ▪ Criteria 1.1: Development is a type to deliver high yield housing ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well located (transport and services) ▪ Criteria 3.2: Well located (environmental hazards and constraints) ▪ Criteria 3.4: Positive commitment to affordable housing • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
32.	<p>265348 - <u>17 Memorial Airport Drive, Evans Head</u> - Planning Ingenuity c/- Air Park Evans Head Pty Ltd</p> <p>Summary of proposal: 157 lot residential subdivision with Stage 1 construction of 40 lots with single dwellings and dual occupancies. Provision of 10% affordable housing</p> <p>No of dwellings (indicative): 40</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ◦ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Noted there are no member conflict of interests.
33.	<p>265376 - <u>32 Tramway Avenue Parramatta</u>- Think Planners</p> <p>Summary of proposal: 100 apartments, including affordable housing, in a 15-storey building</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 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

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ Criteria 3.2: Well located (environmental hazards and constraints) • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application and a planning proposal. • Noted there are no member conflict of interests.
<p>34.</p>	<p>265384 - <u>26-30 Parkes Street, Harris Park</u>- Think Planners Pty Ltd</p> <p>Summary of proposal: 250 apartments including negotiated affordable housing with commercial GFA in a 38-storey building.</p> <p>No of dwellings (indicative): 250</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. • Recommended that the applicant be advised that any future SSD will need to include the provision of affordable housing. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
35.	<p>265680 - <u>11 Alan Street, Fairfield</u> - Cambridge Hotel Property Pty Ltd</p> <p>Summary of proposal: 420 apartments including 5% affordable housing with commercial premises</p> <p>No of dwellings (indicative): 420</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2: Well located (environmental hazards and constraints) • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • Noted there are no member conflict of interests.
36.	<p>265819 - <u>1-9 The Boulevard & 2-12 Churchill Avenue, Strathfield</u> - Esperia Court</p> <p>Summary of proposal: 332 apartments including 5% affordable housing (in perpetuity), with commercial GFA in a 43 storey building.</p> <p>No of dwellings (indicative): 332</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.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that they should speak with Strathfield Council on vehicular and pedestrian access arrangements to manage potential conflicts with adjoining sites/active street frontages. • Noted there are no member conflict of interests.
<p>37.</p>	<p>266143 - <u>28 Cordeaux Street, Campbelltown</u>- Campbelltown No 1 Property Developments</p> <p>Summary of proposal: 140 apartments including 15% affordable housing, with commercial GFA</p> <p>No of dwellings (indicative): 140</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for 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.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>38.</p>	<p>266150 - <u>30 -36 Pembroke Street, Epping</u> - Lucky Penguin Pty Ltd</p> <p>Summary of proposal: 101 apartments including 15% affordable housing in an 11-storey building</p> <p>No of dwellings (indicative): 101</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 the applicant be advised that a concurrent rezoning proposal is required to amend development standards for the 11-storey building proposed in the EOI. • Noted there are no member conflict of interests.
<p>39.</p>	<p>266163 - <u>294 Pacific Hwy, Crows Nest</u> - PDS Engineering Division Pty Ltd</p> <p>Summary of proposal: 220 apartments including 10% affordable housing, with commercial premises, heritage item restoration and open space</p> <p>No of dwellings (indicative): 220</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.
<p>40.</p>	<p>266493 - <u>2, 4, 6, 8 & 10 Fauna Place, Kirrawee</u>- Smart Living Group Australia</p> <p>Summary of proposal: 130 apartments including 15% affordable housing.</p> <p>No of dwellings (indicative): 130</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <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 application be advised to investigate the infill affordable housing SSD pathway. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
41.	<p>266558 - <u>32 Burrows Road, St Peters</u> - LEFTA Corporation Pty Ltd</p> <p>Summary of proposal: 250 apartments including 50% build to rent and 50% affordable housing, with commercial GFA.</p> <p>No of dwellings (indicative): 250</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2: Well located (environmental hazards and constraints) • Recommended 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 following the finalisation a planning proposal. • 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.
42.	<p>272817 - <u>217 Commercial Road, 227 Commercial Road, Vineyard, 1 Menin Road, 194 Stahls Road, 204 Stahls Road, 214 Stahls Road and 22 Bocks Road, Vineyard/ Oakville</u> - Ingenia Communities</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>Summary of proposal: 300 manufactured homes with ancillary community facilities.</p> <p>No of dwellings (indicative): 300</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 1: Deliver more homes within Housing Accord Period ▪ Criteria 1.1: Development is a type to deliver high yield housing ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well located (transport and services) ▪ Criteria 3.2: Well located (environmental hazards and constraints) ▪ Criteria 3.4: Positive commitment to affordable housing • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • Noted there are no member conflict of interests.
<p>43.</p>	<p>274770 - <u>29-57 Christie Street, St Leonards</u> - Arrow Capital Partners</p> <p>Summary of proposal: 350 apartments with 11-12% affordable housing, commercial premises, retail premises and community facilities</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:

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 350</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 2: Identify projects that can be assessed quickly • Recommended the applicant be advised that 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.
<p>44.</p>	<p>236860 - <u>5, 7, 9, 11, 11a & 15 Carioca Court, West Pennant Hill – Annsca</u></p> <p>Summary of proposal: Construction of a 15-storey building with 260 apartments, including an unspecified allocation of affordable apartments, and basement parking.</p> <p>No of dwellings (indicative): 260</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently 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 ▪ Objective 3: Drive quality and affordable housing ▪ Objective 4: Optional Concurrent Spot Rezoning • Noted the applicant is advised that there remain alternative approval pathways in the NSW planning system including a development application following a future rezoning • Recommended that the applicant be advised to consider making a submission to the upcoming Cherrybrook precinct rezoning proposal and

No.	Description	Record of Briefing
		<p>consider their site and proposal through that strategic planning process.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
<p>45.</p>	<p>245501 - <u>15-37 Innesdale Road, Wollie Creek</u> - TQM</p> <p>Summary of proposal: 250 apartments with 10% allocation of affordable apartments.</p> <p>No of dwellings (indicative): 250</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Recommended as a general principle, not having applications in parallel pathways. • Noted an existing local development application on the site will need to be withdrawn DA-2024/348. • Noted there are no member conflict of interests.
<p>46.</p>	<p>253419 - <u>15-21 Cottonwood Crescent, Macquarie Park</u> - Cottonwood Development Pty Ltd</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

No.	Description	Record of Briefing
	<p>Summary of proposal: 870 apartments including 10% affordable housing in two 60 storey buildings.</p> <p>No of dwellings (indicative): 870</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.

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

 <p>Chair: Simon Draper Date: 11/08/2025</p>	 <p>Member: Kiersten Fishburn Date: 11/08/2025</p>	 <p>Member: Tom Gellibrand Date: 11/08/2025</p>
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TRANSCRIPT OF PROCEEDINGS

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DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING - 8 AUGUST 2025

HDA MEMBERS: SIMON DRAPER
KIERSTEN FISHBURN
TOM GELLIBRAND

HDA MEMBER ALTERNATES: N/A

OTHER PERSONS PRESENT: DAVID GAINSFORD
MONICA GIBSON
AOIFE WYNTER
KATE MCKINNON
MARK RUTHERFORD
CHRISSY PETERS
ANGELA KENNA

FRIDAY, 8 AUGUST 2025

MR DRAPER: Okay. We've had a meeting of the HDA today, on the 8th of August. We've been considering 46 EOIs today. I think the majority of them we're recommending to be declared to the Minister. We'll go through them one by one, and I'll ask Kiersten Fishburn to provide a little bit of context for some of them. Okay. EOI number 256947, we are recommending to be
5 declared. 258969, we are recommending to be declared. 259028, we are recommending to be declared. 259638, we are recommending to be declared. 259658, we are recommending to be declared. 259669, we are recommending to be declared. 259730, we are recommending to be declared. 259911, we're recommending to be declared. 260139, we're recommending to be declared. 260867, we're recommending to be declared. 260974, we are recommending to be
10 declared. 260985, we're recommending to be declared. 261027, we are recommending to be declared. 262826, we're not recommending to be declared.

MS FISHBURN: This is a site that has some particular complexities by both flooding and the impacts of the airport (indistinct) the TOD Tier 2 planning work that has already been done has maximised the uplift, taking into consideration those two constraints.

15 MR DRAPER: Thanks, Kiersten. Number 263360, we're not recommending to be declared.

MS FISHBURN: This proponent has the option to use the accelerated TOD pathway, and it's appropriate for the scale of this development, particularly noting that SEARs have already been issued. There's no difference in terms of the merit considerations between the two pathways.

MR DRAPER: Thanks. 263411, we are recommending to be declared. 263436, we are
20 recommending to be declared. 263627, we're not recommending to be declared.

MS FISHBURN: This is a matter of the level of yield, particularly when factoring in an existing DA.

MR DRAPER: Thanks. 263727, we are recommending to be declared.

MS FISHBURN: While this has been recommended, I just want to make a note on this one. The
25 reasons for recommending, even though this is on industrial land and the department tends to take a precautionary approach to that, is that this is really an isolated parcel of industrial lands on the margins of residential zoned land. So it's in that transition phase, ready to look at a residential development there - - -

MR DRAPER: Yes, it's adjacent to other residential areas close to a station.

30 MS FISHBURN: Yes.

MR DRAPER: - - - and recreation areas. Thank you. Number 263860, we're not recommending to be declared.

MS FISHBURN: This is under yield and has predominantly manufactured homes.

MR DRAPER: 263886, we're deferring that one.

MS FISHBURN: Yes. This proposal is being deferred to allow the department time to speak to the proponent and to investigate whether the issues, which were raised when it was previously part
5 of the SAP process, have been resolved.

MR DRAPER: 263933, we're not recommending to be declared.

MS FISHBURN: This doesn't meet the co-living housing criteria that are part of the HDA criteria and, in addition, it is on industrial land, and we haven't looked at it in relation to industrial land use there.

10 MR DRAPER: 263947, we're not recommending to be declared.

MS FISHBURN: This is in the North Sydney Commercial Core, which we've previously discussed as the HDA.

MR DRAPER: 264158, we are recommending to be declared. 264169, we are recommending to be declared. 264934, we are recommending to be declared. 265084, we're not recommending to be
15 declared.

MS FISHBURN: This land is flood-affected, and the level of uplift that is proposed is pretty out of character with the surrounding R2 area. I would suggest that the proponent speak to council and look at that in a more holistic rezoning.

MR DRAPER: 265094, we are recommending to be declared. 265119, we're not recommending
20 to be declared.

MS FISHBURN: This is in the Commercial Core area of Parramatta, and the commercial mix proposed is pretty low considering the controls that Parramatta Council have put into place. There's also flooding hazards that would need to be addressed there too.

MR DRAPER: 265290, we're not recommending to be declared.

25 MS FISHBURN: This is a very ambitious proposal. The level of uplift that is considered would need significant technical studies and work to undertake and is probably best done in relation with the local council. There's also issues around servicing, and there's some bushfire constraints as well. So while it may have merit, it should be done as a planning proposal through council.

MR DRAPER: 265346, we're not recommending to be declared.

30 MS FISHBURN: This is for a subdivision only and would be delivering houses during the housing accord period.

MR DRAPER: 265348, we are recommending to be declared.

MS FISHBURN: Just as a general note for this one, this is quite a low yield proposal, which normally would not meet the threshold for the HDA. However, for the delivery of homes in a regional setting and the challenges that council would have in being able to assess this as party to
5 the development, we're proposing to bring this in as the only reasonable alternative pathway.

MR DRAPER: 265376, we're not recommending to be declared.

MS FISHBURN: This is in a high-risk flood-affected area. The yield is just on the 100 dwellings, and looking at the flood constraints in relation to the yield, it's unlikely that once they had been factored in it would meet the threshold for state significance. So we suggest that this can be very
10 effectively dealt with by Parramatta Council. It's a great location for residential.

MR DRAPER: 265384, we are recommending to be declared. 265680, we're not recommending to be declared.

MS FISHBURN: This is in an area of Fairfield where issues in relation to flood evacuation have not yet been resolved and, at this point in time, we'd be unable to assess it because of those
15 evacuation issues.

MR DRAPER: 265819, we are recommending to be declared. 266143, we are recommending to be declared. 266150, we are recommending to be declared. 266163, we are recommending to be declared. 266493, we are recommending to be declared.

MS FISHBURN: This one, we would recommend that they investigate the infill affordable
20 housing SSD pathway is probably the most appropriate, and the department will make contact with the proponent.

MR DRAPER: 266558, we're not recommending to be declared.

MS FISHBURN: This is valuable employment in the industrial land, and it's not at this point in time suitable for transition to residential.

25 MR DRAPER: 272817, we're not recommending to be declared.

MS FISHBURN: This is a rural zoning where there would need to be some significant work done on understanding that the transition should have become residential. There's also biodiversity and bushfire constraints that would need to be factored into any assessment.

MR DRAPER: 274770, we're not recommending to be declared.

30 MS FISHBURN: This was previously considered by the HDA and deferred for further information. We're confirming our previous recommendation for this one, noting that the site is in

a Commercial Core area for St Leonard's, and the increasing commercial floor area that has been proposed by the proponent, really, is still inconsistent with the expectations for the amount of commercial that would remain in that area.

MR DRAPER: 236860, we're not recommending to be declared.

5 MS FISHBURN: The reason for this is that the department has been undertaking work on looking at Cherrybrook rezoning. This will currently - it should soon come on exhibition, and we suggest that the proponent consider their site and proposal through that strategic planning process.

MR DRAPER: 245501, we are recommending to be declared, and 253419, we are recommending to be declared. So that's the ones we considered today. Thank you very much, Kiersten.

10 MS FISHBURN: Thank you, Simon.

RECORDING CONCLUDED