

Housing Delivery Authority – Record of Briefing

Date and Time: 10 October 2025 – 10.00AM – 12.10PM

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

Member Alternates

Brett Whitworth – Deputy Secretary, Local Government, DPHI (Items 6 – 43)

Said Hirsh – Head of Strategy, Planning and Innovation, Infrastructure NSW

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, Housing Delivery Declarations, DPHI

Chrissy Peters – Manager, Panels Delivery, DPHI

Mark Rutherford – Director, Probity, DPHI

Dipti Parkhi – Business Improvement Officer, Panels and Housing Delivery, DPHI

Apologies

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

Tom Gellibrand – Chief Executive, Infrastructure NSW

Ken Morrison – CEO, Bradfield Development Authority (Item 5 and 6)

Summary of decision

The HDA considered 43 EOI applications received by DPHI. The HDA considered each application against the “Housing Delivery Authority State Significant Development Criteria”. Items 5-20 were assessed against the HDA criteria published in December 2024 and items 1-4 and 21-43 were assessed against the HDA criteria published in July 2025.

Of the 43 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 19 EOI applications be declared SSD.
- 24 EOI applications are not recommended to be called in as SSD.

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• Noted COIs: ○ David Gainsford – EOIs 276288, 276981 and 279143 ○ Brett Whitworth – EOIs 285150, 279338, 279422, 281951 and 266454 ○ Monica Gibson – EOIs 253562
B	HDA Operational Briefing	• Noted the verbal update on HDA procedures and operational matters. • Noted updates from previous HDA meeting cycle. • Noted Items 5-20 were assessed against the HDA criteria dated December 2024 and items 1-4 and 21-43 were assessed against the HDA criteria dated July 2025.

No.	Description	Record of Briefing
1.	279338 - <u>691-693 Kingsway, and 46 and 52, 54, 56, 58 and 60 Milburn Road, Gymea</u> - Beam Planning LGA: Sutherland Shire Summary of proposal: 120 apartments and 130 independent living units (250 dwellings in total), upgraded bowling club including club, event/function space and recreation spaces, 9% affordable housing No of dwellings (indicative): 250 Concurrent rezoning: Yes	The HDA: • 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: ○ 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: ○ 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 member conflicts of interest – Brett Whitworth. The recommendation was made by Simon Draper and Said Hirsh.
2.	279422 - <u>271 and 273 Alfred Street, North Sydney</u> - Tara Shore ATF John Taylor Family Trust LGA: North Sydney Summary of proposal: 100 apartments including 15% affordable housing for 15 years, 37 storeys No of dwellings (indicative): 100	The HDA: • 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: ○ 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
	Concurrent rezoning: Yes	• Provided the following advice to the Minister: ○ 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 work with the adjacent land owners (EOI234993) and that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted member conflicts of interest – Brett Whitworth. The recommendation was made by Simon Draper and Said Hirsh.
3.	281951 - <u>1 Columbia Court, Norwest</u> - Merc Capital LGA: The Hills Shire Summary of proposal: 700 apartments including 20% affordable housing, 4 buildings, 12-16 storeys, and 10,000sqm of non-residential land uses No of dwellings (indicative): 700 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ○ Objective 2: Identify projects that can be assessed quickly ○ Criteria 2.1: Largely consistent with development standards ○ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system including pursuing existing SEARs for the site.

No.	Description	Record of Briefing
		• Noted member conflicts of interest – Brett Whitworth. The recommendation was made by Simon Draper and Said Hirsh.
4.	285150 - <u>1406-1408 Anzac Parade</u>, Little Bay - Karimbla Constructions Services LGA: Randwick City Summary of proposal: 2600 dwellings, including 5% affordable housing in perpetuity located in a single dwelling, 2 – 27 storeys, concept approval (first stage 400 apartments), retail, child care, medical centre, restaurants or cafes, other potential uses may include serviced apartments. No of dwellings (indicative): 400 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: • Objective 2: Identify projects that can be assessed quickly • Criteria 2.1: Largely consistent with development standards • Criteria 2.5: Has addressed any previously refused proposals • Objective 3: Drive quality and affordable housing • Criteria 3.2: Well-located free of specific environmental hazards • Criteria 3.4: Positive commitment to affordable housing • Objective 4: Optional concurrent spot rezonings • Criteria 4.2: Proposal has strategic merit • Noted that broader precinct planning would be required prior to high density residential development on the site. • Noted member conflicts of interest – Brett Whitworth. The recommendation was made by Simon Draper and Said Hirsh.

No.	Description	Record of Briefing
5.	266454 - <u>15, 230, 265, 289 Brooks Point Rd, 525, 635, 765, 725, 775 & 865 Wilton Rd, 60 & 90 Northamptondale Rd and Elladale Rd, Appin</u> - Walker Appin Developments Pty Ltd LGA: Wollondilly Shire Summary of proposal: A residential subdivision for 2,499 residential dwellings including staged construction of multi dwelling housing providing 134 dwellings with 5% affordable housing and subdivision of super lots for a further 626 medium density dwellings. No of dwellings (indicative): 2499 Concurrent rezoning: Yes	The HDA: • 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: ○ 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 ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Noted that the HDA’s recommendation was premised on Stage 1 delivery of 134 medium density homes within the National Housing Accord period. • Recommended that the applicant be advised that the declaration will only relate to super lot subdivision to deliver 626 medium density housing and 198 multi unit housing with associated subdivision • Noted that the applicant advised that they intend to update the Structure Plan and Development Control Plan to facilitate the built form and uses proposed in this EOI. • Noted that the development application cannot be lodged until the existing LEC matter for the concept plan is resolved as it will provide an overarching direction for the precinct.

No.	Description	Record of Briefing
		• Noted member conflicts of interest – Brett Whitworth. The recommendation was made by Simon Draper and Said Hirsh.
6.	253562 - <u>16 Burroway Road & Part 5 Footbridge Boulevard Wentworth Point - Planning & Co</u> LGA: City of Parramatta Summary of proposal: 1200 apartments over two, 50 storey towers with 5% essential worker housing, with commercial premises and centre based child care facility No of dwellings (indicative): 1200 Concurrent rezoning: Yes	The HDA: • 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: ○ 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 ○ 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 Department work with Council to understand local infrastructure requirements and the applicant be advised that they should continue to progress discussions on suitable public benefit offering with Council. • Recommended that the Department work with the applicant to determine appropriate affordable housing provision. • Recommended that the applicant be advised that a merit assessment may result in development standards, envelope placement/building massing and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
		Noted Monica Gibson did not brief the HDA on this matter due to a declared conflict of interest.
7.	274326 - <u>1A McLean Street, Coffs Harbour</u> - Iris Hotels Coffs Harbour Property Pty Ltd as Trustee For Iris Hotels Coffs Harbour Property Trust LGA: City of Coffs Harbour Summary of proposal: 190 apartments including 3% affordable housing (where no Coffs Harbour City Council policy applies) No of dwellings (indicative): 200 Concurrent rezoning: Yes	The HDA: 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: - 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: - 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 shop top housing with a commercial and/or retail component at (minimum) ground floor level should be considered as well as dedication 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.
8.	276203 - <u>3 Akuna Street and 66 Collins Street, Kiama</u> - Kiama Pacific Unit Trust LGA: Kiama Municipal	The HDA: Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act

No.	Description	Record of Briefing
	Summary of proposal: 52 apartments, 10% affordable housing, rezoning No of dwellings (indicative): 52 Concurrent rezoning: Yes	• Noted the reasons for HDA recommendation: ◦ 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 ◦ 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.
9.	276223 - <u>513-515 Lake Road, 65 Robert Street and 4 Victoria Street, Argenton</u> - Iris Capital LGA: Lake Macquarie City Summary of proposal: 300 apartments including 3% affordable housing, re-development of ground floor hotel and function centre No of dwellings (indicative): 300 Concurrent rezoning: Yes	The HDA: • 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: ◦ 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 ◦ 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

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		significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application and that the affordable housing proposed is not commensurate with the uplift sought and should at minimum be 5%. • Noted there are no member conflict of interests.
10.	276260 - <u>27 Elizabeth Street, Parramatta</u> - Moore Theological College LGA: City of Parramatta Summary of proposal: 287 apartments including 15% affordable housing for 15 years, 2 towers, 14 & 22 storeys, adaptive reuse of All Saints Hall and Parochial School as community facilities No of dwellings (indicative): 287 Concurrent rezoning: Yes	The HDA: • 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: ◦ 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 ◦ 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.

No.	Description	Record of Briefing
11.	276288 - <u>117-123 and 125 Oxford Street, 276-278 Crown Street, Darlinghurst</u> - Iris Capital LGA: City of Sydney Summary of proposal: 125 apartments, including unspecified affordable housing under Sydney LEP, hotel, retention of heritage listed item facade No of dwellings (indicative): 125 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ◦ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 3.2: Free of specific environmental hazards • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a planning proposal and a development 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.
12.	276300 - <u>20 Kiaora Road, Double Bay</u> - Planning&Co Pty Ltd LGA: Woollahra Municipal Summary of proposal: Demolition of existing residential flat buildings, 105 apartments, up to 12 storeys, including 10% affordable housing No of dwellings (indicative): 105 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ◦ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 1.1: Development is a type to deliver high yield housing

No.	Description	Record of Briefing
		▪ Objective 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 3.1: Well located – good access to transport ▪ 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 following a strategic process associated with the Woollahra station announcement. • Noted there are no member conflict of interests.
13.	276319 - <u>2,4 & 6 Cowper Street Granville and 5 East St, Granville</u> - Think Planners LGA: City of Parramatta Summary of proposal: Ground floor commercial/retail, 32 storeys, 344 apartments including 15% affordable housing, podium parking No of dwellings (indicative): 344 Concurrent rezoning: Yes	The HDA: • 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: ○ 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 ○ 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.”

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		• 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 investigate options for basement car parking. • Noted there are no member conflict of interests.
14.	276532 - <u>9-15 Robert Street, Canterbury</u> - Urbis Ltd on behalf of Growthbuilt Pty Ltd LGA: City of Canterbury Bankstown Summary of proposal: 28 storeys, 189 apartments, including 3% affordable housing, laneway provision, basement parking No of dwellings (indicative): 189 Concurrent rezoning: Yes	The HDA: • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: ◦ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site, including pursuit of a development scheme via the HDA SSDA Pathway which aligns more closely to the standards envisaged in the Canterbury Masterplan. • Noted there are no member conflict of interests.
15.	276623 - <u>16-18 Thomas Street, Cronulla</u> - Statewide Planning Pty Ltd LGA: Sutherland Shire Summary of proposal: 105 apartments including 15% affordable housing	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation:

No.	Description	Record of Briefing
	No of dwellings (indicative): 105 Concurrent rezoning: Yes	- o The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criterion 2.1: Largely consistent with development standards ▪ Criteria 2.3: Land tenure is secure • Recommended the applicant is advised that there remain alternative approval pathways in the NSW planning system including a development application that applies development standards provided under the Low and Mid Rise Housing Policy. • Recommended that the applicant be advised to investigate the infill affordable housing SSD pathway. • Noted there are no member conflict of interests.
16.	276702 - <u>7-13 & 15 Columbia Way, Norwest</u> - Arris Group and GTL Properties Pty Ltd LGA: The Hills Shire Summary of proposal: 1000 apartments including 15% affordable housing, 28 storey towers, retail and business premises No of dwellings (indicative): 1000 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: - o The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: - o Objective 2: Identify projects that can be assessed quickly - o Criteria 2.1: Largely consistent with development standards • Recommended the applicant be advised there remain alternative approval pathways in the NSW

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		planning system for development on this site include a development application following a planning proposal. Noted there are no member conflict of interests.
17.	276933 - <u>73-85A New South Head Road, Edgecliff</u> - GSA Planning LGA: Woollahra Municipal Summary of proposal: 21 storeys, 126 apartments including 15% affordable, ground level retail, public domain improvements No of dwellings (indicative): 126 Concurrent rezoning: Yes	The HDA: Does not recommend this project be declared SSD under the HDA pathway Noted the reasons for the HDA recommendation: - The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: - Objective 1.2: Development is State significant - Objective 2: Identify projects that can be assessed quickly - Criteria 2.1: Largely consistent with development standards Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site following a strategic process associated with the Woollahra station announcement. Noted there are no member conflict of interests.
18.	276981 - 2-14 Bourke Street, <u>1-7 O'Riordan Street, Alexandria</u> - Chou Family Group LGA: City of Sydney Summary of proposal: 25 storeys, ground floor commercial, 375 apartments including 15% affordable housing for 15 years	The HDA: Does not recommend this project be declared SSD under the HDA pathway Noted the reasons for the HDA recommendation: - The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: - Objective 1: Deliver more homes within the Housing Accord period,

No.	Description	Record of Briefing
	No of dwellings (indicative): 375 Concurrent rezoning: Yes	▪ Objective 2: Identify projects that can be assessed quickly, ▪ Criteria 3.2: Well located – free of specific environmental hazards and constraints, and ▪ Objective 4: Complement the State Significant Rezoning Policy • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site following the release of the Department's Industrial Lands Policy. • 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.
19.	277093 - <u>206-212 Pennant Hills Road, Thornleigh</u> - Iris Hotels Thornleigh Property Pty Ltd LGA: Hornsby Shire Summary of proposal: 21 storeys, 250 apartments including 5% affordable housing & ground floor retail No of dwellings (indicative): 250 Concurrent rezoning: Yes	The HDA: • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: ○ The proposal did not adequately satisfy certain objectives or criteria of the HDA EOI being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.2: Proposal has strategic merit • Recommends the applicant be advised there remain alternative approval pathways in the NSW

No.	Description	Record of Briefing
		planning system for development on this site including a local development application. • Noted there are no member conflict of interests.
20.	277299 - <u>34, 36 and 38 Restwell Street, Bankstown</u> - Monterey Property Services LGA: City of Canterbury Bankstown Summary of proposal: 176 apartments including 26% affordable housing, 28 storeys, ground floor retail and restaurant, mezzanine level function room and commercial floor space No of dwellings (indicative): 176 Concurrent rezoning: No	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 1: Deliver more homes within the Housing Accord period • Criteria 1.2: Development is State significant • Objective 2: Identify projects that can be assessed quickly • Criteria 2.1: Largely consistent with development standards • Objective 4: Optional concurrent spot rezoning • Criteria 4.1: Significant changes to development standards or prohibited development will require a suitable concurrent rezoning proposal • Criteria 4.2: Proposal has strategic merit • Recommended the applicant is advised that there remain alternative pathways in the NSW planning system including a development application within the Transport Orientated Development (TOD) SSD pathway.

No.	Description	Record of Briefing
		Noted there are no member conflict of interests.
21.	277534 - <u>1 Scenic Drive, Nowra</u> - Dickson Rothschild LGA: Shoalhaven City Summary of proposal: 107 apartments, 2 towers, 8 storeys, 651sqm ground floor retail/commercial No of dwellings (indicative): 107 Concurrent rezoning: No	The HDA: Does not recommend this project be declared SSD under the HDA pathway Noted the reasons for the HDA recommendation: - The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: - 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- free of specific environmental hazards - Criteria 3.4: Positive commitment to affordable housing - Objective 4: Optional concurrent spot rezonings - Criteria 4.1: Significant changes to development standards - Criteria 4.2: Proposal has strategic merit Recommended the applicant be advised to await finalisation of the Nowra Riverfront State Assessed Rezoning Proposal to lodge a development application. Noted there are no member conflict of interests.
22.	277595 - <u>49 Terry Road, Rouse Hill</u> - Alliance Project Group LGA: Blacktown City	The HDA: Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act

No.	Description	Record of Briefing
	Summary of proposal: 3 x 8 storey towers, 622 apartments including 10% affordable housing for 10 years (62 apartments), cafe, new public roads No of dwellings (indicative): 622 Concurrent rezoning: Yes	• Noted the reasons for HDA recommendation: ◦ 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 ◦ 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 will need to manage impacts on Rouse Hill House and Farm and may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.
23.	278315 - <u>2-4 Speed Street, Liverpool</u> - Centuria Capital Limited LGA: Liverpool City Summary of proposal: 162 apartments including 5% affordable housing for 15 years, 33 storeys, retail, medical centre and office premises No of dwellings (indicative): 162 Concurrent rezoning: Yes	The HDA: • 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: ◦ 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: ◦ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the

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		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 to provide a greater commitment to affordable housing provisions given significant uplift proposed. • Recommended that the applicant be advised that a future development application will need to address cl7.5A of Liverpool Local Environmental Plan 2008 • Noted that a merit assessment will likely include road interface and capacity considerations that may require a design solution. • Noted there are no member conflict of interests.
24.	278786 - <u>4 & 6 Ashford Avenue, 41 & 43 Middleton Avenue, Castle Hill</u> - Daniel McNamara Planning Solutions Pty Ltd LGA: The Hills Shire Summary of proposal: 150 dwellings including 5% affordable housing for 15 years, 2 buildings No of dwellings (indicative): 150 Concurrent rezoning: Yes	The HDA: • 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: ○ 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: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the

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		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 to consider increasing commitment to affordable housing given significant uplift proposed. • Noted there are no member conflict of interests.
25.	279143 - <u>25 Lachlan Street, Waterloo</u> - Pacific Oasis 25 Lachlan St Waterloo Development Pty Ltd LGA: City of Sydney Summary of proposal: 100 apartments, retail uses at ground floor, 20% affordable housing for 15 years No of dwellings (indicative): 100 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 1: Deliver more homes within the Housing Accord period • Criteria 1.2: Development is State significant • Objective 2: Identify projects that can be assessed quickly • Criteria 2.1: Largely consistent with development standards • Objective 3: Drive quality and affordable housing • Criteria 3.2: Well-located free of specific environmental hazards

No.	Description	Record of Briefing
		• Recommended the applicant is advised that there remain alternative pathways in the NSW planning system including a development application following 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.
26.	280717 - <u>50-64 Atchison Street, St Leonards</u> - TWT Property Group Pty Ltd (TWT) LGA: North Sydney Summary of proposal: 240 apartments including 15% affordable housing, 21-23 storeys, non-residential uses, and through site link No of dwellings (indicative): 240 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ▪ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ○ Criteria 1.2: Development is State significant • Recommended that the applicant be advised that an existing SSD pathway is available for the development that should be utilised. Investigate the Crows Nest Transit Orientated (TOD) Accelerated Precinct SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. • Noted there are no member conflict of interests.
27.	280759 - <u>366 The Horsley Drive, Fairfield</u> - University Property Group Pty Ltd c/o Bathla LGA: Fairfield City Summary of proposal: 600 apartments including 5-10% affordable housing, ground floor retail, through site links No of dwellings (indicative): 600	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	▪ 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 free of specific environmental hazards • Recommended the applicant is advised that there remain alternative pathways in the NSW planning system including a development application following a planning proposal. • Noted there are no member conflict of interests.
28.	280906 - <u>31-41 Bridge Road, Stanmore</u> - Crown Constructions Australia Pty Limited LGA: Inner West Summary of proposal: 102 dwellings including 15% affordable housing for 15 years, 6 – 8 storeys and unspecified amount of ground floor commercial No of dwellings (indicative): 102 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.2: Proposal has strategic merit • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this

No.	Description	Record of Briefing
		site including a development application following a planning proposal. Noted there are no member conflict of interests.
29.	281233 - <u>77-79, 81-85, 87, 89, 91-93, 95, 97-99, 101, 103 Anzac Parade and 59A, 61, 63, 67, 69-71 Boronia Street, Kensington</u> - Architectus LGA: Randwick City Summary of proposal: 357 apartments including 15% affordable housing, 24 storeys, ground floor supermarket and retail, and public domain upgrades including a through link. No of dwellings (indicative): 357 Concurrent rezoning: Yes	The HDA: 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: - 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: - 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.
30.	281318 - <u>2-10 Chandos Street, 12 Chandos Street, 110 Christie Street, St Leonards</u> - Billbergia Group Pty Ltd LGA: Willoughby City Summary of proposal: 1600 apartments including 8% affordable housing, 3 towers, 45, 60 and 63 storeys high,	The HDA: Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act Noted the reasons for HDA recommendation: - The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being:

No.	Description	Record of Briefing
	6800m² non-residential GFA, and public park No of dwellings (indicative): 1600 Concurrent rezoning: Yes	▪ Objective 1: Deliver more homes within the Housing Accord period, and ▪ Objective 2 Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards. ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1 Proposal has strategic merit • Noted that this site was excluded from the Crows Nest TOD to enable Council to undertake master planning to manage the future use of this employment land, to set development standards and to manage the interface with adjoining land. the extent of uplift and the need to collaborate with Council and TAM NSW on the design. There remain alternative approval pathways in the NSW planning system for development on this site including working with Willoughby Council through their master planning process. • Noted there are no member conflict of interests.
31.	282269 - <u>413-415 Canterbury Road and 2, 4, 6 & 8 Una Street, Campsie</u> - Think Planners Pty Ltd LGA: City of Canterbury Bankstown Summary of proposal: 160 apartments including 10% affordable housing for 15 years, ground floor retail fronting Canterbury Road No of dwellings (indicative): 160 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly

No.	Description	Record of Briefing
		- Criteria 2.1: Largely consistent with development standards - Criteria 4.1: Significant changes to development standards or prohibited development will require a suitable concurrent rezoning proposal Recommended that the applicant be advised that there remain alternative pathways in the NSW planning system for a development on this site. Noted there are no member conflict of interests.
32.	282454 - <u>99 Byron Road Leppington</u> - Mosca Pserras Architects LGA: Camden Summary of proposal: Concept plan for 139 dwellings including 15% affordable housing, stage 1 for 108 apartments and 15 attached dwellings (including subdivision) No of dwellings (indicative): 123 Concurrent rezoning: Yes	The HDA: 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: - 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 - The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." Noted that the proposal should respond to the Leppington Town Centre Planning Proposal (PP-2023-284). Noted there are no member conflict of interests.

No.	Description	Record of Briefing
33.	282571 - <u>2A - 6 Bayview Ave, The Entrance</u> - Think Planners LGA: Central Coast Summary of proposal: 120 apartments including 5% affordable housing for 15 years, 20 storeys No of dwellings (indicative): 120 Concurrent rezoning: Yes	The HDA: • 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: ○ 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: ○ 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 to consider an affordable housing commitment commensurate with uplift. • Noted there are no member conflict of interests.
34.	282717 - <u>3 Arcadia Street, Merrylands West</u> - Dallad LGA: Cumberland City Summary of proposal: 120 apartments including 15% affordable housing, 6 storeys, adaptive reuse of heritage item as a child-care centre No of dwellings (indicative): 120	The HDA: • 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: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	Concurrent rezoning: No	• 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: ○ 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 concurrent rezoning application will be required for variations to development standards greater than 20% • Recommended as a general principle, not having applications in parallel pathways. • Noted that existing DA2025/0579.1 for the site will need to be withdrawn • Noted there are no member conflict of interests.
35.	283051 - <u>11-27 Jennifer Street, Little Bay</u> - Urban Property Group LGA: Randwick City Summary of proposal: 150 apartments including 20% affordable housing (5% in perpetuity and 15% for 15 years), 6 – 7 storeys high. No of dwellings (indicative): 150 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: • Objective 2: Identify projects that can be assessed quickly

No.	Description	Record of Briefing
		- Criteria 2.1: Largely consistent with development standards - Objective 3: Drive quality and affordable housing - Criteria 3.2: Well-located free of specific environmental hazards Recommended the applicant be advised that they should continue to progress the existing development consent on this site. Noted there are no member conflict of interests.
36.	281324 - <u>137A Princes Highway, Wolli Creek</u> - Everest Property Group LGA: Bayside City Summary of proposal: 100 apartments, including 15% affordable housing, 12 storeys, ground floor ice skating facility No of dwellings (indicative): 100 Concurrent rezoning: Yes	The HDA: 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: - 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 - 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.
37.	277628 - <u>35-41 Waterloo Road, Macquarie Park</u> - Goodman Property Services (Aust) Pty Ltd LGA: City of Ryde	The HDA: Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act

No.	Description	Record of Briefing
	Summary of proposal: 4 towers, 825 apartments including 3% affordable housing and build to rent, ground floor commercial/retail, new road and site pedestrian links No of dwellings (indicative): 825 Concurrent rezoning: Yes	• Noted reasons for HDA recommendation: ○ The proposal did not adequately satisfy all objectives or criteria of the HDA EOI being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing ▪ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including the SSD application (SSD-52947710) currently under assessment. • Noted that unless there is a policy change of Government, this site will not be reconsidered by the HDA. • Noted there are no member conflict of interests.
38.	277641 - <u>85-97 Waterloo Road, Macquarie Park</u> - Goodman Property Services (Aust) Pty Ltd LGA: City of Ryde Summary of proposal: 6 towers, 10-20 storeys, 736 apartments including 3% affordable housing, 3,419m² of ground floor commercial/retail, public open space, site links No of dwellings (indicative): 736 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3: Drive quality and affordable housing

No.	Description	Record of Briefing
		• Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including the SSD application (SSD-52604208) currently under assessment. • Noted that unless there is a policy change of Government, this site will not be reconsidered by the HDA. • Noted there are no member conflict of interests.
39.	278203 - <u>7-11 Talavera Road, Macquarie Park</u> – Goodman Property Services (Aust) Pty Ltd LGA: City of Ryde Summary of proposal: 1,020 apartments including 3% affordable housing and an unspecified allocation of commercial floor area. No of dwellings (indicative): 1020 Concurrent rezoning: Yes	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 3.2: Well serviced ▪ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • Noted that unless there is a policy change of Government, this site will not be reconsidered by the HDA. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
40.	285033 - <u>2-4 Byfield Street & 6-10 Lyonpark Road, Macquarie Park</u> - Urbis Ltd LGA: City of Ryde Summary of proposal: 3 towers up to 58 storeys, 1449 apartments including 5% affordable housing (73 apartments), Unspecified non-residential GFA, road widening and new local road, 10,580sqm of open space No of dwellings (indicative): 1449 Concurrent rezoning: Yes	The HDA: • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted reasons for HDA recommendation: ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: ▪ Objective 1: Deliver more homes within the Housing Accord period, and ▪ Objective 2 Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including SSD under the Macquarie Park TOD accelerated precinct or SSD under declared EOI 238697. • Noted that unless there is a policy change of Government, this site will not be reconsidered by the HDA. • Noted there are no member conflict of interests.
41.	285122 - <u>7-11 Talavera Road, Macquarie Park</u> - Silversea Investment Pty Ltd LGA: City of Ryde Summary of proposal: 40 storeys, 450 apartments including 5% affordable housing, 12,400m² tourist and visitor accommodation No of dwellings (indicative): 450	The HDA: • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 3.2: Well serviced ▪ Objective 4: Optional Concurrent Spot Rezoning • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • Noted that unless there is a policy change of Government, this site will not be reconsidered by the HDA. • Noted there are no member conflict of interests.
42.	288676 - <u>607-619 Victoria Road, Ryde</u> - Artro Management Pty Ltd LGA: City of Ryde Summary of proposal: 212 dwellings including 5% of affordable housing, up to 18 storeys No of dwellings (indicative): 212 Concurrent rezoning: Yes	The HDA: • 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: ○ 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 ○ 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

No.	Description	Record of Briefing
		standards and dwelling yield lower than proposed in the EOI application Noted there are no member conflict of interests.
43.	288688 - <u>589 Victoria Road, 603 Victoria Road, Ryde</u> - Artro Management Pty Ltd LGA: City of Ryde Summary of proposal: 188 dwellings including 5% of affordable housing, up to 18 storeys No of dwellings (indicative): 188 Concurrent rezoning: Yes	The HDA: 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: - 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 - 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

		
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Chair: Simon Draper Date: 13 October 2025	Member: Brett Whitworth Date: 13 October, 2025	Member: Said Hirsh Date: 13 October 2025
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TRANSCRIPT OF PROCEEDINGS

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DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING - 10 OCTOBER 2025

HDA MEMBERS: SIMON DRAPER

HDA MEMBER ALTERNATES: BRETT WHITWORTH
SAID HIRSH

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

FRIDAY, 10 OCTOBER 2025

MR DRAPER: Okay, it's the 10th of October. We've considered 43 matters today at HDA. And just as a preliminary comment, I just note that due to people declaring conflicts of interest and the unavailability of some members, that the recommendations made for the first five EOIs that I'll read out today were made with a quorum of two HDA members, being myself and Said Hirsh, who is
5 standing in for Tom Gellibrand. And that is permitted under our governance arrangements. And, as always, we take advice from the staff and the Department of Planning when considering these matters, including Deputy Secretaries, David Gainsford and Monica Gibson, who have also attended the briefing today.

All right, so we're going to step through them now. EOI number 279338 is recommended for
10 declaration as State significant. Number 279422 is recommended as State significant. Number 281951 is not recommended for declaration as State significant; we recommend that, instead, the existing SEARs be pursued. Number 285150 is not recommended for declaration given the concerns around transport infrastructure availability and requirement for broader precinct planning prior to development.

15 Number 266454 is recommended for declaration. We've added a couple of revised recommendations. This matter had been considered by the HDA before. There's a couple of additional comments that will be included in the recommendations to the Minister. The first is that the applicant be advised that the declaration will only relate to superlot subdivision to deliver 626 medium-density development and 198 multi-unit housing, with associated subdivision. And note
20 that the applicant intends to update the structure plan and development control plan to facilitate the built form and uses proposed in the EOI.

Number 253562 is recommended for declaration, with an additional recommendation in response to the information that the applicant be advised they should continue to progress discussions on suitable public benefit offering with Council. Number 274326 is recommended for
25 declaration. 276203 is recommended for declaration. 276223 is recommended for declaration. Number 276260 is recommended for declaration. Number 276288 is not recommended for declaration.

MR WHITWORTH: I think our concern here is that the uplift sought is more appropriately considered by Council in the context of its Oxford Street planning work.

30 MR DRAPER: Number 276300 is not recommended for declaration.

MR WHITWORTH: But we believe that it should be considered following the state-led rezoning around the future Woollahra train station.

MR DRAPER: Number 276319 is recommended for declaration, just noting that a merit assessment may result in reduced development controls and yield. Number 276532 is

not recommended for declaration.

MR WHITWORTH: In that one, we believe the proposal should align with the Council-led transit-oriented development work.

MR DRAPER: 276623 is not recommended for declaration.

- 5 MR WHITWORTH: This one, the yield is just at the trigger for the HDA, and we note that the merit assessment may result in the project being below the State significant threshold.

MR DRAPER: 276702 is not recommended for declaration.

MR WHITWORTH: We've identified the high-density employment land here should be preserved.

MR DRAPER: 276933 is not recommended for declaration.

- 10 MR WHITWORTH: We again think that this should be considered following the state-led rezoning around the future Woollahra train station

MR DRAPER: 276981 is not recommended for declaration.

MR WHITWORTH: This is key employment land and should be preserved.

MR DRAPER: 277093 is not recommended for declaration.

- 15 MR WHITWORTH: Again, this is important employment land, and the high-yield residential development would impact on the surrounding employment uses (indistinct)

MR DRAPER: 277299 is not recommended for declaration.

MR WHITWORTH: Again, this should follow the Council-led transit-oriented development pathway.

- 20 MR DRAPER: 277534 is not recommended for declaration.

MR WHITWORTH: We believe this should await the State-led rezoning.

MR DRAPER: 277595 is recommended for declaration. Number 278315 is recommended for declaration, just noting that the merit assessment probably would have to reconsider the road interface capacity considerations. 278786 is recommended for declaration. 279143 is

- 25 not recommended for declaration.

MR WHITWORTH: And we believe that it would be under the yield, the SSD threshold, when considering the current consent.

MR DRAPER: 280717 is not recommended for declaration.

MR WHITWORTH: We believe that this should utilise the transit-oriented development pathway.

MR DRAPER: 280759 is not recommended for declaration.

MR WHITWORTH: We believe the flood evacuation capacity issue needs to be addressed.

MR DRAPER: 280906 is not recommended for declaration.

MR WHITWORTH: Again, this only just meets the yield threshold, but we note the merit
5 assessment may result in the project being below the State significant threshold. We also note that
importance of retaining industrial land.

MR DRAPER: 281233 is recommended for declaration. 281318 is not recommended for
declaration.

MR WHITWORTH: We believe that the (indistinct) depends on the council's master planning for
10 that precinct.

MR DRAPER: 282269 is not recommended for declaration.

MR WHITWORTH: On that, we don't believe that it is well located for residential uses, noting the
work already done on the Canterbury Road strategy.

MR DRAPER: 282454 is recommended for declaration. 282571 is recommended for
15 declaration. 282717 is recommended for declaration. 283051 is not recommended for declaration.

MR WHITWORTH: And I think you were going to talk to that.

MR DRAPER: Yes, I meant, yeah. So that one needs to be considered in the context of broader
precinct work. 281324 is recommended for declaration. 277628 is not recommended for
declaration. Sorry, I should say, there's, I think, five EOIs here that all relate to a similar area in
20 Macquarie Park, and while they're all considered individually, I'll get Brett to comment on them
collectively, if that's okay - - -

MR WHITWORTH: Yes.

MR DRAPER: - - - as I go through them, because I think the reasoning is similar. So it's 277628,
not recommended; 277641 is not recommended; 278203 is not recommended; 285033 is
25 not recommended; 285122 is not recommended. Some of those have actually been to the HDA
before, but I'll get Brett (indistinct)

MR WHITWORTH: (indistinct) Simon. Yes. I mean, these are seeking built-to-sell residential
beyond the existing built-to-rent possibility that exists on the site. The government's identified as a
key policy issue the importance of retaining employment land, particularly in that location, and
30 there's no value in reconsidering this position without the government changing its view on that
policy.

MR DRAPER: Yeah. Thank you. 288676 is recommended for declaration, and 288688 is also recommended for declaration. That was the 43 that we considered today. Thank you very much, everyone.

RECORDING CONCLUDED