

Housing Delivery Authority – Record of Briefing

Date and Time: 27 October 2025 – 2.30PM-4.15PM

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

Ken Morrison – CEO, Bradfield Development Authority (Item 1)

Rebecca McPhee - Deputy Secretary, Investment NSW (Item 1)

DPHI Staff

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

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

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

Kate McKinnon – 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 32 EOI applications received by DPHI. The HDA considered each application against the “Housing Delivery Authority State Significant Development Criteria”. EOIs 270846, 272585 and 273167 were assessed under the HDA criteria dated December 2024 and all other EOIs were assessed under the HDA criteria dated July 2025.

Of the 32 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 12 EOI applications be declared SSD.
- 19 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 • Acknowledgement of Country • Conflict of Interests	• Noted COIs: • Kiersten Fishburn – EOI 287450 • Simon Draper – EOI 287450 • David Gainsford – EOIs 287450, 287449, 284282 and 286756 • Aoife Wynter – EOIs 286651 and 270846 • Monica Gibson – EOI 281856 • Kate McKinnon – EOI 279445
B	HDA Operational Briefing	• Noted the verbal update on HDA procedures and operational matters. • Noted updates from previous HDA meeting cycle. • Discussed 12-month review. • Noted EOIs 270846, 272585 and 273167 were assessed under the HDA criteria dated December 2024 and all other EOIs were assessed under the HDA criteria dated July 2025

No.	Description	Record of Briefing
1.	287450 - <u>142 Abercrombie Street</u>, Redfern - Scape Australia Management Pty Ltd (Scape) LGA: City of Sydney Summary of proposal: Renewal of 437 student housing to 1000 student housing, 10 storeys, monetary contribution to affordable housing in accordance with the City of Sydney's Affordable Housing Contribution Plan 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: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Criteria 2.1: Largely consistent with development standards • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • Noted member conflicts of interest – Simon Draper and Kiersten Fishburn. The recommendation was made by Tom Gellibrand (Acting Chair for this item), Rebecca McPhee and Ken Morrison. • Noted David Gainsford did not evaluate or brief the HDA on this matter due to a declared conflict of interest.
2.	287449 - <u>83 Quay Street</u>, Haymarket - Scape Australia Management Pty Ltd (Scape) LGA: City of Sydney Summary of proposal: Renewal of 334 student housing to 1000 student housing including 3% affordable housing, 50 storeys, unspecified amount of ground floor retail premises	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
	No of dwellings (indicative): 1000 Concurrent rezoning: Yes	- Criteria 2.1: Largely consistent with development standards - Criteria 3.4: Positive commitment to affordable housing Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. Noted David Gainsford did not evaluate or brief the HDA on this matter due to a declared conflict of interest. Noted there are no member conflict of interests.
3.	290324 - <u>35 Albert Avenue</u>, Chatswood - Springvue Pty Ltd LGA: Willoughby City Summary of proposal: 100 apartments including 10% affordable housing, above ground level retail 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." Recommended that the applicant be advised that Willoughby City Council is currently undertaking a capacity analysis of available infrastructure

No.	Description	Record of Briefing
		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. • Recommended as a general principle, not having applications in parallel pathways. • Noted that existing PP-2025-1211 for the site will need to be amended to remove 35 Albert St Chatswood. • Noted there are no member conflict of interests.
4.	290317 - <u>56 Archer Street, 66-70 Archer Street, 1 Spring Street, 3-9 Spring Street, 11 Spring Street, 13 Spring Street</u>, Chatswood - Springvue Pty Ltd LGA: Willoughby City Summary of proposal: 4 buildings, 760 apartments including 10% affordable housing, 14,000sqm of commercial/ retail space, through site links and 3,600 sqm open space No of dwellings (indicative): 760 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 Willoughby City Council is currently undertaking a capacity analysis of available infrastructure within Chatswood CBD and any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development

No.	Description	Record of Briefing
		contributions/public benefit coming out of significant uplift. • Recommended as a general principle, not having applications in parallel pathways. • Noted that existing PP-2025-1211 for the site will need to be withdrawn. • Noted there are no member conflict of interests.
5.	287822 - <u>205 O'Riordan Street</u>, Mascot - Iris Hotels Sydney Airport Property Pty Ltd LGA: Bayside Summary of proposal: 220 apartments including 5% affordable housing, unspecified amount of ground floor commercial floor area, existing hotel use to remain No of dwellings (indicative): 220 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 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.
6.	287717 - <u>330-332 Parramatta Road</u>, Homebush West - Think Planners Pty Ltd	The HDA:

No.	Description	Record of Briefing
	LGA: Strathfield Municipal Summary of proposal: 200 apartments including 10% affordable, 21 storeys, unspecified amount of commercial GFA No of dwellings (indicative): 200 Concurrent rezoning: Yes	• 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 3.2: Well located ▪ Criteria 4.2: Significant changes to development standards • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • Noted there are no member conflict of interests.
7.	287016 - <u>701-703 Parramatta Road, 10 Hathern Street, 697-699 Parramatta Road, 695 Parramatta Road, 2 Tebbutt Street</u>, Leichhardt - TRICON GROUP PTY LTD LGA: Inner West Summary of proposal: 100 apartments including 15% affordable housing for 15 years, unspecified amount of ground floor commercial GFA. 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 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
		▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.2: Proposal has strategic merit • 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.
8.	285157 - <u>352-354 Parramatta Road</u>, Burwood - Burwood 352 Pty Ltd LGA: Burwood Summary of proposal: 170 apartments including 5% affordable housing, 30 storeys, ground and first floor retail, food and drink premises and hotel or motel accommodation No of dwellings (indicative): 170 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 does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards or prohibited development will require a suitable concurrent rezoning proposal • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site include a development application following finalisation of the State-led Rezoning for Burwood North. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
9.	284586 - <u>469-483 Balmain Road</u>, Lilyfield - Roche Group LGA: Inner West Summary of proposal: 192 dwellings including 5% affordable housing for 30 years, employment GFA with a percentage dedicated to creative purposes, public open space, a through link No of dwellings (indicative): 192 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 3: Drive quality and affordable housing ▪ Criteria 3.2: Well located- 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 include progressing with consent DA2023/0467. • Noted that this site will not be reconsidered by the HDA. • Noted there are no member conflict of interests.
10.	287579 - <u>59-63 Evaline Street</u>, Campsie - Combeda Pty Ltd LGA: City of Canterbury Bankstown Summary of proposal: 114 apartments including 15% affordable housing for 15 years, 19 storeys, unspecified amount of ground floor commercial premises GFA No of dwellings (indicative): 114 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.

No.	Description	Record of Briefing
		• 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 as part of a merit assessment process the height and FSR increases proposed in the EOI may need to address the standards within PP-2024-2261. Any development application cannot be determined ahead of the finalisation of PP-2024-2261. • Recommended that the applicant be advised that any future development proposal should address the draft active street frontage controls set out under PP-2024-2261 and identify the exact type of community infrastructure required by the masterplan. • Noted there are no member conflict of interests.
11.	287507 - <u>362, 364, 366-368, 374, 376-382, 384 Oxford Street</u>, Bondi Junction - Cassa Nova Pty Ltd and Cassa Blanka Pty Ltd LGA: Waverley Summary of proposal: Amending DA for a further 92 apartments (total of 210 apartments), 15% affordable housing. No of dwellings (indicative): 92 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

No.	Description	Record of Briefing
		▪ 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 an amendment to the existing consent. • Noted there are no member conflict of interests.
12.	287228 - <u>15 Nicholson Road</u>, Woonona - MH Property No.2 Pty Ltd ATF MH Property No.2 LGA: City of Wollongong Summary of proposal: 130 apartments, with potential inclusion of townhouses, 13% to 18% affordable housing – 3% in perpetuity and remained for a period of 15 years No of dwellings (indicative): 130 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
13.	286756 - <u>130 Joynton Avenue, 9 Defries Avenue, Zetland</u> - DEICORP PROJECTS (JOYNTON AVE) PTY LTD LGA: City of Sydney Summary of proposal: Amending DA for 170 apartments additional apartments (total 794 apartments) including 15% affordable housing for 15 years No of dwellings (indicative): 170 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 • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including progressing with the modification of the current development consent. • Noted there are no member conflict of interests. • Noted David Gainsford did not evaluate or brief the HDA on this matter due to a declared conflict of interest.
14.	286737 - <u>23, 25 and 27 Harold Street,</u> Parramatta - Think Planners LGA: City of Parramatta Summary of proposal: 150 apartments including 10% affordable housing for 15 years, single 36 storey tower. 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 4: Optional concurrent spot rezonings - 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 site including a development application following a planning proposal. Noted there are no member conflict of interests.
15.	286719 - <u>5-9 Woodville Street</u>, Hurstville - Illawarra Catholic Club LGA: Georges River Summary of proposal: 160 apartments (build to rent) including 10% affordable housing, unspecified amount of ground floor commercial premises GFA, 21 storeys. 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 1: Deliver more homes within the Housing Accord period - Criteria 1.2: Development is State significant - Criteria 2.1: Largely consistent with development standards - Objective 4: Optional Concurrent Spot Rezoning - Criteria 4.1: Significant changes to development standards - Criteria 4.2: Proposal has strategic merit Recommended the applicant be advised to investigate the alternative approval pathway

No.	Description	Record of Briefing
		offered through the build-to-rent SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. • Noted that the HDA will monitor the progress of this proposal, if lodged. • Noted there are no member conflict of interests.
16.	286676 - <u>86,88-90 Maroubra Road, 94 Maroubra Rd and 46 Hannan St</u>, Maroubra - ABC Planning LGA: Randwick City Summary of proposal: 140 apartments including 15% affordable housing, 10 storeys. No of dwellings (indicative): 140 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.
17.	286671 - <u>28A, 28B, 28C Ingleburn Road</u>, Leppington - PJM Group Pty Ltd C/- Think Planners LGA: Camden	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:

No.	Description	Record of Briefing
	Summary of proposal: 900 apartments, 18 storeys, 3 separate buildings, 15% affordable housing No of dwellings (indicative): 900 Concurrent rezoning: Yes	○ 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 needs to address the Leppington Town Centre Planning Proposal (PP-2023-284). • Noted there are no member conflict of interests.
18.	285623 - <u>183 Bringelly Road and 185 Bringelly Road</u>, Leppington - Simon Elias LGA: Camden Summary of proposal: Concept plan for 300 apartments, no affordable housing No of dwellings (indicative): 300 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 2.6: Has addressed any previously refused proposals ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1 Well-located - good access to transport and services

No.	Description	Record of Briefing
		- Criteria 3.2 Well located – free of specific environmental hazards - Criteria 3.4: Positive commitment to affordable housing Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following completion of the Leppington Town Centre Planning Proposal. Noted there are no member conflict of interests.
19.	286051 - <u>559 Anambah Road</u>, Gosforth - Third.i Group LGA: Maitland City Summary of proposal: 900 lot staged subdivision including 5% affordable housing, Stage 1 Torrens Title with 220 lots for integrated multi dwelling housing, open space, roads, pedestrian networks, utilities and services, intersection upgrades and drainage infrastructure No of dwellings (indicative): 220 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 objectives or criteria of the HDA EOI, being: - Objective 2: Identify projects that can be assessed quickly - Objective 3: Drive quality and affordable housing - Criteria 3.1: Well located (good access) - Criteria 3.2: Well located (environmental hazards and constraints) - Criteria 3.3: Well serviced Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application with Council following consideration of the Hunter and

No.	Description	Record of Briefing
		Central Coast Regional Panel's recent reasons for refusal. • Noted there are no member conflict of interests.
20.	286651 - <u>1, 2, 5, 6, 10, 11, 14, 18 and 22 Macquarie Place</u>, Haywards Bay - Allen Price Pty Ltd LGA: City of Wollongong Summary of proposal: 121 apartments including 14% affordable housing, 5 buildings, 3 storeys high No of dwellings (indicative): 121 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 ▪ 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 - good access to transport and services ▪ Criteria 3.3 Well serviced - enabling infrastructure • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal • Noted there are no member conflict of interests. • Noted Aoife Wyner did not evaluate this EOI or brief the HDA on this matter due to a declared conflict of interest.

No.	Description	Record of Briefing
21.	286066 - <u>120 and 122 Mona Vale Road</u>, Warriewood - Daniel McNamara Planning Solutions Pty Ltd LGA: Northern Beaches Summary of proposal: 1,800 apartments including 10% affordable housing for 15 years, multiple buildings, 7-15 storeys No of dwellings (indicative): 1,800 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 3: Drive quality and affordable housing ▪ Criteria 3.1: Well-located transport and services ▪ Criteria 3.2: Well-located free of specific environmental hazards ▪ 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 site including a development application consistent with the applicable land use zoning and development standards. • Noted there are no member conflict of interests.
22.	285711 - <u>18 Cooper Street</u>, Strathfield - Tier Architects LGA: Burwood Summary of proposal: 125 apartments including 10% affordable housing, 11 storeys.	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.

No.	Description	Record of Briefing
	No of dwellings (indicative): 125 Concurrent rezoning: Yes	• 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 the previous DA122.2020, LEC 2021/123741 be surrendered as part of any approval. • Noted there are no member conflict of interests.
23.	284635 - <u>50 Morisset St</u>, Queanbeyan - Lockbridge Pty Ltd LGA: Queanbeyan-Palerang Regional Summary of proposal: 160 apartments including 50% affordable housing, 10 storeys, ground floor retail No of dwellings (indicative): 160 Concurrent rezoning: No	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

No.	Description	Record of Briefing
		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.
24.	284282 - <u>188 – 199 Young St</u>, Waterloo - Capital Corporation Pty Ltd LGA: City of Sydney Summary of proposal: 177 apartments, 2 level podium containing Place of Worship and commercial space, 10% affordable housing for 15 years No of dwellings (indicative): 177 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 3.2: Well-located: free of specific environmental hazards • Recommends the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • Noted there are no member conflict of interests. • Noted David Gainsford did not evaluate or brief the HDA on this matter due to a declared conflict of interest.
25.	283741 - <u>122A Avoca Street</u>, Randwick - Dickson Rothschild LGA: Randwick City Summary of proposal: 134 in total including 15% affordable housing - 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 HDA recommendation:

No.	Description	Record of Briefing
	residential units and 34 co-living apartments, 232sqm of ground floor commercial premises, 14 storeys No of dwellings (indicative): 100 Concurrent rezoning: Yes	○ 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.
26.	283539 - <u>52 Alfred Street South</u>, Milsons Point - Milsons Point 2 Pty Ltd LGA: North Sydney Summary of proposal: 161 apartments including 10% affordable housing for 15 years, 26 storeys, podium containing 2,388sqm of non-residential GFA, through site links and public domain improvements No of dwellings (indicative): 161 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.
27.	283612 - <u>21 Auburn Street</u>, Wollongong - MMJ Town Planning LGA: City of Wollongong Summary of proposal: 256 apartments including 20% of total GFA for affordable housing, unspecified amount of ground floor commercial GFA No of dwellings (indicative): 256 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 Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including continued pursuit of SSD-72686208. Noted that the HDA will monitor the progress of this proposal. Noted there are no member conflict of interests.
28.	283461 - <u>4 Auburn Street</u>, Wollongong - MMJ Town Planning LGA: City of Wollongong Summary of proposal: 125 apartments including 20% affordable housing, 36 hotel or motel accommodation, unspecified amount of ground floor commercial floor area 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 1: Deliver more homes within the Housing Accord period

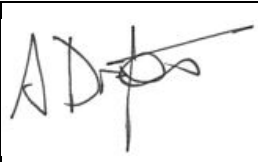
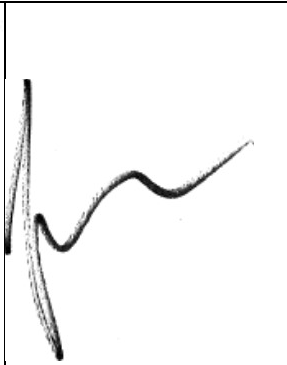
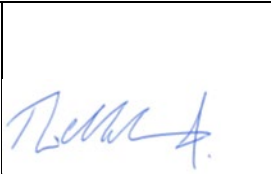
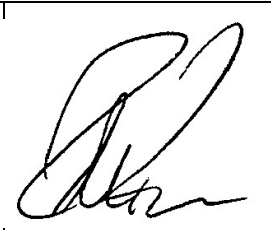
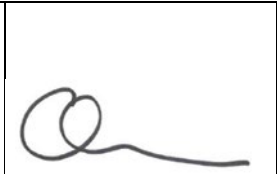
No.	Description	Record of Briefing
		▪ Criteria 1.2: Development is State significant ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • Recommended the applicant be advised to investigate the alternative approval pathway offered through the Infill affordable housing SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. • Noted that the HDA will monitor the progress of this proposal, if lodged. • Noted there are no member conflict of interests.
29.	281856 - <u>309 King Street, 34 Union Street, 36 Union Street</u>, Newcastle West - Western Suburbs (N'cle) Leagues Club Ltd c/o WPP Pty Ltd LGA: City of Newcastle Summary of proposal: 192 dwellings including 10% affordable housing for 15 years, and ground floor commercial GFA No of dwellings (indicative): 192 Concurrent rezoning: No	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

No.	Description	Record of Briefing
		significance under s4.36 of the EP&A Act.” • Noted there are no member conflict of interests. • Noted Monica Gibson did not evaluate or brief the HDA on this matter due to a declared conflict of interest.
30.	279445 - <u>1 and 3A Railway Parade</u>, Kogarah - Ganellen Property Group on behalf of KTC Group LGA: Georges River Summary of proposal: 3 towers, 25-27 storeys, 600 dwellings including 5% affordable housing, commercial premises community facility and public benefit offering (public domain plaza) No of dwellings (indicative): 600 Concurrent rezoning: Yes	The HDA: • 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. • Noted Kate McKinnon did not evaluate or brief the HDA on this matter due to a declared conflict of interest.
31.	286725 - <u>405 Pacific Highway</u>, Crows Nest - The Trustee for The Deicorp Projects (Crows Nest) Unit Trust LGA: North Sydney Summary of proposal: Amending SSD-66826207 for an additional 10 storeys, 32 storeys, an additional 90 apartments (278 in total) including 15% affordable housing for 15 years. No of dwellings (indicative): 278 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

No.	Description	Record of Briefing
		assessment can consider the appropriateness of the proposed uplift. • Noted that the applicant be advised to investigate the alternative approval pathway offered via a modification to the approved SSD (SSD-66826207). • Noted there are no member conflict of interests.
32.	270846 - <u>66 Pacific Highway, 1A Berry Road, 1 Berry Road, 3 Berry Road, St Leonards</u> - Urbis Ltd LGA: Lane Cove Summary of proposal: 220 apartments including 5% affordable housing, with two levels of commercial GFA in a building to 23-storeys high. No of dwellings (indicative): 220 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. • Noted Aoife Wynter did not evaluate or brief the HDA on this matter due to a declared conflict of interest.



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

 Chair: Simon Draper Date: 28/10/2025	 Member: Kiersten Fishburn Date: 29/10/2025	 Member: Tom Gellibrand Date:28/10/2025	 Member: Rebecca McPhee (Item 1) Date: 28.10.25	 Member: Ken Morrison (Item 1) Date: 28/10/2025
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TRANSCRIPT OF PROCEEDINGS

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NSW DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING - 27 OCTOBER 2025

HDA MEMBERS: **SIMON DRAPER**
 KIERSTEN FISHBURN
 TOM GELLIBRAND

HDA MEMBER ALTERNATES: **REBECCA MCPHEE, KEN MORRISON**

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

MONDAY, 27 OCTOBER 2025

MR S DRAPER: Okay. All right. We're here meeting with HDA today, 27th of October. We've had 32 EOIs we've considered, and I'll just run through them, and Kiersten will provide some comments on the way through. The first one is EOI 287450. I should say that myself and Kiersten Fishburn did not participate in the decision on this one because it's in our local
5 area, so we had a conflict of interest. So instead the decision was made by Tom Gellibrand, Ken Morrison and Rebecca McPhee. And David Gainsford also didn't provide any advice in relation to this one because of his role at the City of Sydney. Anyway, that one is not recommended to be declared - 287450. 287449 is not recommended to be declared state significant.

MS K FISHBURN: In relation to this particular application, the panel thought that there was
10 excessive scale and uplift requested, given the context, and it would be better worked through with the City of Sydney, who understand the site's specificity.

MR DRAPER: 290324 was recommended for declaration as state significant. 290317 was recommended to be declared state significant. Number 287822 is not recommended to be declared state significant.

15 MS FISHBURN: This is E3 zoned land near the airport, so industrial land that isn't suitable for residential development at this point.

MR DRAPER: 287717 is not recommended to be declared state significant.

MS FISHBURN: This is, again, industrial land. This would be looking for significant uplift, and the site location is not suitable for that residential uplift.

20 MR DRAPER: 287016 is not recommended for declaration.

MS FISHBURN: A couple of comments here. This is industrial land again, and the yield proposed is borderline to the considerations of the HDA. This site is likely to be captured in some of the work that the department is doing on industrial lands, and there might be a future pathway for it, but it's not appropriate to make the decision at this point in time.

25 MR DRAPER: 285157 is not recommended to be declared state significant.

MS FISHBURN: The panel were all in agreement that this is a really important site in the area and would definitely benefit from uplift and residential outcomes. However, we're in the middle of the state-led rezoning process, which will be completed in 2026, and we should wait through that process.

30 MR DRAPER: 284586 is not recommended for declaration.

MS FISHBURN: This - the proponent should pursue the existing development approval for this particular site, including any modifications, through the council, and the HDA won't consider a

further application for this site.

MR DRAPER: 287579 is recommended for declaration.

MS FISHBURN: Just to note that the proposal should address the master plan for Campsie so that there's consistency with planning work that's been done.

5 MR DRAPER: 287507 is not recommended for declaration.

MS FISHBURN: The EOI is under the yield for state significant development, noting that this development is actually already under construction at this point in time.

MR DRAPER: 287228 is recommended for declaration. Number 286756 is not recommended for declaration.

10 MS FISHBURN: This is a development that already has an existing consent and a modification currently in with the City of Sydney. Considering the complexities in relation to both OLS and overshadowing, and the significant work that the City has done on understanding the sun plane, we think it's better that this continues with the City of Sydney.

MR DRAPER: 286737 is not recommended for declaration.

15 MS FISHBURN: This is a request for significant uplift and scale over what is quite a small footprint in an area where the development heights are still not particularly large. Nonetheless, there is merit, over time, to look at this particular area, and should adjacent sites and the footprint become larger, the HDA would be interested in seeing a new EOI.

MR DRAPER: 286719 is not recommended for state significant.

20 MS FISHBURN: This proposal has an existing built-to-rent SSD pathway, and we recommend that it continues with that pathway. However, the HDA will maintain a monitoring role on this project.

MR DRAPER: So it's already - - -

MS FISHBURN: Yep.

25 MR DRAPER: - - - in a state significant process.

MS FISHBURN: Yep.

MR DRAPER: 286676 is recommended for declaration.

MS FISHBURN: Just to comment that we would encourage the applicant to look at consolidating their isolated sites in this for inclusion, if possible, because it does make for a complex development
30 otherwise.

MR DRAPER: Yep. 286671 is recommended for declaration.

MS FISHBURN: Just to note that the proponent will be needing to consider and address the Leppington Town Centre planning proposal for consistency.

MR DRAPER: 285623 is not recommended for declaration.

5 MS FISHBURN: This has a number of complexities. The application is for a concept plan only. However, there are bushfire, flooding, and, in particular odour outcomes that would make it extremely complicated to assess in the HDA time.

MR DRAPER: 286051 is not recommended for declaration.

MS FISHBURN: This proposal has significant environmental constraints and servicing issues, so
10 it would be unable to be a quick assessment.

MR DRAPER: 286651 is not recommended.

MS FISHBURN: This is not a well-located site under our definition for residential development. It's also an SP3 zoning, and it's currently used for tourism purposes. It's not appropriate in our consideration for high-density resi development.

15 MR DRAPER: 286066 is not recommended for declaration.

MS FISHBURN: This has really significant environmental constraints. It's also really quite low-density residential, and any change to that would take significant work and time to undertake.

MR DRAPER: 285711 is recommended for declaration.

MS FISHBURN: Just to note, that the existing DA would need to be surrendered.

20 MR DRAPER: 284635 is recommended for declaration. Number 284282 is not recommended for declaration.

MS FISHBURN: This is an area that has high hazard flooding and evacuation route issues, so the issues would not be able to be resolved over the period of time of the HDA assessment.

MR DRAPER: 283741 is recommended for declaration. 283539 is also recommended for
25 declaration. 283612 is not recommended for declaration.

MS FISHBURN: this proposal should pursue the existing in-fill SSD pathway - it's certainly meritorious - and the HDA will take a monitoring role.

MR DRAPER: Yep, so it's already state significant?

MS FISHBURN: Correct.

MR DRAPER: Correct.

MS FISHBURN: Yep.

MR DRAPER: Yeah. 283461 is not recommended.

MS FISHBURN: Likewise, this proposal should continue to pursue their existing in-fill SSD
5 pathway, and the HDA will take a monitoring role.

MR DRAPER: 281856 is recommended for declaration. 279445, we're deferring this one.

MS FISHBURN: Yep, yep. There - with a request to the proponent and the Department will
speak to the applicant. The engagement with Transport for New South Wales be confirmed. It is a
really significant site, but it is one with some significant complexities that Transport would need to
10 be engaged with.

MR DRAPER: Yep. 286725 is not recommended for declaration.

MS FISHBURN: This applicant should pursue their modification to an existing SSD consent via
the TOD SSD pathway, so still within the department, but via that particular pathway.

MR DRAPER: Yep. 270846 is recommended for declaration.

15 MS FISHBURN: Just to note in this one that the panel was made aware that there are potential
overshadowing issues and so the scale and yield maybe need to be reduced to address those
particular issues.

MR DRAPER: All right, that's all we have for today. Thank you very much.

MS FISHBURN: Thank you, Simon.

20 MR DRAPER: Thank you. See you.

MS FISHBURN: Mark, any concerns?

MR M RUTHERFORD: No.

ADJOURNED