

Housing Delivery Authority – Record of Briefing

Date and Time: 9 December 2025 – 10.30AM-11.40AM

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

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

HDA Members

Simon Draper - Secretary, Premier's Department

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

Tom Gellibrand – Chief Executive, Infrastructure NSW

Member Alternates

N/A

DPHI Staff

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

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

Alison Burton – A/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

Leah Schramm – A/Executive Director, Panels and Housing Delivery, DPHI

Summary of decision

The HDA considered 21 EOI applications received by DPHI. The HDA considered each application against the “Housing Delivery Authority State Significant Development Criteria” published on the Department’s website.

Of the 21 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 6 EOI applications be declared SSD.
- 15 EOI applications are not recommended to be called in as SSD.

Agenda items

No.	Description	Record of Briefing
A	Introduction <ul style="list-style-type: none"> • Acknowledgement of Country • Conflict of Interests 	<ul style="list-style-type: none"> • Noted COIs: <ul style="list-style-type: none"> ○ Leah Schramm – EOI 289472
B	HDA Operational Briefing	<ul style="list-style-type: none"> • Noted the verbal update on HDA procedures and operational matters. • Noted updates from previous HDA meeting cycle.
1.	288515 - <u>2-16 Young Road</u> , Carlingford - Yifang Holdings Pty Ltd LGA: City of Parramatta Summary of proposal: 265 apartments, over two 15 storeys buildings and 3% affordable housing No of dwellings (indicative): 265 Concurrent rezoning: Yes	The HDA: <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA



No.	Description	Record of Briefing
		<p>consideration of State significance under s4.36 of the EP&A Act.”</p> <ul style="list-style-type: none"> • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Recommended that the applicant be advised to consider increasing their commitment to affordable housing given the significant uplift proposed. • Noted there are no member conflict of interests.
2.	<p>290140 - <u>7-11 Great Western Highway, Parramatta - Dickson Rothschild</u></p> <p>LGA: City of Parramatta</p> <p>Summary of proposal: 152 apartments and 15% affordable housing across 37 storeys with 766.3sqm of retail/commercial space at the ground and first floor level</p> <p>No of dwellings (indicative): 152</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
3.	<p>288543 - <u>46-52 Burton Street, 55-59 Parramatta Road & 1A Broughton Street, Concord</u> - Develotek</p> <p>LGA: City of Canada Bay</p> <p>Summary of proposal: 288 apartments, in one mixed use tower 22 storeys and on residential flat building 35 storeys, community open space and through site linkages</p> <p>No of dwellings (indicative): 288</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> • Objective 1: Deliver more homes within the Housing Accord period • Objective 2: Identify projects that can be assessed quickly • Objective 4: Optional concurrent rezonings • 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 include a development application following finalisation of the State-led rezoning for Burwood North. • Recommended to the Department that an SSD pathway be considered for the finalised SLR and that details of this proposal are provided to the State Led Rezoning team. • Noted there are no member conflict of interests.
4.	<p>289583 - <u>19 Wilga St, 25-29 Wilga Street and 21-23 Wilga Street</u>, Burwood - P&N Sleiman Group</p> <p>LGA: Burwood</p> <p>Summary of proposal: 600 dwellings, 2 towers (41 storeys and 45 storeys) above 3 level commercial podium and</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:

No.	Description	Record of Briefing
	<p>retail floor space, public open space and 15% affordable housing for 10 years</p> <p>No of dwellings (indicative): 600</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> Objective 2: Identify projects that can be assessed quickly 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 include a development application following finalisation of the State-led rezoning for Burwood North. Recommended to the Department that an SSD pathway be considered for the finalised SLR and that details of this proposal are provided to the State Led Rezoning team. Noted there are no member conflict of interests.
5.	<p>288814 - <u>82-84 Tennyson Road</u>, Mortlake - Anselm Development Pty Ltd</p> <p>LGA: City of Canada Bay</p> <p>Summary of proposal: Shop-top housing with 90-100 apartments above commercial podium and 5% affordable housing</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Does not recommend this project be declared SSD under the HDA pathway Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> Objective 1: Deliver more homes within the Housing Accord period Criteria 1.1 Development is a type to deliver high yield housing 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

No.	Description	Record of Briefing
		including a development application following a planning proposal. <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
6.	<p>288801 - <u>5-9 Eden Street & 39 Burrows Street</u>, Arncliffe - AMA CORP (NSW) PTY LTD</p> <p>LGA: Bayside</p> <p>Summary of proposal: 140 apartments including 10% affordable housing for 15 years, 22 storey tower, unspecified amount of ground floor commercial</p> <p>No of dwellings (indicative): 140</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.1: Development is a type to deliver high yield housing ▪ Objective 2: Identify projects that can be assessed quickly • Recommended the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including progressing approved DA (DA-2019/448). • Noted there are no member conflict of interests.
7.	<p>289011 - <u>1228-1250 Pacific Highway</u>, Pymble - Mackenzie Architects International Pty Ltd</p> <p>LGA: Ku-ring-gai</p> <p>Summary of proposal: 417 dwellings, comprising 261 residential apartments 156 co-living rooms, 15 storeys, 30% affordable housing delivered as co-living rooms</p> <p>No of dwellings (indicative): 261</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not adequately satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly



No.	Description	Record of Briefing
	<p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 3.2: Well-located and free of specific environmental hazards. ▪ Objective 4: Optional Concurrent Spot rezoning. ▪ 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 following a planning proposal. • Noted there are no member conflict of interests.
<p>8.</p>	<p>289026 - <u>2 Station Street</u>, North Wollongong - Wimalu Corporation Pty Limited</p> <p>LGA: Wollongong City</p> <p>Summary of proposal: 168 apartments, 29 storeys, retail and commercial uses, 5% affordable housing</p> <p>No of dwellings (indicative): 168</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not adequately satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2 Well-located - free of specific environmental hazards ▪ Criteria 3.4: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot rezoning. ▪ Criteria 4.2: Proposal has strategic merit

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • 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.
<p>9.</p>	<p>289119 - <u>142-148 Coxs Road</u>, North Ryde - P & D Legal Pty Ltd</p> <p>LGA: City of Ryde</p> <p>Summary of proposal: 150 apartments, 10 storeys, ground floor retail uses, childcare centre and 10% affordable housing</p> <p>No of dwellings (indicative): 150</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister: <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.
<p>10.</p>	<p>289312 - <u>122-128 Hewlett Street</u>, Bronte - Fortis</p> <p>LGA: Waverley</p> <p>Summary of proposal: 100 – 120 dwellings, 5% affordable housing, part 4 storey and part 9 storey built form outcome</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 120</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ◦ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised to consider increasing their commitment to affordable housing given the significant uplift proposed. • Noted there are no member conflict of interests.
<p>11.</p>	<p>289472 - <u>35 - 45 Awaba St</u>, Mosman - Heworth Holdings Group</p> <p>LGA: Mosman Municipal</p> <p>Summary of proposal: A nine-storey residential building – 100 dwellings including 4% affordable housing offered in perpetuity</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ◦ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised to consider increasing their commitment to affordable housing given the significant uplift proposed. • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Noted Leah Schramm did not evaluate this matter due to a declared conflict of interest.
12.	<p>289679 - <u>109 New South Head Road, 113 New South Head Road, 115 New South Head Road</u>, Edgecliff - Avenor Pty Ltd</p> <p>LGA: Woollahra Municipal</p> <p>Summary of proposal: 107 apartments, 25 storeys, 127sqm retail, 15% affordable housing for 15 years</p> <p>No of dwellings (indicative): 107</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ◦ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 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 Edgecliff Woollahra Precinct State Led Rezoning. • Recommended to the Department that an SSD pathway be considered for the finalised SLR and that details of this proposal are provided to the State Led Rezoning team. • Noted there are no member conflict of interests.
13.	<p>290200 - <u>3 Fullerton Street</u>, Woollahra - Fullerton Street Developments Pty. Limited as trustee for the Fullerton Street Development Trust</p> <p>LGA: Woollahra Municipal</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation:

No.	Description	Record of Briefing
	<p>Summary of proposal: 101 apartments, 22 storeys and 5% affordable housing</p> <p>No of dwellings (indicative): 101</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.2: Development is State significant ▪ 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 Edgecliff Woollahra Precinct State Led Rezoning. ● Recommended to the Department that an SSD pathway be considered for the finalised SLR and that details of this proposal are provided to the State Led Rezoning team. ● Noted there are no member conflict of interests.
14.	<p>289710 - <u>204, 206 & 208 Kinghorne Street, 19 & 21 Gould Ave, Nowra</u> - Developable</p> <p>LGA: Shoalhaven City</p> <p>Summary of proposal: 350 apartments, 16 storeys and 5-10% affordable housing</p> <p>No of dwellings (indicative): 350</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> ● Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act ● Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.2: Proposal has strategic merit

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • 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 a planning proposal. • Noted there are no member conflict of interests.
15.	<p>289725 - <u>418 Princes Highway</u>, Ulladulla - SMEC Australia Pty Ltd</p> <p>LGA: Shoalhaven City</p> <p>Summary of proposal: 48 residential units and 52 serviced apartments across three separate buildings of ten (35m), seven (25m), and four storeys (14m).</p> <p>No of dwellings (indicative): 48</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well-located - good access to transport and services ▪ Criteria 3.4: Positive commitment to affordable housing ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.2 Proposal has strategic merit-strategic context • 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.
16.	<p>289799 - <u>63-69 Kirkham Road</u>, Bowral - Sprite Pty Ltd</p> <p>LGA: Wingecarribee Shire</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this proposal be declared SSD under s4.36(3) of the EP&A Act




No.	Description	Record of Briefing
	<p>Summary of proposal: 203 apartments including 10% affordable housing for 15 years, multiple 4 storey buildings, unspecified amount of ground floor commercial, public open space</p> <p>No of dwellings (indicative): 203</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal did not adequately satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.5: Has addressed any previously refused proposal ▪ Criteria 3.2: Well located – free of specific environmental hazards ▪ 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 following a planning proposal. • Noted there are no member conflict of interests.
17.	<p>288424 - <u>213 & 217 Richardson Road</u>, Raymond Terrace - Land Specialists</p> <p>LGA: Port Stephens</p> <p>Summary of proposal: 400 dwellings with 15% affordable housing for 15-year, multiple buildings up to 6 storeys</p> <p>No of dwellings (indicative): 400</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 3.2 Well-located – free of specific environmental hazards ▪ Criteria 4.1: Significant changes to development standard • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site

No.	Description	Record of Briefing
		<p>including a development application and a planning proposal.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
18.	<p>288107 - <u>30 Benson Street</u>, West Ryde - Benson Star Pty Ltd ATF Benson Star Unit Trust</p> <p>LGA: City of Ryde</p> <p>Summary of proposal: 100 dwellings, including 5% affordable housing, single 12 storey tower</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 3.1 Well-located - good access to transport and services ▪ Criteria 4.1: Significant changes to development standards • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application or a planning proposal. • Noted there are no member conflict of interests.
19.	<p>290595 - <u>92 Staff Road</u>, Cordeaux Heights - Design Formation Pty Ltd</p> <p>LGA: Wollongong City</p> <p>Summary of proposal: 450 units, including 10% affordable housing for 15 years, single 8 storey building</p> <p>No of dwellings (indicative): 450</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Objective 3.2: Well-located - free of specific environmental hazards

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ Objective 3.1: Well-located - good access to transport and services • Recommended the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application or a planning proposal. • Noted there are no member conflict of interests.
20.	<p>295065 - <u>30 & 40 Bradys Gully Road</u>, North Gosford - Land Specialists LGA: Central Coast</p> <p>Summary of proposal: 220 dwellings including 15% affordable housing for 15 years, residential development across (4) buildings up to 6 storeys including seniors housing and apartment buildings</p> <p>No of dwellings (indicative): 220</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Does not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 3.2 Well-located - free of specific environmental hazards ▪ Criteria 4.1 Significant changes to development standards • 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.
21.	<p>286521 - <u>378-384 Princes Highway</u>, Dapto - Stantec / Delbest Pty Ltd LGA: Wollongong City</p> <p>Summary of proposal: 52 apartments, including 11.5% affordable housing, 2 buildings up to 4 storeys</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 52</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ◦ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Noted there are no member conflict of interests.

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

 <p>Chair: Simon Draper</p> <p>Date: 10 December 2025</p>	 <p>Member: Kiersten Fishburn</p> <p>Date: 10 December 2025</p>	 <p>Member: Tom Gellibrand</p> <p>Date: 9 December 2025</p>
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MR S. DRAPER: Okay. Just a meeting of the Housing Delivery Authority today. It's the 9th of December. And I'll just run through the decisions from today. EOI 288515 is recommended for declaration.

MS K. FISHBURN: I'm just noting on this one it's quite an ambitious scale and yield, and that
5 may be reduced through merit assessment.

MR DRAPER: And then 290140 is also recommended for declaration. 288543 is not recommended for declaration.

MS FISHBURN: There's a current state-led rezoning that would cover this particular area. The panel recommends to the department that an SSD pathway be considered as part of the SLR
10 finalisation. And that this particular proposal is provided to the department for consideration there.

MR DRAPER: Yeah. And 289583, I think that's in a similar - - -

MS FISHBURN: That's the same recommendation.

MR DRAPER: Yeah. So we're not recommending that for declaration at the moment, but there's
15 that state-led rezoning pathway. 288814 is not recommended for declaration.

MS FISHBURN: This is borderline on the yield, and likely reduction would result in it being beneath State Significant threshold.

MR DRAPER: 288801 is not recommended for declaration.

MS FISHBURN: This proposal intrudes into the OLS, which would present significant complexity
20 in terms of assessment. It would therefore require - most likely require a reduction in yield, which would take it beneath the State Significant threshold.

MR DRAPER: Yeah. 289011 is not recommended for declaration.

MS FISHBURN: This is not considered well located, and it's outside of the strategically identified areas for growth in Ku-ring-gai Council.

25 MR DRAPER: 289026 is not recommended for declaration.

MS FISHBURN: This particular site was actually looked at during the TOD analysis, and it has significant flooding constraint, which is why it didn't receive uplift during the TOD.

MR DRAPER: 289119 is recommended for declaration. 289312 is recommended for declaration. 289472 is recommended for declaration. 289679 is not recommended for declaration.

30 MS FISHBURN: The Department is currently undergoing work on the Edgecliff Woollahra state-led rezoning investigation area. We recommend - the panel recommends to the department that an

SSD pathway be considered as part of that SLR finalisation, and that this particular EOI is provided to that team for consideration as part of the SLR.

MR DRAPER: And 290200 is the same. We're not recommending declaration for this.

MS FISHBURN: It's the same. The same as the previous.

5 MR DRAPER: 289710 is not recommended for declaration.

MS FISHBURN: It's not meeting the well-located criteria, noting it's quite isolated from the town centre.

MR DRAPER: 289725 is not recommended for declaration.

MS FISHBURN: This site is - wouldn't meet the well-located criteria, and it's also on land that is
10 bushfire prone.

MR DRAPER: 289799 is not recommended for declaration.

MS FISHBURN: This is a proposal on land that's significant industrial land, and it's not ready to transition to other uses.

MR DRAPER: Surrounded by other industrial land, I think is relevant as well.

15 MS FISHBURN: Yes, yep.

MR DRAPER: 288424 is not recommended for declaration.

MS FISHBURN: This is an area that has really - it's contextually low density, and the work hasn't been done to transition it to the level of high density that's proposed.

MR DRAPER: 288107 is not recommended for declaration.

20 MS FISHBURN: This is, again, it's land that is quite low density, one and two storeys. And the strategic planning work and consideration of this particular land for higher density hasn't been considered yet.

MR DRAPER: 290595 is not recommended for declaration.

MS FISHBURN: This is, again, land that is quite low density, R2, one or two, and also is lacking
25 in - sorry. And the strategic planning work hasn't been done to transition it to high density.

MR DRAPER: Yep. 295065 is not recommended for declaration.

MS FISHBURN: This, again, is land that's quite low density. And there are also some infrastructure constraints that mean it would be difficult to assess and determine it in a timely fashion.

MR DRAPER: And then the last one is 286521, and it is recommended for declaration. All good for today.

MS FISHBURN: Thank you, Simon. Thank you, Tom.

ADJOURNED

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