

Housing Delivery Authority – Record of Briefing

Date and Time: 29 April 2026 – 3.30PM-5.30PM

Location: Level 21, Dharug 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

Said Hirsh – Head of Strategy, Planning and Innovation, Infrastructure NSW (Item 1.a)

DPHI Staff

Madeleine Thomas - A/Deputy Secretary, Development Assessment and Sustainability, DPHI

David McNamara – A/Executive Director, Panels and Housing Delivery, DPHI

Kate McKinnon – Director, Panels and Housing Delivery, DPHI

Keiran Thomas – Director, Housing Delivery Assessments (Item B)

Jazmin Van Veen – Director, Strategic Projects (Item B)

Pristine Ong – Manager, Panels Delivery, DPHI

Angela Kenna – Senior Project Officer, Panels Delivery, DPHI

Mark Rutherford – Director, Probity, DPHI

Apologies

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

Summary of decision

The HDA considered 34 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 34 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 10 EOI applications be declared SSD.
- 23 EOI applications are not recommended to be called in as SSD.
- 1 EOI application has been deferred.

Agenda items

No.	Description	Record of Briefing
A	<p>Introduction</p> <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"> ○ Tom Gellibrand – EOI 312793 (Leichhardt) ○ Madeleine Thomas – EOIs 299809 (Ultimo) and 299437 (Brighton-Le-Sands)
B	HDA Operational Briefing	<ul style="list-style-type: none"> • Noted the verbal update on HDA procedures and operational matters. (KM) • Noted updates from previous HDA meeting cycle. (KM) • Note the update on revoked SSD declarations. (KT) • Noted the progress of all declared projects. (KT) • Adopted the amended HDA SSD Criteria, aligned to the recommendations of the 12 Month Review, and to apply to all EOIs considered for future meetings, including those already submitted. (JVJ)

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Noted that the Department will work with the HDA to implement recommendations of the 12 Month Review through ongoing practice improvements and future HDA briefing agendas. (JVV) • Noted a notice of political donation was received in association with EOI 302465 (Carlton). (KM)

Bulk Report EOIs

1.	<ul style="list-style-type: none"> a. 312793 - <u>3-5 George Street, Leichhardt</u> - Planning Lab b. 319279 - <u>3-7 Crystal Street, Petersham</u> - Rye 184 Pty Ltd c. 337856 - <u>51 - 59 Masons Parade, Point Frederick</u> - Legacy Views Pty Ltd d. 340833 - <u>64 Beane St, Gosford</u> - CKDS e. 341826 - <u>321, 325 & 331 Mann Street, Gosford</u> - Painters Lane Developments Pty Ltd 	<p>The HDA:</p> <ul style="list-style-type: none"> • Did not recommend these projects be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposals do not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.2: Proposal has strategic merit ▪ Recommended the applicants be advised there remain alternative approval pathways in the NSW planning system for development on these sites following the relevant State Led Rezoning. • Noted member conflicts of interest – Item 1.a - Tom Gellibrand. Said Hirsh sat as alternate member
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No.	Description	Record of Briefing
Georges River EOIs		
2.	<p>279445 - <u>1 and 3A Railway Parade, Kogarah</u> - Ganellen Property Group on behalf of KTC Group</p> <p>LGA: Georges River Council</p> <p>Summary of proposal: Proposed development at, over and connected to Kogarah station to deliver between 550 to 650 apartments, 4,000sqm commercial floor space, and 1,700sqm new public plaza (extending existing council land). Proposal comprises a renewal of existing building as a 4-storey podium and new 3 towers (25-27 storeys) with combined podium and tower height 99m – 104m (max RL 126.4m).</p> <p>No of dwellings (indicative): 600</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Deferred consideration of this proposal for HDA to engage with Transport for NSW and Investment NSW. • Noted there are no member conflict of interests.
3.	<p>299513 - <u>731–741 Princes Highway, Blakehurst</u> - Mackenzie Architects International Pty Ltd</p> <p>LGA: Georges River Council</p> <p>Summary of proposal: 10-storey residential flat building delivering a total of 110 dwellings with 15% affordable housing for a period of 15 years.</p> <p>No of dwellings (indicative): 110</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ 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 that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. A merit assessment can consider the appropriateness of the proposed uplift. • Noted there are no member conflict of interests.
4.	<p>302465 - <u>280 - 298 Railway Parade, Carlton</u> - Think Planners</p> <p>LGA: Georges River Council</p> <p>Summary of proposal: Shop top housing development with ground level commercial/ retail space and residential above for 120 dwelling. 10% affordable housing, for a period of 15 years, to be managed by a CHP.</p> <p>No of dwellings (indicative): 120</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

No.	Description	Record of Briefing
		<p>significance as it satisfies the HDA SSD criteria.</p> <ul style="list-style-type: none"> • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Recommended that the applicant be advised that any future State significant development application will be required to resolve the minor Obstacle Limitation Surface (OLS) breach in the EOI application. • Recommended that the applicant be advised that any future State significant development application will be required to demonstrate that the commitment to affordable housing is proportional to any uplift proposed. • Recommended that the applicant consider any future commitment for affordable housing to ensure there is

No.	Description	Record of Briefing
		<p>no net loss having consideration to the existing development consent.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests. • Noted a notice of political donation was received in association with this EOI.

City of Sydney EOIs

<p>5.</p>	<p>296668 - <u>71-81A Regent Street & 10-38 Renwick Street, Redfern</u> - Margie Pty Ltd ATF APNP Touma Family Trust c/o Gyde Consulting</p> <p>LGA: Council of the City of Sydney</p> <p>Summary of proposal: Shop-top housing & co-living housing development with a maximum height of 30 storeys. A minimum dwelling count of 206, with 10% delivered as affordable housing for 15 years and up to 100 co-living dwellings.</p> <p>No of dwellings (indicative): 206</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
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No.	Description	Record of Briefing
		<p>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 that a concurrent rezoning application will be required for variations to development standards greater than 20%. • Noted there are no member conflict of interests.
6.	<p>299435 - <u>1 Joynton Avenue, Zetland</u> - Colliers Urban Planning</p> <p>LGA: Council of the City of Sydney</p> <p>Summary of proposal: Shop-top housing with 160 apartments with a maximum height of 68m (20 storeys) and 7% of GFA dedicated to affordable housing, with an additional 3% dedicated to the City of Sydney. To include ~950 sqm of ground floor retail floorspace</p> <p>No of dwellings (indicative): 160</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: Significant changes to development standards

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ 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.
7.	<p>299809 - <u>38-44 Mountain Street, Ultimo</u> - Think Planners Pty Ltd</p> <p>LGA: Council of the City of Sydney</p> <p>Summary of proposal: 140 dwellings including 10% affordable housing for 15 years, and ground floor commercial</p> <p>No of dwellings (indicative): 140</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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"> ▪ Criteria 1.2: Development is State significant ▪ Objective 4: Optional Concurrent Spot Rezoning ▪ Criteria 4.1: 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

No.	Description	Record of Briefing
		<p>application following a planning proposal.</p> <ul style="list-style-type: none"> ▪ Recommended the applicant engage with City of Sydney Council to discuss development options for the site. • Noted there are no member conflict of interests. • Noted Madeleine Thomas did not brief the HDA on this matter due to a declared conflict of interest.

Northern Beaches EOIs

<p>8.</p>	<p>302074 - <u>12-14 Gladys Avenue, Frenchs Forest</u> - Planning and Co</p> <p>LGA: Northern Beaches Council</p> <p>Summary of proposal: A 48m residential flat building delivering 113 units including 15% affordable units for 15 years.</p> <p>No of dwellings (indicative): 113</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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 <ul style="list-style-type: none"> ▪ Criteria 2.1 Largely consistent with development standards ▪ Objective 4: Optional Concurrent Spot Rezoning
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No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit - land zoning and 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.
9.	<p>304429 - <u>1, 3, 5, 5a, 7, 9, 9a & 9b Gladys Ave, Frenchs Forest</u> - PRINCIPLE planning + urban design</p> <p>LGA: Northern Beaches Council</p> <p>Summary of proposal: 10 storey residential flat building for 290 dwellings with 10% affordable housing for 15 years.</p> <p>No of dwellings (indicative): 290</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Recommended that the applicant be advised to consider providing the same percentage of affordable housing declared in EOI 274756 given the significant increase in building height and total number of dwellings proposed. • Recommended that the applicant be advised that any future State significant development application will be required to demonstrate that the commitment to affordable housing is proportional to any uplift proposed. • Noted there are no member conflict of interests.
10.	<p>315492 - <u>116 Frenchs Forest Road West, 118 Frenchs Forest Road West, 120 Frenchs</u></p>	<p>The HDA:</p>

No.	Description	Record of Briefing
	<p><u>Forest Road West and 11 Gladys Avenue, Frenchs Forest</u> - Young Assets Holding Pty Ltd C/O Mecone</p> <p>LGA: Northern Beaches Council</p> <p>Summary of proposal: Residential Flat Building of 225 apartments with a single tower proposed with approx. 13 storeys. 10% of the GFA is to be offered as affordable housing for 15 years.</p> <p>No of dwellings (indicative): 101</p> <p>Concurrent rezoning: Yes</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.

Bayside EOIs

No.	Description	Record of Briefing
11.	<p>299437 - <u>9-13 The Boulevard, Brighton-Le-Sands</u> - Mackenzie Architects International Pty Ltd</p> <p>LGA: Bayside Council</p> <p>Summary of proposal: 15 storey mixed-use residential building. 60-80 apartments and 20-40 co-living rooms and 15% affordable housing for 15 years.</p> <p>No of dwellings (indicative): 60</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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 a five-year horizon <ul style="list-style-type: none"> ▪ Criteria 1.1: Development is a type to deliver high yield housing ▪ Objective 2: Identify projects that can be assessed quickly <ul style="list-style-type: none"> ▪ 2.1 Largely consistent with development standards ▪ Objective 4: Optional Concurrent Spot Rezoning <ul style="list-style-type: none"> ▪ Criteria 4.1: Significant changes to development standards ▪ 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

No.	Description	Record of Briefing
		<p>this site including a development application following a planning proposal.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests. • Noted Madeleine Thomas did not brief the HDA on this matter due to a declared conflict of interest.
12.	<p>299629 - <u>11 England Street, Brighton Le Sands</u> - Level 33</p> <p>LGA: Bayside Council</p> <p>Summary of proposal: 9 storey residential flat building containing approximately 100 apartments, of which approximately 15 (15%) are affordable for 15 years.</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 2.4: Land tenure is secure ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1 Well-located - good access to transport and services

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> ▪ Criteria 3.1 Well-located - free of specific environmental hazards ▪ 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 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. A merit assessment can consider the appropriateness of the proposed uplift. • Noted there are no member conflict of interests.
13.	<p>300068 - <u>86 Arncliffe Street, Wolli Creek</u> - Planning&Co</p> <p>LGA: Bayside Council</p> <p>Summary of proposal: Development of a shop-top housing development within an existing Woolworths Shopping Centre consisting of 600 dwellings, to reach a maximum height of 102 metres and deliver</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation:

No.	Description	Record of Briefing
	<p>5% affordable housing for a period of 15 years.</p> <p>No of dwellings (indicative): 600</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 2: Identify projects that can be assessed quickly ▪ 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 that there remain alternative approval pathways in the NSW planning system for development on this site. • Noted there are no member conflict of interests.
<p>14.</p>	<p>301617 - <u>62-82 Harrow Road, Bexley</u> - Momentum Project Group Pty Ltd</p> <p>LGA: Bayside Council</p> <p>Summary of proposal: Seniors housing development with 112 independent living units, two level basement, a maximum height range of 5 to 6 storeys and 5% affordable housing for 15 years.</p> <p>No of dwellings (indicative): 112</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

No.	Description	Record of Briefing
		<p>significance as it satisfies the HDA SSD criteria.</p> <ul style="list-style-type: none"> • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.
The Hills EOIs		
15.	<p>300179 - <u>34 -36 Terry Road, Box Hill</u> - Think Planners Pty Ltd</p> <p>LGA: The Hills Shire Council</p> <p>Summary of proposal: Concept Approval for approximately 2660 dwellings in 6 Buildings with heights between 12 and 28 storeys and ancillary commercial uses. 10% affordable housing for 15 years. Stage 1 SSD Application for approximately 2000m2 of retail and 520 apartments in 2 buildings -1 x 12 storeys (52m) 1 x 20 storeys (83m)</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:

No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 2660</p> <p>Concurrent rezoning: Yes</p>	<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 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit <ul style="list-style-type: none"> • 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. A merit assessment can consider the appropriateness of the proposed uplift. • Noted there are no member conflict of interests.
16.	<p>303060 - <u>11-19 Yattenden Crescent, Baulkham Hills</u> - Developable Pty Ltd</p> <p>LGA: The Hills Shire Council</p> <p>Summary of proposal: A 15 storey residential flat building development comprising of a total of 200 residential units, with 10% of GFA dedicated to affordable housing for a period of 15 years.</p> <p>No of dwellings (indicative): 200</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>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Recommended that the applicant be advised that any future State significant development application will be required to demonstrate that the commitment to affordable housing is proportional to any uplift proposed. • Noted there are no member conflict of interests.

Tweed EOIs

17.	<p>301800 - <u>169 – 171 Wharf St, Tweed Heads</u> - Lockhart-Krause Architects PTY LTD LGA: Tweed Shire Council Summary of proposal:</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
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No.	Description	Record of Briefing
	<p>No of dwellings (indicative): 270</p> <p>Concurrent rezoning: Yes</p>	<ul style="list-style-type: none"> • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • Provided the following advice to the Minister <ul style="list-style-type: none"> ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Recommended as a general principle, not having applications in parallel pathways. • Noted an existing State significant development application on the site will need to be withdrawn (SSD-83282213). • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
18.	<p>302448 - <u>2984 and 2924 Kyogle Road, Kunghur</u> - Zone Planning NSW</p> <p>LGA: Tweed Shire Council</p> <p>Summary of proposal: Establishment of a new, mixed use rural village comprising community title subdivision, village centre, residential accommodation, open space, environmental rehabilitation, recreation areas and tourist uses, together with associated civil works, reticulated water and sewerage, power, roads and stormwater management systems.</p> <p>No of dwellings (indicative): 250</p> <p>Concurrent rezoning: No</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did not recommend this project be declared SSD under the HDA pathway • Noted the reasons for the HDA recommendation: <ul style="list-style-type: none"> • The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> • Objective 2: Identify projects that can be assessed quickly • Criteria 2.5: Has addressed any previously refused proposal • Objective 3: Drive quality and affordable housing • Criteria 3.1: Well-located - good access to transport and services and free of specific environmental hazards • Criteria 3.2: Well serviced - enabling infrastructure • Objective 4: Optional Concurrent Spot Rezoning • Criteria 4.1: Significant changes to development standards or prohibited development will require a suitable concurrent rezoning proposal

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Criteria 4.2: Proposal has strategic merit - land zoning and 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. • Recommend that the applicant be advised that the HDA will not consider any future EOIs for this site due to its lack of transport and services. • Noted there are no member conflict of interests.
Willoughby EOIs		
19.	<p>299852 - <u>42 Archer Street, Chatswood</u> - Willow Capital</p> <p>LGA: Willoughby City Council</p> <p>Summary of proposal: 37 storey shop top housing development with commercial tenancies and 68 residential apartments, with 10% of GFA dedicated to affordable housing for 15 years.</p> <p>No of dwellings (indicative): 68</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Objective 2: Identify projects that can be assessed quickly 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 that there remain alternative approval pathways in the NSW planning system for development on this site including the utilisation of the existing consent or seeking an amended consent that seeks to utilise infill affordable bonus incentives. Noted there are no member conflict of interests.
20.	<p>300256 - <u>613-627 Pacific Highway, Chatswood</u> - Antea Group</p> <p>LGA: Willoughby City Council</p> <p>Summary of proposal: 45-storey shop-top housing development, with 210 apartments, 25% of the GFA dedicated to affordable housing for 15 years and 4% dedicated affordable housing contributions delivered to Council.</p> <p>No of dwellings (indicative): 210</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

No.	Description	Record of Briefing
		<p>significance as it satisfies the HDA SSD criteria.</p> <ul style="list-style-type: none"> • Provided the following advice to the Minister <ul style="list-style-type: none"> • The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • Noted there are no member conflict of interests.
21.	<p>307236 - <u>2-6 Ellis Street, Chatswood</u> - Anagram Projects c/o Mecone</p> <p>LGA: Willoughby City Council</p> <p>Summary of proposal: The erection of a 26 storey (94 metre) shop-top housing development, 100 dwellings, 17% non-residential GFA and 15% affordable housing for a period of 15 years.</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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: <ul style="list-style-type: none"> • Objective 1: Deliver more homes within the Housing Accord period

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Criteria 1.2: Development is State significant • 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.
<p>North Sydney EOIs</p>		
<p>22.</p>	<p>299579 - <u>50 Berry Street, North Sydney</u> - Kingsmede Pty Ltd</p> <p>LGA: North Sydney Council</p> <p>Summary of proposal: 114 dwellings including 15% of residential GFA as affordable housing for 15 years, 60 storey tower above 3 podium, 13 storeys of commercial, 8 storeys of hotel and 37 storeys of residential</p> <p>No of dwellings (indicative): 114</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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: <ul style="list-style-type: none"> • Criteria 1.2: Development is State significant • Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.

No.	Description	Record of Briefing
23.	<p>301777 - <u>1 Pacific Highway, North Sydney</u> - Mackenzie Architects International Pty Ltd</p> <p>LGA: North Sydney Council</p> <p>Summary of proposal: Mixed use development</p> <p>- ~260 dwellings including 15% residential GFA as affordable housing for 15 years. 36 storeys including 6 levels of co-living</p> <p>No of dwellings (indicative): 240</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did not recommend this project be declared SSD under the HDA pathway • Notes the reasons for the HDA recommendation: • The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: <ul style="list-style-type: none"> • Criteria 1.2: Development is State significant • Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.

Miscellaneous EOIs

24.	<p>309482 - <u>14-20 & 22-30 Delhi Road, Macquarie Park</u> - Plassey Road Development Trust</p> <p>LGA: Council of the City of Ryde</p> <p>Summary of proposal: Demolition of existing structures, the erection of shop-top housing with two towers with a maximum height of 35 storeys containing 470 dwellings and 10% of GFA dedicated to affordable housing for a period of 15 years</p> <p>No of dwellings (indicative): 470</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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: <ul style="list-style-type: none"> • Criteria 1.2: Development is State significant
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No.	Description	Record of Briefing
		<ul style="list-style-type: none"> Objective 2: Identify projects that can be assessed quickly Criteria 4.1: Significant changes to development standards 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 the Macquarie Park Transport Oriented Development Accelerated Precinct SSD pathway. A merit assessment can consider the appropriateness of the proposed uplift. Noted there are no member conflict of interests.
25.	<p>299948 - <u>119 & 121-125 Booth Street, Annandale</u> - IDC Properties Pty Ltd</p> <p>LGA: Inner West Council</p> <p>Summary of proposal:</p> <p>No of dwellings (indicative): 100</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> Did 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: <ul style="list-style-type: none"> Objective 2: Identify projects that can be assessed quickly

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Criteria 2.1: Largely consistent with development standards • Objective 4: Optional Concurrent Spot Rezoning • Criteria 4.1: Significant changes to development standards • Criteria 4.2: Proposal has strategic merit • Noted there are no member conflict of interests.
26.	<p>301802 - <u>117 Parramatta Road, 119 Parramatta Road, 125 Parramatta Road, 129 Parramatta Road, 52-54 Powell Street, 84-86 Park Road, Homebush</u> - Arriva</p> <p>LGA: Strathfield Municipal Council</p> <p>Summary of proposal: 408 private dwellings and 84 co-living units (total 492 homes), including 5% Affordable housing, 3% in perpetuity and 2% for 15 years. The development includes BTR, co-living and 4110m² retail GFA and a childcare centre</p> <p>No of dwellings (indicative): 492</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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: <ul style="list-style-type: none"> • Criteria 1.2: Development is State significant • Criteria 4.2: Proposal has strategic merit • Recommended the applicant be advised to continue to pursue the alternative approval pathway offered through the issued SEARs (SSD-103651708) or pursue SSD for the

No.	Description	Record of Briefing
		<p>revised site via the TOD SSD pathway.</p> <ul style="list-style-type: none"> • Noted there are no member conflict of interests.
27.	<p>300137 - <u>2 -12 Second Avenue and 7 First Avenue, Blacktown</u> - Think Planners Pty Ltd</p> <p>LGA: Blacktown City Council</p> <p>Summary of proposal: Concept Approval for approximately 1350 dwellings across three towers (two x 50 storey and 1 x 25 storey). Stage 1 for shop top housing with 740 apartments in a 50 storey tower. 10% Affordable Housing for 10 years.</p> <p>No of dwellings (indicative): 1350</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: • 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

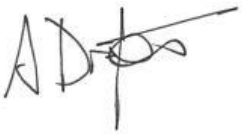



No.	Description	Record of Briefing
		<p>dwelling yield lower than proposed in the EOI application.</p> <ul style="list-style-type: none"> • Recommended that the applicant consult with the asset owner of the adjoining gas pipeline to determine the final density and built form prior to submission of the State significant development application. • Recommended that the applicant be advised to liaise with Council regarding the site’s interaction with the Mount Druitt to Toongabbie Corridor Strategy. • Noted there are no member conflict of interests.
28.	<p>300242 - <u>225 Croatia Avenue, Edmondson Park</u> - Universal Property Group Pty Ltd c/o Bathla</p> <p>LGA: Liverpool City Council</p> <p>Summary of proposal: 1,200 units which will be constructed in two stages - 600 units and 680 sqm retail GFA for Stage 1 and 600s unit and 680 sqm retail GFA for Stage 2. 10% affordable housing for 15 years.</p> <p>No of dwellings (indicative): 1200</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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: <ul style="list-style-type: none"> • Objective 2: Identify projects that can be assessed quickly • Criteria 2.1: Largely consistent with development standards

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Criteria 2.5: Has addressed any previously refused proposal • 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 there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • Noted there are no member conflict of interests.
<p>29.</p>	<p>302134 - <u>206-208 Wardell Road, 241-247A Homer Street and 221-235 Homer Street, Earlwood</u> - Sitex Pty Ltd (c/- Gyde Consulting)</p> <p>LGA: Canterbury-Bankstown Council</p> <p>Summary of proposal: 3 – 8 storey mixed-use development comprising ground floor commercial premises and 110 apartments above.</p> <p>No of dwellings (indicative): 110</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Recommended to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • Noted the reasons for HDA recommendation: <ul style="list-style-type: none"> • The proposal adequately satisfies the objectives and criteria of the HDA EOI. • Formed the view that the development proposal is of state significance as it satisfies the HDA SSD criteria.

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> • Provided the following advice to the Minister <ul style="list-style-type: none"> • The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document “HDA consideration of State significance under s4.36 of the EP&A Act.” • Recommended that the applicant be advised that any future State significant development application will be required to demonstrate that the commitment to affordable housing is proportional to any uplift proposed. • Noted there are no member conflict of interests.
30.	<p>300917 - <u>120-128 Victoria Road, Drummoyne</u> - Bruzcorp Pty Ltd c/o Hamptons Property Services Pty Ltd</p> <p>LGA: City of Canada Bay Council</p> <p>Summary of proposal: 82 dwellings comprising of 6 x town houses and 1 x 18 storey residential flat building for 76 dwellings and basement parking. 15% affordable housing for 15 years.</p> <p>No of dwellings (indicative): 82</p> <p>Concurrent rezoning: Yes</p>	<p>The HDA:</p> <ul style="list-style-type: none"> • Did 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: <ul style="list-style-type: none"> • Objective 1: Deliver more homes within a five year horizon • Criteria 1.2: Development is State significant

No.	Description	Record of Briefing
		<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 4.1: Significant changes to development standards • 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.

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

 Chair: Simon Draper Date: 30/04/2026	 Member: Kiersten Fishburn Date: 30 April 2026	 Member: Tom Gellibrand Date: 1/05/2026	 Member: Said Hirsh Date: 1/05/2026
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**DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE
(DPHI)**

**HOUSING DELIVERY AUTHORITY (HDA) BRIEFING
29 APRIL 2026**

PARTICIPANTS:

HDA MEMBERS:

**Simon Draper
Kiersten Fishburn
Tom Gellibrand**

MEMBER ALTERNATES

Said Hirsh

DPHI TEAM:

**Madeleine Thomas
David McNamara
Kate McKinnon
Keiran Thomas (Item B)
Jazmin Van Veen (Item B)
Pristine Ong
Angela Kenna
Mark Rutherford**

[Start of recorded material at 00:00:00]

Simon Draper: OK, we've had a meeting at the HDA, and I'll just go through the recommendations that we're making out of today's meeting.

For EOI number 312793, before I go any further I'll just note that Tom Gellibrand declared a potential conflict of interest on that one and so he didn't participate in this decision, and Said Hirsh sat in as an alternate. In any case, that one is not recommended to be declared.

Kiersten Fishburn: This subject site is currently part of the Inner West State-led rezoning, and the HDA recommends that following the finalisation of that zoning there is an SSD pathway available for applicants.

Simon Draper: And number 319279 is also not recommended for declaration.

Kiersten Fishburn: This is for the same reasons, it's captured as part of the Inner West SLR.

Simon Draper: 337856, not recommended.

Kiersten Fishburn: This particular site is in the Gosford City Centre State-led rezoning and like the previous two, the HDA's recommendation would be that there is an SSD pathway available upon finalisation of the SLR.

Simon Draper: And I think that applies to the next two as well?

Kiersten Fishburn: I think that applies to the next two as well.

Simon Draper: 340833 and 341826 are both not recommended for the same reasons.

Number 279445, we have deferred that further to get some more information from within government, in particular, Transport for NSW and also Investment NSW.

Kiersten Fishburn: Yep.

Simon Draper: Number 299513 is not recommended for declaration.

Kiersten Fishburn: This site has significant constraints such as flooding and riparian lands.

Simon Draper: Number 302465 is recommended for declaration.

Kiersten Fishburn: Just to note though, there are minor OLS constraints on this site, but they can be resolved through the assessment process.

Simon Draper: Number 296668 is recommended for declaration.

Kiersten Fishburn: This site had previously been deferred by the HDA because of an OLS constraint, however that's now been resolved with the proponent.

Simon Draper: 299435 is not recommended for declaration.

Kiersten Fishburn: This has a site with significant and varied constraints, which means it couldn't be assessed during the HDA timeframes.

Simon Draper: 299809 is not recommended for declaration.

Kiersten Fishburn: Due to the scale of this site, the yield is very difficult to achieve a yield of 100, and it would go under the SSD threshold at point of merit assessment.

Simon Draper: 302074 is not recommended for declaration.

Kiersten Fishburn: The yield here may not be achievable, noting previous Land and Environment Court decisions about yield as well. There are also significant access issues, and it falls outside the land identified for strategic uplift in this area.

Simon Draper: 304429 is recommended for declaration.

Number 315492 is recommended for declaration.

299437 is not recommended for declaration.

Kiersten Fishburn: To get to yield, this development relies on co-living, and co-living is not a category in the HDA.

Simon Draper: 299629 is not recommended for declaration.

Kiersten Fishburn: There are significant constraints on the site. The yield proposed is already borderline, so to work to those constraints would put it below yield.

Simon Draper: Number 300068 is not recommended for declaration.

Kiersten Fishburn: The proposed height significantly intrudes into the OLS, and you would not be able to approve this for assessment.

Simon Draper: Number 301617 is recommended for declaration.

Number 300179 is not recommended for declaration.

Kiersten Fishburn: The scale proposed is not suitable for the area context, and it would lead to significant infrastructure constraints in the Box Hill area.

Simon Draper: Number 303060 is recommended for declaration.

Number 301800 is recommended for declaration.

Number 302448 is not recommended for declaration.

Kiersten Fishburn: This has been considered by the HDA before, and the constraints that led the HDA to make the decision that it would not be recommended remain. Another EOI is not going to resolve those constraints. This is a proposal where the proponent is recommended to work directly with Council to work through the site complexity.

Simon Draper: Number 299852 is not recommended.

Kiersten Fishburn: The yield for this proposal is below the threshold.

Simon Draper: Number 300256 is recommended for declaration.

Number 307236 is not recommended for declaration.

Kiersten Fishburn: This would require a complex assessment due to solar and site constraints, with the scale unlikely to be achieved. We do recommend that the proponent works with Council to see what can be developed on this particular site.

Simon Draper: Number 299579 is not recommended for declaration.

Kiersten Fishburn: This is in the commercial core and the HDA has previously determined to not accept applications in the commercial core.

Simon Draper: And the same is true in the next one, which is 301777, also not recommended for declaration for the same reason.

Kiersten Fishburn: Yes.

Simon Draper: Number 309482 is not recommended for declaration.

Kiersten Fishburn: The applicant can use the SSD provisions under the TOD controls and if desired can seek to have a clause 4.6 variation.

Simon Draper: Number 299948 is not recommended for declaration.

Kiersten Fishburn: The uplift proposed is significantly out of local character, and therefore unlikely to get to the yield of 100 dwellings once a merit assessment is undertaken.

Simon Draper: 301802 is not recommended for declaration.

Kiersten Fishburn: The proponent has an existing SSD pathway that we would suggest they use, and if they desire, to seek a clause 4.6 variation.

Simon Draper: 300137 is recommended for declaration.

Number 300242 is not recommended for declaration.

Kiersten Fishburn: As per part of the criteria for the HDA, when an application has been refused through another determining authority, they need to demonstrate how they have responded to that refusal. That refusal from the Land and Environment Court on this subject site was due to scale, and the application in fact adds more scale rather than decreases it, so they haven't responded to the previous determination.

Simon Draper: Number 302134 is recommended for declaration. And number 300917 is not recommended for declaration.

Kiersten Fishburn: The yield for this is below threshold, so it would be advised to work with Council to see this site developed.

Simon Draper: Thank you very much. That was all the ones for today. Thank you.

Kiersten Fishburn: Thanks, Simon. Thank you, Tom. Thank you, team. Good stuff.

Tom Gellibrand: Thanks, everyone.

[End of recorded material at 00:06:46]