

## Housing Delivery Authority – Record of Briefing

Date and Time: 7 February 2025 – 10:00AM to 12:00PM

Location: L8 Broken Hill Room, 52 Martin Place, Sydney or MS Teams

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### HDA Members

Simon Draper – Secretary, Premier’s Department (Chair)

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

Tom Gellibrand – Chief Executive, Infrastructure NSW

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### Member Alternates

n/a

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### DPHI Staff

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

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

Meagan Cody – Director Governance and Strategy, Office of the Secretary, DPHI

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### Other

Alok Ralhan – Centium (Independent Probity Advisor)

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### Summary of decision


The HDA considered 28 applications received by DPHI. The HDA considered each application against the “Housing Delivery Authority State Significant Development Criteria” published in December 2024.


Of the 28 applications, the HDA recommended the Minister Planning and Public Spaces that:

- 12 EOI applications be declared under the HDA SSD pathway.
- 5 EOI applications are already SSD under an existing SSD assessment pathway, the HDA will monitor the progress of these applications.
- 8 EOI applications are not recommended to be called in as SSD.
- 3 EOI applications were deferred for further information and consideration.

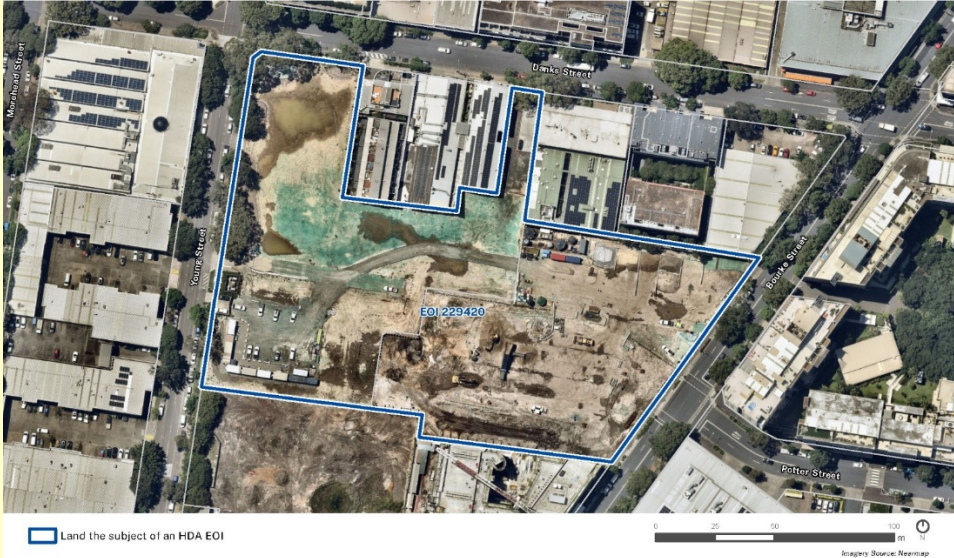
## Agenda items


Item No.	Description	Record of Briefing
1.	Introduction <ul style="list-style-type: none"> <li>• Acknowledgement of Country</li> <li>• Conflict of Interests</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Noted</b> meeting being transcribed for records purposes.</li> </ul>
2.	HDA Operational Briefing	<ul style="list-style-type: none"> <li>• <b>Noted</b> the verbal update on HDA procedures and operational matters.</li> <li>• <b>Noted</b> the updated Terms of Reference, which will be published on the Department’s website.</li> <li>• <b>Endorsed</b> the document containing advice for the Minister titled “Housing Delivery Authority consideration of state significance under s4.36 of the EP&amp;A Act” tabled during the meeting.</li> </ul>
3.	229403 - 15a,15b and 25-31 Donald Street, Carlingford - Captag Investments Pty Ltd	The HDA: <ul style="list-style-type: none"> <li>• <b>Deferred</b> consideration of this proposal to seek further information from the applicant on willingness to withdraw their application from the Land and Environment Court.</li> <li>• <b>Noted</b>, as a general principle, not having applications in two concurrent assessment pathways.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
4.	229407 – 85-91 Thomas Street, Parramatta – Gyde Consulting  <b>Summary of Proposal:</b> Development for purposes of residential flat building with	The HDA: <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:</li> </ul>

Item No.	Description	Record of Briefing
	provision for affordable housing.  <b>No. of Dwellings (indicative): 120</b>	<ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> <p><b>Figure 1</b></p>  <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
<p><b>5.</b></p>	229412 - 1 King Street, Canada Bay - Ethos Urban  <b>Summary of Proposal:</b> Development for purposes of residential flat building.  <b>No. of Dwellings (indicative): 1400</b>	The HDA: <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act, noting the land is an isolated piece of industrial land, is well located near transport and surrounded by other residential development.</li> <li>• <b>Noted</b> reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul>

Item No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p> 
6.	229419 - 46-50 Nicholson Street & 59-67 Christie Street, St Leonards - Coronation	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance</li> <li>• <b>Confirmed</b> the BTR housing SSD pathway as the correct development pathway for this application.</li> <li>• <b>Recommended</b> the Department consider a concurrent rezoning where the applicant is pursuing uplift in development standards.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> <li>• <b>Noted:</b> <ul style="list-style-type: none"> <li>○ there are no member conflicts of interest.</li> <li>○ Aoife Wynter declared a conflict and did not prepare the briefing report</li> </ul> </li> </ul>
7.	229420 - 881-885 Bourke Street and 881-885 Bourke	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> reasons for HDA recommendation:</li> </ul>




Item No.	Description	Record of Briefing
	<p>Street, Waterloo – Coronation</p> <p><b>Summary of Proposal:</b> Development for purposes of a mixed-use development (Build to Rent including affordable housing) with ground floor non-residential uses.</p> <p><b>No. of Dwellings (indicative):</b> 96</p>	<ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> <li>● <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>● <b>Provided</b> the following advice to the Minister:             <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul> <p><b>Figure 1</b></p>  <ul style="list-style-type: none"> <li>● <b>Noted:</b> <ul style="list-style-type: none"> <li>○ There are no member conflicts of interest.</li> <li>○ David Gainsford is on the Central Sydney Planning Committee (CSPC) and will not brief the HDA directly on CoS matters</li> <li>○ Aoife Wynter declared a conflict and did not prepare the briefing report</li> </ul> </li> </ul>
8.	229422 - 724-730 Victoria Road, Ryde - Planning & Co	<p>The HDA:</p> <ul style="list-style-type: none"> <li>● <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> </ul>


Item No.	Description	Record of Briefing
	<p><b>Summary of Proposal:</b> Development for purposes of a mixed use development comprising a registered club and a residential flat building with provision for affordable housing and essential worker accommodation.</p> <p><b>No. of Dwellings (indicative):</b> 600</p>	<ul style="list-style-type: none"> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal satisfied the objectives and criteria of the HDA EOI and is recommended be declared as SSD.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul> <p>Figure 1</p>  <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
9.	229429 - 56 Macquarie Road, Ingleburn - Garth Alavares	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>○ Objective 3: Drive quality and affordable housing,</li> <li>○ Criteria 3.2: Well located – free of specific environmental hazards</li> </ul> </li> </ul> </li> </ul>

Item No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Noted</b> this site is complex and has significant environmental issues, does not meet the well located threshold and scale of development requires proponent to do further work.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
10.	229473 - 57-61 Archer Street and 34 Albert Avenue, Chatswood – Coronation	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance.</li> <li>• <b>Confirmed</b> the BTR housing SSD pathway as the correct development pathway for this application.</li> <li>• <b>Recommended</b> the Department consider concurrent rezoning where the applicant is pursuing uplift in development controls.</li> <li>• <b>Noted</b> the HDA would monitor the progress of the BTR development application.</li> <li>• <b>Noted:</b> <ul style="list-style-type: none"> <li>○ there are no member conflicts of interest</li> <li>○ Aoife Wynter declared a conflict and did not prepare the briefing report.</li> </ul> </li> </ul>
11.	229495 - 67 Mary Street St Peters - Coronation	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance and has been issued consent issued under the BTR SSD pathway.</li> <li>• <b>Noted</b> this proposal includes proposed uplift from the consent.</li> <li>• <b>Recommended</b> the applicant be advised to potentially pursue a modification to the existing consent.</li> <li>• <b>Noted:</b> <ul style="list-style-type: none"> <li>○ there are no member conflicts of interest</li> <li>○ David Gainsford is on the CSPC and will not brief the HDA directly on CoS matters</li> <li>○ Aoife Wynter declared a conflict and did not prepare the briefing report</li> </ul> </li> </ul>

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12.	229509 - 282-298 and 302-304 Lawrence Hargrave Drive, Thirroul - Gyde Consulting	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Deferred</b> to seek further information from the applicant on their proposal.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
13.	229529 - 410-416 Victoria Ave, Chatswood - Novus	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance.</li> <li>• <b>Confirmed</b> the BTR housing SSD pathway as the correct development pathway for this application.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
14.	<p>229573 - 93 Bridge St, Westmead - Ray Nolan</p> <p><b>Summary of Proposal:</b> Development for purposes of an infill affordable housing residential flat building.</p> <p><b>No. of Dwellings (indicative):</b> 500</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> </ul> <p><b>Figure 1</b></p>




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		 <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
15.	229629 - 13-15 Oxford Street, 17 Oxford Street, 2 Verona Street, Paddington - WT Malouf	The HDA: <ul style="list-style-type: none"> <li>• <b>Deferred</b> consideration of this item to seek clarification from applicant on their proposal, rezoning and current LEP controls.</li> <li>• <b>Noted</b> there may be benefit in the applicant progressing through the City of Sydney a potential rezoning for the proposal.</li> <li>• <b>Recommended</b> the Department direct the applicant to the relevant team within Local Planning &amp; Council Support.</li> <li>• <b>Noted:</b> <ul style="list-style-type: none"> <li>○ there are no member conflicts of interest</li> <li>○ David Gainsford is on the CSPC and will not brief the HDA directly on CoS matters.</li> </ul> </li> </ul>
16.	229650 - Averill Street and Leeds Street, Rhodes – Billbergia  <b>Summary of Proposal:</b> Development for	The HDA: <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Recommended</b> the applicant work closely with Transport for NSW to the satisfaction of the Department of Planning Housing and Infrastructure and to address the following requirement:</li> </ul>

Item No.	Description	Record of Briefing
	<p>purposes of a mixed-use development comprising a commercial premises and residential accommodation with provision for affordable housing.</p> <p><b>No. of Dwellings (indicative): 2020</b></p>	<ul style="list-style-type: none"> <li>○ That the applicant demonstrate, to the Department’s satisfaction prior to lodgement of its EIS, that a removal or increase in the proposed dwelling cap can be accommodated within available transport infrastructure.</li> <li>• <b>Noted</b> the reasons for HDA recommendation:             <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI and is recommended be declared as SSD.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:             <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul> <p><b>Figure 1</b></p>  <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
17.	229651 - Sawtell Road, Toormina - Regional Ethical	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> </ul>

Item No.	Description	Record of Briefing
	Development Coffs Coast Pty Ltd	<ul style="list-style-type: none"> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>○ Objective 2: Identify projects that can be assessed quickly, and</li> <li>○ Criteria 2.6: Has addressed any previously refused proposal</li> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Criteria 3.1: Well-located - good access to transport and services.</li> <li>○ Criteria 3.2: Well-located - free of specific environmental hazards.</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that they should pursue alternative pathways in the NSW planning system.</li> <li>• <b>Note</b> there are no member conflicts of interest.</li> </ul>
18.	229763 - 46-150 Vimiera Rd, Marsfield - Winston Langley	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not satisfy the objectives and criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> <li>○ Criteria 2.5: Utilises existing contribution schemes</li> <li>○ 3.2: Well-located - free of specific environmental hazards</li> <li>○ 3.4: Positive commitment to affordable housing</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised to continue pursuing alternate pathways (planning proposal with the City of Ryde), including</li> </ul>




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		<p>working with Council on any potential conversion of recreational land for other uses.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
<p>19.</p>	<p>229772 - 31 O'Connell Street &amp; 9 Albert Street, North Parramatta – Ceerose</p> <p><b>Summary of Proposal:</b> Development for purposes of residential accommodation with the provision of affordable housing.</p> <p><b>No. of Dwellings (indicative):</b> 370</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended to the Minister</b> this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p> 
<p>20.</p>	<p>229799 - 42/110-116 Bourke Road</p>	<p>The HDA:</p>



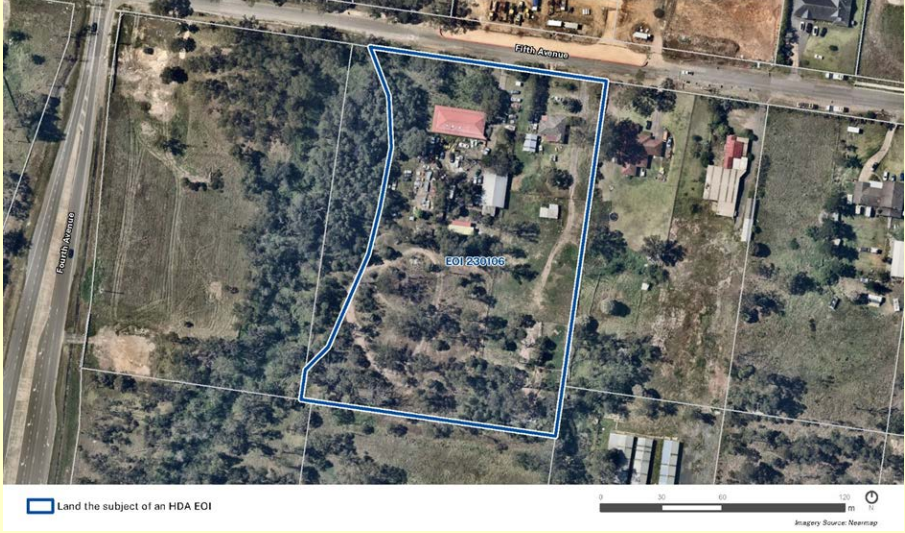
Item No.	Description	Record of Briefing
	Alexandria - Belvoir Property	<ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period,</li> <li>○ Objective 2: Identify projects that can be assessed quickly, and</li> <li>○ Objective 4: Optional concurrent spot rezonings</li> </ul> </li> </ul> </li> <li>• <b>Noted</b> the land is currently zoned as industrial and is part of a broader industrial precinct.</li> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system.</li> <li>• <b>Noted:</b> <ul style="list-style-type: none"> <li>○ there are no member conflicts of interest</li> <li>○ David Gainsford is on the CSPC and will not brief the HDA directly on CoS matters</li> </ul> </li> </ul>
21.	229826 - 52 and 58 Springfield Road and 32, 44, 60 and 66 Charlesworth Close Catherine Field - Adrian Miller	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> to the Minister this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Objective 4: Optional concurrent spot rezonings</li> </ul> </li> </ul> </li> </ul>


Item No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Noted</b> the site has significant infrastructure provision issues that would need to be resolved.</li> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
22.	229831 - 2110 Cullerin Road Cullerin - Common Ground Property	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Objective 4: Optional concurrent spot rezonings</li> </ul> </li> </ul> </li> <li>• Noted the site has infrastructure provision issues that would need to be resolved before development can be accommodated.</li> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
23.	229890 - 152-190 Rowe Street and 3-5 Rutledge Street, Eastwood – Urbis  <b>Summary of Proposal:</b> Development for purposes of purposes of a	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this project be declared SSD under s4.36(3) of the EP&amp;A Act subject to the applicant withdrawing PPSSNH-500 /LDA2024/0092 with Council to pursue this state-led pathway.</li> <li>• <b>Noted</b> the reasons for HDA recommendation:</li> <li>• On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul>

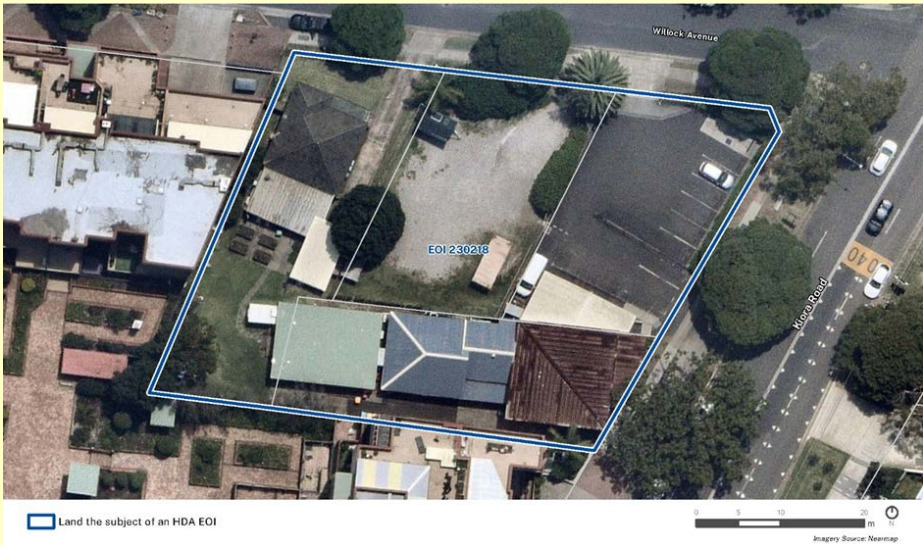
Item No.	Description	Record of Briefing
	residential flat building with the provision of affordable housing.  <b>No. of Dwellings (indicative): 441</b>	<ul style="list-style-type: none"> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul> <p>Figure 1</p>  <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
<b>24.</b>	229924 - 1998 Eagleview Road, 15-19 Ben Lomond Road, 207-217 Eagleview Road, Minto - Cooper Wilson	The HDA: <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> <li>○ Objective 3: Drive quality and affordable housing</li> </ul> </li> </ul> </li> <li>• <b>Noted</b> major infrastructure constraints on the site.</li> </ul>

Item No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
25.	<p>230106 - 184 Fifth Avenue, Austral - Creative Vision Corp</p> <p><b>Summary of Proposal:</b> Development for purposes of purposes of a residential flat building with provision for affordable housing.</p> <p><b>No. of Dwellings (indicative):</b> 400</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Noted</b> the significant scale of work that will be required for the preparation of the EIS and merit assessment and the development context.</li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p>




Item No.	Description	Record of Briefing
		
26.	<p>230110 - 230 Rickard Road and 257 Bringelly Road, Leppington - Creative Vision Corp</p> <p><b>Summary of Proposal:</b> Development for purposes of purposes of a mixed use development comprising a commercial premises, a centre-based child care facility and residential accommodation with provision for affordable housing.</p> <p><b>No. of Dwellings (indicative):</b> 410</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:             <ul style="list-style-type: none"> <li>○ On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Noted</b> the significant scale of work that will be required for the preparation of the EIS and merit assessment and the development context.</li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:             <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p>

Item No.	Description	Record of Briefing
		
27.	230123 - 1A, 1B, 1C, 1D, 1E and 1F Homebush Bay Drive and 410 Concord Road, Homebush - Billbergia	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period, and</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system. The Department can assist with concierge services.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
28.	230127 - Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street,	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance.</li> <li>• <b>Confirmed</b> the BTR housing SSD pathway as the correct development pathway for this application.</li> </ul>




Item No.	Description	Record of Briefing
	Marrickville - Ethos Urban	<ul style="list-style-type: none"> <li>• <b>Recommended</b> the Department consider concurrent rezoning where the applicant is pursuing uplift in development controls.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this project.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
29.	<p>230218 - 23 Kiora Road &amp; 2-6 Willock Avenue, Miranda - Ethos Urban</p> <p><b>Summary of Proposal:</b> Development for purposes of a mixed use development comprising a community facility and residential accommodation with provision for affordable housing.</p> <p><b>No. of Dwellings (indicative):</b> 116</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI and is recommended be declared as SSD.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> <li>• <b>Provide Note</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p> 



Item No.	Description	Record of Briefing
30.	<p>230241 - 213 Bringelly Road, Leppington - Five Star Scaffolding</p> <p><b>Summary of Proposal:</b> Development for purposes of purposes of a residential flat building with the provision of affordable housing.</p> <p><b>No. of Dwellings (indicative):</b> 382</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Noted</b> the significant scale of work that will be required for the preparation of the EIS and merit assessment and the development context.</li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p> 



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

 Chair: Simon Draper Date: 11/2/2025	 Member: Kiersten Fishburn Date: 11/2/2025	 Member: Tom Gellibrand Date: 11/2/2025
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## Housing Delivery Authority – Transcript

Date and Time: 7 February 2025 – 10:00AM to 12:00PM

Location: L8 Broken Hill Room, 52 Martin Place, Sydney or MS Teams

### HDA Members

Simon Draper – Secretary, Premier’s Department (Chair)

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

Tom Gellibrand – Chief Executive, Infrastructure NSW

### Member Alternates

n/a

### DPHI Staff

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

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

Meagan Cody – Director Governance and Strategy, Office of the Secretary, DPHI

### Other

Alok Ralhan – Centium (Independent Probity Advisor)

### Summary of transcript

Item No.	Description	Transcript text
	Introduction and operational documents	<p>During the pre briefing we reviewed conflict of interests and related matters and operational matters. Just before we proceed to the consideration of EOIs we please confirm for the applications received and being considered today there are no conflicts noted by HDA panel members.</p> <p>Before we proceed there's a couple of documents for to note, first is that the we have a Housing Delivery Authority advice document on state significance for recommended EOI projects and I believe that with the we're adopting</p>

Item No.	Description	Transcript text
		<p>that document - yes. Yes to endorsing that document and second that, happy with that no worries for me too.</p> <p>And the terms of reference is small amendments to be endorsed.</p> <p>Yes we have a small change to the terms of reference and the text we're for proposing in your updated document is to remove reference to briefing papers being distributed and uploaded on the department's website by the department no less than seven days prior to the briefing or meeting.</p> <p>And that is being removed to reflect that we are distributing them to you directly not publicly, to members seven days prior to the meeting.</p> <p>So we've updated that text.</p> <p>And you've no concerns.</p> <p>No concerns with that part, thanks.</p> <p>That makes sense.</p> <p>Thank you.</p>
3.	229403 - 15a,15b and 25-31 Donald Street, Carlingford - Captag Investments Pty Ltd	<p>Alright, we'll just proceed through a number of EOIs received and that we're considering today and the first one we considering is Donald St Carlingford from Captag G Investments and I understand that our position is that we are deferring this matter to seek confirmation from the applicant on whether they would withdraw their application.</p> <p>This is the one that's clear.</p> <p>It's currently in the land and Environment Court, so.</p> <p>So we need to make sure that, we need to make sure that they we're not proceeding with that [LEC] direction before we can consider it further.</p> <p>We need to make sure that Simon it's probably useful here to state that we did discuss not having applications in two pathways at any given time, so if something, for instance, is with the Council, we would expect it to be withdrawn from the Council as it came in through the SSD so you can't have two concurrent pathways</p> <p>It's all concurrent assessment processes, and that's just a general principle that the the HDA would like adopted.</p>

Item No.	Description	Transcript text
		<p>Yeah.</p> <p>Happy with that, please.</p> <p>Thank you.</p> <p><i>Deferred</i> consideration of this proposal to seek further information from the applicant on willingness to withdraw their application from the Land and Environment Court.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b>, as a general principle, not having applications in two concurrent assessment pathways.</li> </ul>
4.	229407 – 85-91 Thomas Street, Parramatta – Gyde Consulting	<p>Ok the next one is 85 to 91 Thomas St Parramatta.</p> <p>Gyde consulting is the applicant and we are recommending that this one was the one where we are proposing that this one be recommended to be declared as SSD.</p> <p>Recommended to the Minister of Planning as we see it meets the objectives and criteria of the criteria, yeah.</p> <p>Yeah.</p> <p>Thank you.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul>



Item No.	Description	Transcript text
5.	229412 - 1 King Street, Canada Bay - Ethos Urban	<p>And the next one is No. 1, King Street, Canada Bay.</p> <p>And we are recommending to Minister that he, approve this to be considered in the SDD pathway.</p> <p>Ohh and we are. This is on the basis that it is an industrial site but it is isolated industrial land. It's not in a broader industrial precinct.</p> <p>It is very well located adjacent to a train station.</p> <p>And surrounded by other residential development.</p> <p>Yeah, yeah.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act, noting the land is an isolated piece of industrial land, is well located near transport and surrounded by other residential development.</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> </ul>
6.	229419 - 46-50 Nicholson Street & 59-67 Christie Street, St Leonards - Coronation	<p>The next one is um, 46 to 50 Nicholson St and 59 to 67 Christie St Leonards and now this is one there there are a number of EOIs that are similar to this. This one is already quite advanced in an existing state significant development process, so we the Authority are proposing that we just confirm that that is the right pathway for this development.</p> <p>We just note that if the applicant is pursuing an uplift in development controls, then that is possible and that we're proposing that the department consider an application to vary the development controls and have a concierge process for that for that application and that the HDA will monitor the progress of this assessment.</p>

Item No.	Description	Transcript text
		<p>Yep.</p> <p>Yep.</p> <p>Great. So that that secondary role of the HDA in relation to monitoring projects, even for a project like this, that where it's currently in the department we will continue to have that role.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance</li> <li>• <b>Confirmed</b> the BTR housing SSD pathway as the correct development pathway for this application.</li> <li>• <b>Recommended</b> the Department consider a concurrent rezoning where the applicant is pursuing uplift in development standards.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> </ul>
7.	229420 - 881-885 Bourke Street and 881-885 Bourke Street, Waterloo - Coronation	<p>And the next one is 881 to 885 Bourke Street, Waterloo - Coronation.</p> <p>The HDA is proposing to the Minister or recommended to the Minister that he approve to be considered under the state significant development pathway.</p> <p>Anything else?</p> <p>Yeah.</p> <p>It means that meets the HDA criteria, and it's an extremely well located site.</p> <p>Yeah.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:</li> </ul>

Item No.	Description	Transcript text
		<ul style="list-style-type: none"> <li>○ <i>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&amp;A Act'.</i></li> </ul>
8.	229422 - 724-730 Victoria Road, Ryde - Planning & Co	<p>Um, the next one is 74. Sorry, 724 to 730 Victoria Rd. Ryde again, the HDA is proposing the Minister recommended to the Minister that this be considered to be assessed under the state significant development pathway.</p> <p>Yeah.</p> <p>Yeah, meets the criteria and it's a very suitable site for development outcome.</p> <p>Yeah.</p> <p>Agree.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ <i>The proposal satisfied the objectives and criteria of the HDA EOI and is recommended be declared as SSD.</i></li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ <i>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&amp;A Act'.</i></li> </ul> </li> </ul>
9.	229429 - 56 Macquarie Road, Ingleburn - Garth Alavares	<p>The next one is 56 Macquarie Road, Ingleburn.</p> <p>Um.</p> <p>And this one is recommended to we recommending this to the Minister to ohh sorry, apologies now I misread you've gone ahead of yourself.</p> <p>Yeah, yeah. Recommending that we are not proposing this one proceed. Ohh yeah this this is a very complicated site. There's significant environmental issues which would have to be resolved, and the proponents, the scale of the development proposed as well, would require the</p>

Item No.	Description	Transcript text
		<p>proponent to do some further work which hasn't been articulated. See that it also doesn't make the well located threshold, so we would need to be aware of that as well.</p> <p>Yeah, that's right.</p> <p>So we will not recommending that this proceed.</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>○ Objective 3: Drive quality and affordable housing,</li> <li>○ Criteria 3.2: Well located – free of specific environmental hazards</li> </ul> </li> </ul> </li> <li>• <b>Noted</b> this site is complex and has significant environmental issues, does not meet the well located threshold and scale of development requires proponent to do further work.</li> </ul>
10.	229473 - 57-61 Archer Street and 34 Albert Avenue, Chatswood – Coronation	<p>The next one is 57 to 61 Arthur St and 34 Albert Ave, Chatswood.</p> <p>Similar to the other.</p> <p>Ohh, you know why that we mentioned a moment ago.</p> <p>This one is already in a state significant development pathway through the build to rent pathway.</p> <p>So again, we're just confirming that that's the correct pathway, that if the applicant has a proposal to uplift home development controls that, that we will recommend that the existing pathway team can assist that concurrently and that we will also monitor the progress of this assessment.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance.</li> <li>• <b>Confirmed</b> the BTR housing SSD pathway as the correct development pathway for this application.</li> <li>• <b>Recommended</b> the Department consider concurrent rezoning where the applicant is pursuing uplift in development controls.</li> </ul>



Item No.	Description	Transcript text
		<ul style="list-style-type: none"> <li>• <i>Noted</i> the HDA would monitor the progress of the BTR development application.</li> </ul>
11.	229495 - 67 Mary Street St Peters - Coronation	<p>Next one is um 67 Mary St, St Peters.</p> <p>Now this one we actually know already has SSD consent in place under a state assessed pathway through the build to rent program, and that in this case the applicant can pursue if they're pursuing an uplift in development controls, they can do that via modification with the team.</p> <p>OK, so I'll ask the department staff to contact the applicant and advise if they wish to pursue the change in floor space ratio and the change in mix that they should submit a s4.6.</p> <p>Yeah, right.</p> <ul style="list-style-type: none"> <li>• <i>Noted</i> the proposal has state significance and has been issued consent issued under the BTR SSD pathway.</li> <li>• <i>Noted</i> this proposal includes proposed uplift from the consent.</li> <li>• <i>Recommended</i> the applicant be advised to potentially pursue a modification to the existing consent.</li> </ul>
12.	229509 - 282-298 and 302-304 Lawrence Hargrave Drive, Thirroul - Gyde Consulting	<p>Okay the next one is 282 to 298 and 302 to 304. Lawrence Hargrave Drive Thirroul.</p> <p>And have this one where we are deferring to seek further information from the applicant.</p> <p>That's accurate, yeah. Yep.</p> <ul style="list-style-type: none"> <li>• <i>Deferred</i> to seek further information from the applicant on their proposal.</li> </ul>
13.	229529 - 410-416 Victoria Ave, Chatswood - Novus	<p>Okay the next one is 410 to 416 Victoria Ave, Chatswood now this is another that is, um, already in with the state.</p> <p>Significant uplift though they can do under the build to rent pathway? Ohh and they had already had SEARs issued, so again we would confirm that the correct pathway for this application and that we would monitor these the the progress of the assessment, yeah.</p> <p>Great. Great.</p> <ul style="list-style-type: none"> <li>• <i>Noted</i> the proposal has state significance.</li> </ul>

Item No.	Description	Transcript text
		<ul style="list-style-type: none"> <li>• <b>Confirmed</b> the BTR housing SSD pathway as the correct development pathway for this application.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this proposal.</li> </ul>
14.	229573 - 93 Bridge St, Westmead - Ray Nolan	<p>Um, makes findings 93 Bridge Street, Westmead.</p> <p>This application this one we are recommending that the Minister considered to proceed under a state significant pathway. All right. Yes.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister that this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Noted</b> reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> </ul>
15.	229629 - 13-15 Oxford Street, 17 Oxford Street, 2 Verona Street, Paddington - WT Malouf	<p>Next one is 13 to 15 Oxford St and 17 Oxford St, and 2 Verona St Paddington.</p> <p>Ohh, we are proposing to defer consideration of this one and to seek clarification from the applicant on.</p> <p>On their proposal.</p> <p>Especially in terms of the understanding.</p> <p>Yeah.</p> <p>And their understanding of the current planning controls and what would be required to make changes to them.</p> <ul style="list-style-type: none"> <li>• <b>Deferred</b> consideration of this item to seek clarification from applicant on their proposal, rezoning and current LEP controls.</li> <li>• <b>Noted</b> there may be benefit in the applicant progressing through the City of Sydney a potential rezoning for the proposal.</li> </ul>

Item No.	Description	Transcript text
		<ul style="list-style-type: none"> <li>• <b>Recommended</b> the Department direct the applicant to the relevant team within Local Planning &amp; Council Support.</li> </ul>
16.	229650 - Averill Street and Leeds Street, Rhodes - Billbergia	<p>Next one is Averill St, and in Leeds St Rhodes Billbergia is the applicant and we are recommending again recommend to the Minister to proceed through the state significant development pathway and just advise the applicant to work with the department Planning and housing infrastructure and the Department of Transport.</p> <p>What in progressing to make an application?</p> <p>Yes.</p> <p>Thanks for this.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• <b>Recommended</b> the applicant work closely with Transport for NSW to the satisfaction of the Department of Planning Housing and Infrastructure and to address the following requirement:             <ul style="list-style-type: none"> <li>○ That the applicant demonstrate, to the Department’s satisfaction prior to lodgement of its EIS, that a removal or increase in the proposed dwelling cap can be accommodated within available transport infrastructure.</li> </ul> </li> <li>• <b>Noted</b> the reasons for HDA recommendation:             <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI and is recommended be declared as SSD.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:             <ul style="list-style-type: none"> <li>○ 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&amp;A Act’.</li> </ul> </li> </ul>
17.	229651 - Sawtell Road, Toormina - Regional Ethical	Sawtell Rd, Toormina, Regional Ethical applicant.

Item No.	Description	Transcript text
	Development Coffs Coast Pty Ltd	<p>The HDA is not recommending this, to the Minister for the state significant development pathway.</p> <p>It's doesn't meet a number of the thresholds of the HDA criteria, including being well located and easy to resolve and environmental sensitivities.</p> <p>There are number constraints on the side which would take some time to work through.</p> <p>Agree.</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>○ Objective 2: Identify projects that can be assessed quickly, and</li> <li>○ Criteria 2.6: Has addressed any previously refused proposal</li> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Criteria 3.1: Well-located - good access to transport and services.</li> <li>○ Criteria 3.2: Well-located - free of specific environmental hazards.</li> </ul> </li> </ul> </li> <li>• <b>Recommended that</b> the applicant be advised that they should pursue alternative pathways in the NSW planning system.</li> </ul>
18.	229763 - 46-150 Vimiera Rd, Marsfield - Winston Langley	<p>Next one is 46 to 150 Vimiera Rd Marsfield and the applicant is Winston Langley. Ok we are not recommending this to the Minister for progress through te state significant development, we can't recommend, the applicant needs to work with council on conversion of recreational land to other uses.</p> <p>Thank you.</p> <p>Yeah.</p>



Item No.	Description	Transcript text
		<p><i>Does not recommend</i> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not satisfy the objectives and criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> <li>○ Criteria 2.5: Utilises existing contribution schemes</li> <li>○ 3.2: Well-located - free of specific environmental hazards</li> <li>○ 3.4: Positive commitment to affordable housing</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised to continue pursuing alternate pathways (planning proposal with the City of Ryde), including working with Council on any potential conversion of recreational land for other uses.</li> </ul>
19.	229772 - 31 O'Connell Street & 9 Albert Street, North Parramatta - Ceerose	<p>This one is 31 O'Connell St and 9 Albert St, North Parramatta and the applicant is Ceerose.</p> <p>We are recommending to the Minister, this be declared state significant development.</p> <p>This makes sense and it satisfies the criteria of the HDA and particularly well located, right? Yes. Yes.</p> <ul style="list-style-type: none"> <li>• <b>Recommended to the Minister</b> this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:</li> </ul>

Item No.	Description	Transcript text
		<ul style="list-style-type: none"> <li>○ <i>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&amp;A Act'.</i></li> </ul>
20.	229799 - 42/110-116 Bourke Road Alexandria - Belvoir Property	<p>Next one is 42 slash 100 and 101 to 16 Bourke Rd, Alexandria and the applicant is Belvoir property.</p> <p>We're not recommending this one to the Minister to be declared state significant development.</p> <p>Ohh, this is land that's currently in industrial zoning.</p> <p>Unlike the other one where we considered industrial, it isn't an isolated parcel.</p> <p>It's part of a broader industrial precinct there, you know, could be merit in looking at some of these precincts.</p> <p>But it is work that is outside of the scope of this particular work.</p> <p>But yeah, actually yeah, yeah</p> <p>I want you to be completed in the timeline and we can't.</p> <ul style="list-style-type: none"> <li>• <b><i>Does not recommend</i></b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b><i>Noted</i></b> the reasons for HDA recommendation:             <ul style="list-style-type: none"> <li>○ <i>The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being:</i> <ul style="list-style-type: none"> <li>○ <i>Objective 1: Deliver more homes within the Housing Accord period,</i></li> <li>○ <i>Objective 2: Identify projects that can be assessed quickly, and</i></li> <li>○ <i>Objective 4: Optional concurrent spot rezonings</i></li> </ul> </li> </ul> </li> <li>• <b><i>Noted</i></b> the land is currently zoned as industrial and is part of a broader industrial precinct.</li> <li>• <b><i>Recommended</i></b> the applicant is advised that they should pursue alternative pathways in the NSW planning system.</li> </ul>

Item No.	Description	Transcript text
21.	229826 - 52 and 58 Springfield Road and 32, 44, 60 and 66 Charlesworth Close Catherine Field - Adrian Miller	<p>Um, the next one is 52 and 58 Springfield Rd.</p> <p>And 32, 44,60 and 66 Charlesworth close in Catherine Field.</p> <p>The applicant is Adrian Miller.</p> <p>We are not recommending this to be declared state significant development.</p> <p>Um, it's an isolated parcel.</p> <p>Land without infrastructure, it's unlikely to be able to go in the time frame.</p> <p>Yes.</p> <p>Significant infrastructure issues that would need to be resolved.</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> to the Minister this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Objective 4: Optional concurrent spot rezonings</li> </ul> </li> </ul> </li> <li>• <b>Noted</b> the site has significant infrastructure provision issues that would need to be resolved.</li> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system.</li> </ul>
22.	229831 - 2110 Cullerin Road Cullerin - Common Ground Property	<p>2110 Cullerin Rd, Cullerin, and Common Ground Property.</p> <p>We are not recommending this onto the Minister to be declared state significant development.</p> <p>There's no real prospect of this proceeding to housing in the time frame.</p>

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		<p>That means infrastructure issues would have to be sound resolved, and this you know no work being done on that site.</p> <p>So not at this point in time. Agreed.</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Objective 4: Optional concurrent spot rezonings</li> </ul> </li> </ul> </li> <li>• Noted the site has infrastructure provision issues that would need to be resolved before development can be accommodated.</li> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system</li> </ul>
23.	229890 - 152-190 Rowe Street and 3-5 Rutledge Street, Eastwood - Urbis	<p>And the next one is 152 to 190 Rowe St and 3-5 Rutledge St Eastwood with Urbis the applicant we are recommending to the Minister this be declared state significant development, but it will require the applicant to withdraw their Council application, which we understand is underway.</p> <p>Yeah, great.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this project be declared SSD under s4.36(3) of the EP&amp;A Act subject to the applicant withdrawing PPSSNH-500 /LDA2024/0092 with Council to pursue this state-led pathway.</li> <li>• <b>Noted</b> the reasons for HDA recommendation:</li> <li>• On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> </ul>



Item No.	Description	Transcript text
		<ul style="list-style-type: none"> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> </ul>
24.	229924 - 1998 Eagleview Road, 15-19 Ben Lomond Road, 207-217 Eagleview Road, Minto - Cooper Wilson	<p>Oh the next one is 1998 Eagleview Road and 15-19 Ben Lomond Road 207-217 Eagleview Rd, Minto, Ohh, we are not recommending to the Minister for this to be declared state significant development.</p> <p>Again, there's no real prospect of this delivering housing in the period that we are considering.</p> <p>Again has infrastructure issues that we need to be resolved altogether.</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being:                                     <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> <li>○ Objective 3: Drive quality and affordable housing</li> </ul> </li> </ul> </li> <li>• <b>Noted</b> major infrastructure constraints on the site.</li> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system</li> </ul>
25.	230106 - 184 Fifth Avenue, Austral - Creative Vision Corp	<p>The next one is 184 5th Ave Austral and the applicant is Creative Vision Corporation.</p> <p>Um, we are recommending to the Minister declaring state significant, but we note how the scale of the work that's going to be required as part of the merit assessment. It's not in the mature development context, but in the in the spirit of pursuing housing in areas which may ultimately be realised, to that end we're recommending the Minister consider this.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> </ul>

Item No.	Description	Transcript text
		<ul style="list-style-type: none"> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Noted</b> the significant scale of work that will be required for the preparation of the EIS and merit assessment and the development context.</li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> </ul>
26.	230110 - 230 Rickard Road and 257 Bringelly Road, Leppington - Creative Vision Corp	<p>The next step, the next one is 230 Ricard Road and 257 Bringelly Rd, Leppington and the applicant is Creative vision and again we are recommending the minister that be declared state significant development on the same basis.</p> <p>It's not in a mature development context, but it does have the prospect of being high yielding 1000 in an area that will ultimately deliver more development.</p> <p><b>Recommended</b> to the Minister this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> the reasons for HDA recommendation:                             <ul style="list-style-type: none"> <li>○ On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Noted</b> the significant scale of work that will be required for the preparation of the EIS and merit assessment and the development context.</li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister:                             <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> </ul>

Item No.	Description	Transcript text
27.	<p>230123 - 1A, 1B, 1C, 1D, 1E and 1F Homebush Bay Drive and 410 Concord Road, Homebush - Billbergia</p>	<p>Um, the next one is 1A, 1B, 1C, 1D, 1E and 1F1 Homebush Bay Drive and 410 Concord Rd Homebush - Billbergia</p> <p>We are not recommending these for the Minister to be declared state security development and there's a there's a there's a probably consideration of the whole peninsula is going to be required for this, not a fast process, probably may not be done in the timeframes that we considering.</p> <p>There may be further merit in discussing it with the department, but we want to take a very precautionary you converting land that is currently business because it will have implications across the peninsular needs to be considered.</p> <p>Agree.</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal did not sufficiently satisfy certain objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>○ Objective 1: Deliver more homes within the Housing Accord period, and</li> <li>○ Objective 2: Identify projects that can be assessed quickly</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant is advised that they should pursue alternative pathways in the NSW planning system. The Department can assist with concierge services.</li> </ul>
28.	<p>230127 - Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville - Ethos Urban</p>	<p>Next one is the lots bound by Victoria Rose, Sydenham, Rd, Farr St in Mitchell St, Marrickville. The applicant is ethos urban.</p> <p>This one's already in a state significant development process through the infill affordable housing pathway, and so we just confirming that that that it is right that you continue to that pathway.</p> <p>If there was any uplift required, we would ask the department to consider that any application inherently and that the HDA will monitor the progress of the assessment.</p>

Item No.	Description	Transcript text
		<ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal has state significance.</li> <li>• <b>Confirmed</b> the BTR housing SSD pathway as the correct development pathway for this application.</li> <li>• <b>Recommended</b> the Department consider concurrent rezoning where the applicant is pursuing uplift in development controls.</li> <li>• <b>Noted</b> the HDA would monitor the progress of assessment of this project.</li> </ul>
29.	230218 - 23 Kiora Road & 2-6 Willock Avenue, Miranda - Ethos Urban	<p>It's um, the next one is to 23 Kiora Road and 2-6 Willock Rd Miranda.</p> <p>The applicant is ethos urban.</p> <p>Ohh, we are recommending to the Minister this be declared.</p> <p>Yep, state significant development.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this project be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ The proposal sufficiently satisfied the objectives and criteria of the HDA EOI and is recommended be declared as SSD.</li> </ul> </li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> </ul>
30.	230241 - 213 Bringelly Road, Leppington - Five Star Scaffolding	<p>Um.</p> <p>And the last one we've considered today is 213 Bringelly Road Leppington applicant is five star scaffolding and like the Austral proposal in the Leppington proposal mentioned a few moments ago.</p> <p>Um, this is one that we are going to recommend to the Minister that we consider as State significant pathway.</p> <p>But just noting that there's quite a lot of work to do on the merits assessment and then it's not a mature development actually at this stage.</p>

Item No.	Description	Transcript text
		<p>That's all.</p> <p>That's all of the applications near what we considered this number about this received and having considered all your meetings.</p> <p>Thank you.</p> <p>Thank you, chair.</p> <p>Thank you.</p> <p>Thank you.</p> <ul style="list-style-type: none"> <li>• <b>Recommended</b> to the Minister this proposal be declared SSD under s4.36(3) of the EP&amp;A Act</li> <li>• <b>Noted</b> the reasons for HDA recommendation: <ul style="list-style-type: none"> <li>○ On balance, the proposal sufficiently satisfied the objectives and criteria of the HDA EOI.</li> </ul> </li> <li>• <b>Noted</b> the significant scale of work that will be required for the preparation of the EIS and merit assessment and the development context.</li> <li>• <b>Formed</b> the view that the development proposal for the land identified in Figure 1 is of state significance as it satisfies the HDA SSD criteria.</li> <li>• <b>Provided</b> the following advice to the Minister: <ul style="list-style-type: none"> <li>○ 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&amp;A Act'.</li> </ul> </li> </ul>