

## Housing Delivery Authority – Record of Briefing

**Date and Time:** 19 February 2025 – 4.00PM-5.30PM

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

**Chaired by:** Simon Draper – Secretary, Premier’s Department

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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

Ken Morrison – CEO Bradfield Development Authority, DPHI (Items 3 and 5)

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### DPHI Staff

Alok Ralhan – Centium (Independent Probity Advisor)

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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### Additional Note


The Department has identified that the following matters included in this record of briefing have a parallel application/planning proposal or appeal currently under consideration:

- 232546 – RSDs x 2 under assessment and Land and Environment Court appeal underway
- 232588 – 2x RSDs under assessment
- 232390 – local DA under assessment
- 232288 – planning proposal lodged
- 232527 – RSD under assessment
- 232569 – planning proposal progressed


Agenda items


No.	Description	Record of Briefing
1.	Introduction <ul style="list-style-type: none"> <li>Note the briefing is being recorded</li> <li>Acknowledgement of Country</li> <li>Conflict of Interests</li> </ul>	<ul style="list-style-type: none"> <li><b>Noted</b> briefing is being recorded and transcribed for future reference.</li> </ul>
2.	HDA Operational Briefing	<ul style="list-style-type: none"> <li><b>Noted</b> the verbal briefing on HDA procedures and operational matters.</li> </ul>
3.	231492 - 10 Valentine Ave, Parramatta - Holdmark  <b>Summary of proposal:</b>  Demolition of the existing commercial building and construction of a stage 2 shop top housing  <b>No of dwellings (indicative):</b> 705	<ul style="list-style-type: none"> <li><b>Noted</b> this EOI has been withdrawn by the applicant and was not considered.</li> <li><b>Noted</b> Kiersten Fishburn declared a conflict of interest for this project and Ken Morrison is present as alternate.</li> </ul>
4.	232597 - 601 Pacific Highway, St Leonards - Stockland Development Pty Ltd / Lulu Woods  <b>Summary of proposal:</b>  The proposal is demolition of an existing commercial building and	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> the applicant would need to demonstrate the benefits of this proposal as it differs to the Transport Oriented Development provisions under State Environmental Planning Policy (Housing) 2021.</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.</li> </ul> </li> </ul>

No.	Description	Record of Briefing
	<p>construction of a 50-storey shop top housing</p> <p><b>No of dwellings (indicative): 600</b></p>	<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> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p> 
<p>5.</p>	<p>232588 - 6-7 Buchan Avenue and 8 Buchan Avenue, Edmondson Park - Urban Property Group (UPG) / Chris Ferreira</p> <p><b>Summary of proposal:</b></p> <p>The proposed development is for five shop top housing buildings</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> as a general principle, not having applications in concurrent pathways.</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.</li> </ul> </li> </ul>

No.	Description	Record of Briefing
	<p><b>No of dwellings (indicative):</b> 1057</p>	<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> <li>• <b>Noted</b> Kiersten Fishburn declared a conflict of interest for this project and Ken Morrison is present as alternate.</li> </ul> <p><b>Figure 1</b></p> 
<p>6.</p>	<p>229451 - 51 Woollooware Road, 53 Woollooware Road, 55 Woollooware Road, 55A Woollooware Road, 149 Kingsway, 151 Kingsway, 153 Kingsway, 155 Kingsway, 157 Kingsway, Woollooware – Pacific Planning</p> <p><b>Summary of proposal:</b></p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</b> this project be declared SSD under s4.36(3) of the EP&amp;A Act.</li> <li>• 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> </ul> </li> </ul> </li> </ul>

No.	Description	Record of Briefing
	<p>Demolition of existing residential single dwellings and construction of residential development</p> <p><b>No of dwellings (indicative): 96</b></p>	<ul style="list-style-type: none"> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Criteria 3.4: Positive commitment to affordable housing</li> <li>• <b>Noted</b> complexity of changing from R2 to R4 land use zone that would warrant a council-led strategic piece to ensure orderly development with appropriate infrastructure provision.</li> <li>• <b>Recommended</b> the applicant be advised that additional scoping work is recommended for this proposal as part of identifying an appropriate alternate approval pathway.</li> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul>
7.	<p>229492 - 105 Forest Rd and 1A Hill Street, Hurstville – Gyde Consulting</p> <p><b>Summary of proposal:</b></p> <p>The development is for a 7-13 storey shop top housing</p> <p><b>No of dwellings (indicative): 150</b></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> the 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>Noted</b> there are no member conflicts of interest.</p> <p><b>Figure 1</b></p>


No.	Description	Record of Briefing
		
<p>8.</p>	<p>229503 - 14-17 Herd Street and 17a Cowmeadow Road, Mount Hutton - Tellakula Gowri Shankar</p> <p><b>Summary of proposal:</b> Multi dwelling housing and associated subdivision</p> <p><b>No of dwellings (indicative):</b> 40</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</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>○ The proposal did not sufficiently satisfy all 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> <li>○ 3.2 Well-located - free of specific environmental hazards</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including the proposed staged development application as discussed with council.</li> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul>
<p>9.</p>	<p>229520 - 23-27 Macquarie Street, 29 Macquarie Street, O'Connell Street (right of way), 12-16 O'Connell</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> </ul>


No.	Description	Record of Briefing
	<p>Street &amp; 16 Hunter Street, 18 Hunter Street, 20 Hunter Street, 22A Hunter Street - Pacific Planning</p> <p><b>Summary of proposal:</b></p> <p>The project proposal is for a mixed-use development comprising two shop top towers</p> <p><b>No of dwellings (indicative):</b> 315</p>	<ul style="list-style-type: none"> <li>• <b>Noted</b> the proposal is likely to trigger approval requirements under the <i>Environment Protection and Biodiversity Conservation (EPBC) Act 1999</i> which are likely to impact assessment timeframes.</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.</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> 
10.	<p>229933 - 69 Kissing Point Road, Turrumurra - Derek Baikie</p> <p><b>Summary of proposal:</b></p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</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:</li> </ul>


No.	Description	Record of Briefing
	<p>The proposal is for a six-story residential flat building</p> <p><b>No of dwellings (indicative): 84</b></p>	<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>○ Criteria 1.1: Development is a type to deliver high yield housing</li> </ul> </li> <li>• <b>Noted</b> that this proposal would warrant a council-led strategic piece to ensure orderly development with appropriate infrastructure provision.</li> <li>• <b>Recommended</b> the applicant be advised that additional scoping work is recommended for this proposal as part of identifying an appropriate alternate approval pathway.</li> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul>
<p>11.</p>	<p>230010 - Kanagra Park, 181 Drapers Road, Colo Vale - Torr Constructions</p> <p><b>Summary of proposal:</b></p> <p>The proposal is for the subdivision of a 25-hectare cleared RU2 zoned lot</p> <p><b>No of dwellings (indicative): 86</b></p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</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>○ 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>○ Criteria 1.1: Development is a type to deliver high yield housing</li> </ul> </li> <li>○ Objective 2: Identify projects that can be delivered quickly</li> <li>○ Criteria 2.1: largely consistent with development standards</li> <li>○ Criteria 3.1: Well-located - good access to transport and services</li> <li>○ Criteria 3.2: Well-located - free of specific environmental hazard</li> <li>○ Criteria 3.3: Well serviced – enabling infrastructure</li> </ul> </li> </ul>





No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>○ Criteria 3.4: Positive commitment to affordable housing</li> <li>• <b>Noted</b> this site is complex and has significant environmental constraints, does not meet a number of objectives and criteria.</li> <li>• <b>Recommended</b> that the applicant is advised that there remain alternative approval pathways in the NSW planning system.</li> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul>
12.	<p>230245 - 185, 185A Fox Valley Rd and 207, 211 Comenarra Pkwy Wahroonga - Capital Corporation</p> <p><b>Summary of proposal:</b> Concept DA is proposed for shop top housing/residential flat building</p> <p><b>No of dwellings (indicative):</b> 550</p>	<p>The HDA:</p> <ul style="list-style-type: none"> <li>• <b>Does not recommend</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>○ The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: <ul style="list-style-type: none"> <li>○ Objective 2: Identify projects that can be assessed quickly,</li> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Criteria 2.1: – Largely consistent with development standards</li> <li>○ Criteria 3.2 Well-located - free of specific environmental hazards</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised that additional scoping work is recommended for this proposal as part of identifying an appropriate alternate approval pathway.</li> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul>
13.	<p>230256 -Century Circuit Norwest - Capital Corporation</p> <p><b>Summary of proposal:</b> Concept plan and associated development application</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> 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> </ul>


No.	Description	Record of Briefing
	<p><b>No of dwellings (indicative):</b> 1600</p>	<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> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul> <p><b>Figure 1</b></p> 
<p>14.</p>	<p>230280 – 24 Parkes Street, Harris Park - Pacific Planning</p> <p><b>Summary of proposal:</b></p> <p>Demolition of existing structure and construction of a mixed used commercial and residential tower</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> the 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>


No.	Description	Record of Briefing
	<p><b>No of dwellings (indicative): 271</b></p>	<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> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul> <p><b>Figure 1</b></p> 
<p><b>15.</b></p>	<p>230316 - 25 Macquarie Place, 46-52 Pitt Street and 56 Pitt Street, Mortdale - Pacific Planning</p> <p><b>Summary of proposal:</b></p> <p>Demolition of existing club and construction of a new club, supermarket</p> <p><b>No of dwellings (indicative): 175</b></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> the 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</li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<p>document 'HDA consideration of state significance under s4.36 of the EP&amp;A Act'.</p> <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> 
<p>16.</p>	<p>230347 - 47-97 Marlborough Street, Surry Hills - Urbis</p> <p><b>Summary of proposal:</b></p> <p>The development is for the purposes of a residential flat building including affordable housing</p> <p><b>No of dwellings (indicative):</b> 156</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> <li>• <b>Recommended</b> the applicant continue to investigate the infill SSD pathway through the Affordable Housing Assessments Team.</li> </ul>

No.	Description	Record of Briefing
		<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 CSPC and did not brief the HDA on this matter.</li> </ul> </li> </ul> <p><b>Figure 1</b></p> 
17.	<p>230523 - 46-48 Showground Rd, Castle Hill – Excel Tradeworks</p> <p><b>Summary of proposal:</b> Demolition of existing housing, rezoning from R3 to R4 &amp; development of 14 level high density apartments</p> <p><b>No of dwellings (indicative):</b> 100</p>	<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 all 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 there remain alternative approval pathways in the NSW planning system for development on this site including the local DA and/or planning proposal pathways.</li> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul>


No.	Description	Record of Briefing
18.	<p>230904 - 1 North Terrace, Bankstown - Vicinity Centres in partnership with Coronation Properties</p> <p><b>Summary of proposal:</b></p> <p>Construction of Mixed-Use development</p> <p><b>No of dwellings (indicative):</b> 1300</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> the applicant would need to demonstrate the benefits of this proposal as it differs to the Transport Oriented Development provisions under State Environmental Planning Policy (Housing) 2021.</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> <li>• <b>Noted</b> there are no member conflicts of interest</li> <li>• Aoife Wynter declared a conflict and did not prepare the briefing report.</li> </ul> <p><b>Figure 1</b></p> 


No.	Description	Record of Briefing
<p>19.</p>	<p>231068 - 15 - 21 Polo Street and 1 - 15 Swan Street, Revesby - Pacific Planning Pty Ltd / Silvio and Tammy Miconi, Edward, Esperance and Nina Tahhan, and Thiam Yen Ong and Run Lian Deng</p> <p><b>Summary of proposal:</b></p> <p>Proposed demolition and construction of a residential flat building incorporating an affordable housing component</p> <p><b>No of dwellings (indicative):</b> 270</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> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul> <p><b>Figure 1</b></p> 
<p>20.</p>	<p>231094 - 8-10 New McLean Street, Edgecliff - Landmark Group Australia Pty Ltd</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> </ul>

No.	Description	Record of Briefing
	<p><b>Summary of proposal:</b></p> <p>Site currently going through a rezoning through the Department of Planning to accommodate an 18-storey residential development</p> <p><b>No of dwellings (indicative):</b> 250</p>	<ul style="list-style-type: none"> <li>• <b>Noted</b> 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> the 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> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul> <p><b>Figure 1</b></p> 
21.	<p>231120 - 147 Garnet Rd, Kareela - Mathieson Property</p> <p><b>Summary of proposal:</b></p>	<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:</li> </ul>





No.	Description	Record of Briefing
	<p>Demolition of existing buildings and construction of Residential Flat Building</p> <p><b>No of dwellings (indicative): 105</b></p>	<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>○ Criteria 1.1: Development is a type to deliver high yield housing</li> <li>○ Criteria 2.1: Largely consistent with development standards</li> <li>○ Criteria 2.4: Land tenure is secure</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> <li>○ Criteria 3.4: Positive commitment to affordable housing</li> </ul> </li> <li>● <b>Recommended</b> the applicant be advised that there remain alternative approval pathways in the NSW planning system potentially including the infill affordable housing however the applicant is advised that DPHI cannot amend bus timetables and notes part of the site is still zoned SP2 which has permissibility restrictions that need to be addressed.</li> <li>● <b>Noted</b> there are no member conflicts of interest.</li> </ul>
22.	<p>231145 - 3 Halifax St Macquarie Park - Landmark Group Australia Pty Ltd / Lachlan's Line A1 Pty Ltd ACN 652 604 674 as trustee for Lachlan's Line A1 Unit Trust and</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> 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> </ul>


No.	Description	Record of Briefing
	<p>Lachlan's Line B1 Pty Ltd ACN 652 605 411 as trustee for Lachlan's Line B1 Unit Trust and Lachlan's Line B2 Pty Ltd ACN 652 605 886 as trustee for Lachlan's Line B2 Unit Trust</p> <p><b>Summary of proposal:</b> Amending development application to construct 2 x 45-46 storey residential buildings</p> <p><b>No of dwellings (indicative):</b> 900</p>	<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> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul> <p><b>Figure 1</b></p> 
<p><b>23.</b></p>	<p>231448 - 65 Albert Avenue, Chatswood - Mandarin Developments Pty Ltd / Capitel Group Pty Ltd</p> <p><b>Summary of proposal:</b> The proposed concept plan is for a mixed use development</p> <p><b>No of dwellings (indicative):</b> 250</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:</li> </ul>

No.	Description	Record of Briefing
		<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> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p> 
<p><b>24.</b></p>	<p>231633 - 65 Woodbridge Road, Menangle - Mulpha Menangle Pty Limited</p> <p><b>Summary of proposal:</b></p> <p>The project proposal involves a concurrent rezoning to facilitate the subdivision of 229 ha of rural land</p> <p><b>No of dwellings (indicative):</b> 2000</p>	<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 delivered quickly</li> <li>○ Criteria 1.1: Development is a type to deliver high yield housing</li> </ul> </li> </ul> </li> </ul>

No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>○ Criteria 2.1: largely consistent with development standards</li> <li>○ Criteria 2.6: Has addressed any previous refused proposal</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> <li>• <b>Noted</b> this site is complex and has significant environmental constraints, does not meet the well-located threshold and enabling infrastructure criteria.</li> <li>• <b>Recommended</b> the applicant be advised that there remain alternative approval pathways in the NSW planning system.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
25.	<p>231670 - 40-76 William Street, Leichardt - Ceerose Pty Ltd / Anprisa Pty Ltd</p> <p><b>Summary of proposal:</b></p> <p>The adaptive reuse of the existing industrial warehouses</p> <p><b>No of dwellings (indicative):</b> 200</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> the 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> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul> <p><b>Figure 1</b></p>


No.	Description	Record of Briefing
		
26.	<p>231902 - 153-157 Walker Street, North Sydney - Freecity North Sydney Development Pty Ltd / 153 Walker Unit Trust ( ABN 49 704 028 279) and 155 Walker Unit Trust (ABN 20 311 654 500) / Freecity Group</p> <p><b>Summary of proposal:</b> 47-storey mixed-use building</p> <p><b>No of dwellings (indicative):</b> 520</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> the 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> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p>

No.	Description	Record of Briefing
		
27.	<p>231917 - Sanderling Avenue, Hawks Nest - Tattersall Lander Pty Ltd / Core Property Developments Pty Ltd &amp; Leric Group Pty Ltd</p> <p><b>Summary of proposal:</b></p> <p>Residential accommodation comprising three residential flat buildings</p> <p><b>No of dwellings (indicative):</b> 103</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> <li>• <b>Noted</b> there are no member conflicts of interest</li> </ul> <p><b>Figure 1</b></p>

No.	Description	Record of Briefing
		
<p><b>28.</b></p>	<p>232026 - 1 Grose River Road, 35 Grose River Road, 61 Grose River Road, 63 Grose River Road, Grose Wold - Pacific Planning Pty Ltd and Seed Projects / Aiden Kavanagh Properties Pty Ltd, E &amp; D Kavanagh Nominees Pty Ltd, Debra Ann Kavanagh (Collectively the Kavanagh family)</p> <p><b>Summary of proposal:</b> Land subdivision and related services infrastructure works for the creation of diverse housing</p> <p><b>No of dwellings (indicative):</b> 899</p>	<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 3: Drive quality and affordable housing,</li> <li>○ Criteria 2.1 Largely consistent with development standards</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> <li>○ Criteria 3.3 Well serviced - enabling infrastructure.</li> </ul> </li> </ul> </li> </ul>


No.	Description	Record of Briefing
		<ul style="list-style-type: none"> <li>• <b>Noted</b> this site is complex and has significant environmental constraints, 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>
29.	<p>232158 - 132 Brunskill Rd, &amp; 29 Prices Rd, Hillgrove, Wagga Wagga - The Thomson Estate Pty Ltd (TTE) / Thomson Estate Family Trust / The Thomson Estate Pty Ltd</p> <p><b>Summary of proposal:</b></p> <p>1,300 residential lots and dwellings, including market and affordable housing, seniors living, and accommodation for Charles Sturt University</p> <p><b>No of dwellings (indicative):</b> 1300</p>	<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>○ Criteria 1.1: Development is a type to deliver high yield 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> <li>○ Criteria: 3.3 Well serviced - enabling infrastructure.</li> </ul> </li> </ul> </li> <li>• <b>Noted</b> this site has complexities that does not make it suitable for the HDA pathway including insufficient certainty of enabling infrastructure, environmental constraints, does not meet the well located threshold and requires a complex rezoning from RU1 Primary Production.</li> <li>• <b>Recommended</b> the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>




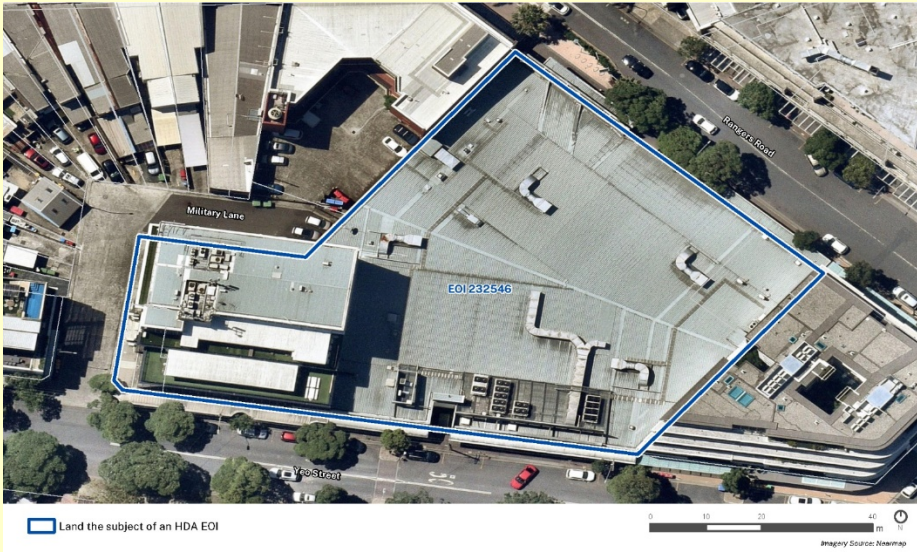
No.	Description	Record of Briefing
<p>30.</p>	<p>232228 - 96 Anzac Avenue, West Ryde - Scion / Anzaland Pty Ltd</p> <p><b>Summary of proposal:</b></p> <p>The project development is a 14-storey shop top housing development</p> <p><b>No of dwellings (indicative):</b> 130</p>	<p>The HDA:</p> <ul style="list-style-type: 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>• Formed 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>• Provided 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>31.</p>	<p>232252 - 47 Bidges Road, Sutton - Najask Pty Ltd ATF The White Ibis</p>	<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>


No.	Description	Record of Briefing
	<p>Unit Trust / Stephen and Susan Lindsay</p> <p><b>Summary of proposal:</b></p> <p>The proposal is a concurrent Planning Proposal and Development Application to permit a caravan park</p> <p><b>No of dwellings (indicative):</b> 185</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>○ 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 to pursue alternate pathways (planning proposal and development application with Queanbeyan-Palerang Regional Council).</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
32.	<p>232257 - 14 Reservoir Road Cambewarra - Allen Price Pty Ltd / Claudebern Pty Ltd and Paul Lionel Seyffer</p> <p><b>Summary of proposal:</b></p> <p>Residential subdivision and seniors housing development</p> <p><b>No of dwellings (indicative):</b> 369</p>	<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 3: Drive quality and affordable housing,</li> <li>○ Criteria 3.2: Well located – free of specific environmental hazards</li> <li>○ Criteria 3.3: Well serviced - enabling infrastructure</li> </ul> </li> </ul> </li> <li>• <b>Noted</b> this site is complex and has significant environmental constraints, does not meet the well located and serviced criteria and</li> </ul>

No.	Description	Record of Briefing
		<p>the rezoning to transition primary production to residential is a complex proposal.</p> <ul style="list-style-type: none"> <li>• <b>Noted</b> there are no member conflicts of interest.</li> <li>• <b>Noted</b> the Political donation declaration statement attached to the EOI.</li> </ul>
<p><b>33.</b></p>	<p>232482 - 235 Parramatta Road, Five Dock - David Taneski / Fathi and Georgette Boctor 50% and Mantino Pty Ltd 50% as tenants in common / KWC Capital Pty Ltd</p> <p><b>Summary of proposal:</b> Mixed-use building</p> <p><b>No of dwellings (indicative):</b> 160</p>	<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 all 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>○ Criteria 2.3 Positive commitment to commence - commence development quickly</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> that the applicant be advised that if they are able to resolve the current tenant notice period then an EOI could be resubmitted for HDA consideration.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
<p><b>34.</b></p>	<p>232527 - 83-99 North Terrace, Bankstown - Barings Real Estate Australia / Joseph Ajaka / Aware Real Estate c/- The Trust Company (Australia) Limited</p> <p><b>Summary of proposal:</b></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> the applicant would need to demonstrate the benefits of this proposal as it differs to the Transport Oriented Development provisions under State Environmental Planning Policy (Housing) 2021.</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> </ul>

No.	Description	Record of Briefing
	<p>The proposal comprises a 5 storey mixed-use podium, with 3 towers</p> <p><b>No of dwellings (indicative): 501</b></p>	<ul style="list-style-type: none"> <li>Formed 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>Provided 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><b>35.</b></p>	<p>232536 - 363 Victoria Road, 365-369 Victoria Road, 373 Victoria Road, 371 Victoria Road, 371 Victoria Road, 44 Eltham Street, 46 Eltham Street and 48 Eltham Street, Gladesville - James Colling / Fabcot Pty Ltd (Wholly owned subsidiary of Woolworths Group)</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 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.</li> <li><b>Provided</b> the following advice to the Minister:</li> </ul>


No.	Description	Record of Briefing
	<p><b>Summary of proposal:</b></p> <p>The proposal comprises a mixed-use shop-top housing development</p> <p><b>No of dwellings (indicative):</b> 175</p>	<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> <li><b>Noted</b> there are no member conflicts of interest.</li> </ul> <p><b>Figure 1</b></p> 
<p><b>36.</b></p>	<p>232546 - 1-7 Rangers Road &amp; 50 Yeo Street, Neutral Bay - Nicholas Steele / Fabcot Pty Ltd (Wholly owned subsidiary of Woolworths Group)</p> <p><b>Summary of proposal:</b></p> <p>Proposal comprises a mixed-use development</p> <p><b>No of dwellings (indicative):</b> 90</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, subject to the applicant withdrawing their appeal 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> 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</li> </ul> </li> </ul>


No.	Description	Record of Briefing
		<p>document 'HDA consideration of state significance under s4.36 of the EP&amp;A Act'.</p> <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> 
<p><b>37.</b></p>	<p>232547 - 12-22 Berry Road and 11-19 Holdsworth Avenue, St Leonards - Barings Real Estate Australia / Hilary Apitz</p> <p><b>Summary of proposal:</b></p> <p>The proposal comprises 2 residential flat building</p> <p><b>No of dwellings (indicative):</b> 191</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 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.</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>

No.	Description	Record of Briefing
		
<p><b>38.</b></p>	<p>232560 - 2-10 Chandos Street, 12 Chandos Street, Chandos Street, Herbert Street, Herbert Street and 110 Christie Street, St Leonards - Billbergia Group Pty Ltd / Joseph Kinsella / Altomonte Holdings Pty Ltd (Controlled by Billbergia) / Billan Property Pty Ltd (Controlled by Billbergia)</p> <p><b>Summary of proposal:</b> Demolition and construction of mixed use development</p> <p><b>No of dwellings (indicative):</b> 1600</p>	<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 all 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> </ul> </li> </ul> </li> <li>• <b>Noted</b> the complexity of this proposal in terms of securing land tenure as well as converting employment land to residential.</li> <li>• <b>Recommended</b> that the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site and to investigate either state-led or state-assessed rezoning through the State Rezoning Team.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
<p><b>39.</b></p>	<p>232569 - 35 Albert Avenue, 56 Archer Street, 66-70 Archer</p>	<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>




No.	Description	Record of Briefing
	<p>Street, 1 Spring Street, 3-9 Spring Street, 11 Spring Street, 13 Spring Street, Chatswood - Springvue Pty Limited / Ronald Lu and Carolyn Sinh / Springvue Pty Limited, Hinglong Pty Limited, Landhop Pty Limited, Loracul Pty Limited</p> <p><b>Summary of proposal:</b> The project proposal is for a mixed-use precinct</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 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 delivered quickly</li> </ul> </li> </ul> </li> <li>• <b>Recommended</b> the applicant be advised that there remain alternative approval pathways in the NSW planning system including proceeding with the current planning proposal and continued discussions with council on a future development application that resolves land tenure and contribution considerations. Once the statutory planning is in place a future EOI could be submitted for an SSD pathway.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>
40.	<p>232285 - 39-45 Longueville Road, 32 Kara Street, Lane Cove - WINIM Funds Management Pty Ltd. / WINIM Development Pty Ltd</p> <p><b>Summary of proposal:</b> Construction of a 6 storey Residential Flat Building</p> <p><b>No of dwellings (indicative):</b> 57</p>	<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>○ Criteria 1.2: Development is State significant</li> <li>○ Objective 3: Drive quality and affordable housing</li> <li>○ Criteria 3.4: Positive commitment to affordable housing</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, including submission of a Development Application to Lane Cove Council.</li> <li>• <b>Noted</b> there are no member conflicts of interest.</li> </ul>



No.	Description	Record of Briefing
41.	<p>232525 - 960A Bourke St, 6 Geddes Ave and 411 Botany Road, Zetland - Mirvac / Dez Wong</p> <p><b>Summary of proposal:</b></p> <p><b>Concept plan</b> for up to 1200 units across 9 buildings and <b>Stage 1 construction approval</b> for 600 dwellings</p> <p><b>No of dwellings (indicative):</b> 1200</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 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>Noted:</b> <ul style="list-style-type: none"> <li>○ there are no member Conflict of interest.</li> <li>○ Noted David Gainsford is on the CSPC and did not brief the HDA on this matter.</li> </ul> </li> </ul> <p><b>Figure 1</b></p> 

No.	Description	Record of Briefing
42.	<p>232390 - 69-73 Ocean Pd, Coffs Harbour - Core Development / Developer 9 Pty Ltd / Emily Leemhuis</p> <p><b>Summary of proposal:</b></p> <p>Demolition of all existing buildings/structures</p> <p><b>No of dwellings (indicative): 80</b></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>◦ 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 conflict 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: 21/2/2025	 Member: Kiersten Fishburn Date: 21 February 2025	 Member: Tom Gellibrand Date: 21/2/2025
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# TRANSCRIPT OF PROCEEDINGS

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**DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE**

**HOUSING DELIVERY AUTHORITY BRIEFING 19 FEBRUARY 2025**

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

**HDA MEMBER ALTERNATES:** KEN MORRISON

**OTHER PERSONS PRESENT:** AOIFE WYNTER  
DAVID GAINSFORD  
MEAGAN CODY  
ALOK RALHAN

**BROKEN HILL ROOM, 52 MARTIN PLACE, SYDNEY  
WEDNESDAY, 19 FEBRUARY 2025**

MR DRAPER: (indistinct) the outcome of the decisions of the HDA. The first one is 10 Valentine Avenue, Parramatta, proposed by Hallmark. That was actually withdrawn. We haven't considered it any further. The next one was 601 Pacific Highway, St Leonards in Stockland. We are recommending that this be declared as a State Significant Development, subject to - we're asking  
5 the proponent to demonstrate the benefits of the proposal against the TOG controls.

KIERSTEN FISHBURN: Yes.

MR DRAPER: Next item - - -

KIERSTEN FISHBURN: No, look (indistinct) happy for me to stay in the room?

MR DRAPER: Yeah.

10 KIERSTEN FISHBURN: Yeah. Just noting.

TOM GELLIBRAND: Yeah.

MR DRAPER: Next item. Kiersten Fishburn declared a conflict, and so Ken Morrison participated in this decision. This is for 6-7 Buchanan Avenue and 8 Buchanan Avenue, Edmondson Park. This was from Urban Property Group and Chris Ferriero. We are recommending  
15 this one be declared State Significant Development. We would ask the proponent to confirm withdrawal of a Land and Environment Court appeal. That would provide a separate pathway, and we just note that it is close to transport and town centre.

Next item in - - -

TOM GELLIBRAND: Thank you, everybody.

20 MR DRAPER: Thanks, Cam. Next one is 51, 53, 55, 55A on Woollooware Road and (indistinct) and (indistinct) 151, 153, 155, 157 Kingsway, Woollooware from Pacific Planning. We are not recommending this one to be declared a State Significant Development. It's complex with a major change to zoning and use in a very short time. Next one is 105 Pacific Road and 1A Hill Street, Hurstville. Sorry. 105 Forest Road and 1A Hill Street, Hurstville; is that correct?

25 KIERSTEN FISHBURN: Yes.

MR DRAPER: Yes. Sorry (indistinct) from Guy Consulting. We are recommending this be declared State Significant Development. Next one is 14-17 Herd Street and 17A Cowmeadow Road, Mount Hutton. This is - the proponent is Telepoola Gowri Shankar. We are not recommending declaration SSD for this. Next one is 23-27 Macquarie Street, 29 Macquarie Street,  
30 O'Connell Street right of way, 12-16 O'Connell Street, 16 Hunter Street, 18 Hunter Street, 20 Hunter Street and 22A Hunter Street in - that's in Parramatta, and the proponent is Pacific Planning. We are recommending that this proposal be declared a State Significant Development, and note that

the proponent will need to consider EPBC Act approvals and the timeframe impacts of those approvals. The next one is 69 Kissing Point Road, Turramurra. The proponent is Derek Bakey. We do not recommend this one for declaration as a State Significant Development. There's some time required for the councils to consider future planning controls.

5 The next one is 181 Drapers Road, Colo Vale. Tall Constructions is the proponent. We do not recommend this one for a State Significant Development declaration. The next one is 185 and 185A, Fox Valley Road, and 207-211 Comenarra Parkway, Wahroonga. Proponent is Capital Corporation. We do not recommend this one for a State Significant Development declaration. The next one is Century Circuit, Norwest. Proponent is Capital Corporation. The HDA is  
10 recommending this one be declared State Significant Development. Next one is 24 Parkes Street, Harris Park. Pacific Planning is the proponent. We are recommending this one be declared State Significant Development.

The next on is 25 Macquarie Place, 46-52 Pitch Street and 56 Pitch Street, Moordale. Again, the proponent is Pacific Planning, and we're recommending this one be declared State Significant  
15 Development. Next one is 47-97 Marlborough Street, Surry Hills. We're recommending that this development be declared State Significant. We've got 46 - next one is 46-48 Shepparton Road, Castle Hill. Proponent, Excel Tradeworks.0 We do not recommend this one for - to be declared State Significant Development now, and there's a need for the council to consider general planning controls in the area. Next one is 1 North Terrace, Bankstown. Proponent is Vicinity Centres in  
20 partnership of Coronation Properties. We are recommending this one be declared State Significant Development, and ask that the proponent demonstrate the benefits of the proposal against the TOD controls.

Next one is 15-21 Polo Street and 115 Swan Street, Revesby. Proponent is Pacific Planning, Silvio, Tammy and McConey, Edward Esperance, Nina Tahan and Tian-Yen Ong and Run-Liang Deng,  
25 and we are recommending this one to be declared State Significant. Next one is 810 New MacLean Street, Edgecliff. Proponent is Landmark Group Australia. And we are recommending this one be declared State Significant. Next one is 147 Garnet Road, Kareela. The proponent is Matheson Property. We do not recommend this one for State Significant Development. Next one is 3 Halifax Street, Macquarie Park. The proponent is Landmark Group Australia and others, and we  
30 recommend this one for a declaration of State Significant Development.

The next one is 65 Albert Avenue, Chatswood. The proponent is Mandarin Developments and Capital Group Proprietary Limited. We recommend this one for declaration of State Significant Development. The next one is 65 Woodbridge Road, Menangle. The proponent is Mulpha Menangal Proprietary Limited. We do not recommend this one for a declaration of State  
35 Significant Development. Next one is 40-76 William Street, Leichhardt. Proponent is Soros

Proprietary Limited and Hannafresca Proprietary Limited. We do recommend this one for declaration of State Significant Development. The next one is 153-157 Walker Street, North Sydney. Proponent is Freecity North Sydney Development Proprietary Limited and 103 Walker Unit Trust. And we do recommend this one for declaration of State Significant Development.

5 Next one is Sanderling Avenue, Hawks Nest. The proponent is Tattersall Lander Proprietary Limited, Core Property Developments and Lerwick Group. We do recommend this for declaration of State Significant Development. The next one is 1 Grose River Road, 35 Grose River Road, 61, 63 Grose River Road in Grose Wald. The proponent is Pacific Planning and others. We do not recommend this one for declaration of State Significant Development. next one is 132 Brunskill  
10 Road and 29 Prices Road (indistinct) road in Wagga Wagga. The proponent is Thompson Estate and the Thompson Estate Family Trust and Thompson Estate Proprietary Limited. We do not recommend this one for declaration of State Significant Development.

Next one is 96 Anzac Avenue, West Ryde. Proponents are Skeon and Anzaland. We do recommend this proposal for declaration of State Significant Development. Next one is 47  
15 Bridgerly Road, Sutton. The proponent is Najask Proprietary Limited, trading as White Ivor Unit Trust, and Stephen and Susan Lindsay. We do not recommend this one for declaration as State Significant Development. Next one is 14 Reservoir Road, Kimberwara. Proponent is Allen Price Proprietary Limited. We do not recommend declaration as State Significant Development owing to the time that would be involved in developing it. And the next one is 235 Parramatta Road, Five  
20 Dock. Proponents are David Teneski, Fathi and Georgette Bopter and Mantino Proprietary Limited, and KWC Capital Proprietary Limited. We do not recommend this one for declaration as State Significant Development, noting the time involved, but the proponent could resubmit if they can resolve timelines and the tenure issues for that location.

The next one is 83-99 North Terrace, Bankstown. The proponent is Barings Real Estate, Joseph  
25 Jackert, Aware Real Estate and Trust Company Australia Proprietary Limited. We do recommend this one for State Significant declaration. Next one is 363 Victoria Road, 365-69 Victoria Road, 373, 371, Victoria Road, 44 Eltham Street, 46 Eltham Street and 48 Eltham Street in Gladesville. Proponent is James Colling, Fabcot Proprietary Limited, and we do recommend this one for State Significant Development declaration. The next one is 1-7 Ranges Road and 50 Yeo Street, Neutral  
30 Bay. The proponent is Nicholson Steel, Fabcot Proprietary Limited and (indistinct) Woolworth Group. We do recommend this one for declaration of State Significant Development, subject to the proponents confirming that they are not pursuing any other pathways.

The next one is 12-22 Berry Road and 11-19 Holdsworth Avenue, St Leonards. Proponent is Barings Real Estate Australia and Hilary Apitz. We do recommend this for declaration of State  
35 Significant Development. Next one is 2-10 Chandler Street, 12 Chandler Street, Herbert Street and

110 Bristol Street, St Leonards. The proponent is Bilberger Group and others. We do not recommend this one for declaration as State Significant Development owing to the time and complexity involved. The next one is 35 Albert Avenue, 56 Archer Street, 66-70 Archer Street, 1 Spring Street, 3-9 Spring Street, 11 Spring Street, 13 Spring Street in Chatswood. There are a  
5 number of proponents, Springview Proprietary Limited and others. We do not recommend this be declared a State Significant Development, but the proponents could resubmit if they can confirm the ownership arrangements and that the new proponent can proceed expeditiously.

Next one is 39, 45 Longueville Road, 32 Kara Street, Lane Cove. The proponent is Wynnum Funds Management Proprietary Limited and Wynnum Development. We do not recommend this fund for  
10 declaration of State Significant Development. Next one is 9-60A Bourke Street, 6 Geddes Avenue and 411 Botany Road, Zetland. Proponents are Mirvac and Des Wong. We do recommend this for State Significant Development declaration. And the last one for this meeting is 69-73 Ocean Parade, Coffs Harbour. Proponent is Core Development, Developer 9 Proprietary Limited and Emily Leamhouse. And we do recommend this proposal for State Significant Development  
15 declaration. That's all of the items we considered today and that's - - -

AOIFE WYNTER: Well done, Simon.

MR DRAPER: - - - the end of the meeting, unless there are any other general business items? No.

MEAGAN CODY: Thank you. And you're good to stop there.

**RECORDING CONCLUDED**