Housing Delivery Authority – Record of Briefing

Date and Time: 23 June 2025 – 3.00PM – 4.50PM

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

Chaired by: Kiersten Fishburn

HDA Members

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

Tom Gellibrand – Chief Executive, Infrastructure NSW

Member Alternates

Rebecca McPhee – Deputy Secretary, Investment NSW

DPHI Staff

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

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

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

Kate McKinnon – A/Director, Panels and Housing Delivery, DPHI

Chrissy Peters – Manager, Panels Delivery, DPHI

Mark Rutherford – Director, Probity, DPHI

Angela Kenna – Senior Project Officer, Panels and Housing Delivery, DPHI

Apologies

Simon Draper - Secretary, Premier's Department

Summary of decision

The HDA considered 46 EOI applications received by DPHI. The HDA considered each application against the "Housing Delivery Authority State Significant Development Criteria" published in December 2024.

Of the 46 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 20 EOI applications be declared under the HDA SSD pathway.
- 21 EOI applications are not recommended to be called in as SSD.
- 3 EOI applications were deferred for further information and future consideration.
- 2 EOI applications already had state significance via alternative SSD pathways. The existing pathways were considered appropriate.

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• **Members agreed** to Chair for the briefing. • **Noted** the following declared conflicts: o David Gainsford – EOIs 250143, 250196, 250241 and 253073 o Kiersten Fishburn – EOI 253562 o Monica Gibson – EOIs 253562 and 254278
B	Briefing on Rhodes precinct	• **Noted** briefing on Rhodes precinct by Monica Gibson • The HDA **recommended** that Transport for NSW undertake a review, assured by Infrastructure NSW, of the transport infrastructure requirements for Rhodes.
C	HDA Operational Briefing	• **Noted** the verbal update on HDA procedures and operational matters. • **Endorsed** proposed updates to EOI criteria. • **Noted** the monitoring report.

No.	Description	Record of Briefing
1.	240837 - 10 Dangar Street, Wickham, Newcastle – Urban Property Group **Summary of proposal:** 280 apartments in a mixed-use development 38 storeys including a 15% allocation of affordable apartments, ground floor retail, hotel podium and basement parking **No of dwellings (indicative)**: 280 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** reasons for HDA recommendation: o The proposal sufficiently satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document 'HDA consideration of state significance under s4.36 of the EP&A Act'. • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Recommended** that the applicant be advised that the SSD application should include community infrastructure in accordance with the additional local provisions for Newcastle City Centre under the Newcastle LEP 2012. • **Noted** there are no member conflict of interests.
2.	247626 - 30-36 Toowoon Bay Road, Long Jetty - Land Specialists Pty Ltd **Summary of proposal:** 420 apartments including 15% allocation of affordable apartments over 7 buildings up to 21 storeys **No of dwellings (indicative)**: 420	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	• **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. The applicant should also be recommended to continue discussions with council relating to a public benefit offering. • **Noted** there are no member conflict of interests.
3.	248275 – 102 Caddies Boulevard, Rouse Hill - Inspire Planning **Summary of proposal:** 120 apartments with a 10% allocation of affordable apartments in a 12-15 storey building. **No of dwellings (indicative)**: 120 **Concurrent rezoning: No**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
4.	249132 - 12 Lyonpark Road, Macquarie Park - Aplus Design Group **Summary of proposal:** 336 apartments, commercial floor area, including 66 affordable dwellings **No of dwellings (indicative)**: 336 **Concurrent rezoning:** Not specified in the EOI but required for permissibility	The HDA: • **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act • **Noted** reasons for HDA recommendation: o The proposal did not adequately satisfy all objectives or criteria of the HDA EOI being: o Objective 2: Identify projects that can be assessed quickly o Criteria 2.1: Largely consistent with development standards o Objective 3: Drive quality and affordable housing o Criteria 3.3: Well serviced • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for non-residential development on this site including a development application. • **Noted** there are no member conflict of interests.
5.	249790 - 12-20 Dudley Street, Wollongong - Principle Planning & Urban Design **Summary of proposal:** 60 apartments including 10% affordable housing for 10 years and ground floor childcare GFA in a 12-storey building **No of dwellings (indicative)**: 60 **Concurrent rezoning:** Yes	The HDA: • **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation: o The proposal did not adequately satisfy certain objectives or criteria of the HDA EOI being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards • **Recommended** that the applicant be advised that there remain alternative approval pathways in the NSW planning system including a development

No.	Description	Record of Briefing
		application aligned to the Wollongong Health Precinct Strategy. • **Noted** there are no member conflict of interests.
6.	249795 - 1-3 Rodborough Road, Frenchs Forest - Toga Group & Capital Investment Group **Summary of proposal:** 885 apartments including 15% affordable apartments for 15 years and commercial GFA in an 8 to 15 storey building **No of dwellings (indicative)**: 885 **Concurrent rezoning:** Yes	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: o The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site, including a development application following a planning proposal. • **Noted** there are no member conflict of interests.
7.	249804 – 63-69 Victoria Road and 45 Day Street, Drummoyne - Inspire Planning **Summary of proposal:** 102 apartments including 15% affordable apartments in an 8-10 storey building. **No of dwellings (indicative)**: 102 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister:

No.	Description	Record of Briefing
		○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Noted** there are no member conflict of interests.
8.	250003 - 10-16 Seven Hills Road, Baulkham Hills - Think Planners **Summary of proposal:** 9 storey residential flat building over basement parking containing approximately 118 units, with 15% affordable housing **No of dwellings (indicative)**: 118 **Concurrent rezoning:** No	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be encouraged to continue discussions with Council on a public benefit offering. • **Noted** there are no member conflict of interests.
9.	250082 - 27-29 Tryon Road, Lindfield - Bridgestone Projects Pty Ltd **Summary of proposal:** 75 dwellings in an 8-10 storey building with 17% affordable housing. **No of dwellings (indicative)**: 75	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being:

No.	Description	Record of Briefing
	Concurrent rezoning: No	▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.2: Development is State significant • **Recommended** the applicant be advised the applicant to continue to pursue the alternative approval pathway through SSD-78669234 for infill affordable housing. • **Noted** there are no member conflict of interests.
10.	250094 – 138 Fox Valley Way, 158 Fox Valley Way, 160 Fox Valley Way, 162 Fox Valley Way, 164 Fox Valley Way, 166 Fox Valley Way, 185A Fox Valley Way, 213 Comenarra Parkway, Wahroonga - Capital Corporation Pty Ltd **Summary of proposal:** Concept (575 dwellings) and stage 1 development 200 dwellings including 10% affordable housing as well as a health services facilities and commercial premises. **No of dwellings (indicative)**: 200 **Concurrent rezoning:** Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Noted** there are no member conflict of interests.
11.	250143 - 521 – 527 Kent Street, Sydney - Inspire Planning **Summary of proposal:** 372 apartments in a 75 storey building with 5% affordable housing and commercial premises GFA.	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: o The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being:

No.	Description	Record of Briefing
	No of dwellings (indicative): 372 **Concurrent rezoning:** Yes	▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 3.2: Well located - free of specific environmental hazards • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for non-residential development on this site including a development application. • **Noted** there are no member conflict of interests. • **Noted** David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
12.	250170 - 76, 76A, 76B Princes Highway, Ulladulla - SMEC Australia Pty Ltd **Summary of proposal:** 40 apartments across two 16-storey buildings with an affordable housing monetary contribution to Council. **No of dwellings (indicative)**: 40 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Noted** there are no member conflict of interests.
13.	250179 - 238-242 Pacific Highway, 1 Bruce Street and 47-49 Sinclair Street, Crows Nest - Urbis Ltd	The HDA: • **Noted** the proposal has state significance.

No.	Description	Record of Briefing
	Summary of proposal: 136 dwellings including up to 9 affordable dwellings in a building up to 72m **No of dwellings (indicative)**: 136 **Concurrent rezoning:** No	• **Confirmed** the Transport Orientated Development (TOD) Accelerated Precinct SSD pathway as the correct development pathway for this application. • **Recommended** the applicant be advised to pursue the alternative approval pathway offered through the Transport Orientated Development (TOD) Accelerated Precinct SSD pathway for uplift to development standards. • **Noted** the HDA would monitor the progress of assessment of this proposal. • **Noted** there are no member conflict of interests.

14.	250196 - 903-921 Bourke Street and 3 McEvoy Street, Waterloo - Dasco Property Development Services Pty Ltd
	
	Summary of proposal: Amending DA to increase the 7 storey buildings to 12 storeys, increase the 11 storey building to 15 storeys, and increase the 20 storey tower to 26 storeys, providing an additional 200 apartments for a total of 576 apartments (including 15% affordable apartments for 15 years), under an existing development consent D/2021/1415 (approved 2023)
	
	No of dwellings (indicative): 200
	
	Concurrent rezoning: Yes
		The HDA:
		• **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act.
		• **Noted** the reasons for the HDA recommendation:
		  o The proposal adequately satisfies the objectives and criteria of the HDA EOI.
		• **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria.
		• **Provided** the following advice to the Minister:
		  o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act."
		• **Recommended** that the Applicant be advised that any proposed rezoning will need to involve a discussion with Council on development contributions/public benefit resulting from sought uplift.
		• **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
		• **Noted** David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
15.	250241 - 249-271 Princes Highway, St Peters - Paro Planning Pty Ltd **Summary of proposal:** 110 apartments and 6 terraces with affordable housing subject to feasibility, and commercial GFA in two buildings up to 13 storeys **No of dwellings (indicative)**: 116 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation: o The proposal did not adequately satisfy certain objectives or criteria of the HDA EOI being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.4: Positive commitment to affordable housing • **Recommended** the applicant is advised there remain alternative approval pathways in the NSW planning system for non-residential development on this site including development application. • **Noted** there are no member conflict of interests. • **Noted** David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
16.	250616 - 112 Pennant Hills Rd, 1,3,5,7 Buckingham Ave ,6,8,10,10A,12 Huddart Ave, Normanhurst – Think Planners **Summary of proposal:** 168 apartments in a 6-storey building **No of dwellings (indicative)**: 168 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: o The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being:

No.	Description	Record of Briefing
		▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well located ▪ Criteria 3.4: Positive commitment to affordable housing • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site include a development application following a planning proposal • **Noted** there are no member conflict of interests.
17.	250621 - 44, 46 and 52 Anderson Street, Chatswood - Bridgestone Projects Pty Ltd **Summary of proposal:** Demolition of existing buildings and structures and development of approx. 38-storey, shop-top housing development comprising 150 apartments with 4% affordable housing on top of the 15% infill affordable housing **No of dwellings (indicative)**: 150 **Concurrent rezoning:** No	The HDA: • **Noted** the proposal has state significance • **Confirmed** the in-fill affordable housing SSD pathway as the correct development pathway for this application • **Recommended** the applicant be advised to continue to pursue the alternative approval pathway offered through an amendment to DA for SSD-75408008 for uplift to development standards. • **Noted** the HDA would monitor the progress of assessment of this proposal. • **Noted** there are no member conflict of interests.
18.	251164 - 448-460 Pacific Highway, St Leonards - The Quarter St Leonards Pty Ltd	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation:

No.	Description	Record of Briefing
	Summary of proposal: 630 apartments including 18% affordable housing, and commercial GFA in a 52-storey building **No of dwellings (indicative)**: 630 **Concurrent rezoning:** Yes	○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that for the part of the site with an E2 zoning, that zoning should be retained and permissibility be addressed by an Additional Permitted Use. A scoping meeting with the Department is also required to resolve an appropriate amount of non-residential floor area and site connections to the metro station. • **Recommended** that the applicant be advised that the SSD application should address the departure from the TOD provisions, impacts of increased height on solar access, loss of commercial floorspace and separation distances between towers. • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application • **Noted** there are no member conflict of interests.
19.	251214 - 39, 41, 43, 45, 47 and 49 Henry Street Penrith – Inspire Planning **Summary of proposal:** 990 apartments including 15% affordable housing (~149 apartments) in two, 55 storey buildings	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation:

No.	Description	Record of Briefing
	No of dwellings (indicative): 990 **Concurrent rezoning: Yes**	○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2: Well located • **Recommended** the applicant be advised to progress the in-fill affordable SSDA pathway. • **Noted** there are no member conflict of interests.
20.	251699 - 70 Throsby Drive and 41-43 Foley Street, Gwynneville – Realta **Summary of proposal:** 220 apartments including 10% affordable housing (10 years) commercial GFA and community facility **No of dwellings (indicative)**: 220 **Concurrent rezoning:** Yes	The HDA: • **Deferred** consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure. • **Noted** there are no member conflict of interests.
21.	251795 - 51-57 Castle Street, Castle Hill - Planning Ingenuity **Summary of proposal:** A 14 storey building with 115 apartments and 15% affordable housing **No of dwellings (indicative)**: 115 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister:

No.	Description	Record of Briefing
		○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Noted** there are no member conflict of interests.
22.	252119 - 200 Donovan Boulevard, Gregory Hills - Trustees of the Marist Brothers **Summary of proposal:** Subdivision and construction of 120 dwellings including multi dwelling and detached housing. **No of dwellings (indicative)**: 120 **Concurrent rezoning:** Yes	The HDA: • **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation: ○ The proposal does not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 2.3 Positive commitment to commence - commence development quickly ▪ Criteria 3.1 Well-located - good access to transport and services ▪ Criteria 3.3 Well serviced - enabling infrastructure • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site include

No.	Description	Record of Briefing
		a development application following a planning proposal. • **Noted** there are no member conflict of interests.
23.	252129 - 14 Red Head Road, Red Head - Colliers Engineering & Design NSW **Summary of proposal:** Proposed subdivision for housing estate **No of dwellings (indicative)**: 90 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation: o The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.1: Development is a type to deliver high yield housing ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 2 Well located ▪ Criteria 3.3: Well serviced ▪ Criteria 3.4: Positive commitment to affordable housing • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
24.	252950 - 754 Pacific Highway, Chatswood - Henroth Group **Summary of proposal:** 147 independent living units, ground floor commercial and 10% affordable housing in a 21 storey building **No of dwellings (indicative)**: 147 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that Willoughby City Council is currently undertaking a capacity analysis of available infrastructure to support residential uplift within Chatswood CBD and any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift. • **Recommended** that the applicant be advised that a future application will need to consider impacts on 750 Pacific Highway and future redevelopment design outcomes. • **Noted** there are no member conflict of interests.
25.	253073 - 134-138 William Street, Woolloomooloo - Investments & Loans Pty Ltd	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation:

No.	Description	Record of Briefing
	Summary of proposal: 50 apartments with commercial GFA. Direct or monetary contribution for affordable housing under City of Sydney Affordable Housing Policy **No of dwellings (indicative)**: 50 **Concurrent rezoning: Yes**	○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.4: Positive commitment to affordable housing • **Recommended** the applicant be advised to continue to pursue the alternative approval pathway offered through the issued SEARs (SSD-78363487, December 2024). • **Noted** there are no member conflict of interests. • **Noted** David Gainsford did not brief the HDA on this matter due to a declared conflict of interest.
26.	253120 - 2 Wilson Street, 849 Pacific Highway, 853 Pacific Highway, 859 Pacific Highway, O'Brien Street, Chatswood – Urbis Ltd **Summary of proposal:** Two buildings to 46 storeys providing a total of 450 apartments (118 additional apartments) including 60 affordable apartments, with commercial and child-care centre GFA **No of dwellings (indicative)**: 450 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister:

No.	Description	Record of Briefing
		o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that Willoughby City Council is currently undertaking a capacity analysis of available infrastructure to support residential uplift within Chatswood CBD **and** any proposed rezoning will need to involve a discussion with Council on infrastructure augmentation and development contributions/public benefit coming out of significant uplift. • **Recommended** as a general principle, not having applications in parallel pathways. • **Noted** that a parallel application (SSD-74319707) is currently under assessment. • **Noted** there are no member conflict of interests.
27.	253419 - 15-21 Cottonwood Crescent, Macquarie Park - Cottonwood Development Pty Ltd **Summary of proposal:** 870 apartments including 5% affordable housing (44 apartments) in two 60 storey buildings **No of dwellings (indicative)**: 870 **Concurrent rezoning: Yes**	The HDA: • **Deferred** consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure. • **Noted** there are no member conflict of interests.
28.	253562 - 16 Burroway Road & Part 5 Footbridge Boulevard, Wentworth Point – Planning & Co **Summary of proposal:** 1200 apartments over two, 50 storey towers	The HDA: • **Deferred** consideration of this proposal to obtain further information from the Department of Planning, Housing and Infrastructure.

No.	Description	Record of Briefing
	with 4% affordable housing, with commercial and child care GFA **No of dwellings (indicative)**: 1200 **Concurrent rezoning:** Yes	• **Noted** Kiersten Fishburn did not make a recommendation on this EOI due to a declared a conflict of interest. The recommendation was made by Tom Gellibrand and Rebecca McPhee. • **Noted** Monica Gibson declared a conflict of interest, and provided limited advice on the site's context and planning processes that did not include comments or opinion on the HDA recommendation.
29.	253585 - 139 Turrella Street, Turrella - Lincon Management Pty Ltd ATF Lincon Trust **Summary of proposal:** 300 apartments, ground floor industrial/retail uses and 10% - 15% affordable housing **No of dwellings (indicative)**: 300 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation: o The proposal did not adequately satisfy certain objectives or criteria of the HDA EOI being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2: Well located • **Recommended** the applicant is advised there remain alternative approval pathways in the NSW planning system for non-residential development on this site including development application. • **Noted** there are no member conflict of interests.
30.	253656 - 27 Middleton Avenue, 29 Middleton Avenue, 31 Middleton Avenue, 33 Middleton Avenue, Castle Hill – Scion **Summary of proposal:** 150 apartments across two 14 storey buildings with 55	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** reasons for HDA recommendation:

No.	Description	Record of Briefing
	affordable apartments (5%) for 15 years. **No of dwellings (indicative)**: 150 **Concurrent rezoning: Yes**	○ The proposals sufficiently satisfy the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of state significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: ○ The proposal has state significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document 'HDA consideration of state significance under s4.36 of the EP&A Act'. • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Noted** there are no member conflict of interests.
31.	253715 - 7-23 Garden, 167-169 Gordon Street and 25 Garden Crescent, Port Macquarie - Garden Village Port Macquarie **Summary of proposal:** Stage 1 for 118 independent living units in two buildings to 7 storeys with communal amenities. Concept plan for a total of 378 independent living units and a residential care facility with 144 beds **No of dwellings (indicative)**: 378 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 3.3 Well serviced - enabling infrastructure • **Recommended** the applicant investigate the seniors housing state significant development pathway following confirmation that there is adequate infrastructure capacity to enable this development.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.
32.	253726 - 28 Brookhollow Avenue, Norwest - Good Luck Bella Vista Centre Pty Ltd **Summary of proposal:** 200 apartments with 10% affordable housing (via negotiation and a planning agreement) and commercial GFA **No of dwellings (indicative)**: 200 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Noted** there are no member conflict of interests.
33.	254278 - 20-100 Mcfarlanes Road, Berry Park - Berry Park Retirement Village Pty Ltd **Summary of proposal**: 663 seniors dwellings and 250 serviced apartments including a 2% allocation of affordable housing **No of dwellings (indicative)**: 913 **Concurrent rezoning**: Yes	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister:

No.	Description	Record of Briefing
		○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that the proposed development footprint should be limited to area of the issued Site Compatibility Certificate. • **Recommended** that the applicant be advised that a merit assessment may result a dwelling yield lower than proposed in the EOI application. • **Noted** there are no member conflict of interests. • **Noted** Monica Gibson did not brief the HDA on this matter due to a declared conflict of interest.
34.	254466 - 8A, 14 and 16 Buckingham Road, Killara - Bridgewell and SLD Development **Summary of proposal:** 115 apartments including 15% affordable housing for 15 years **No of dwellings (indicative)**: 115 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway. • **Noted** the reasons for the HDA recommendation: ○ The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 2.5: Has addressed any previously refused proposal ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well located • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW

No.	Description	Record of Briefing
		planning system for development on this site including a development application and a planning proposal. • **Noted** there are no member conflict of interests.
35.	254472 - 251-257 Maroubra Road, 133 – 135 Garden Street, Maroubra - Bridgewell and SLD Development **Summary of proposal:** 140 apartments including 15% affordable housing for 15 years and commercial GFA **No of dwellings (indicative)**: 140 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Noted** there are no member conflict of interests.
36.	254810 - 78 and 80 Parramatta Road Camperdown - Affordable Housing Pty Ltd **Summary of proposal:** 15 storey co-living development providing an additional 163 additional boarding rooms **No of dwellings (indicative)**: 163 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act • **Noted** the reasons for HDA recommendation: o The proposal did not adequately satisfy certain objectives or criteria of the HDA EOI being: ▪ Objective 1: Deliver more homes within the Housing Accord period ▪ Criteria 1.1: Development is a type to deliver high yield housing

No.	Description	Record of Briefing
		▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Criteria 2.3: Land tenure is secure ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1 Well located • **Recommended** the applicant is advised there remain alternative approval pathways in the NSW planning system for development on this site including development application following a planning proposal. • **Noted** there are no member conflict of interests.
37.	254955 - 7-13 and 15 Columbia Way Norwest - Sutherland & Associates Planning Pty Ltd **Summary of proposal:** 1000 apartments including 50 affordable apartments with commercial GFA **No of dwellings (indicative)**: 1000 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: o The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.1: Well located • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site include a development application following a planning proposal. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
38.	255017 - 116 Penshurst Road Narwee - Narwee Hotel Operations Trust Pty Ltd **Summary of proposal:** 225 apartments and 5% affordable housing in a 15 storey building with commercial GFA. **No of dwellings (indicative)**: 225 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Noted** there are no member conflict of interests.
39.	255066 - 166–174, 176, 178, 184-186, 188, 198 -200, 202-212, 214 Military Road, Neutral Bay - Arkadia Property Services Pty Ltd **Summary of proposal:** Stage 1 – 57 apartments. Total 144 apartments including 10% affordable housing and commercial GFA. **No of dwellings (indicative)**: 144 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: o The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: o Objective 1: Deliver more homes within the Housing Accord period o Criteria 1.2: Development is State significant o Objective 2: Identify projects that can be assessed quickly o Criteria 2.1: Largely consistent with development standards

No.	Description	Record of Briefing
		• **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following the current planning proposal (PP4/2024) being considered. • **Noted** there are no member conflict of interests.
40.	255074 - 55 Kirby Street, Rydalmere – Urbis **Summary of proposal:** 790 apartments including 3% affordable housing **No of dwellings (indicative)**: 790 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: o The proposal does not adequately satisfy objectives or criteria of the HDA EOI, being: o Objective 2: Identify projects that can be assessed quickly o Criteria 2.1: Largely consistent with development standards o Criteria 3.1 Well-located - good access to transport and services o Criteria 3.2 Well-located - free of specific environmental hazards o Criteria 3.4 Positive commitment to affordable housing o Objective 4: Optional Concurrent Spot Rezonings • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • **Noted** there are no member conflict of interests.

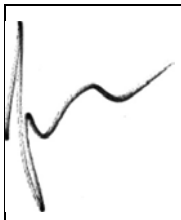
No.	Description	Record of Briefing
41.	255085 – 236-240 Georges River Road, Croydon Park - Georges River Pty Ltd **Summary of proposal:** 100 apartments including 20% affordable housing over 15 years with commercial GFA **No of dwellings (indicative)**: 100 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Noted** there are no member conflict of interests.
42.	263477 - 1-13 Mackenzie Street, 17 Mackenzie Street, 211 Blues Point Road, Lavender Bay - St Vincent de Paul Society Housing Australia (SVDPSHA) CHP **Summary of proposal:** 186 dwellings across 3 buildings up to 20 storeys with 50 affordable dwellings, retail floor space, retention of existing heritage listed church and through-site links to North Sydney Station Plaza **No of dwellings (indicative)**: 186 **Concurrent rezoning: Yes**	The HDA: • **Recommended** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • Provides the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act."

No.	Description	Record of Briefing
		• **Recommended** that the Applicant be advised to work with owners of adjoining sites at 5 Blue Street and 15 Blue Street to ensure realisation of built form integration and public benefit across all sites. • **Noted** there are no member conflict of interests.
43.	246337 - 166 Epping Road, Lane Cove West – Urbis **Summary of proposal:** 316 apartments including a 15% allocation of affordable apartments in two towers, 14-21 storeys, above a 3-storey podium for commercial GFA **No of dwellings (indicative)**: 316 **Concurrent rezoning: Yes**	The HDA: • **Recommends** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act. • **Noted** the reasons for the HDA recommendation: o The proposal adequately satisfies the objectives and criteria of the HDA EOI. • **Formed** the view that the development proposal is of State significance as it satisfies the HDA SSD criteria. • **Provided** the following advice to the Minister: o The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. The applicant should also be recommended to continue discussions with Council relating to a public benefit offering. • **Noted** there are no member conflict of interests.
44.	238532 - 442 Concord Road, 440 Concord Road, 27 Blaxland Road, 25 Blaxland Road, 15-17 Blaxland Road, Rhodes – Ecove Group Pty Limited	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for HDA recommendation:

No.	Description	Record of Briefing
	Summary of proposal: 348 dwellings above commercial GFA, as well as a fire station and a public plaza to Rhodes train station **No of dwellings (indicative)**: 348 **Concurrent rezoning: Yes**	o The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: o Objective 1: Deliver more homes within the Housing Accord period o Objective 2: Identify projects that can be assessed quickly o Objective 4: Optional Concurrent Spot Rezonings • **Recommended** the applicant be advised to continue to pursue the alternative approval pathway offered through the SSD-68363729. • **Noted** there are no member conflict of interests.
45.	249654 - 23-29 Marquet Street, Rhodes – Urbis Pty Ltd **Summary of proposal:** 370 apartments, with a monetary contribution to affordable housing in accordance with Canada Bay LEP, and commercial GFA in a 40-storey building **No of dwellings (indicative)**: 370 **Concurrent rezoning: Yes**	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **Noted** the reasons for HDA recommendation: o The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: o Objective 1: Deliver more homes within the Housing Accord period o Criteria 3.4 Positive commitment to affordable housing • **Recommended** the applicant be advised to continue to pursue the alternative approval pathway offered through the issued SEARs (SSD-67636458, February 2025). • **Noted** there are no member conflict of interests.
46.	251603 - 6-8 Cavell Avenue and 65, 67, 69, 71, 73 and 75 Blaxland Road, Rhodes - Urbis Pty Ltd	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway

No.	Description	Record of Briefing
	Summary of proposal: 342 apartments in two, 25-storey buildings, with 3-storey townhouses and retention of the existing childcare centre. Affordable housing 5% monetary contribution in accordance with Canada Bay LEP 2013 **No of dwellings (indicative)**: 342 **Concurrent rezoning: Yes**	• **Noted** the reasons for HDA recommendation: o The proposal did not sufficiently satisfy all objectives or criteria of the HDA EOI being: o Objective 1: Deliver more homes within the Housing Accord period o Criteria 3.4 Positive commitment to affordable housing • **Recommended** the applicant be advised to continue to pursue the alternative approval pathway offered through the issued SEARs (SSD-73436463, February 2025). • **Noted** there are no member conflict of interests.

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

 Chair: Kiersten Fishburn Date: 25 June 2025	 Member: Tom Gellibrand Date: 25/06/2025	 Member (Alternate): Rebecca McPhee Date: 26/06/2025

TRANSCRIPT OF PROCEEDINGS

PHONE: 1800 287 274
EMAIL: clientservices@viqsolutions.com
WEB: www.viqsolutions.com.au

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DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING - 23 JUNE 2025

HDA MEMBERS: **KIERSTEN FISHBURN**
TOM GELLIBRAND

HDA MEMBER ALTERNATES: **REBECCA MCPHEE**

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

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MONDAY, 23 JUNE 2025

MS K. FISHBURN: I'm going to read through the recommendations of the Housing Delivery Authority, the meeting of 23rd of June 2025. HDA members present today are myself, Kiersten Fishburn, acting as the Chair, Tom Gellibrand, Chief Executive of Infrastructure New South Wales and Rebecca McPhee as the substitute for Simon Draper, and Rebecca is the Deputy Secretary, Investment New South Wales.

There is one conflict of interest declared, which I declared during the meeting, becoming aware of subsequent information, and that is on 253562. My conflict is due to the fact that I discussed the development and planning pathways extensively with both the developer and the council, and so Tom will read out that recommendation when we get to it.

So taking from the top, EOI 240837 is recommended for recommendation to the Minister. 247626 is recommended for recommendation to the Minister. 248275 is recommended for recommendation to the Minister. 249132 is not recommended, noting that it's in the Macquarie Park TOD boundary E2 Commercial Core. 249790 is not recommended, noting it s (indistinct) subject to the health precinct work that has been undertaken by the department. 249795 is not recommended; it is currently industrial and employment zoning, and we would anticipate it remaining that way. 249804 is recommended for recommendation to the Minister. 250003 is recommended for recommendation to the Minister.

250082 is not recommended; it's under the yield. 250094 is recommended. 250143 is not recommended; this is a development in an area where the City of Sydney has done significant planning work already in relation to the Commercial Core, and the HDA did consider that there was merit in this, but it would be best dealt with by the City of Sydney as they have done so much work on those planning controls. 250170 was recommended. 250179 has an existing SSD pathway, and the proponent can continue to use that pathway with an amendment. 250196 was recommended. 250241 was not recommended due to the importance of this land for industrial purposes.

250616 was not recommended due to the complexity and time of undertaking the assessment of that project; we do, however, recommend that there may be merit in it, and the proponent should discuss that further with council. 250621 has an existing SSD pathway and can use an amending DA process. 251164 is recommended for recommendation to the Minister. 251214 is not recommended due to the dwelling cap that currently exists in Penrith. 251699 is deferred to seek some further information from the department. 251795 is recommended for recommendation to the Minister. 252119 is not recommended. 252129 is not recommended.

252950 is recommended for recommendation to the Minister. 253073 is not recommended, noting it may have merit, but it is under yield for SSD pathway. 253120 is recommended for recommendation to the Minister. 253419 is deferred to seek some further information from

the department. The next one I declared a conflict of interest on, so I'll ask Tom to discuss that.

MR T. GELLIBRAND: Yes. The item is 253562, and the recommendation is that this item be deferred, and that the HDA seek advice from the department as to the practicality of developing a VPA, especially given the proposed yield of 1200 apartments.

MS FISHBURN: Thank you, noting that when that returns to the HDA, I will have somebody else step in for me to consider that one. 253585 is not recommended. 253656 is recommended for recommendation to the Minister. 253715 is not recommended, noting infrastructure constraints. 253726 is recommended for recommendation to the Minister. 254278 is recommended for recommendation to the Minister. 254466 is not recommended. 254472 is recommended for recommendation to the Minister. 254810 is not recommended, noting that this is solely a co-living development, which is outside of the HDA criteria. 254955 is not recommended. 255017 is recommended for recommendation to the Minister.

255066 is not recommended. 255074 is not recommended. 255085 is recommended for recommendation to the Minister. 263477 is recommended for recommendation to the Minister. 246337 is recommended for recommendation to the Minister. Now, I'll read out the following three, which are all in the Rhodes Precinct: 238532, 249654 and 251603. All three were not recommended. The HDA did note that there may well be merit in further development in the Rhodes area, however, there is currently a dwelling cap due to infrastructure, in particular infrastructure delivered by Transport for New South Wales. And the constraints that were the reason for the dwelling cap being put on have not yet been resolved.

The HDA's recommendation is that we request an infrastructure review done by Transport for New South Wales in light of recent transport developments and the age of the previous recommendation, and that that review be assured by Infrastructure New South Wales, at which point Rhodes could potentially be reconsidered. However, currently the dwelling cap remains. And that is the end of the recommendations from the HDA. Thank you, Rebecca and Tom.

RECORDING CONCLUDED