Housing Delivery Authority – Record of Briefing

Date and Time: 29 August 2025 – 10.00AM – 12.10PM

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

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

HDA Members

Simon Draper - Secretary, Premier's Department

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

Tom Gellibrand – Chief Executive, Infrastructure NSW

Member Alternates

Ken Morrison – CEO, Bradfield Development Authority (Items 1 and 2)

DPHI Staff

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

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

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

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

Chrissy Peters – Manager, Panels Delivery, DPHI

Mark Rutherford – Director, Probity, DPHI

Emma Butcher, Team Leader EOI Evaluations, DPHI

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

Apologies

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

Summary of decision

The HDA considered 47 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 47 applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- 29 EOI applications be declared SSD.
- 14 EOI applications are not recommended to be called in as SSD.
- 2 EOI applications already had state significance via alternative SSD pathways. Existing pathways were considered appropriate.
- 2 EOI applications were deferred for further information and future consideration.

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• **Note COIs:** ○ Kiersten Fishburn – EOIs 253562 and 266454 ○ Aoife Wynter – EOI 266614 ○ Monica Gibson – EOI 253562
B	Briefing on Housing Delivery Assessments	• **Noted** update on Housing Delivery Assessments from Keiran Thomas
C	HDA Operational Briefing	• **Noted** the verbal update on HDA procedures and operational matters. • **Noted** updates from previous HDA meeting cycle.

No.	Description	Record of Briefing
1.	253562 - 16 Burroway Road & Part 5 Footbridge Boulevard Wentworth Point - Planning & Co **Local Government Area (LGA):** City of Parramatta **Summary of proposal:** 1200 apartments over two, 50 storey towers with 5% essential worker housing, with commercial premises and centre based childcare facility. **No of dwellings (indicative**): 1200 **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 ○ 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 Department work with Council to understand local infrastructure requirements. • **Recommended** that the Department work with the applicant to determine appropriate affordable housing provision. • **Noted** member conflicts of interest – Kiersten Fishburn. Ken Morrison sat as alternate member • **Noted** Monica Gibson had a declared conflict of interest and provided limited advice on the site's context and planning processes. No advice or options provided on the HDA recommendation or merits of the EOI.
2.	266454 - 15, 230, 265, 289 Brooks Point Rd, 525, 635, 765, 725, 775 & 865 Wilton Rd, 60 & 90 Northamptondale Rd and Elladale Rd, Appin - Walker Appin Developments Pty Ltd **LGA:** Wollondilly Shire **Summary of proposal:** A residential subdivision for 2,499 residential lots including staged construction of multi dwelling housing providing 134 dwellings with 5% affordable housing and subdivision of super lots for a further 626 medium density dwellings.	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
	No of dwellings (indicative): 2499 **Concurrent rezoning:** Yes	○ 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** that the HDA's recommendation was premised on Stage 1 delivery of 134 medium density homes within the National Housing Accord period. • **Noted** member conflicts of interest – Kiersten Fishburn. Ken Morrison sat as alternate member
3.	244104 - 71 Old South Head Road, 73 Old South Head Road, 75 Old South Head Road, 77 Old South Head Road, 2 Bondi Road, 4 Bondi Road, 6 Bondi Road, Bondi Junction - 9 Springs Pty Limited **LGA:** Waverley **Summary of proposal:** 116 apartments including 10% allocation of affordable apartments in a 55m high building **No of dwellings (indicative)**: 116 **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 2.3: Land tenure is secure • **Recommended** the applicant and landowners be advised to investigate a coordinated proposal with the owners of EOI 244368. A new single EOI with clarity of land tenure can then be resubmitted to the HDA for future consideration. • **Noted** there are no member conflict of interests.
4.	244368 - 75, 77, 79-81 Old South Head Road, 2,4,6,8 Bondi Road, 2A Ben Eden Street, Bondi Junction - Planning & Co **LGA:** Waverley **Summary of proposal:** 179 apartments including 3% allocation of affordable apartments in an 85m high building. **No of dwellings (indicative)**: 179 **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 2.3: Land tenure is secure

No.	Description	Record of Briefing
		• **Recommended** the applicant and landowners be advised to investigate a coordinated proposal with the owners of EOI 244104. A new single EOI with clarity of land tenure can then be resubmitted to the HDA for future consideration. • **Noted** there are no member conflict of interests.

5.	246061 - 134A, 134B, 134C Burwood Road and 29A, 29B, 31A, 31B, 33A, 33 George Street, Burwood - Uniting Church in Australia Property Trust (NSW) C/- Willowtree Planning
	LGA: Burwood
	Summary of proposal: 500 apartments in a build to rent format with a 15% allocation of affordable apartments and place of public worship, commercial, child care and community floor space
	No of dwellings (indicative): 500
	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
		  ○ 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.

6.	263370 - 28-44 Burton Street, Concord - AGG Group
	LGA: City of Canada Bay
	Summary of proposal: 550 apartments including 10% affordable housing (15 years) with new public open space
	No of dwellings (indicative): 550
	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 2: Identify projects that can be assessed quickly.
		• **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning

No.	Description	Record of Briefing
		system for development on this site include a development application following finalisation of the State-led Rezoning for Burwood North. • **Noted** there are no member conflict of interests.
7.	270786 - 8 George Street, 10 George Street, 12 George Street, Burwood - Omaya Group **LGA:** Burwood **Summary of proposal:** 100 apartments, including unspecified affordable housing, with commercial floor space in a 28-29 storey building. **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: ○ 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." • **Noted** there are no member conflict of interests.
8.	268844 - 17-19 Conder Street, 21 Conder Street, Burwood - Nascon Pty Ltd **LGA:** Burwood **Summary of proposal:** 112 apartments including 10% affordable housing (15-years) in a building to 16-storeys **No of dwellings (indicative)**: 112 **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 ○ 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

9.	259068 - 11-15 Wilga Street, Burwood - Atlas Property Holdings Pty Ltd
	
	LGA: Burwood
	
	Summary of proposal: 120 apartments including 10% affordable 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 2: Identify projects that can be assessed quickly.
		• **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site include a development application following finalisation of the State-led Rezoning for Burwood North.
		• **Noted** there are no member conflict of interests.

10.	270862 - 272 Victoria Ave, Chatswood - A+ design group
	
	LGA: Willoughby City
	
	Summary of proposal: 100 apartments including 20% affordable housing (15-years), with commercial floor space.
	
	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 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 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.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.
11.	270863 - 282 Victoria Ave, Chatswood - A+ design group **LGA:** Willoughby City **Summary of proposal:** 100 apartments including 20% affordable housing (15-years), with commercial floor space. Adaptive re-use of existing building. **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 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 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. • **Noted** there are no member conflict of interests.
12.	251699 - 70 Throsby Drive and 41-43 Foley Street, Gwynneville – Realta **LGA:** Wollongong City **Summary of proposal:** 220 apartments including 10% affordable housing (10 years) commercial floor space and community facility. **No of dwellings (indicative**): 220 **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 ○ The proposal has State significance as it is a major residential project as it satisfies the HDA

No.	Description	Record of Briefing
		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.
13.	266614 - 51 Woolooware Road, 53 Woolooware Road, 55 Woolooware Road, 55A Woolooware Road, 149 Kingsway, 151 Kingsway, 153 Kingsway, 155 Kingsway, 157 Kingsway, Woolooware - PACIFIC COMMUNITY HOUSING PTY LIMITED **LGA:** Sutherland Shire **Summary of proposal:** 200 apartments including 15%-25% affordable housing, public open space, community centre, neighbourhood shop and café in buildings 7 and 9 storeys. **No of dwellings (indicative**): 200 **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 all 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 that there remain alternative approval pathways in the NSW planning system for development on this site. • **Noted** there are no member conflict of interests. • **Noted** Aoife Wynter did not review or prepare the recommendation on this matter due to a declared conflict of interest.
14.	266635 - Rylstone Street, Tallawong - Blue Sox Projects **LGA:** Blacktown City **Summary of proposal:** 500 apartments including 15% affordable housing (15 years) in a 15-storey building. **No of dwellings (indicative**): 500 **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 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.
15.	266842 - 10 Stilton Lane, Picton - Crest Garden **LGA:** Wollondilly Shire **Summary of proposal:** Subdivision to enable 1,340 dwellings. **No of dwellings (indicative)**: 1,340 **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 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 3.1: Well-located - good access to transport and services ▪ Criteria 3.3: Well serviced - enabling infrastructure • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • **Noted** there are no member conflict of interests.
16.	266911 - 52-54 Pyrmont Bridge Road, Annandale - Camperdown Estates Pty Ltd **LGA:** Inner West	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:

No.	Description	Record of Briefing
	Summary of proposal: 600 apartments including 15% affordable housing (15 years), with commercial and health services GFA in three buildings to 22-storeys. Partial retention of heritage item **No of dwellings (indicative)**: 600 **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." • **Noted** there are no member conflict of interests.
17.	267209 - 9-25 Queen Street, St Marys - Tricon Property **LGA:** Penrith City **Summary of proposal:** 135 apartments including 30% affordable housing with commercial GFA in a 23 storey building. **No of dwellings (indicative)**: 135 **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: ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Recommended** as a general principle, not having applications in parallel pathways. • **Noted** any existing LEC matters on the site will need to be withdrawn. • **Noted** there are no member conflict of interests.
18.	267322 - 87 Church Street and 6 Great Western Highway, Parramatta – Conquest	The HDA:

No.	Description	Record of Briefing

	LGA: City of Parramatta
	
	Summary of proposal: 1000 apartments (build to rent) including 15% affordable housing (10 years), with commercial GFA
	
	No of dwellings (indicative): 1000
	
	Concurrent rezoning: Yes
		• **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
		  ○ 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 will result in development standards and dwelling yield lower than proposed in the EOI application.
		• **Noted** there are no member conflict of interests.

19.	267346 - 2 Bullecourt Avenue and 2A Bullecourt Avenue, Milperra - Mirvac Residential (NSW) Developments Pty Ltd
	
	LGA: City of Canturbury Bankstown
	
	Summary of proposal: 430 dwellings, childcare centre, roads and parks. Affordable housing provisions and conservation of >2Ha of Cumberland Plain Woodland (in perpetuity).
	
	No of dwellings (indicative): 430
	
	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 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."
		• **Noted** there are no member conflict of interests.

20.	267387 - 100 South Creek Road, Cromer - EG Funds Management Pty Ltd	The HDA:

No.	Description	Record of Briefing

	LGA: Northern Beaches
	
	Summary of proposal: 130 dwellings (68 apartments, 58 townhouses, 4 semi-detached), including 5-7% affordable housing (in perpetuity) and retention of heritage and environmental site attributes.
	
	No of dwellings (indicative): 130
	
	Concurrent rezoning: Yes
		• **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."
		• **Noted** there are no member conflict of interests.

21.	267389 - 613-627 Pacific Highway, Chatswood - Anteaus Group **LGA:** Willoughby City **Summary of proposal:** 200 apartments including 10% affordable housing, with commercial GFA in a 45-storey building. **No of dwellings (indicative)**: 200 **Concurrent rezoning:** Yes	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 alternate pathway offered through SSD-72505961. • **Noted** the HDA would monitor the progress of assessment of this proposal. • **Noted** there are no member conflict of interests.

22.	267721 - 822-826 Old Princes Highway, 575 President Avenue, 573 President Avenue, 571 President Avenue, 569 President Avenue, Sutherland - MRK Sutherland Pty Ltd (c/o Mecone)
	
	LGA: Sutherland Shire
	
	Summary of proposal: 368 apartments including 15% affordable housing (15 years) with commercial GFA in a building 16 and 20 storeys
	
	No of dwellings (indicative): 368
		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

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	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.
23.	267856 - 58-64 Pacific Highway, St Leonards - EG Funds Management Pty Ltd (Perpetual Corporate Trust Limited ATF Yield Plus Infrastructure Property Fund No. 2 Trust 2A Ownership Trust No. 4) **LGA:** Lane Cove **Summary of proposal:** 150 apartments including 8% affordable housing, with commercial GFA in a 35-storey building. **No of dwellings (indicative)**: 150 **Concurrent rezoning:** No	The HDA: • **Noted** the proposal has State significance. • **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 TOD Accelerated Precinct SSD pathway. • **Recommended** the applicant be advised that an increase to Building Height and FSR may not be supported. • **Noted** the HDA would monitor the progress of assessment of this proposal. • **Noted** there are no member conflict of interests.
24.	267934 - 669-683 Old South Head Road, Vaucluse - Urbis Ltd **LGA:** Waverley **Summary of proposal:** 110 dwellings including 20% affordable housing (15 years) in multiple buildings 6, 7 and 9 storeys **No of dwellings (indicative)**: 110 **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 ○ 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 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.
25.	268380 - 4-16 Montgomery Street, Kogarah - Charter Hall Pty Ltd **LGA:** Georges River **Summary of proposal:** Stage 1 for 200 apartments and concept plan for 1000 apartments, including 10% affordable housing (15 years), commercial GFA and community facilities in multiple buildings 3 to 26 storeys **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 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 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 overall height of the development will need to manage OLS and PANS OP restrictions which will require further consultation with Sydney Airport. • **Recommended** that the applicant continue discussions with Council on development contributions/public benefit coming out of uplift. • **Noted** there are no member conflict of interests.
26.	268629 - 2 Smith Street and 10 Pope Street, Ryde - Think Planners Pty Ltd **LGA:** City of Ryde	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: 125 apartments, including unspecified affordable housing (15 years) **No of dwellings (indicative)**: 125 **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 ▪ 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 including progressing active development consent 2017/0014. • **Noted** there are no member conflict of interests.
27.	268633 - 15b Albert Street, North Parramatta - Think Planners Pty Ltd **LGA:** City of Parramatta **Summary of proposal:** 440 apartments including unspecified affordable housing (15-years) and commercial gross floor area **No of dwellings (indicative)**: 440 **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 ○ 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 height and FSR increases need to address impacts that were managed via the development standards set through the Church Street North LEP amendment. The proposal will need to provide affordable housing.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.
28.	268642 - 35 - 37 and 39 – 41 Chandos Street, St Leonards - Holdmark (c/o of Keylan Consulting) **LGA:** North Sydney **Summary of proposal:** 200 apartments, including 10% affordable housing (3% in perpetuity and 7% for 15-years), with commercial floor area in a 39-storey building. **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** reasons for HDA recommendation: ○ 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: ○ 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 should investigate the Transport Orientated Development (TOD) Accelerated Precinct SSD Pathway to progress their application. • **Noted** that the application will need to more closely reflect the TOD Accelerated Precinct development standards. • **Noted** there are no member conflict of interests.
29.	268837 - 163-165 George Street, Parramatta - Think Planners **LGA:** City of Parramatta **Summary of proposal:** 400 dwellings with negotiated affordable housing in two buildings to 50 storeys **No of dwellings (indicative**): 400 **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 ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA

No.	Description	Record of Briefing
		consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that a merit assessment will result in development standards and dwelling yield lower than proposed in the EOI application. • **Noted** there are no member conflict of interests.
30.	268871 - 2B Hill Road, Lidcombe - Omaya Group **LGA:** City of Parramatta **Summary of proposal:** 488 apartments including unspecified affordable housing, with commercial GFA in two buildings, 27 and 28 storeys **No of dwellings (indicative**): 488 **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 3.2 Well-located - free of specific environmental hazards • **Recommended** that the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including under the existing consent and utilising the 2020 Carter Street masterplan rezoning. • **Noted** there are no member conflict of interests.
31.	269719 - 122 Herring Road, Macquarie Park - Toga Development & Construction and Baptist Union New South Wales (BUNSW) **LGA:** City of Ryde **Summary of proposal:** 550 apartments including 10% affordable housing **No of dwellings (indicative**): 550 **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
		○ 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** that there appears to be a misalignment between the sought increase in height and floor space ratio that will need to be considered and addressed. Land affected by biodiversity should be considered for possible contribution/dedication of open space. ○ **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.
32.	269808 - 61 Forest Road, 67 Forest Road, 71A Forest Road, 73 Forest Road, 126 Durham Street, Hurstville – Novm **LGA:** Georges River **Summary of proposal:** 417 apartments including 10% affordable housing (15-years), with commercial floor area **No of dwellings (indicative)**: 417 **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 ○ 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 overall height of the development will need to manage OLS and PANS OP restrictions which will require further consultation with Sydney Airport.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.
33.	269911 - 12-16 Dixon Street, Parramatta - Raindera Pty Ltd **LGA:** City of Parramatta **Summary of proposal:** 150 apartments including 15% affordable housing in a 20-storey building **No of dwellings (indicative**): 150 **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 ○ 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.
34.	269967 - 36 Carrington Road, 44 Ashford Avenue, Castle Hill - Ellipse Property **LGA:** The Hills Shire **Summary of proposal:** 394 apartments including 15% affordable housing (15-years), with commercial GFA in a building up to 40-storeys **No of dwellings (indicative**): 394 **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 ○ 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 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.
35.	270163 - 2-26 Mansfield Street, Rozelle - Huish Episcopi Pty Ltd **LGA:** Inner West **Summary of proposal:** 700 apartments including 10% affordable housing (15-years) with commercial GFA and open space. **No of dwellings (indicative)**: 700 **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 • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site following the release of the Department's Industrial Lands Policy. • **Noted** there are no member conflict of interests.
36.	270218 - 2 Orinoco St , 2A Orinoco St, 4 Orinoco St, 6 Orinoco St, 8 Orinoco St, 10 Orinoco St, 12 Orinoco St, 14 Orinoco St, 14A Orinoco St, 18 Orinoco St, 16 Livingstone Ave, 18 Livingstone Ave, 22 Livingstone Ave, 24 Livingstone Ave, 26 Livingstone Ave, Pymble - Willowtree Planning **LGA:** Ku-ring-gai **Summary of proposal:** 386 apartments including 5% affordable housing (in perpetuity), with open space. **No of dwellings (indicative)**: 386 **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.

No.	Description	Record of Briefing
37.	270290 - 31 Cowper Street, Parramatta - Statewide Planning Pty Ltd **LGA:** City of Parramatta **Summary of proposal:** 175 apartments including 15% affordable housing, with commercial GFA in a 30-storey building **No of dwellings (indicative)**: 175 **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 ○ 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 solar access impacts on Jubilee Park will need to be addressed as part of a merit assessment. • **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.
38.	270697 - 2 Dee Why Parade, 6 Dee Why Parade, 8 Dee Why Parade, 2 Clarence Avenue, 10 Dee Why Parade,16 Dee Why Parade, 932 Pittwater Road Dee Why - Dee Why RSL Club Ltd C/o Keylan Consulting **LGA:** Northern Beaches **Summary of proposal:** 115 apartment independent living units including 10% affordable housing, with health and community facilities in two 8 storey buildings. **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 ○ The proposal has State significance as it is a major residential project as it satisfies the HDA SSD criteria established in the document "HDA

No.	Description	Record of Briefing
		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.
39.	270706 - 472-480 Pacific Highway, Lane Cove North - Urbis Ltd **LGA:** Lane Cove **Summary of proposal:** 142 apartments, including 5% affordable housing in a building to 20-storeys. **No of dwellings (indicative)**: 142 **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: ○ 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.
40.	270809 - 7, 9, 11 and 13 Pearl Street, Tweed Heads - PDS Engineering Division Pty Ltd **LGA:** Tweed Shire **Summary of proposal:** 163 apartments including 10% affordable housing **No of dwellings (indicative)**: 210 **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.

No.	Description	Record of Briefing
		• **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.
41.	270816 - 203-209 Victoria Road, Rydalmere - Think Planners **LGA:** City of Parramatta **Summary of proposal:** 120 apartments, including unspecified affordable housing, with commercial GFA **No of dwellings (indicative)**: 120 **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 ○ 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.
42.	270846 - 66 Pacific Highway, 1A Berry Road, 1 Berry Road, 3 Berry Road, St Leonards - Urbis Ltd **LGA:** Lane Cove **Summary of proposal:** 220 apartments including 5% affordable housing, with two	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.

No.	Description	Record of Briefing
	levels of commercial GFA in a building to 23-storeys high. **No of dwellings (indicative)**: 220 **Concurrent rezoning:** Yes	
43.	271012 - Bendena Gardens and Longview Crescent Stanwell Tops - Urban Property Group **LGA:** Wollongong City **Summary of proposal:** 130 apartments, 2-3 buildings, 4 storeys, public domain upgrades, 10% affordable housing. Proposal takes up 2.7% of a much larger 28ha site. **No of dwellings (indicative)**: 130 **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 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 3.1: Well-located ▪ Criteria 3.2: Well-located free of environmental hazards • **Recommended** the applicant is advised that there remain alternative pathways in the NSW planning system for development on this site including a development application after a planning proposal. • **Noted** there are no member conflict of interests.
44.	271098 - 168 – 180 Victoria Rd, Marrickville - Marchese Partners | Life 3a **LGA:** Inner West **Summary of proposal:** 200 apartments including 15% affordable housing with commercial floor space. **No of dwellings (indicative)**: 200 **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

No.	Description	Record of Briefing
		▪ Criteria 2.1: Largely consistent with development standards ▪ Objective 3: Drive quality and affordable housing ▪ Criteria 3.2: Well located (environmental hazards and constraints) ▪ **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site following the release of the Department's Industrial Lands Policy. • **Noted** there are no member conflict of interests.
45.	272311 - 231 Sheaffes Road, Stream Hill - Third.i Group **LGA:** Wollongong City **Summary of proposal:** Residential subdivision for 221 lots. **No of dwellings (indicative)**: 133 **Concurrent rezoning:** No	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: ▪ 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 3.2: Well-located free of environmental hazards • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site. • **Noted** there are no member conflict of interests.
46.	273127 - 207 Broulee Road, Broulee - 207 Broulee Pty Ltd C/- Willowtree Planning **LGA:** Eurobodalla Shire	The HDA: • **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act

No.	Description	Record of Briefing

	Summary of proposal: Subdivision to provide for 682 dwellings and more than 50ha of open space
	
	No of dwellings (indicative): 682
	
	Concurrent rezoning: Yes
		• **Noted** the reasons for HDA recommendation:
		  ○ 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 3.1: Well-located
		  ▪ Criteria 3.2: Well-located free of environmental hazards
		• **Recommended** the applicant is advised that there remain alternative pathways in the NSW planning system for development on this site including a development application after a planning proposal.
		• **Noted** there are no member conflict of interests.

47.	273165 - Lot 101/DP1245588, Lot 102/DP1245588, Lot 103/DP1245588, Lot 107/DP1245588, Lot 108/DP1245588, Lot 115/DP1245588, Lot 116/DP1245588, Lot 301/DP1245588, Lot 302/DP1245588 of /DP1245588 Thrumster - Thrumster Business Park
	
	LGA: Port Macquarie-Hastings
	
	Summary of proposal: 170 shop top apartments across multiple lots within the Thrumster Business Park
	
	No of dwellings (indicative): 170
	
	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 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
		• **Recommended** the applicant is advised that there remain alternative pathways in the NSW planning system for development on this site including a development application following finalisation of PP-2023-2079.
		• **Noted** there are no member conflict of interests.

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

Chair: Simon Draper Date: 1/09/2025	Member: Kiersten Fishburn Date: 1/09/2025	Member: Tom Gellibrand Date: 01/9/2025	Member Ken Morrison Date: 29/08/2025

TRANSCRIPT OF PROCEEDINGS

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

BRISBANE | MELBOURNE | PERTH | SYDNEY

DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY BRIEFING - 29 AUGUST 2025

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

HDA MEMBER ALTERNATES: **KEN MORRISON**

OTHER PERSONS PRESENT: **DAVID GAINSFORD**
MONICA GIBSON
EMMA BUTCHER
KATE MCKINNON
KIERAN THOMAS
CHRISSY PETERS
MARK RUTHERFORD
ANGELA KENNA

UNDISLOSED LOCATION
FRIDAY, 29 AUGUST 2025

MR S. DRAPER: Okay, thank you. Yes, the HDA has met today on the 29th of August. We've considered 47 EOIs today, and I'm just going to run through the outcome for each one. EOI 253562 is recommended for declaration state significant. Number 266454 is also recommended to be declared. 244104 is not recommended to be declared. 244368 not recommended to be declared. Sorry, I should go back - - -

MS K. FISHBURN: No, I'll capture that one Simon. In relation to both of those applications, there's uncertain tenure given there are overlapping lots between the two EOIs. In fact, they're pretty close to completely overlapping. So we would seek that the proponents resolve the resolution of tenure and then resubmit a single proposal for the lots.

MR DRAPER: Thanks Kiersten. I should go back, sorry, and say 253562 - Kiersten Fishburn had a conflict of interest, didn't participate that - in that one. Ken Morrison sat in on that one. And that's just one that we're wanting the Department of Planning to work with council closely on that one. And the other one 266454 - Kiersten Fishburn also declared a conflict of interest and Ken Morrison participated in that one. That one is premised on there being a stage one which can be a credible early outcome for 134 homes. That's the reason we're proceeding with that one. 246061 we are recommending for declaration. 263370 we are not recommending for a declaration.

MS FISHBURN: This site falls within a state-led rezoning that has recently commenced, and reviewing this particular site through that rezoning process is more appropriate.

MR DRAPER: Yep. 270786 we are recommending for declaration. 268844 we are recommending for declaration. 259068 we are not recommending for declaration.

MS FISHBURN: This site also falls within the state-led rezoning which is being undertaken and that pathway will be most appropriate to analyse this site.

MR DRAPER: 270862 we are recommending for declaration. And 270863 we are also recommending for declaration. Those two sites are adjacent to each other. 251699 we are recommending for declaration. 266614 we are not recommending for declaration.

MS FISHBURN: This is currently an R2 and very low-dense zone, and the proposed uplift is quite significant in the absence of broader strategic planning for the area.

MR DRAPER: Yep. 266635 we are recommending for declaration, noting that there may be more work in that area as well. 266842 we are not recommending for declaration.

MS FISHBURN: This is in the metropolitan rural area where there are significant bushfire and high biodiversity values, and infrastructure issues have not yet been resolved.

MR DRAPER: 266911 we are recommending for declaration. 267209 we are recommending for

declaration. 267322 we are recommending for declaration.

MS FISHBURN: With this one, it's worth noting that merit assessment will result in a reduced yield and scale than that proposed in the EOI. That can be worked through with the proponents as part of preparation for SEARs and EIS.

MR DRAPER: Yeah. Thank you. 267346 we are recommending for declaration. 267387 we are recommending for declaration. 267389 already has an existing state significant development pathway, so we're just noting that's the case. That's the in-fill affordable pathway.

MS FISHBURN: And the HDA will have a continued role in monitoring.

MR DRAPER: Yep. Thank you. 267721 we are recommending for declaration. 267856 already has an existing SSD pathway. I think this one's in the TOD. And similarly, the HDA will keep an eye on that one. 267934 is recommended for declaration. 268380 is recommended for declaration. 268629 is not recommended for declaration.

MS FISHBURN: The yield proposed is a significant uplift above the site context. When that's taken into consideration, the likely outcome would bring this under the yield for the HDA.

MR DRAPER: 268633 is recommended for declaration. 268642 is recommended for declaration.

MS FISHBURN: Noting that this particular proposal is within the TOD area, and we would suggest that this is - should be more consistent with the TOD controls.

MR DRAPER: Yep. 268837 is recommended for declaration.

MS FISHBURN: This is one, again, where the proponent should note that a merit assessment, due to the particular aspects of this location, will result in a reduced yield and scale to that which is proposed.

MR DRAPER: Yeah, even without the yield probably - - -

MS FISHBURN: Yeah.

MR DRAPER: - - - it should be above our threshold.

MS FISHBURN: It will be above our threshold, but there will be - there are considerations for this particular one.

MR DRAPER: 268871 is not recommended for declaration.

MS FISHBURN: This is one where there would be a complex assessment required outside of the timeframe for the HDA, due to existing density controls put in place to manage hazard.

MR DRAPER: Yep. 269719 is recommended for declaration. 269808 is recommended for

declaration. 269911 is recommended for declaration. 269967 is recommended for declaration. I think, Kiersten, on 269808, you were going to mention about the PANS-OPS.

MS FISHBURN: Oh, yes. We've had a couple of proposals come in that suggest controls that are above the OLS and above PANS-OPS. For future applications, we thought it was useful making the statement that they are absolute controls. They are not ones that can be changed via a merit assessment. So proponents should be alive to those controls when putting in an application and not propose above those particular controls.

MR DRAPER: Yep.

MS FISHBURN: Thanks Simon.

MR DRAPER: 270163 we are not recommending that one for declaration.

MS FISHBURN: This is currently E4 zone industrial land and - and considering that the government is actively considering the Bays West precinct, it would be premature to change an industrial zoning.

MR DRAPER: 270218 we're deferring for consideration.

MS FISHBURN: Yep. This is deferred to resolve land tenure.

MR DRAPER: Yep. 270290 is recommended for declaration.

MS FISHBURN: This is one where the controls that are proposed - proposed are above the solar guidelines that have been set by Parramatta Council, so the assessment will need to manage those solar access impacts on Jubilee Park. And so the yield and proposal may be lesser than has - has come into the HDA.

MR DRAPER: Yep.

MS FISHBURN: That will be part of the merit assessment considerations.

MR DRAPER: Yep. 270697 is recommended for declaration. 270706 is recommended for declaration. 270809 is recommended for declaration. 270816 is recommended for declaration. 270846 is deferred.

MS FISHBURN: And this is another one where the department is just going to seek some more information about land tenure.

MR DRAPER: 271012 is not recommended for declaration.

MS FISHBURN: This is in a C2 environmental conservation zone with some significant bushfire risk and biodiversity considerations. We would not be able to undertake the work in that period of time, the HDA.

MR DRAPER: Yep. 271098 is not recommended for declaration.

MS FISHBURN: This is E3 zoned land, so industrial land located centrally within an employment lands precinct. It's - it's part of that Marrickville industrial land area. The department needs to undertake more strategic work to understand industrial uses and industrial transition in the Marrickville area more broadly.

MR DRAPER: 272311 is not recommended for declaration.

MS FISHBURN: This is a residential subdivision only, with biodiversity, bushfire and flood issues that need to be resolved.

MR DRAPER: Yep. 273127 is - sorry, not recommended - - -

MS FISHBURN: Not recommended.

MR DRAPER: - - - for a declaration.

MS FISHBURN: Again, this - this is a subdivision with bushfire and biodiversity issues that needs more strategic planning to be done with council.

MR DRAPER: Yeah. And then 273165 is not recommended for declaration.

MS FISHBURN: Again, there's - there's infrastructure capacity issues and environmental issues that would need to be resolved in this area.

MR DRAPER: Okay. Thank you very much.

MS FISHBURN: Thank you.

RECORDING CONCLUDED