Housing Delivery Authority – Record of Briefing

Date and Time: 17 February 2026 – 10.00AM-12.15PM

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 (Item 1)

DPHI Staff

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

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

Ben Lusher – A/Executive Director, Panels and Housing Delivery, DPHI

Kate McKinnon – Director, Panels and Housing Delivery, DPHI

Chrissy Peters – Manager, Panels Delivery, DPHI

Jazmin Van Veen – Director, Strategic Projects

Mark Rutherford – Director, Probity, DPHI

Jemima Royall, Team Leader EOI Evaluations, DPHI

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

Apologies

N/A

Summary of decision

The HDA considered **56** EOI applications received by DPHI. The HDA considered each application against the "Housing Delivery Authority State Significant Development Criteria" published on the Department's website. EOIs 255642, 267875, 263886, 266942, 270218, 259520 and 267962 were assessed under the HDA criteria dated December 2024 and all other EOIs were assessed under the HDA criteria dated July 2025.

Of the **56** applications, the HDA recommended to the Minister for Planning and Public Spaces that:

- **21** EOI applications be declared SSD.
- **34** EOI applications are not recommended to be called in as SSD.
- **1 EOI** application was deferred for further information and future consideration.

Agenda items

No.	Description	Record of Briefing
A	Introduction • Acknowledgement of Country • Conflict of Interests	• **Noted** COIs: ○ Kiersten Fishburn – EOI 300937 ○ Jazmin Van Veen – EOIs 306303 and 302253
B	HDA Operational Briefing	• **Noted** the verbal update on HDA procedures and operational matters. • **Noted** updates from previous HDA meeting cycle. • **Noted** update on 12-month review
1.	300937 - 345 Victoria Avenue, 12-14 Malvern Avenue and 5-7 Havilah Street, Chatswood - Vicinity Centres **LGA:** Willoughby City Council **Summary of proposal:** Construction of two buildings up to 162m comprising a total of 470 dwellings, including 10% affordable housing for 15 years, through site access to Chatswood Chase	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
	No of dwellings (indicative): 470 **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** as a general principle, not having applications in parallel pathways. • **Noted** that the SSD declaration for the previously declared EOI at this site (EOI235172) be revoked. • **Noted** member conflicts of interest – Kiersten Fishburn. Ken Morrison sat as alternate member.
2.	306303 - 72 Archer Street, Chatswood - C/- Colliers Urban Planning **LGA:** Willoughby City Council **Summary of proposal:** 186 apartments including 10% affordable housing for 15 years, one 49 storey tower, two levels of commercial use **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 HDA recommendation: ○ The proposal adequately satisfies the objectives and criteria of the HDA EOI.

No.	Description	Record of Briefing
		• **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 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 applicants for this EOI, EOI 290324 and EOI 290317 work with the Department to achieve a positive strategic design outcome across the precinct. • **Recommended** as a general principle, not having applications in parallel pathways. • **Noted** that existing PP-2025-1211 for the site will need to be withdrawn. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
		• **Noted** Jazmin Van Veen did not brief the HDA on this matter due to a declared conflict of interest.

3.	290658 - 701-705 and 745 Pacific Highway, Chatswood - DPG Project 33 Pty Ltd
	
	LGA: Willoughby City Council
	
	Summary of proposal: 41 storey mixed-use development comprising 140 apartments and 10% affordable housing
	
	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 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 to consider increasing their commitment to affordable housing given the significant uplift proposed.

No.	Description	Record of Briefing
		• **Recommended** that the applicant be advised that they will need to address sun access requirements as part of the SSDA. • **Noted** there are no member conflict of interests.
4.	294675 - 732–736 Pacific Highway & 2 Bushlands Avenue, Gordon - Mackenzie Architects International Pty Ltd **LGA:** Ku-ring-gai Council **Summary of proposal:** 110 apartments including 15% affordable housing for 15 years, 12 storeys **No of dwellings (indicative)**: 110 **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: ▪ **Criteria 4.1:** Significant changes to development standards ▪ **Criteria 4.2:** Proposal has strategic merit- strategic context • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • **Noted** there are no member conflict of interests.
5.	290553 - 1A and 1-7 Carlotta Avenue, Gordon - Uniting NSW.ACT **LGA:** Ku-ring-gai Council **Summary of proposal:** 330 independent living units, including 10% affordable housing for 10 years, and residential care facility	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
	No of dwellings (indicative): 330 **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** as a general principle, not having applications in parallel pathways. • **Noted** the existing SSD application on the site will need to be withdrawn (SSD-64935477). • **Noted** there are no member conflict of interests.
6.	270218 - 2, 2A, 4, 6, 8, 10, 12, 14, 14A & 18 Orinoco St and 16, 18, 22, 24 & 26 Livingstone Ave, Pymble - Orinoco-Livingstone Island **LGA:** Ku-ring-gai Council **Summary of proposal:** **No of dwellings (indicative)**: 386 **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.

No.	Description	Record of Briefing
		• **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 need to manage biodiversity impacts and the interface with land zoned R2 Low Density Residential and C4 Environmental Living zoned land likely resulting in development standards closer to what is allowed for under the low and mid-rise housing policy with dwelling yield lower than proposed in the EOI application. • **Noted** there are no member conflict of interests.
7.	299876 - 19-21 Dumaresq Street, Gordon - DPG Project 58 Pty Ltd **LGA:** Ku-ring-gai Council **Summary of proposal:** Residential flat building for 166 apartments including 5% affordable housing in perpetuity, VPA offer of community space to activate the ground floor **No of dwellings (indicative)**: 166	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:

No.	Description	Record of Briefing
	Concurrent rezoning: Yes	▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including utilising the existing controls, noting the site received recent uplift as part of the Ku-ring-gai TOD scheme or pursuing a development application following a planning proposal. • **Noted** there are no member conflict of interests.
8.	288450 - 12-20 Wolseley Road, Lindfield - Paro Consulting **LGA:** Ku-ring-gai Council **Summary of proposal:** 121 apartments including 5% affordable housing **No of dwellings (indicative)**: 121 **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

No.	Description	Record of Briefing
		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.
9.	278190 - 802-808 Pacific Highway, 788A Pacific Highway, 786-788 Pacific Highway, 784 Pacific Highway, 767 Pacific Highway, Gordon - Charter Hall Pty Ltd **LGA:** Ku-ring-gai Council **Summary of proposal:** 5 mixed use towers, ranging up to 33 storeys, 809 apartments, ground floor commercial and supermarket, through site links and public domain upgrades **No of dwellings (indicative**): 809 **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.
10.	266942 - 3, 5, & 7 Maples Avenue, and 27, 29 & 31 Werona Avenue, Killara - Urbis Ltd	The HDA:

No.	Description	Record of Briefing

	LGA: Ku-ring-gai Council
	
	Summary of proposal: Approximately 200 dwellings with 2% allocation of affordable housing
	
	No of dwellings (indicative): 200
	
	Concurrent rezoning: Yes
		• **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
		  ▪ Criteria 2.1: Largely consistent with development standards
		  ▪ Criteria 2.3: Land tenure is secure
		• **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.

11.	257875 - 23 Karranga Avenue, Killara – Hapday Holdings P/L on behalf of Macquarie Health Corp
	
	LGA: Ku-ring-gai Council
	
	Summary of proposal: 150 apartments including 17% affordable housing in over multiple buildings, 3 to 6 storeys
	
	No of dwellings (indicative): 150
	
	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 ▪ Criteria 3.2: Well located - free of environmental hazards and constraints • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application and a planning proposal. • **Noted** there are no member conflict of interests.
12.	255642 - 24 & 26 Park Avenue, 14, 16, 18 & 20 Rosedale Road and 2 & 2A Garden Square, Gordon - Colin Harrison/Cameron Gray **LGA:** Ku-ring-gai Council **Summary of proposal:** 118 apartments including 15% affordable housing with retention of heritage items. **No of dwellings (indicative)**: 118 **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 including a development application and a planning proposal.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.

13.	296660 - 46 Pelican Road and Jacqui Avenue, Schofields - Universal Property Group Pty Ltd c/o Bathla
	
	LGA: Blacktown City Council
	
	Summary of proposal: 430 apartments including 5-10% affordable housing for 15 years, internal roads
	
	No of dwellings (indicative): 430
	
	Concurrent rezoning: Yes
		The HDA:
		• **Does not recommend** this project be declared SSD under the HDA pathway
		• **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
		  ▪ Criteria 3.3: Well serviced
		• **Recommended** to the Minister that an SSD pathway be established for this area via a State Led Rezoning process that will consider strategic context and infrastructure needs.
		• **Noted** there are no member conflict of interests.

14.	295088 - Pelican Road, Schofields - Developable
	
	LGA: Blacktown City Council
	
	Summary of proposal: 1000 apartments, including 5-10% affordable housing for 15 years, 12-28 storeys
	
	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 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
		  ▪ Criteria 3.3: Well serviced

No.	Description	Record of Briefing
		• **Recommended** to the Minister that an SSD pathway be established for this area via a State Led Rezoning process that will consider strategic context and infrastructure needs • **Noted** there are no member conflict of interests.
15.	293305 - Farmland Drive, Schofields - Think Planners Pty Ltd **LGA:** Blacktown City Council **Summary of proposal:** Concept DA for 6,006 apartments including 10% for 15 years, 7000m^2 of ground floor commercial, public park (3,000m^2), community facility (500m^2) with Stage 1 to deliver 884 apartments across 2, 28 storey towers **No of dwellings (indicative**): 884 **Concurrent rezoning:** Yes	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **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 ▪ Criteria 3.3: Well serviced • **Recommended** to the Minister that an SSD pathway be established for this area via a State Led Rezoning process that will consider strategic context and infrastructure needs. • **Noted** there are no member conflict of interests.
16.	285075 - 62, 70, 72, & 88 Pelican Road, Schofields - Universal Property Group Pty Ltd c/o Bathla **LGA:** Blacktown City Council **Summary of proposal:** Total of 2,619 dwellings to be delivered across 5 stages including 10% affordable housing for	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
	15 years, unspecified amount of ground floor commercial. Stage 1 is expected to deliver 432 apartments on the western portion of the site at 88 Pelican Road, Schofields. **No of dwellings (indicative)**: 2619 **Concurrent rezoning:** Yes	○ 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 3.3: Well serviced • **Recommended** to the Minister that an SSD pathway be established for this area via a State Led Rezoning process that will consider strategic context and infrastructure needs. • **Noted** there are no member conflict of interests.
17.	291886 - Rosetta Street, Schofields (Lot 6/DP1315582) - Universal Property Group Pty Ltd **LGA:** Blacktown City Council **Summary of proposal:** 2,500 dwellings to be delivered across 3 stages, including 10% affordable housing for 15 years, unspecified amount of commercial floor space, Stage 1 to deliver 700 units **No of dwellings (indicative)**: 2500 **Concurrent rezoning:** Yes	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **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 ▪ Criteria 3.3: Well serviced • **Recommended** to the Minister that an SSD pathway be established for this area via a State Led Rezoning process that will consider strategic context and infrastructure needs. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing
18.	283022 - Rosetta Street, Schofields (Lot 21/DP1260334) - Universal Property Group Pty Ltd **LGA:** Blacktown City Council **Summary of proposal:** A total of 900 units with stage one delivering 450 units, including 5-10% of the GFA as affordable housing for 15 years. **No of dwellings (indicative**): 450 **Concurrent rezoning:** Yes	The HDA: • **Does not recommend** this project be declared SSD under the HDA pathway • **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 ▪ Criteria 3.3: Well serviced • **Recommended** to the Minister that an SSD pathway be established for this area via a State Led Rezoning process that will consider strategic context and infrastructure needs. • **Noted** there are no member conflict of interests.
19.	291167 - 1320 The Northern Road, Bradfield - Libra V Property Pty Ltd **LGA:** Liverpool City Council **Summary of proposal:** 300 apartments, including 10% affordable housing for 15 years, 4 towers, 14-15 storeys. **No of dwellings (indicative**): 300 **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 2: Identify projects that can be assessed quickly ▪ Criteria 3.2: Well located - free of specific environmental hazards

No.	Description	Record of Briefing
		▪ Criteria 4.2: Proposal has strategic merit- strategic context • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site. • **Noted** there are no member conflict of interests.
20.	290430 - 164 & 170 Croatia Avenue, Edmondson Park - PLANZONE Pty Ltd **LGA:** Liverpool City Council **Summary of proposal:** 3493 apartments including 10% affordable housing, 8 buildings, 30-55 storeys, 3 stages, Stage 1 comprises 747 apartments over 2 towers. **No of dwellings (indicative**): 3493 **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 3: Drive quality and affordable housing ▪ Criteria 3.2: Well located free of environmental hazards ▪ Objective 4: Optional concurrent spot rezonings ▪ Criteria 4.1: Significant changes to development standards • **Recommended** the applicant is advised that there remain alternative pathways in the NSW planning system including a development application following a planning proposal. • **Noted** there are no member conflict of interests.

No.	Description	Record of Briefing

21.	291605 - 19-23 Government Road, Cessnock - Stimson Advisory
	
	LGA: Cessnock City Council
	
	Summary of proposal: 130 manufactured homes, operating as a manufactured home estate
	
	No of dwellings (indicative): 130
	
	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 3.1: Well-located - good access to transport and services
		  ▪ Criteria 3.2: Well located - free of specific environmental hazards
		  ▪ 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 pursuing an additional permitted use via a planning proposal.
		• **Noted** there are no member conflict of interests.

22.	289622 - 47 Homedale Road Kew and Part Lot 202 Kendall Rd Kew - Jojeni Developments Pty Ltd **LGA:** Port Macquarie-Hastings Council **Summary of proposal:** 192 manufactured homes, operating as a manufactured home estate with 10% affordable housing component	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): 192 **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 3.1: Well located - free of specific environmental hazards • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site and notes the current approval for reduced yield on the site. • **Noted** there are no member conflict of interests.
23.	288351 - 24 Greenview Drive, Black Head - Stimson Advisory **LGA:** Mid-Coast Council **Summary of proposal:** 220 manufactured homes, operating as a manufactured home estate **No of dwellings (indicative)**: 220 **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

No.	Description	Record of Briefing
		"HDA consideration of State significance under s4.36 of the EP&A Act." • **Recommended** that the applicant be advised that as part of the merit assessment, bushfire risk and flood evacuation will need to be addressed and may result in development standards and dwelling yield lower than proposed in the EOI application. • **Recommended** that the applicant be advised to consider increasing their commitment to affordable housing given the uplift proposed. • **Noted** there are no member conflict of interests.
24.	291129 - 2, 4, 6, 8, 10, 12, 14 & 16 Epping Road, 2 & 4 Forest Grove, and 725 Blaxland Road, Epping - Austino Epping 2 Pty Ltd **LGA:** Council of the City of Parramatta **Summary of proposal:** 749 apartments including 3% affordable housing for 15 years, 3 towers; 10, 15 and 32 storeys, retention of RE1 public recreation land **No of dwellings (indicative**): 749 **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

No.	Description	Record of Briefing
		established in the document "HDA consideration of State significance under s4.36 of the EP&A Act." • **Noted** that the request for rezoning the site from R4 high density is not supported. The proposal is permissible under the current zoning controls and therefore a rezoning is not required nor supported. • **Recommended** that the applicant be advised that a merit assessment may result in development standards and dwelling yield lower than proposed in the EOI application. • **Recommended** that the applicant be advised to consider increasing their commitment to affordable housing given the significant uplift proposed. • **Noted** there are no member conflict of interests.
25.	290910 - 2, 4 and 6-8 Rosebank Avenue, Epping - Cale Property **LGA:** Council of the City of Parramatta **Summary of proposal:** 240 apartments including 30% affordable housing, 30 storeys **No of dwellings (indicative**): 240 **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.
26.	291049 - Commercial Road, Rouse Hill - Think Planners Pty Ltd **LGA:** The Hills Shire Council **Summary of proposal:** Concept Approval for approximately 1650 dwellings including 10% affordable housing for 15 years, 6 Buildings and ancillary commercial and community uses (including new public parks). Stage 1 SSD comprising 3 buildings; 1 x 16 storeys (52m), 2 x 20 storeys (69m) **No of dwellings (indicative)**: 900 **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."

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. • **Recommended** that the applicant be advised to continue discussions with council relating to an amendment of the existing planning agreement taking into account the uplift beyond the existing approval. • **Noted** there are no member conflict of interests.
27.	290558 - 34 Spring Mill Avenue, Rouse Hill - Think Planners Pty Ltd **LGA:** The Hills Shire Council **Summary of proposal:** 1045 apartments including 5-10% affordable housing (subject to conditions), 4 towers, 6 storeys, 16 storeys and 25 storeys, ground floor retail in one tower **No of dwellings (indicative**): 1045 **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.
28.	291599 - 1 & 3-5 The Avenue, 443-445 Old South Head Road, 2 William Street and 439-441 Old South Head Road, Rose Bay - Paro Consulting (Paro Planning Pty Ltd) **LGA:** Waverley Council **Summary of proposal:** 101 apartments including 15% total GFA dedicated for 15 years and 10% of the total uplift GFA above base FSR standard (1.5:1) dedicated in perpetuity, single 8 storey tower retaining two existing commercial uses. **No of dwellings (indicative**): 101 **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: ▪ Criteria 1.2: Development is State significant ▪ Objective 2: Identify projects that can be assessed quickly ▪ Criteria 4.1: Significant changes to development standards • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including pursuing DA-245/2024. • **Noted** there are no member conflict of interests.
29.	291450 - 95 Fairfield Street, Yennora - Dardas Group Pty Ltd **LGA:** Fairfield City Council	The HDA: • **Deferred** consideration of this proposal to obtain further information from the

No.	Description	Record of Briefing
	Summary of proposal: 250 apartments across two 13-storey buildings with 15% affordable housing for 15 years **No of dwellings (indicative)**: 250 **Concurrent rezoning:** Yes	Department of Planning, Housing and Infrastructure. • **Noted** there are no member conflict of interests.
30.	291068 - 7-15 Gladstone Avenue, Wollongong - Inspired Solutions Pty Ltd **LGA:** Wollongong City Council **Summary of proposal:** 163 apartments including 13.5% affordable housing for 10 years, 277sqm of ground floor commercial, single 16 storey tower **No of dwellings (indicative)**: 160 **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** that the applicant be advised that the proposal should address the finalised of the Wollongong Health

No.	Description	Record of Briefing
		Precinct Strategy, including provision of identified through-site links and affordable housing. • **Noted** there are no member conflict of interests.
31.	291107 - 64 - 76 Brunker Road, Broadmeadow - Think Planners Pty Ltd **LGA:** Newcastle City Council **Summary of proposal:** 185 dwellings including 10% affordable housing for 15 years, two 8 storey towers **No of dwellings (indicative**): 185 **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 affordable housing should be

No.	Description	Record of Briefing
		provided in accordance with City of Newcastle's Affordable Housing Contribution Scheme. • **Noted** there are no member conflict of interests.
32.	290854 - 58-76 Stanmore Road, 2-20 Tupper Street and 1, 3 & 9 Alma Avenue, Stanmore - Conquest **LGA:** Inner West Council **Summary of proposal:** 750 apartments (550 build to sell and 200 build to rent) including 10% of built to rent for affordable housing for 10 years, 23 – 30 storeys, ground floor supermarket and retail, and public domain upgrades **No of dwellings (indicative**): 750 **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.

No.	Description	Record of Briefing

33.	290920 - 43–47 Cahors Road, Padstow - H.P.D PTY LIMITED
	
	LGA: Canterbury-Bankstown Council
	
	Summary of proposal: 140 apartments including 10% affordable housing for 10 years, single 24 storey tower, communal open space, unspecified amount of ground floor commercial floor space
	
	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:
		  ○ 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.	290605 - 15-17 The Cresent, Yagoona - Design Formation Architects **LGA:** Canterbury-Bankstown Council **Summary of proposal:** 120 dwellings including 15% affordable housing for 15 years, 20	The HDA: • **Recommend** to the Minister that this project be declared SSD under s4.36(3) of the EP&A Act

No.	Description	Record of Briefing

	storeys, commercial podium (food and drink premises and retail facilities)
	
	No of dwellings (indicative): 120
	
	Concurrent rezoning: Yes
		• **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.

35.	290620 - 6 & 10 Mount Street, Mount Druitt - Think Planners Pty Ltd **LGA:** Blacktown City Council **Summary of proposal:** 1130 apartments including 10% affordable housing for 15 years, unspecified amount of ground floor commercial, 4 towers in total; 2 x 41 storeys and 2 x 32 storeys **No of dwellings (indicative)**: 1130	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.

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 ○ 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** an existing SEARs (SSD-78486719) on the site will need to be surrendered • **Recommended** that the applicant be advised that affordable housing rates in the SSDA should be consistent with those required under the Housing SEPP. • **Noted** there are no member conflict of interests.
36.	290633 - 50 Tallawong Road, Tallawong - Developable **LGA:** Blacktown City Council **Summary of proposal:** 1692 dwellings including 10% affordable housing for 15 years, 28 storeys single building. **No of dwellings (indicative)**: 1692 **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:

No.	Description	Record of Briefing
		▪ Criteria 4.1 Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised that there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • **Recommended** that the Department of Planning, Housing and Infrastructure consider amending the boundary of the Tallawong SLR investigation area for possible inclusion of the subject site. • **Noted** there are no member conflict of interests.
37.	290657 - 2 and 4 Victoria Street, Kogarah - Level 33 **LGA:** Georges River Council **Summary of proposal:** 145 apartments including 15% affordable housing for 15 years, 21 storey. **No of dwellings (indicative)**: 145 **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

No.	Description	Record of Briefing
		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** as a general principle, not having applications in parallel pathways. • **Noted** that active DA and associated LEC proceedings (DA2024/0544) will need to be withdrawn. • **Noted** there are no member conflict of interests.
38.	290145 - 51-53 Walker Street and 97 Pacific Highway, North Sydney - Urbis Pty **LGA:** North Sydney Council **Summary of proposal:** 370 apartments including 5% affordable housing, 37 storeys with 4 storeys of commercial/retail and 33 storeys of residential. **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 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
		▪ Objective 4: Optional concurrent spot rezonings ▪ Criteria 4.2: Proposal has strategic merit • **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on this site including a development application following a planning proposal. • **Noted** there are no member conflict of interests.
39.	290174 - 54 Gore Street, Port Macquarie - Andary Property Investments Pty Ltd **LGA:** Port Macquarie-Hastings Council **Summary of proposal:** 270 apartments including 20% affordable housing for 15 years, 7-8 storey building **No of dwellings (indicative**): 270 **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: ▪ Criteria 3.2: Well-located - free of specific environmental hazards ▪ Criteria 4.1: Significant changes to development standards ▪ Criteria 4.2: Proposal has strategic merit- land zoning • **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.

No.	Description	Record of Briefing
		• **Noted** there are no member conflict of interests.

40.	263886 - 2089-2093, 2095 and 2097-2113 The Northern Road, Glenmore Park - Solve Property Group Pty Ltd
	
	LGA: Penrith City Council
	
	Summary of proposal: 600 apartments including 20% affordable housing, with commercial and tourist and visitor accommodation across 6 towers of 6-10 storeys.
	
	No of dwellings (indicative): 600
	
	Concurrent rezoning: Yes
		The HDA:
		• **Does not recommend** this proposal be declared SSD under s4.36(3) of the EP&A Act
		• **Noted** reasons for HDA recommendation:
		  ○ The proposal did 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
		  ▪ Objective 3: Drive quality and affordable housing
		  ▪ Criteria 3.1: Well located (transport and services)
		  ▪ 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.
		• **Noted** there are no member conflict of interests.

41.	267962 - 22-30 Kenny Street, Wollongong - Blaq Property Group **LGA:** Wollongong City Council	The HDA:

No.	Description	Record of Briefing
	Summary of proposal: 292 apartments including 15% affordable housing for 15 years, associated open space, 140 hotel rooms **No of dwellings (indicative)**: 292 **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. • **Provides** 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.	259520 - 2-8 Kenny Street, Wollongong - Northland c/o – Gyde Consulting **LGA:** Wollongong City Council **Summary of proposal:** 173 apartments including 15% affordable housing with ground floor commercial space in a 38-storey building.	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
	No of dwellings (indicative): 173 **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.
43.	Briefing report covering multiple EOIs: a. 309395 - 112 Pyrmont Bridge Road, Annandale - Willowtree Planning (on behalf of The Living Company) b. 309156 - 193 Parramatta Road, 1-3 Cardigan Street and 5 Cardigan Street, Camperdown - Clarence Street Properties P/L C/- The Planning Hub c. 302253 - 329-333 Parramatta Road, 335 Parramatta Road, 337 Parramatta Road, 339 Parramatta Road, 341 Parramatta Road, Leichhardt - Tricon Group P/L d. 296813 - 16-24 Roberts Road, Cherrybrook - Allera Development Services Pty Ltd e. 308816 - 1a Racecourse Road West Gosford - Michael Pasek	The HDA: • **Does not recommend** these projects be declared SSD under the HDA pathway • **Noted** the reasons for the HDA recommendation: ○ The proposals do not adequately satisfy all objectives or criteria of the HDA EOI, being: ▪ Objective 4: Optional Concurrent Spot Rezonings ▪ Criteria 4.2: Proposal has strategic merit ▪ **Recommended** the applicant be advised there remain alternative approval pathways in the NSW planning system for development on these sites following the relevant State Led Rezoning.

No.	Description	Record of Briefing
	f. 312857 - 107-111 John Whiteway Dr, Gosford - Interface Planning g. 319560 - 25 Wallaroo Drive, Shellharbour City Centre - Sydney Anglican Property h. 299185 - Lot 1, 59 Cudgegong Road, Tallawong - Universal Property Group Pty Ltd c/o Bathla i. 299187 - Lot 2, 59 Cudgegong Road, Tallawong - Universal Property Group Pty Ltd c/o Bathla j. 301990 - 43 Schofields Road, 45 Schofields Road, Schofields Road Tallawong - Developable Pty Ltd k. 290574 - 363 Crown Street, 359 Crown Street, 2 Gladstone Avenue, 4 Gladstone Avenue Wollongong - Level 33 Property Group (Level 33) l. 302064 - 411, 413, 415, 417 Crown Street, Wollongong - LOCKHART KRAUSE ARCHITECTS PTY LTD m. 325218 - 19 Denison Street, Wollongong - Blaq Property Group n. 324141 - 293-295 Edgecliff Rd, 295A Edgecliff Rd, 295B Edgecliff Rd, 289-291 Edgecliff Rd, 287 Edgecliff Rd, 72A Wallaroy Rd, 74 Wallaroy Rd, 76 Wallaroy Rd, Woollahra - Edgecliff Woollahra Consortium	• **Noted** there are no member conflict of interests • **Noted** Jazmin Van Veen did not brief the HDA on this matter due to a declared conflict of interest for EOI 302253

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

 Chair: Simon Draper Date: 18/02/2026	 Member: Kiersten Fishburn Date: 18 February 2026	 Member: Tom Gellibrand Date: 19/2/2026	 Member: Ken Morrison (Item 1) Date: 19/02/2026

TRANSCRIPT OF PROCEEDINGS

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DEPARTMENT OF PLANNING, HOUSING AND INFRASTRUCTURE

HOUSING DELIVERY AUTHORITY - 17 FEBRUARY 2026

HDA MEMBERS:	**Simon Draper** **Kiersten Fishburn** **Tom Gellibrand**
HDA MEMBER ALTERNATES:	**Ken Morrison**
OTHER PERSONS PRESENT:	**David Gainsford** **Monica Gibson** **Ben Lusher** **Kate McKinnon** **Jazmin Van Veen** **Chrissy Peters** **Mark Rutherford** **Angela Kenna**

MR DRAPER: Okay, we've got a HDA meeting today. And we've considered 56 EOIs, which I think is a record. Just catching up with some of those that didn't get considered over the Christmas period, and I'm just going to run through them, so bear with me. EOI 300937 is recommended for declaration. EOI 306303 is recommended for declaration. EOI 290658 is recommended for declaration.

MS FISHBURN: Just noting the requirement here to address Council's controls regarding overshadowing as part of the merit assessment.

MR DRAPER: Yep. EOI 294675 is not recommended.

MS FISHBURN: This was a borderline yield and was outside of the TOD precinct where controls have very recently been set.

MR DRAPER: Sorry, I should have noted that on EOI 300937. Kiersten Fishburn had a conflict of interest.

MS FISHBURN: Yes, thank you.

MR DRAPER: And Ken Morrison sat in on that decision. EOI 290553 is recommended for declaration. EOI 270218 is recommended for declaration. EOI 299876 is not recommended for declaration.

MS FISHBURN: This didn't meet strategic merit considerations, particularly in light of the recent TOD rezoning.

MR DRAPER: EOI 288450 is recommended for declaration. EOI 278190 is recommended for declaration. EOI 266942 is not recommended for declaration.

MS FISHBURN: This was outside of the recent TOD rezonings and didn't meet the strategic merit test.

MR DRAPER: EOI 257875 is not recommended for declaration.

MS FISHBURN: Again, this is outside of the recent rezonings and didn't meet strategic merit.

MR DRAPER: EOI 255642 is not recommended for declaration.

MS FISHBURN: This again was outside of the recent rezoning considerations and didn't meet strategic merit.

MR DRAPER: The next six EOIs that I'll read out in a moment are collectively significant. They're clustered in a particular area in Schofields. The HDA is actually recommending that they be considered for a SSD pathway. But do so by way of a state-led rezoning to consider the strategic context and infrastructure needs.

MS FISHBURN: Yes.

MR DRAPER: And it may be that other EOIs that come in within that state-led rezoning boundary also push through that path. And I'll just read out the numbers and Kiersten might want to comment in a moment more on that. 296660, 295088, 293305, 285075, 291886 and 283022.

MS FISHBURN: Yes. Just to add there that there's certainly consideration that there is merit for development in this area and the department is very interested in working to see what can be realised. But there will be complicated and complex infrastructure requirements for development of this scale and that will be best dealt with by a state-led rezoning.

MR DRAPER: Yes. 291167 is not recommended for declaration.

MS FISHBURN: This is inconsistent with the Aerotropolis master plan which is currently being worked through.

MR DRAPER: 290430 is not recommended.

MS FISHBURN: This proposal has significant scale and would significantly increase the amount of density considered in Edmondson Park. Due to the complexity of ensuring adequate infrastructure, we would be unable to determine it in a reasonable time and the complexities would be best dealt with by working through with Council.

MR DRAPER: 291605, not recommended for declaration.

MS FISHBURN: Just in relation to that one I should add - This is a proposal where council has already been consulted, and we think that they would be best placed to consider the assessment of the proposal and working through the complexities with council.

MR DRAPER: Yes. 289622 is not recommended for declaration.

MS FISHBURN: This is one where there are complexities in relation to sewer and water and as council is the sewer and water provider, we believe this would be best worked through with council itself.

MR DRAPER: Yes. 288351 is not recommended for declaration.

MS FISHBURN: Sorry, I thought we were recommending that one.

MR DRAPER: Oh, sorry, quite right - - -

MS FISHBURN: Yes.

MR DRAPER: 288351 it is recommended for declaration.

MS FISHBURN: It is recommended but just to add a clarifying statement there, we are aware that

there are potential bush fire and flood evacuation issues, and they will need to be worked through as part of the merit assessment.

MR DRAPER: Yes. Sorry about that. 291129 is recommended for declaration. 290910 is recommended for declaration. 291049 is recommended for declaration. 290558 is recommended for declaration.

MS FISHBURN: Just noting here that the scale may be reduced following merit assessment. This is quite an ambitious project.

MR DRAPER: Yes. 291599 is not recommended for declaration.

MS FISHBURN: This is close to borderline with yield and also has site complexity in relation to flooding and heritage that would make it complicated to assess. The proponent would be best to work it through with council.

MR DRAPER: Yes. 291450 is deferred to seek further information about some of the environmental factors.

MS FISHBURN: Yes.

MR DRAPER: 291068 is recommended for declaration. 291107 is recommended for declaration. 290854 is recommended for declaration. 290920 is recommended for declaration. 290605 is recommended for declaration. 290620 is recommended for declaration.

MS FISHBURN: Considering the uplift requested here and the fact that this has previously been looked at in relation to in-fill affordable housing, we recommend that the affordable housing component should be consistent with the in-fill affordable housing SSD pathway.

MR DRAPER: 290633 is not recommended for declaration.

MS FISHBURN: The panel does suggest here though that the department investigate the boundaries of the Tallawong state-led rezoning, so that we may be able to look at this particular site and the infrastructure requirements in relation to it as part of the SLR.

MR DRAPER: Yes. 290657 is recommended for declaration. 290145 is not recommended for declaration.

MS FISHBURN: This is in the commercial core of North Sydney.

MR DRAPER: Yes. 290174 is not recommended for declaration.

MS FISHBURN: This doesn't meet well-located criteria.

MR DRAPER: 263886 is not recommended for declaration.

MS FISHBURN: This doesn't meet the well-located criteria at this point in time. It may have merit in the future but not for present.

MR DRAPER: 267962 is recommended for declaration. 259520 is recommended for declaration.

Now, there are a number of EOIs which are not recommended for declaration because they are subject to a state-led rezoning and that's the better pathway, and I'll just read out the numbers for those - - -

MS FISHBURN: Simon, before you read them out, just to have on the record that the process of going through a state-led rezoning would also provide an SSD pathway, so it doesn't preclude these particular developments coming into the department when the time is right and the SLR has been completed.

MR DRAPER: Yes. Thanks for the clarification. 309395, 309156, 302253, 396813 - - -

MS PETERS: 2968 - - -

MR DRAPER: 296813.

MR GELIBRAND: Yes.

MR DRAPER: 308816, 312857, 319560, 299185, 299187, 301990, 290574, 302064, 325218, 324141, that's it. That's it, 56.

MS FISHBURN: Thank you.

MR DRAPER: Thank you very much.

MS FISHBURN: Thank you. Thank you everyone.